

Village of The Branch Planning Board Meeting
May 20th, 2020
Track #16

The Planning Board meeting of the Village of The Branch was held via zoom at 7:30 p.m. on May 20th, 2020.

The following persons were present:

Libby Smith- Chairman
Valerie Lindeman- Member
David Wetzel – Member
Michael Kelly - Member
Glenn Haberfield – Member

Christine Cozine- Village Clerk
Dan Falasco – Village Engineer

Chairman Libby Smith called the meeting to order at 7:38 pm

Valerie Lindeman made a **motion** to accept the February 19, 2019 Planning Board minutes and Glenn Haberfield seconded the **motion**. All in favor and approved unanimously.

At this time, the public Hearing was opened:

Michael Sciara & Christopher Voorhise, Civil Engineer, of Nelson & Pope Architects representing Dr Zilkha of 289 East Main Street.

Presented the original site plan submitted in February of 2020. Wanted to wrap the addition around the back of the building, it was originally 10,000 square feet. (the house was 4,000 and the addition is 6,000 sq. ft.) and they also had 24 land banked parking stalls. At that time, the Village suggested they limit the land banked stalls and not to encompass the rear of the house in the addition. The goal was to create a cohesive and seamless building.

Mr. Voorhise said that reduced the number of land banked parking spots to 12, reduced by 50%. We also made some alignment changes to the entrance of the driveway area by removing the timber wall in front of the tree and replacing it. We also revised the grading of the property. We put in new drainage on west side of property and consulted with an arborist about the two-hundred year old White Oak tree, so not to endanger it.

The setback lines clip the corners of the new addition to the building from 15 feet to 10 feet to preserve the Oak tree. We changed the new addition to abut the rear wall of the existing house. Due to the reduction of square footage of the building, the required parking spaces changed as well.

The South elevation facing Main Street mimicking the extension that was put on left side. It will also mimic the original material(clapboard)

The East side extension will mimic the pillars. The main entry will be located in the new extension and will also be handicap compliant. It will also have an elevator and stairwell.

Engineer Falasco asked about the concrete sidewalk on the west side of the building and Mr. Sciara mentioned it is only for access to the basement stairs.

Chairman Smith asked if they could put shutter on ALL the windows on the main existing house to keep with the period. Engineer Falasco interjected with don't put them on the dormers, only on the first and second floors.

Mike Kelly asked if the existing building will be painted and a new roof? Mr. Sciara said yes to both questions.

Engineer Falasco said he was OK with the new site plan and OK with the 12foot leaching pools. He also mentioned they should get in touch with Building Inspector Joe Arico about the retaining walls being 4 feet, if that is ok?

Chairman Smith said she can not approve the plan because it needs to go to the BZA. We can make a recommendation to the BZA that we like the plans. After you receive the variance from the BZA, you will need to come back to the Planning Board and the Board of Trustees for approval. In addition to that, we also need to hear from Suffolk County

Michael Kelly made a **motion** to close the meeting to the public. Valerie Lindeman seconded the **motion**, all in favor and approved unanimously.

Valerie Lindeman made a **motion** to recommend to the BZA that the Planning Board supports the 289 E Main Street site plan. Glen Haberfield seconded the **motion**. All in favor, approved unanimously.

Valerie Lindeman made a **motion** for Planning Board to recommend to the Board of Trustees to their approval for 289 E Main Street May 20th 2020 site plan application. Mike Kelly seconded the **motion**. All in favor, approved unanimously.

Michael Kelly made a **motion** to close the meeting at 8:19 pm. David Wetzel seconded the **motion**, all in favor and approved unanimously.

Respectfully submitted by
Christine Cozine – Village Clerk

