

Village of The Branch – Planning Board Meeting
April 18, 2018

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 April 18, 2018. The following persons were present:

Libby Smith- Chairman
Glenn Haberfield - Member
David Wetzel – Member
Dennis Ryan- Member
Dan Falasco – Village Engineer

ABSENT:
Marie Zere – Member

After confirming that a quorum was present Chairman Libby Smith called the meeting to order at 7:44 pm.

The Board reviewed the minutes from the February 21, 2018 Planning Board meeting There were no corrections or omissions. Dennis Ryan made a **motion** to accept the February 21st 2018 minutes as written. David Wetzel seconded the motion. All in favor and was approved unanimously.

At this time the public Hearing was opened:

Michael Morbillo, the architect for 309 Middle Country Road property owned by Bill Schiano. Mr. Morbillo’s office is located at 1650 Syamore Avenue, Bohemia, NY and at 273 Lake Avenue, St. James, NY 11780.

Mr. Morbillo presented the proposed site plan façade alterations and revisions. Explaining that Mr. Schiano recently purchased the property and wishes to upgrade the façade (front and back) of the existing building to give the building a more improved and “Historic” appearance. The Board members asked Mr. Morbillo several questions regarding the placement of the new columns and if there were plans for new landscaping around the building. Mr. Morbillo explained that the owner is planning on doing landscaping at a later date. Mr. Falasco reminded him that a revised landscaping plan would need to be submitted for Planning Board approval prior to any plantings. Mr. Morbillo stated that he understood and would certainly pass that information along on to the owner.

At this time the Public hearing was closed.

The Board members discussed that applicants proposed site plan revisions for 309 Middle Country Road. It was noted this time that the proposed revised site plan was missing the latest revision date.

David Wetzel made a **motion** to approve the proposed site plan façade revisions for 309 Middle Country Road with the contingency that the revision date of April 18th, 2018 is added to the site plan map. Dennis Ryan seconded the motion. All in favor and was approved unanimously.

With no further business the meeting was adjourned at 7:57 pm.

Respectfully Submitted,
Elizabeth Smith – Planning Board Chairman

