

Index No. 2007-01 SPECIAL PERMIT for the operation of a take out restaurant on the first floor
Location: 219 Broadway

Mr. Coppola represented the applicant. He stated to the Board that a building permit has been taken out and the work is in progress. The restaurant has not opened as of this date.

Lisa Daily moved and Deirdre Glenn seconded the motion for a one year extension. The motion was carried unanimously.

PUBLIC HEARING

Index No. 2007-15 SUBDIVISION for two lots (Sketch Plan)
Location: 19 Leroy Place
Applicant: Mary Nottingham represented by Howard Weeden, PLS

Discussion by the Board:

- Mr. Weeden did a review of the entire proposed project.
- The applicant is still to address comments and also needs calculations of slope of proposed driveway to the edge of Montgomery Street.
- At this time a letter was submitted by Mary McTamaney, City Historian with concerns of the removal of the garages in regards to the structure of the adjoining dwelling.

The Chairman of the Board asked if any person would like to speak on this application.

Peter and Colleen Battaglia of 337 No. Montgomery Street have concerns with the removal of the garages due to their house being 2.6 feet away from the garages. They feel that the removal of the garages, being that they are built into the hill, will create a structural problem with their house. (Pictures were submitted to the Board at this time).

David McTamaney – 370 No. Montgomery Street
Michael Gabor – Liberty Street

The above all have concerns about the removal of the garages and also the deplorable condition of the house and garages at 19 Leroy Place.

Maryann Prokosch of Galloway Avenue commented to the Board that there is a recreation fee. See Section 163.6 of the City Code of Ordinances.

Mr. Hauser stated to the Battaglia's and to the Board that the applicant is required to take suitable protection not to damage neighboring properties, and that an engineer should be on the site during the demolition.

Lisa Daily moved and Deirdre Glenn seconded the motion to close the public hearing.

The motion was carried unanimously.

Lisa Daily moved and Deirdre Glenn seconded the motion to table this application for two months for further review of the application and modifications. Applicant to be placed on March's Agenda.

The motion was carried unanimously.

Index No. 2007-13

SITE PLAN AND SUBDIVISION

Revised sketch Plan for the East Parmenter Street
Workforce housing project

Applicant: Habitat for Humanity and Lou Marquet
for Leyland

To be noted Deirdre Glenn recused herself from this application.

The applicants did a review of the entire proposed project. A modification was made to the parking behind three of the houses and allowed for parallel parking with a turnaround for the vehicles. The proposed project will include a City Park.

The Chairman of the Board asked the people if anyone would like to speak in regards to this project.

Anthony Bennadeto of 21 East Parmenter Street
Question if there will be access to Amity Street

Michael Gabor of Liberty Street

- Who is responsible for the payment for the infrastructure
- The houses should be complimentary to the neighborhood
- How many houses are affordable and how many are workforce housing.

Maryann Prokosh of Galloway Avenue

Has a concern that the parking in the rear of the houses might spill out onto the street

Mr. McTamaney of No. Montgomery Street
Is in favor of this project and this will be good for the area

Michael Curry of 8 Grand Street
He is behind this project.

Lisa Daily moved and Vera Best seconded the motion to close the public hearing
The motion was carried unanimously.

Discussion by the Board:

- The houses will range from \$200,000.00 to \$300,000.00.
- The city will pay for the cost of the streets, while Habitat and Leyland will pay for the rest of the infrastructure. As far as the cost for the water and sewer mains, that is still being determined.
- The small park and snow removal will be the responsibility of the Homeowner's Association.

Lisa Daily moved and Ramona Monteverde seconded the motion to Assume Lead Agency Status with an unlisted action.
The motion was carried unanimously.

Lisa Daily moved and Ramona Monteverde seconded the motion for a Negative Declaration based on the plan submitted and concept that SEQRA can be reopened based on further information or evaluation.
The motion was carried unanimously.

Vera Best moved and Cheryle Branson seconded the motion for preliminary approval so the applicant may apply to the Orange County Department of Health.
The motion was carried unanimously.

NEW BUSINESS

Index No. 2007-20

SITE PLAN for commercial operation of offices,
Sales & warehouse
Location: 125 Washington Street
Applicant: Habitat for Humanity

Discussion by the Board:

- The property was purchased by Habitat in April 2006
- The proposed project is for offices and warehouse. This is a continuous use.
- The applicant has Architectural Review Commission approval
- The applicant is to appear in front of the Zoning Board for a Use and Parking Variance.
- The footprint of the building will not change
- There will be repairs made to the building to bring up it to code.

Deirdre Glenn recused herself from this application.

Lisa Daily moved and Vera Best seconded the motion to approve this application subject to the Zoning Board to take Lead Agency and the approval of the Zoning Board for a Use and Parking Variance.

The motion was carried unanimously.

Index No. 2007-11

SITE PLAN to construct a three story building on existing lot. New building to be mercantile on first floor and apartments on second and third floors
Location: 102 Broadway
Applicant: Adam Potocki represented by Coppola Associates

Discussion by the Board:

- The proposal is for the construction of a new three story building on existing lot
- The lot has 0 frontage
- There will be a storm water retention system on site
- The building will consist of commercial with two apartments
- The applicant received Architectural Review Commission approval January 2007.
- Question by the Board was the placement of garbage receptacles.

Deirdre Glenn moved and Lisa Daily seconded the motion to Assume Lead Agency Status for SEQRA

The motion was carried unanimously.

Applicant to be placed on February's agenda.

Index No. 2005-13

SITE PLAN to remove existing building and proposing to construct a 5790 sq ft office/retail service

Location: 660 Broadway

Applicant: Stephen Craig represented by Coppola Associates

Discussion by the Board:

- The proposal is to demolish the existing building and construct a 5790 sq. ft. building with offices, showroom and bays in the rear.
- There will be screening in the rear with access to the rear of the site.
- There will be a retention system on the site
- Elevation: wood fame with gable roof
- Traffic pattern with signs “in and out”
- Need clarification of flooding controls from the Code Compliance Department.
- Special Permit for the use to be on February agenda.

Lisa Daily moved and Deirdre Glenn seconded the motion to Assume Lead Agency Status for SEQRA

The motion was carried unanimously.

Lisa Daily moved and Deirdre Glenn seconded the motion for a Public Hearing for the special permit.

The motion was carried unanimously.

To be placed on February’s agenda.

Index No. 2007-09

LOT LINE for Lot No. 5
139 West Street

Mr. Hauser stated to the Board that this application was approved July 1, 2007 and signed by the Chairman. The applicant failed to file the plan in the required 45 days. The owner did not pay the taxes and the land is under construction. The applicant is requesting that the Board reaffirm final approval effective this date.

Lisa Daily moved and Cheryle Branson seconded the motion to reaffirm final approval as of January 15, 2008.

Lisa Daily	Yes	Cheryle Branson	Yes
Vera Best	Yes	Deirdre Glenn	Yes
James Monell	Yes	Ramona Monteverde	No

The Chairman affixed his signature to the map as authorized.

Meeting adjourned at 10:15 p.m.

Respectfully submitted,

Margaret Hall
Secretary