Planning Board Meeting

October 20, 2021

Present:

Joseph P. Stoeckeler III

Eric Cafaro

Tanya Allen

Darlene Maizer

Absent:

Carl Rosenstock w/ notice

Mark Steinhoff w/notice

Also Present:

Brian Schug, CEO

Dan Shuster, Village Planner via Zoom

Michelle Booth, Deputy Clerk

Mike Moriello, Attorney for Pinkerous

**Commissioner Cafaro called the meeting to order at 6:00 PM**

Approval of minutes

Approval of minutes will be tabled to the meeting.

22 Jean Street/Pinkerous

Mr. Morriello is looking for the Chairman of the Planning Board to sign part 2 and part 3 of the SEQRA form and is looking for conditional approval. Bob James will go through the B&L review and make the necessary changes on the map.

Planner Shuster will draft a resolution for next month’s meeting.

**Motion was made by Allen and seconded by Cafaro to approve the signing of the part 2 and part 3 of the short environmental form. All in favor-aye-motion carried.**

**Motion was made by Allen and seconded by Stoeckeler to open the public hearing at 6:05 pm. All in favor-aye-motion carried**

No public comment

**Motion was made by Allen and seconded by Stoeckeler to close the public hearing at 6:05 pm. All in favor-aye-motion carried.**

3-5 Clinton Avenue

Natalia Moena and Victoria Messer are looking to open a market and retail space. They are here to support a zoning change from I-2 industrial district to B- 3 business district. The Mayor and Board of Trustees would like an opinion from the Planning Board as to that zoning district map change.

The members feel that it will be a positive change.

**Motion was made by Allen and seconded by Maizer to make a positive recommendation to the Mayor and Village Board of Trustees for the zoning change from I-2 to B-3 in the area of 3-5 Clinton Avenue. All in favor-aye-motion carried.**

15-17 Cape Avenue/Coombe

Mr. Coombe is looking for approval for a special use permit for occupancy on the second building an accessory apartment. Planner Shuster states that the floor area can not be more that 600 square feet. CEO Schug is comfortable with the space being 630 square feet. Planner Shuster asked if there parking available for that apartment and there is.

**Motion was made by Allen and seconded by Stoeckeler to open the public hearing at 6:30 pm. All in favor-aye-motion carried.**

Barbara Fraizer via Zoom, when you determine the 600 square ft does that include closet space and cabinets? Cabinet space is included. Does there need to be a second egress? No.

**Motion was made by Allen and seconded by Stoeckeler to Close the public hearing at 6:30 pm. All in favor-aye-motion carried.**

**Motion was made by Cafaro and seconded by Stoeckeler to approve a second accessory building on the Coombe property at 15-17 Cape Avenue. All in favor-aye-motion carried.**

38 Warren Street/Zavala

Ms. Zavala recently moved from the city with her son. There is a two-car garage on the property. Ms. Zavala would like to convert the garage into an accessory apartment. It would be a one bedroom the space is big enough for a two bedroom.

Brian handed an Air B and B application to Ms. Zavala. With that approval, the owner must still live on the property.

**Motion was made by Allen and seconded by Stoeckeler to open the public hearing at 6:45 pm. All in favor-aye-motion carried.**

Mr. Labonte from 44 Warren Street was present to give full support of Ms. Zavala. Stating that she has been a great addition to the neighborhood.

Ms. Zavala’s Architect was on via zoom and very happy with the outcome.

**Motion was made by Allen and seconded by Stoeckeler to Close the public hearing at 6:50 pm. All in favor-aye-motion carried.**

**Motion was made by Allen and seconded by Stoeckeler to approve the accessory building application for 38 Warren Street. All in favor-aye-motion carried.**

**Motion was made by Stoeckeler and seconded by Allen to adjourn the meeting at 6:50 pm. All in favor-aye-motion carried.**

Brian wanted to stress the importance of the Planning Board. All Board Members are encouraged to attend every meeting. We are still looking for one more alternate member if anyone knows of someone.

Respectfully Submitted by:

Michelle Booth

Deputy Clerk