

Village of The Branch – Planning Board Meeting  
October 25, 2017

The Planning Board meeting of the Village of The Branch was held in the Village Hall, 40 Route 111, Smithtown, NY 11787, at seven p.m. on October 25, 2017. The following persons were present:

Libby Smith- Chairman  
Marie Zere – Member  
Glenn Haberfield - Member  
Dennis Ryan- Member

Christine Cozine – Village Clerk  
Dan Falasco – Village Engineer  
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David Wetzel – Member -not present

Chairman Libby Smith called the meeting to order at 7:08 pm.

Marie Zere made a **motion** to accept the September Planning Board minutes. Glenn Haberfield seconded the motion, which was approved unanimously.

Chairman Libby Smith gave some background information to the Board before Mr. Grasso began. Back in 2007 Dr. Mayer came into the Planning Board with a subdivision and site plan for property he owned at 263 Middle Country Road. It was approved in 2009. Carmine is coming in today to revise the site plan.

At this time the public Hearing was opened:

Carmine Grosso – Grasso Architects is representing Frank Vero who purchased land from Dr. Mayer. The approved site plan had a 1.5 story building with two 5,000 ft buildings in the back area with enough parking for all buildings. Never pursued a building permit because the market crashed and the project stalled. Now there is a new owner of the property, Mr. Vero who would like to increase the size of one of the buildings to 9,000 feet from 5,000 feet, for a total of 14,000 feet for medical purposes. Since the DOT requested the driveway to be on the western side of the property, they now have to move the buildings to the East side of the property. In order to accommodate the additional size of the buildings, Mr. Vero is looking to land bank 38 parking spaces, which extends from the Historic District into the residence A district, which currently does not allow parking lots in that district. They will also need to purchase TDR's in order to get the proper sanitary flow. There are 121 spaces of which 38 of them are land banked. The designs of the buildings will be kept the same historic look as previous approval. Marie Zere commented she liked the look of the new changes that were made. Glenn Haberfield commented about the high number of land bank spaces. Dan Falasco interjected that for every 150 feet of building, 1 parking spot is necessary. Mr. Grasso mentioned that the buildings would be used for medical purposes and that there would be a 60 ft buffer between the parking lot and the residential property line. The Village Code requires 50 feet, so they are covered there. Chairman Smith asked about landscaping plans. Mr. Vero mentioned that they are not there yet, but are willing to do whatever the Village wants. Chairman Smith asked if they could make the buildings smaller and Mr. Vero said it wasn't an option at this time.

At this time the Public hearing was closed.

Chairman Smith talked about it took almost 2 years for the Board of Trustees to decide if they would accept the 10% value of the property or 10% donation of land to the Village. In that time frame the market fell out from underneath Dr. Mayer and the project was on hold.

Marie Zere is in favor of approving the site plan with the extra parking. She feels the Planning Board is not business friendly and almost walked out of the meeting. The Board members discussed further the different zoning requirements between about residence A versus Historic District requirements.

Dennis Ryan doesn't necessarily want to allow the land bank parking just because they asked for it. He would like to see a compromise. Would like to lessen the size of the larger building by 1,800 feet, therefore parking spots would decrease by 12 spots. Glenn Haberfield also liked this idea.

Judges Lane was discussed next and decided to let the Building Inspector accept project that C/O can be issued. Also was decided after speaking with Engineer that they can reduce the bond from \$175,000 to \$75,000. Lastly subsequent C/O's for the other houses need to be approved by Planning Board as well.

Libby Smith made a **motion** to release Mr. DiCano's C/O on 6 Judges Lane, providing he meets the VOB's Engineer's and Building Inspectors requirements. Glenn Haberfield seconded the motion, which was approved unanimously. Marie Zere not present for vote since she left early for an appointment.

Libby Smith made a **motion** to release \$100,000.00 of Mr. DiCano's bond on Judges Lane Development, while retaining a bond of \$75,000.00 for completion of roadwork(bluestone & oil finish), grading & re-surfacing the existing(old portion) Judges Lane with new blue stone & approval of the landscape plantings. Dennis Ryan seconded the motion, which was approved unanimously. Marie Zere not present for vote since she left early for an appointment.

Libby Smith made a **motion** the VOB Planning Board must approve the release of the C/O for each of the new homes (5 Judges Lane and 4 Judges Ln). Glenn Haberfield seconded the motion, which was approved unanimously. Marie Zere not present for vote since she left early for an appointment.

Libby Smith made a **motion** to close the meeting. Dennis Ryan seconded the motion, which was approved unanimously. Marie Zere not present for vote since she left meeting at 8:40 pm for an appointment. The meeting was adjourned at 8:56 pm.

Respectfully submitted,  
Christine Cozine  
Village Clerk