

Village of Tivoli Planning Board

MINUTES

October 27, 2025

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

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

NOT PRESENT: Donna Matthews

ALSO PRESENT: Matthew Every; Natalie Sosnowski; Julian Sosnowski; Sunny Sosnowski

MINUTES: Minutes of the August 11, 2025 meeting were unanimously approved on a motion by Pamela Morin, seconded by Wendy Hansen.

REVIEW OF BUSINESS: 63 Broadway parcel 134803.6175.18.492044.0000

The applicant requested amended site plan approval to operate an online antique business. No physical modifications to the site are proposed. The site gains access from Broadway and is located within the General Business DISTRICT AND Historic Overlay district.

The file will be sent to RAMP at the county because Broadway is a Dutchess County road.

The Board reviewed the Applicant's proposed hours, extra noise in the neighborhood, parking concerns, and possible road congestion with deliveries.

The Applicant said there have been no noise or delivery issues with the existing bar business. The 10:00 p.m. Village noise ordinance was confirmed.

The Board asked the Applicant to provide more detail for the hours of operation of both online appointments and walk in customers. They should also check with the building department to see if more parking will be needed (zoning issue). The next possible time to meet Planning Board again is November 17, 2025.

ADJOURN: With no other business on the agenda a motion to adjourn was made by Pamela Morin, seconded by Miles Sweeny, and unanimously approved. The meeting was adjourned at 7:29 pm.

Respectfully submitted,
Bonnie Day, Clerk to the Board