

Village of Tivoli
PO Box 397 □ 86 Broadway
Tivoli, New York 12583
www.tivoliny.org

Planning Board Agenda

January 13, 2025

Come to Order:

Approval of Minutes:

December 9, 2024 meeting

Review of Business:

0 North Rd (55 North Rd) – John Corcoran - new single-family dwelling – Site Plan
Application Tax Map Parcel – 134803-6175-04-552168-0000

Adjourn:

*Agenda is subject to change

Village of Tivoli Planning Board

DRAFT Minutes

December 9, 2024

The meeting was opened at 7:02 p.m. on the 3rd floor of the Historic Watts dePeyster Village Hall.

PRESENT: Lisa Schwarzbaum, Chairwoman; Wendy Hansen; Pamela Morin; Andrew Tejerina; Miles Sweeny

NOT PRESENT: Donna Matthews, J. P. Ward

ALSO PRESENT: Phyllis Palmer; Leigh Palmer, Village Planner Adriana Beltrani, AICP

MINUTES: The Minutes of the November 25, 2024 meeting were reviewed. Pamela Morin made a motion to APPROVE the Minutes; Second by Wendy Hansen; All in favor; none oppose.

The Planning Board introduced the Village Planner, Adriana Beltrani, AICP

Review of New Business:

0 North Rd – John Corcoran - new single-family dwelling – Site Plan Application
Tax Map Parcel – 134803-6175-04-552168-0000

The applicant's representative presented the revised plans to show the lighting and second story window design floor in keeping with the Tivoli Pattern Book.

The Planning Board would still like to see additional variations for the second story window. They would also like to see more details in the plans about the materials, paint colors, roof choices, roof colors, trim, lighting, and gables.

Adriana explained that the garage setback requirements are zoning LAW, and the Village Planning Board does not have the authority to waive requirements of law. Zoning law says it must be 20'.

The Planning Board referred the Applicant to the Zoning Officer regarding the 14' setback on the garage. Applicant may request a variance for the setback.

The Planning Board requested an Owner Consent form since Mr. Corcoran will have representatives while he is away.

ADJOURN: Wendy Hansen made a motion to ADJOURN the meeting; Second by Pam Morin; all in favor; none oppose. Meeting adjourned at 7:19 p.m.

Respectfully submitted,
Bonnie Day, Deputy Clerk

RESOLUTION OF THE VILLAGE OF TIVOLI PLANNING BOARD

Matter of John Corcoran, 55 North Road

Site Plan Approval

Whereas, the Village of Tivoli Planning Board received an application for the construction of a single-family residence at 0 North Road, tax parcel number 134803-6175-04-552168, consisting of 2.02 acres, and located in the Residence 1 Acre (R-1A) and Historic Overlay (HO) zoning Districts, in the Village of Tivoli, Dutchess County, New York; and

Whereas, the applicant proposes to erect a 1,232 square foot single-family residence and driveway. The home will be built to passive house standards, with horizontal white clapboard siding, and silver standing-seam metal roof; and

Whereas, the Planning Board has reviewed the Site Plan, including Floor Plans and Building Elevations, prepared by LGAdesign inc. last dated December 19, 2024 containing five (5) sheets: Title Sheet (A), Site Plan (C-1), Floor Plan (A-1), West and North Elevations (A-2), East and South Elevations (A-3); and

Whereas, the Planning Board has reviewed the Site Plan application against the requirements of § 231-22.2 of the Zoning Law and has found that the proposal is consistent with the requirements of the H-O District and the Tivoli Pattern Book; and

Whereas, the Planning Board has reviewed the Site Plan application against the requirements of Article IX of the Village of Tivoli Zoning Law and has found that the proposal complies with all applicable sections of the Zoning Law; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board on July 8, 2024, determined that the proposed project is a Type II action that meets the thresholds found in 6 NYCRR 617.5(c)(11) and, therefore, SEQR does not apply; and

Whereas, on July 8, 2024, the Planning Board determined that a public hearing on the Site Plan application was not necessary; and

Whereas, the Planning Board has deliberated on the application and all the matters before it.

Therefore, Be It Resolved, that the Planning Board hereby grants Site Plan approval to John Corcoran to construct a single-family dwelling in accordance with the plans and specifications heretofore enumerated upon the following conditions:

1. Payment of recreation fees, set forth by the Village of Tivoli Village Board, if deemed necessary after consultation with the Village Attorney; and
2. Submission of Site Plan drawings for stamping and signing in the number and form specified under the Village's Zoning Law, including all required stamps and signatures.
3. Payment to the Village of Tivoli of any outstanding fees due and owing for the review of this application.
4. Payment of all outstanding escrow balances for consultant review.

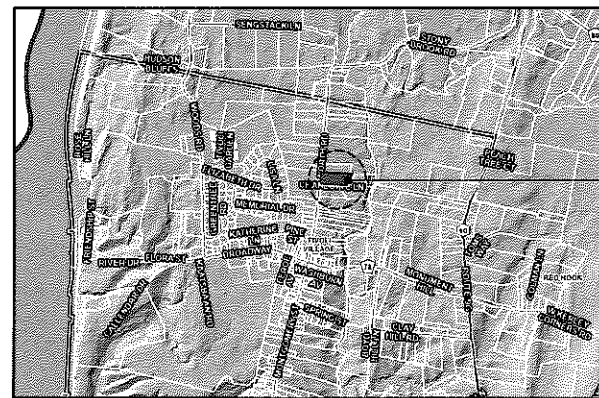
Motion: **Second:**

| | Aye | Nay |
|-------------------------|------------|------------|
| Lisa Schwarzbaum, Chair | | |
| J.P. Ward | | |
| Wendy Hansen | | |
| Pamela Morin | | |
| Andrew Tejerina | | |
| Miles Sweeny | | |
| Donna Matthews | | |

Date January 13, 2025

CORCORAN RESIDENCE

North Road Tivoli Village, NY 12583



SITE

VICINITY MAP

INFORMATION TAKEN FROM DUTCHESS COUNTY
INTERNET PARCEL ACCESS. NO ACCURACY OR
COMPLETENESS IS GUARANTEED.
SCALE: N/A

⊕
APPROX.
NORTH

PROPERTY INFORMATION

| | |
|-------------|--------------|
| Parcel ID | 552168 |
| Total Acres | 2.02 |
| Land Use | RES VAC LAND |
| Use Code | R1A |

| Drawing Index | |
|---------------|---------------------------|
| A | Title Sheet |
| C-1 | Site Plan |
| A-1 | Floor Plan |
| A-2 | West and North Elevations |
| A-3 | East and South Elevations |

ARCHITECTURE & ENGINEERING PLLC.



PO BOX 6220
KINGSTON NY 12402
845 546 2338
info@synergydesign.org

DESIGNER:

LGAdesign inc.

119 East Market Street
Rhinebeck, New York 12572
845-876-7060

TITLE SHEET

PRELIMINARY DESIGN FOR

CORCORAN RESIDENCE

NORTH ROAD TIVOLI VILLAGE, NY 12583

DRAFTSMAN:

KIRBY A. JUDSON
Drafting and Design

| REV. | DATE |
|------|------------------|
| A | 26 NOVEMBER 2024 |
| B | 19 DECEMBER 2024 |

DATE
1 JANUARY 2025

PROJECT NO.
XX-XXX

DRAWING NAME
TITLE SHEET

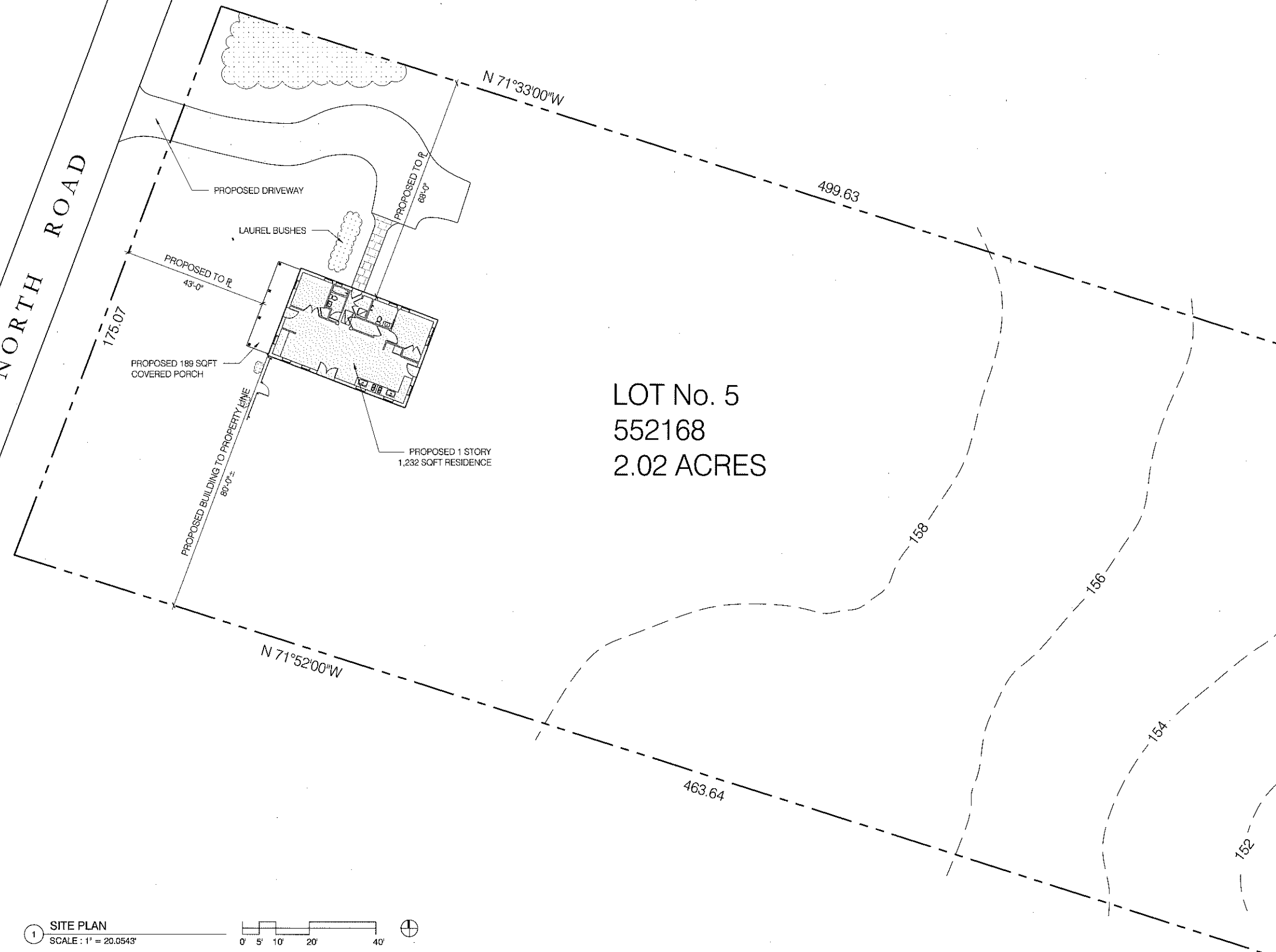
SHEET NO.

A

NOTE:
DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENCE.
IN CASE OF DISCREPANCIES OR CONFLICTS, NOTIFY DESIGN PROFESSIONAL.

IT IS UNLAWFUL TO MODIFY A DOCUMENT BEARING THE SEAL AND
SIGNATURE OF A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER.

NORTH ROAD



LOT No. 5
552168
2.02 ACRES



ARCHITECTURE & ENGINEERING PLLC.

**SYNERGY
ESIGN**

PO BOX 8220
KINGSTON NY 12402
845 546 2338
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DESIGNER:

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SITE PLAN

PRELIMINARY DESIGN FOR

CORCORAN RESIDENCE

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XX-XXX

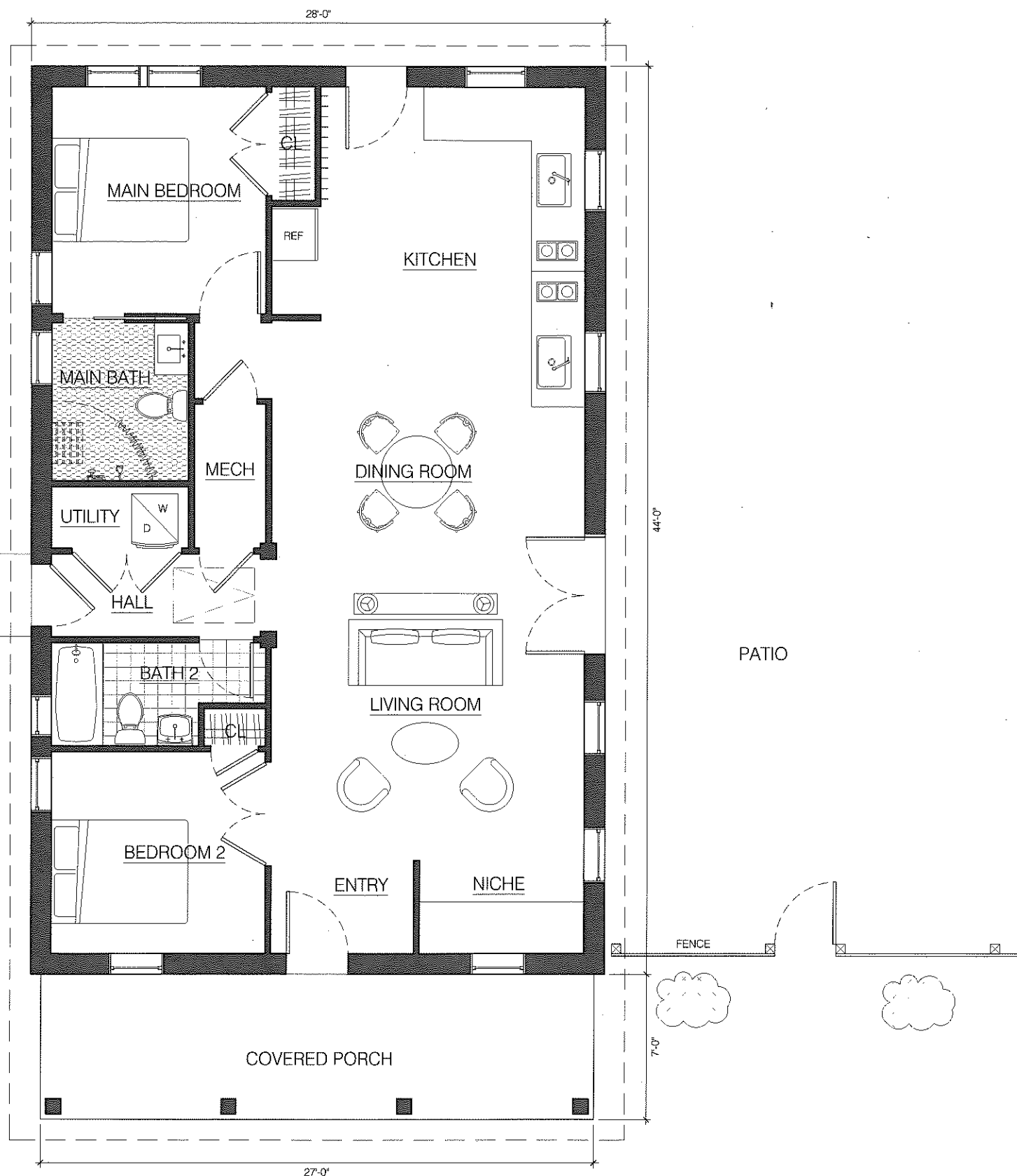
DRAWING NAME
SITE PLAN

SHEET NO.

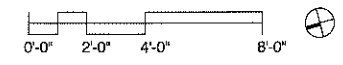
C-1

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1 FLOOR PLAN
SCALE : 1/4" = 1'-0"



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DESIGNER:

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845-876-7060

FLOOR PLAN

PRELIMINARY DESIGN FOR

CORCORAN RESIDENCE

NORTH ROAD TIVOLI VILLAGE, NY 12583

DRAFTSMAN:

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Drafting and Design

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DRAWING NAME
FLOOR PLAN

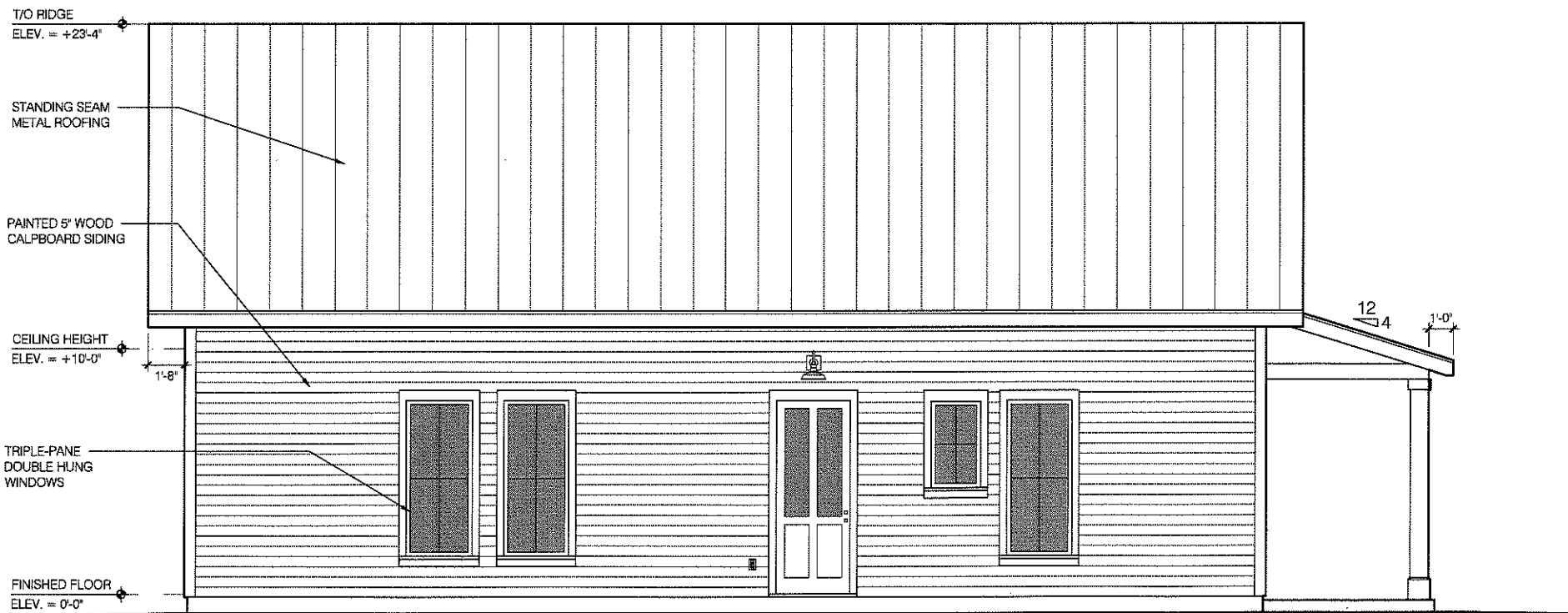
SHEET NO.

A-1



1 WEST ELEVATION (STREET)
SCALE: 1/4" = 1'-0"

| FINISH SCHEDULE | |
|-----------------|--|
| EXTERIOR | |
| SIDING | 5" WOOD CLAPBOARD SIDING PAINTED WHITE |
| TRIM | 3 1/2" WINDOW AND DOOR CASING & 5 1/2" CORNER BOARDS - PAINTED LIGHT GREY |
| ROOFING | STANDING SEAM METAL ROOFING COLOR IS SILVER GREY |



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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ELEVATIONS

PRELIMINARY DESIGN FOR

CORCORAN RESIDENCE

NORTH ROAD TIVOLI VILLAGE, NY 12583

DRAFTSMAN:

KIRBY A. JUDSON
Drafting and Design

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| C | 9 JANUARY 2025 |

DATE
9 JANUARY 2025

PROJECT NO.
XX-XXX

DRAWING NAME
W&N ELEVATIONS

SHEET NO.

A-2



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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XX-XXX

DRAWING NAME
E&S ELEVATIONS

SHEET NO.

A-3

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