

**Village of Tivoli  
Planning Board  
Minutes  
March 27, 2023**

**Present**

Lisa Schwarzbaum; Chairperson  
Mike Billeci  
Pamela Morin  
J.P. Ward

**Absent**

Amy Breedlove, Alternate  
Donna Matthews

**Also Present**

Maria Lewis, Applicant  
Josh Payne, Applicant

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

**Minutes**

Minutes from March 13, 2023 were reviewed.

Pamela Morin made a motion to approve the minutes from March 13, 2023. Mike Billeci seconded. All in favor. The minutes were approved.

**Old Business**

**Santa Fe – Amended Site Plan**

Lisa Schwarzbaum stated that the County’s review came back as a “matter of local concern.” One issue that was mentioned by County Planning is whether the placement of the tent stakes might cause damage to cars. The placement of the stakes was questioned. Maria Lewis answered that the stakes on one side of the tent would be in the grass, and no cars use the area around the stakes on the other side because there is no parking in that area.

The Planner’s memo was reviewed.

A new site plan had been submitted with more measurements and details including parking available along Montgomery Street. The parking requirement has been satisfied; 20 parking spaces are required and 23 spaces are provided.

Lisa Schwarzbaum stated that Mike Billeci had done a site visit. The exterior light at the top of the stairs is downward facing, low intensity and only remains on for a short period of time.

SEQR was completed last meeting.

Lisa Schwarzbaum read the Resolution for Conditional Approval prepared by Michele Greig.

Mike Billeci made a motion to accept the resolution granting conditional approval. Pamela Morin seconded. All in favor. The Conditional Site Plan Approval was granted.

**77 Broadway Site Plan Review – Change of Use**

Josh Payne was present to represent his application for site plan review for a change of use at 77 Broadway. The building will be used as an architecture office. The application was presented at the 9/12/22 meeting at which time SEQR was declared to be a Type II Action and the application was referred to County Planning for review because it is located on a county road. The review was returned as a matter of local concern. At this time, the proposed project has been reduced in scope. Exterior changes

to the steps and to the bay window on the East have been withdrawn. Only exterior sconces, painting, the sign and a new front door are proposed.

The board discussed the application. A condition for approval is the addition of a signing block to the plans.

Pamela Morin made a motion to approve the Site Plan Review. JP Ward seconded. All in favor. A Resolution Granting Site Plan Approval was accepted.

Mike Billeci made a motion to close the meeting. Pamela Morin seconded. All in favor. The meeting was adjourned at 7:16.

Respectfully submitted,

Laura Gail Tyler

Deputy Village Clerk