

**Village of Tivoli
Planning Board
Minutes
July 27, 2020**

Present

Mike Billeci; Chairman
Pamela Morin
Lisa Schwarzbaum

Absent

Jake Stortini
Donna Matthews

Also Present

Samantha Sapienza
Patrick Madden
Tara Court

The meeting was held in the Historic Watts de Peyster Village Hall. It began at 7:00PM.

Old Business

All That Java - Special Permit and Site Plan

Mike Billeci began by going through a memo from the Village Planner. #1 The project is described. #2 The planner suggests the project is a Type II action under SEQR.

#3 Vending cart is defined. The planner questions whether the cart will be temporary or seasonal? This relates to the definition of vending cart.

Samantha Sapienza answered that it will be permanent, year round.

#4 Parking. The board must determine parking requirements. By the code, it will require 0.39 spaces. The board must determine whether that is zero or one. The hotel parking must also be assessed to see if it is in compliance with the site plan. The former site plans must be pulled to review. If the hotel parking is not in compliance with the site plan then the Planning Board can grant a conditional approval. The condition of approval will be for the hotel to come into compliance.

#5 Accessory buildings. There is a question as to whether there are other accessory buildings to make sure the HO limitations for accessory buildings are not exceeded. Mike Billeci said that it is clear that there are no other accessory buildings.

#6 The set backs look fine.

#7 The county review was submitted and came back as “a matter of local concern.”

#8 a public hearing needs to be scheduled. It will be next meeting.

Mike Billeci said that SEQR can be completed and asked whether anyone on the board has an issue with the cart being permanent, year round.

Pamela Morin questioned opening when the hotel is closed. Samantha Sapienza answered that the hotel owners are okay with the cart operating during the hotel winter closure.

Mike Billeci said that the permanence runs contrary to the definition of vending cart which is defined as being “parked temporarily or seasonally.” He asked whether board members had any concerns.

Lisa Schwarzbaum said seasonally could be defined from “season to season” and it meets the definition condition of being moveable.

Lisa Schwarzbaum and Pamela Morin did not have a problem with the cart being parked all year round.

Pamela Morin asked to address parking.

Mike Billeci stated that if the hotel parking is in compliance and if the cart hours do not conflict with the hotel hours, there shouldn't be a need for a parking space.

Pamela Morin did not agree. The cart will always have an employee and parking is always a problem.

Partick Madden asked about the parking available on the other side of the street and suggested that the employee could park there.

Mike Billeci responded that where the employee parks is not the issue. It is an issue of whether the board determines parking is required and whether the hotel is in compliance. The board might not have a consensus on parking, and it might need to come to a vote later.

Pamela Morin made a motion to schedule a public hearing for Monday, August 10th at 7pm. Lisa Schwarzbaum seconded. All in favor. The public hearing was scheduled.

Lisa Schwarzbaum made a motion to accept the SEQR resolution classifying the project as a Type II action. Pamela Morin seconded. All in favor. The project was classified as Type II.

Mike Billeci stated that the public hearing is the next step. If there are no major issues, the board will debate it that night and make a decision.

Minutes

Lisa Schwarzbaum made a motion to approve the minutes from the February 24, 2020 meeting. Pamela Morning seconded. All in favor. The minutes were approved.

Pamela Morin made a motion to approve the minutes from the July 6, 2020 meeting. Lisa Schwarzbaum seconded. All in favor. The minutes were approved.

The board continued to discuss parking. Mike Billeci said that parking spaces were blocked by a van and dumpster. Pamela Morin suggested that the parking spaces were valid because the van belonged to the property and they chose to park it that way. The Planning Board can't tell them they can't park a van there. Mike Billeci responded that the board can. Mike Billeci also said that one parking spot was eliminated to make access for two others, so they are down a spot. The site plan must be consulted.

Lisa Schwarzbaum made a motion to close the meeting. Pamela seconded. All in favor. The meeting was closed at 7:24.

Respectfully submitted,

Laura Gail Tyler
Deputy Village Clerk