

**Village of Tivoli
Planning Board Meeting Minutes
June 22, 2015**

Call to Order / Determination of Quorum

The meeting, held at the Historic Watts dePeyster Hall, was opened at 7:01 pm and a quorum was determined to be present for the conduct of business.

Planning Board Attendees:

Chair Mike Billeci
John Hallstein
Donna Matthews
Ginger Grab

Also Present:

Applicant Peter Sweeny
Trustee Susan Ezrati

Absent:

Pamela Morin

New Business

Minor Subdivision – 28 Stonybrook Road: The applicant, Peter Sweeny, told the Board that he has rescinded his application for a lot line alteration and is submitting an application for a minor subdivision. The land in this application is located entirely in the Village of Tivoli. The applicant asked about the fees and whether the amount he already paid can be applied to the new fees. He was told the Board would investigate and get back to him on that.

Mr. Sweeny showed a map to the Board and gave them an overview on the proposed subdivision and stated the following: He has 27 acres which are all in the Village of Tivoli. He would like to create three parcels. Two parcels have 100 ft street frontage and one parcel has 160 ft. It is 2 acre zoning. The proposed parcels would be 4.6, 8.1 and 15.6 acres. The map shows the approximate building locations. Mark Graminski is going to do some perc tests. The map is showing side yard and rear yard dimensions, all are well in excess of the minimums. Mr. Sweeny stated his intention is to maintain control of the back piece and maybe sell one piece up front. There will be two curb cuts subject to DOT approval. The driveway on the middle piece would have a permanent easement. There will be two potential driveways on Route 9G.

Chair Billeci stated that the Board will have to determine if a minor subdivision is a Type I or Type II action. The Board will follow the normal subdivision procedure which is stated in the Village Code, and get the Village Planner involved. The applicant will need to submit money to be held in escrow. The amount will be determined. Tonight's submission by the applicant constitutes a sketch plan. A discussion followed on what was required to be submitted by the

applicant and the timeline involved. The applicant stated that this would not be able to be further subdivided in the future, unless the zoning changes.

The applicant was advised to put in his application and prepare his sketch plat. He was also asked for a vicinity map, topo information and proposed layout of lots and other features.

Chair Billeci stated that the Board will have 30 days to approve the sketch plat after it is submitted. Once that is approved, the applicant can submit his application for a preliminary plat and the Board has 60 days to approve that. He said that he saw nothing in the Village Code about waiving any procedures for a minor subdivision.

Old Business

Ginger Grab explained how to circulate for lead agency. There is a form to be filled out. A discussion followed.

John Hallstein stated he has a map of the Historic Landmark District showing that all of Tivoli is included in it, from the river to Rt. 9G. Mr. Sweeney's land that was discussed tonight is in the Historic Landmark District but not in the Historic Overlay District.

The Board discussed the subdivision procedure. It is in the best interests of the Village and the applicant to go through all the steps and get it right.

The Board reviewed the draft minutes from the May 26, 2015 Planning Board meeting. Donna Matthews moved to approve the minutes as presented. John Hallstein seconded. All in favor. Motion carried.

Adjournment

John Hallstein moved to close the meeting at 7:52 pm. Ginger Grab seconded. All in favor. Motion carried.

Respectfully submitted,

Claire Roff
Planning Board Clerk