

Village of The Branch – Planning Board Meeting
February 21, 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 February 21, 2018. The following persons were present:

Libby Smith- Chairman
Glenn Haberfield - Member
David Wetzel – Member

Christine Cozine – Village Clerk
Dennis Ryan- Member
Marie Zere – Member
Dan Falasco – Village Engineer

Chairman Libby Smith called the meeting to order at 7:35 pm.

At this time the public Hearing was opened:

Vincent DiCanio representing the owner, The Landmark Professional Bldg. Ltd. of 278 Middle Country Road, Smithtown, NY 11787, presented a proposed revised site plan for 278 Middle Country Rd. The proposed site plan revisions;

1. Awning type windows on the first floor (east side of the building) instead of existing casement type windows there now. Mr. DiCanio explained that due to interior space constrictions, the proposed awning type window would allow increase usage of internal wall space below the windows. Mr. DiCanio said that the new awning type windows would be similar to the second floor windows already approved on the site plan. He also cited that the owner is willing to have mullions in all the new windows
2. An exterior staircase to the second floor with a deck and a sliding glass door on the east side of the building. Mr. DiCanio explained that the owner would like to have access to the second floor storage area other than from the interior staircase being built.

Mr. DiCanio at this time explained to the Planning Board that he had spoken to the Fire Marshall and gotten approval of the proposed plans regarding fire code. And the owner had acquired the extra TDRs required by Suffolk County Health Dept. for the enlargement of the building.

The Board members asked several questions of Mr. DiCanio regarding the structure & building material of the external stair case. Also discussed with Mr. DiCanio was the staircase's clear visibility of the staircase from Middle Country Road.

Libby Smith reminded Mr. DiCanio that since this building is located in the Historic District, the Village Code calls for a building's external architecture to be "...representative of a period subsequent to 1850." And asked Mr. DiCanio if he knew of any building from that period that had an external staircase? He felt that there must be one but could not recall seeing such a building. Ms. Smith did share with him and the Board that she had reached out to Sarah Kautz, Preservation Director, from Preservation Long Island(formally SPLIA) and asked her if an exterior second floor staircase would be in style with an building from the 1850's or earlier. Ms. Kautz had stated to Ms. Smith that she did not feel that the proposed staircase fit into the period.

At this time the Public hearing was closed.

The Board members further discussed the applicant's proposed revisions. After a brief discussion, Glen Haberfield made a **motion** to approve the changing of the existing east of side casement windows on the first floor to awning type windows with the condition that window mullions are included. Dennis Ryan seconded the motion, and the motion was unanimously approved by the Board.

The proposed construction an exterior second floor staircase, deck and sliding glass door was then discussed. The Board members cited major concerns regarding the clear street visibility of the staircase, and that it would not be architecturally in keeping with the other historic building exteriors in the Historic District or of that period.

Dennis Ryan made a **motion** to deny the proposed east side addition of an exterior staircase to the building's second floor. David Wetzel seconded the motion. The motion to deny was approved by a Board.

Libby Smith shared with the Board the latest update on the 263 Middle Country Rd. property. Ms. Smith explained that the property owners, Mr. Vero and his sons had appeared before the VOB Board of Trustees at their February 13th monthly meeting. The owners requested that the BOT rezone the back of the property from Residential to Professional, so that area could be used for necessary parking to allow construction of two additional 7,000 square foot buildings on their property in the Historic District. A new site plan was presented to the BOT at that time. The BOT reviewed and discussed the proposed plan, but felt that an extensive traffic study and how the additional buildings would impact the traffic on Middle Country Rd. After the traffic study is completed, Mayor Delaney directed the owners to return and present their new site plans to the Planning Board.

Dennis Ryan made a **motion** to close the meeting. David Wetzel seconded the motion, which was approved unanimously. The meeting was adjourned at 8:30 pm.

Submitted by
Marie Zere – Planning Board Member
Libby Smith – Planning Board Chairman