

Village of Tivoli
Planning Board Meeting
Draft Minutes
March 27, 2017

Planning Board Attendees

Mike Billeci; Chairman

Ginger Grab

John Hallstein

Donna Matthews

Also Present

Susan Ezrati; Village Trustee

Phillip Marshall; Applicant, 20 Montgomery Street

Call to Order

The meeting was held in the Historic Watts de Peyster Hall and opened at 7:00 PM.

New Business

The first order of business was a pre-application discussion of Phillip Marshall's plan to build an extension at 20 Montgomery Street. He presented a drawing of the existing house showing the proposed addition on the back of the house off of the kitchen. The extension would be approximately 14' by 14', one story, with French doors opening into the garden. The home owner's mother is in a wheelchair and the addition would make the house more 'user-friendly,' Marshall stated.

Mike Billeci told the applicant that there didn't seem to be any need for him to come to the Planning Board for approval at this point. The applicant would need to adhere to the Pattern Book because the house is in the Historic Overlay District, draw the plans, obtain and fill out an application to submit to the Building Department. Marshall may need to apply for a variance with the Zoning Board of Appeals if there is not 30' of combined side yard set-back but that would be determined after the sketch and application were submitted to the Building Department. Mr. Billeci suggested the applicant look at Chapter 231 in the code book referencing the Historic Overlay District and the appendix to that chapter about Bulk Regulations if he had any further inquiries.

Old Business

The Planning Board reviewed draft minutes from past meetings next. First they looked at minutes from the November 28, 2016 meeting. Ginger Grab made a motion to approve the minutes. John Hallstein seconded the motion. All in favor. Motion carried. The minutes were approved.

The draft minutes for the December 12, 2016 meeting were next to be assessed. John Hallstein made a motion to approve the minutes. Donna Matthews seconded the motion. All in favor. Motion carried. The minutes were approved.

Last, the February 13, 2017 minutes were examined and John Hallstein made a motion to approve them. Ginger Grab seconded the motion. All in favor. Motion carried. The minutes were approved.

There was a discussion about the need for a variance on the property at 20 Montgomery. John Hallstein thought the application would possibly need one. Susan Ezrati stated that because it is a corner lot, it would need to be determined which side was the front.

Donna Matthews made a motion to close the meeting. John Hallstein seconded the motion. All in favor. Motion carried. The meeting was adjourned at 7:20 PM.

Respectfully submitted,

Kristen Cleaveland

Deputy Clerk