

**Village of Tivoli
Planning Board
Minutes
May 9, 2022**

Present

Lisa Schwarzbaum;
Chairperson
Mike Billeci
Pamela Morin

Donna Matthews
Bill Shilling
J.P. Ward
Amy Breedlove

Also Present

Michele Greig
Kristin Coleman
Chad Phillips

The meeting was held in the Historic Watts de Peyster Village Hall. It began at 7:02 PM.

Minutes

Minutes from April 25, 2022 were reviewed.

Donna Matthews made a motion to approve the minutes from April 25, 2022. Bill Shilling seconded. All in favor. The minutes were approved.

Old Business

64 Broadway Store – Site Plan Review

Lisa Schwarzbaum reviewed a memo prepared by Michele Greig. The applicants were asked what portion of the building will be used for the retail business. They submitted a floor plan, a sampling of their product line and an updated exterior rendering. There is a common entrance and stairs and a back kitchen, mudroom and storage area that are not a part of the retail space. Parking was discussed. Parking is not required for the retail use. The BIZEO said no off-street parking for residential use is required because the building and use are existing. The applicants said that they are not considering parking at this time. Lighting was discussed. No change in lighting is proposed. The applicants were asked if landscaping is planned. They answered no and were told to return to the Planning Board to amend their site plan if they decide to add landscaping. The board discussed a public hearing and decided that none was needed.

Bill Shilling made a motion to approve a SEQR resolution declaring the action to be Type II. Donna Matthews seconded. All in favor. The resolution was approved.

Lisa Schwarzbaum went over conditions in a resolution for conditional approval prepared by the planner. The applicants must add notes to the site plan that no new outdoor lighting or landscaping is proposed, that the retail space will occupy 460 sq. ft. of the ground floor and that no use is proposed for the rest of the building and the applicants must return to the Planning Board when a use for those areas is proposed in the future.

Bill Shilling made a motion to approve the resolution granting conditional approval. Donna Matthews seconded. All in favor. The resolution was approved.

Other Business – Process and Training

Michele Greig discussed training topics and questions to cover in a training session to be scheduled.

Pamela Morin made a motion to close the meeting. Mike Billeci seconded. All in favor. The meeting ended at 7:53.

Respectfully submitted,

Laura Gail Tyler
Deputy Village Clerk