

Village of Tivoli
Planning Board Workshop
Draft Minutes
November 14, 2016

Call to Order

The workshop meeting held at the Historic Watts dePeyster Hall was opened at 6:59 PM.

Planning Board Attendees:

Mike Billeci; Chairman

Donna Matthews

Pamela Morin

John Hallstein

Ginger Grab

Lisa Schwartzbaum, alternate

Also Present:

Michele Greig, Village Planner

Susan Ezrati, Village Trustee

John Molinaro, 57 Broadway applicant

Duncan Roy, 18 North Road applicant

Nick Mahedy, Catskill Case Study

Adam Pacelli, Catskill Case Study

Tom Cordier

The first order of business was the resolution for the Corner Store sign at 57 Broadway. It was determined to be a matter of local concern by Dutchess County Planning, a public hearing was unnecessary, and it was determined to be Type II under SEQR, as well as all fees paid. Ginger Grab made a motion to approve the resolution. Pamela Morin seconded the motion. All in favor. Motion carried.

The next order of business was the Temporary Access Containers behind 73-75 Broadway. Pamela Morin recused herself from the board for this portion of the meeting. The resolution was read aloud, with an expiration of one year to the date that it will be approved. Donna Matthews made a motion to approve the resolution. John Hallstein seconded the motion. All five members in favor with zero dissenting votes. The motion was carried.

Pamela rejoined the board, and the next topic was the construction at 18 North Road flag lot by Catskill Case Study for Duncan Roy. The proposed project is outside of the pattern book, as a 2,000 square foot, three-bedroom residence that looks similar to a barn, with cedar shingles, steel siding, in natural and monochromatic tones. They are currently looking into geothermal and solar panels. The issue of whether or not the paper road was a shared access between his neighbors or if it had been deeded to the Village was discussed, which would determine if there was access from North Road to the property or if it would be located on Memorial Drive. There had been tests showing that there was hydric soil on the property which indicates the presence of wetlands. Wetlands have to be left in their natural condition meaning they can't be filled in or built upon. Where the wetlands exist will determine where the driveway and house can be located. The possible need for variances was discussed in order to position the house differently on the property than the zoning requirements. Next steps were then given for the applicant including establishing an escrow account, submitting a Short EAF form, and assessing the access to and wetlands on the property. This concluded the end of the stated agenda.

The Village Board asked the Planning Board to review the LWRP. The Planning Board looked at the documents, reviewing the difference between Class 1 and Class 2 retail, off-street parking requirements for businesses, definitions of acceptable vehicles and trailers, and landscaping requirements. Certain non-conforming structures will have to be brought into compliance within one year, commercial vehicles will need to be removed within three months. The ZEO will determine whether or not applicants will be able to get variances to waive within the timeline proposed. A motion to determine the LWRP regulations were consistent was made by Ginger Grab. Donna Matthews seconded the motion. All members of the Planning Board were in favor. The motion was carried.

The meeting was motioned to close by Pamela Morin. John Hallstein seconded the motion. All in favor. Motion carried to close the meeting at 8:40 PM.

Respectfully submitted,

Kristen Cleaveland

Deputy Clerk