

VILLAGE OF THE BRANCH PLANNING BOARD

A meeting of the Planning Board of the Village of the Branch was held in the Village Hall, 40 Route 111, Smithtown, NY 11787, at 7:00 p.m. on Wednesday, August 19, 2015. Those present were:

John Carro - Chairman
Glen Haberfield - Member
Marie Zere - Member
Libby Smith - Member
Dan Falasco - Village Engineer

The meeting was called to order at 7:15 by Chairman Carro

Glenn Haberfield motioned to accept the June 16th minutes, motion was tabled till third member arrived. Upon arrival, Marie Zere **motioned** to accept the June 16th minutes. Glen Haberfield seconded the motion. All in favor.

The only case on the agenda was Vincent DeCanio for 278 E Main St, Dr Zysman's Group.

Points of discussion were:

- The owner will go back to the originally submitted plan, including TDR's.
He is currently
- In contract with the town to purchase the TDR's.
- With 38 parking spaces required, 2 will be land banked to add to the existing 36.
- The plan will show 3 added land banked parking spots in the back of the building.
- Curbing re-aligned at parking spots #32 &33 to allow handicap signage.
- Site plan must include planting notes.
- Landscaping. Additional fencing to be put behind existing Hews, including a gate.
- Further points discussed & agreed to at the June 17th meeting, include:
 - Repairing Belgian block around parking lot
 - Remove shed
 - Remove fencing around A/C units
 - Snap-on grill will be in the windows, 6 over 6
 - Exterior to be all vinyl siding
 - Agreed to replace dead trees in perpetuity

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A Resolution suggested by Dan Falasco resulted in a motion introduced by Marie Zere stating this site plan is an unlisted action and that the project will not have a significant impact on the environment, was seconded by Glenn Haberfield, all in favor.

Libby Smith then made a **motion** to rescind the 6/17 plans. Marie Zere seconded, all in favor, yes.

Libby Smith made a **motion** to accept the plans with revisions of 8/15 as indicated on map. Marie Zere seconded the motion, all in favor, yes.

Mr DiCanio then asked permission to discuss the project on Judges Lane.

Points of discussion were:

Was \$172,000 Letter of Credit paid to the Village by the mortgagee? Answer:
No

Suggested change to road configuration denied; answer he must stay with original plan. But, he can submit a new site plan with additional fee payment.

Chairman Carro told Mr. DiCanio that the weeds on the property must to cut as they are encroaching on the road and make the property unsightly.

Motion of adjourn meeting by Libby Smith, seconded by Marie Zere. All in favor.

Minutes taken by Joan Carro