

Planning Board  
Village of Tarrytown  
Regular Meeting  
July 25, 2005 7 p.m.

PRESENT: Members Tedesco, Demers, Stone; Counsel Shumejda; Planner Geneslaw;  
Engineer/Building Inspector McGarvey; Secretary D'Eufemia  
ABSENT: Chairman Friedlander; Mr. Shroff

Mr. Tedesco chaired the meeting in Dr. Friedlander's absence.

APPROVAL OF MINUTES

Mr. Stone moved, seconded by Mr. Demers, and unanimously carried, that the minutes of June 27, 2005, be approved as submitted.

CONTINUATION OF PUBLIC HEARING – CRESCENT ASSOCIATES – 155  
WHITE PLAINS ROAD

Mr. Tedesco noted the applicant has requested an adjournment until the Board's August meeting. No one appeared to address the applicant on this matter. The Board unanimously agreed to continue the hearing at their August meeting.

CONTINUATION OF PUBLIC HEARING – FERRY LANDINGS, LLC AND FERRY  
INVESTMENTS – WATERFRONT PROPERTY

Mr. Tedesco noted the applicant has requested an adjournment until the Board's August meeting. No one appeared to address the applicant on this matter. The Board unanimously agreed to continue the hearing at their August meeting.

CONTINUATION OF PUBLIC HEARING – VILLAGE OF TARRYTOWN – WEST  
MAIN STREET (RECREATION/AQUATICS CENTER)

Mr. Tedesco noted the applicant has requested an adjournment until the Board's August meeting. No one appeared to address the applicant on this matter. The Board unanimously agreed to continue the hearing at their August meeting.

CONTINUATION OF PUBLIC HEARING – MARIC – 68 LAKE AVENUE

Mr. Tedesco noted the Planning Board adjourned this matter until the Board's August meeting. No one appeared to address the applicant on this matter. The Board unanimously agreed to continue the hearing at their August meeting.

PRELIMINARY PRESENTATION – BEATON/SERY – 143 MIDLAND AVENUE

Mr. Norman Sheer, attorney for the applicant, requested an adjournment until the Board's August meeting. No one appeared to address the applicant on this matter. The Board unanimously agreed to continue the review at their August meeting.

CONTINUATION OF PUBLIC HEARING – WILSON PARK HOME & LAND COMPANY, LLC – WILSON PARK DRIVE – SUBDIVISION

Mr. Norman Sheer, attorney for the applicant, stated, "We have received a copy of Mr. Geneslaw's memo and we are hoping tonight you will agree we have a notice of completion on the DEIS so we can schedule the public hearings to begin in August."

Mr. Tedesco questioned whether anyone wished to address the Board on this matter.

Ms. Roula Nedo read a statement on behalf of Lester Jacobs, 47 Stephens Drive, who could not be present this evening. Mr. Jacobs stated at prior Planning Board meetings he was assured he would be notified in writing about site plan approvals (at Jardim Estates) and that has not occurred. A large number of trees have been removed and site plans have not had public perusal. The Board will be discussing Lots 7 and 9 in Jardim; however, the trees are down. It appears close to 100 ft. of the stone wall has been removed. There was no notified public discussion about this. The beautiful tree lined street has had the trees removed.

Ms. Roula Nedo, Stephens Drive, stated Gracemere is a disaster and it will be the same in Wilson Park. "We are paying a highly paid Village Administrator and an Assistant and a fulltime Engineer and I don't see how this is happening. It is the same players at Wilson Park. I was assured repeatedly this is a long process and you would take care of it but you are not. These developers don't care. Until you make the people we pay responsible and you make the developers coordinate with the people we pay, it won't stop. I know you are volunteers and I commend you but someone must take care of this."

Mr. Stone questioned where the trees in Jardim were removed. Ms. Nedo stated right off Route 9 – all the cherry trees were cut down. The historic wall was supposed to be preserved but it has been torn down and destroyed. Supposedly there will be a setback and rebuild "but I want the Village to make sure of that." The old trees are gone and they can't come back.. "They want to make money and I understand they have a right to develop their property but they can't haphazardly do things."

Mr. Michael Farley, Neperan Road, stated, "I would like to echo the previous speaker's comments with one exception. I don't think the developers have a right to come in and rape this community. Wilson Park is a perfect example. That property drains to our lakes. Has Wilson Park satisfied the Board with regard to their no-build scenario?"

Ms. Linda Viertel, Gracemere, stated it is her understanding the Village owns the property where the stone walls were take down – and where some trees were removed. It is Village-owned property and there should be more oversight. “It is my understanding they will rebuild the historic wall farther back but there needs to be a presence on the property and the residents need to know that is being overseen. The Board should also make sure larger trees and native species of significant size go in so the property regains some of its historic visual appearance.”

Mr. Tobin Kent, So. Grove Street, stated if the trees were taken down by the developer without property authority, that developer should be required to put them back up.

Mr. Tedesco stated the Village has been asked by the Planning Board to have a full hydrological study of the lakes performed and the firm of Dvirka and Bartilucci has presented their proposal to do this. The cost would be between \$18,000 and \$20,000 and the time frame would be a couple of months. There is a hydrological study that is going on just of the lakes themselves and that is being done by PCI and they have the previous Manhattan College report on the lakes. The Planning Board has made two site visits. Through the public input and the Board’s walking of the site, they have come up with some proposals. Bob Geneslaw reviewed the DEIS and he believes as far as the scoping issues are concerned, they are adequately addressed.

Mr. Geneslaw stated the purpose of the review at this point is to determine if items in the scoping document have been included and the Board would then accept the document as a beginning to make it available to the public. “We think the DEIS now with the additional information provided in mid June meets the requirements of the scoping document.”

Mr. Tedesco moved, seconded by Mr. Demers, and unanimously carried, that the Planning Board accepts the DEIS as complete for review by the public, involved, and interested agencies with the following conditions:

1. Frank Fish’s alternatives to be included in the DEIS for review. They can be summarized in the Alternatives section and also included as an Appendix in the DEIS.
2. In the judgment of the Planning Board and its consultants the hydrological reports indicate there would be serious or significant problems with some of the sites proposed for development so the Board would request a Supplemental DEIS be prepared to explore changes and alternatives to address those problems. If the Board determines the reports reveal only minor concerns, these then can be addressed in the FEIS.
3. The DEIS should include the hydrological studies provided to the Board by the consultants and should identify the condition of the lakes and drainage basin and also the effects of any pollutant sources, insecticides, and detergents on the lakes and basin with regard to their health and vitality.

Mr. Demers moved, seconded by Mr. Stone, and unanimously carried, that the Planning Board schedules a Special Meeting for Tuesday, September 20, 2005, at 8 p.m. for a public hearing on the DEIS for Wilson Park Home & Land Company, LLC.

CONTINUATION OF PUBLIC HEARING – HOLY SPIRIT ASSOCIATION FOR THE UNIFICATION OF WORLD CHRISTIANITY (HSA-UWC) – SO. BROADWAY (CHURCH)

Mr. Norman Sheer, attorney for the applicant, stated, “At the last meeting, the Board asked certain questions about our plans for the West Rock Church parcel and the adjoining parcel owned by the HSA community known as Belvedere. Although the Belvedere property has been owned by the Church for over thirty years, there has never been an application for site plan approval. We are going to amend our application and everything submitted to you so far including the long Environmental Assessment Form so we include not only the West Rock Church, which we have been talking about, but also the larger parcel to the north. That will afford the Planning Board an opportunity to understand what is happening on the whole parcel and will be a single application for both parcels.”

Mr. John Saccardi, planner for the applicant, stated when the site walk is done it will include the whole property. Mr. Tedesco stated the new buildings proposed should be staked for the walk. Mr. Stone stated they should also band the trees that are proposed to be removed.

Mr. Tedesco stated representatives from Sunnyside, Lyndhurst and the Croton Aqueduct should be invited to attend the site walk.

Mr. Stone noted the site walk had been scheduled for August 11<sup>th</sup>; however, since this application is being amended, it would be beneficial to schedule the walk in September when people are more readily available. All agreed to schedule the walk for Thursday, September 15<sup>th</sup> at 12 noon.

PRELIMINARY PRESENTATION - HOLY SPIRIT ASSOCIATION FOR THE UNIFICATION OF WORLD CHRISTIANITY (HSA-UWC) – SO. BROADWAY (JARDIM ESTATES – SITE PLANS FOR LOTS 7 AND 9)

Mr. Norman Sheer, attorney for the applicant, stated based on earlier comments this evening, he wanted to assure the Board that every tree take down was approved by the Village’s Landscaping Consultant, Mr. Yarabek. The stone wall is being done with the approval of the Planning Board and Mr. McGarvey. The wall will be re-created and the appropriate sight distance will be provided. Mr. McGarvey has been to the site regularly and they are attempting to do an orderly construction job.

Mr. Sheer stated he had submitted the site plans for Lots 7 and 9 and shown the front elevations of the proposed buildings. Tonight he submitted the full set of elevations for both houses. For Lot 7 the permitted square footage under the Floor Area Ratio regulations is 6,637 sq. ft. and they are proposing 5,878 sq. ft. for that lot. For Lot 9 the permitted FAR is 6,581 sq. ft. and they are proposing 5,837 sq. ft. Both are below what is permitted by the code.

A representative from the engineering firm reviewed the layouts with the Board.

Mr. Stone requested the plans show the height to the top of the roof. Mr. McGarvey stated the average grade lines of the four corners should be shown on the plans.

Mr. Demers moved, seconded by Mr. Stone, and unanimously carried, that the Board set an escrow account in the amount of \$2,500 per house.

Mr. Stone moved, seconded by Mr. Demers, and unanimously carried, that the Board sets a public hearing for September 26, 2005, to consider the site plans for Lots 7 and 9 at Jardim Estates.

The Board stated they would conduct a site visit on September 15<sup>th</sup>, in conjunction with their visit to the Church property. They requested the roads and homes be staked. It was requested Mr. Yarabek be asked to attend the walks.

Mr. Demers moved, seconded by Mr. Stone, and unanimously carried, that the Board declares its intent to be lead agency on the site plans for Lots 7 and 9 at Jardim Estates.

Ms. Linda Viertel, Gracemere, stated when she met with Mr. Inglis from the Church he had advised her the house on Lot 7 would be 4,900 sq. ft. and the house on Lot 9 would be 5,200 sq. ft. These houses are significantly larger and she requested that the calculations be checked to be sure they meet all the requirements. Ms. Viertel stated she was also concerned about basements.

Mr. Tedesco stated the plans should be made available at the Library.

Mr. Stone stated at the next meeting they should also show heights of existing buildings in the area. Mr. McGarvey stated a Floor Area Ratio chart should be prepared.

Ms. Cherie Gaines, 612 So. Broadway, stated she was appalled at the rape of the land and the removal of the trees. "If indeed every tree which was removed had been previously approved, everybody needs to rethink what they are doing. Both sides of the private road have been stripped. I was told the entrance would be widened and the drawings show it widened on one side. The stone wall is down. The trees are gone and there is trenching on both sides. I gasped when I saw the heights of the proposed buildings for Lots 7 and 9. You must have the elevation from ground level to roof top. Sheldon Avenue is not an

avenue of McMansions. I don't care what anyone can put on these lots. They are ignoring the neighbors on Sheldon Avenue. You need to see something that shows the elevation of the entire neighborhood. These plans are massive for that section of the land. I disagree developers have rights to develop the land. They have a right to own it and use it. They must balance their desire to use the land and get rich off the land with the rest of the community's needs. When this FEIS was approved, there was substantial concern about the wetlands and some of the roads and sites may impinge on wetlands. The total character of the neighborhood is public interest. They don't have the right to build the biggest buildings they can get away with. I request the Board and the paid staff of Tarrytown guarantee and protect the interest of the rest of us. What happens here involves the entire Village."

Ms. Carmella Lugrezia, South Grove Street, stated Sheldon Avenue had problems in the last storm and Loh Park also had problems. All the trees, which are being cut down for new development, previously absorbed a lot of water and that water is now coming into residents' homes. "In the last storm I had \$20,000 worth of damage. There was 2-1/2 ft. of water in the street. Some thought has to be given to the contour of the land. The trees have to be replaced because they absorb the water. I respectfully request you consider this."

Mr. Mark Millstein, Loh Avenue, stated lots are being subdivided and new houses are being constructed. "I don't know the legalities of what developers are allowed to do but somewhere in the Village there must be a way to take into account what the Village is about. Buildings may be in conformity with the law but are they in conformity with the neighborhood. We have a beautiful community with mixed income and ethnicity but if we continue to fill in every space of open land with housing, we won't have the Village we have had. We must protect that. That is what our representatives are charged with doing. The houses I saw don't look like most of the Tarrytown I know. We have a choice of remaining Tarrytown or becoming something like White Plains. Developers have the right to be developers but we have the right to preserve the nature and integrity of our community."

Ms. Viertel stated these houses will be mirror images of each other with three car garages and courtyards. There will be a lot of impervious surface and before the architects and engineers move forward with their drawings, the Village must look at this.

Mr. Jim Walter, Crest Drive, stated the worst is yet to come. People have to go to Greenburgh about what is being done at Hackley School otherwise they will be in for "an awfully bad time."

Mr. Sheer stated the Jardim Estates subdivision was before the Planning Board for five or six years and they believe the drainage plans are workable. As far as Grove Street and Loh Park, those are uphill from Jardim and Jardim has no effect on those. He stated they understood the concern about the size of the houses but when they first came to the Board

this property was zoned R-20. That was changed to R-60 and with clustering came back to R-40 lots. This property is surrounded by R-10, R-15 and R-20 lots. It is unfair to expect houses on R-40 lots to be the same size as houses on those lots.

CONTINUATION OF PUBLIC HEARING – CALIBER BUILDERS – 612 SO. BROADWAY – SUBDIVISION

No one appeared on behalf of the applicant. The Secretary advised the Board that in accordance with their direction she had written to the applicant on June 30<sup>th</sup> and advised that if no one appeared at the Board's July 25<sup>th</sup> meeting this matter would be removed from the agenda. There has been no response from the applicant.

Mr. Stone moved, seconded by Mr. Demers, and unanimously carried, that Caliber Builders be removed from the Board's agenda.

Residents questioned what this action meant. Mr. Tedesco stated if the applicant wishes to return to the Board's agenda, the matter would have to be re-noticed, and everything, including the DEIS, would have to be updated. Documents would have to be supplied 18 days in advance of the meeting. Board members noted they would also be requesting another site visit with the property staked which had not been done when they last visited.

Mr. Tom Butler, Grove Street, stated some of these developments are over ten units. "I would like to ask the Board to consider having the developers give something back to the community. This is a partnership and we need to retain the character of our neighborhoods."

CONTINUATION OF PUBLIC HEARING – 455 HOSPITALITY, LLC – 455 SOUTH BROADWAY – DOUBLE TREE HOTEL

No one appeared on behalf of the applicant. No one appeared to address the Board on this matter. The Board unanimously agreed to continue the hearing at their August meeting and the Secretary was directed to write the applicant and advise that if requested information is not received 18 days in advance of the next meeting, this matter will be adjourned from the Board's August agenda.

CONTINUATION OF PUBLIC HEARING – NEW CINGULAR WIRELESS SERVICES, INC. – 1 RIVER PLAZA

Ms. Lucia Chiocchio of Cuddy & Feder, attorney for the applicants, stated they were last before the Board in May. They provided supplemental submissions since that time – back on June 20<sup>th</sup> they submitted a report of alternative sites. The Board had asked they look at Christ Church and the lights at the ballfield. They provided documentation that neither site provided coverage where they need it on Broadway. They also noted the

existing apartment building – Broadway Arms – provides the coverage they need. The Board did

Planning Board

-8-

July 25, 2005

not ask that they look at that site but they did review it. It would not be a higher priority site but they could investigate it further. “I don’t know if they would be interested in leasing space to us but we could look at it.” Ms. Chiocchio stated that submission also included information about some surrounding sites. On June 29 Ms. Chiocchio submitted information in response to the Village’s consultant’s comments on their application. They submitted radio frequency exposure analysis in response to Mr. Cooper’s request for a near-field analysis of the radio frequency energy associated with the proposed facility. It indicated that in a worst case scenario the facility would comply with State and Federal regulations. They also clarified the structural analysis regarding wind loads. They provided additional information regarding radio frequency data. They looked at screening options and provided proposed signage at the roof top. They are proposing three sectors of antennas. Two can be installed behind the screen wall in addition to the equipment. One sector of antennas cannot be installed behind the screen wall. In order to get those antennas behind a stealth screen, they would need to raise the penthouse 9 ft. but it would be a large structure on top of the penthouse. They are proposing to put that sector (2 antennas) mounted to the penthouse and painted to match the penthouse.

Mr. Tedesco questioned whether anyone wished to address the Board on this matter.

Mr. Andy Farber, Tarryhill Road, questioned how raising the penthouse would affect the antennas. Ms. Chiocchio stated it would probably improve the coverage. Ms. Linda Viertal, Gracemere, questioned how that would affect the viewshed. Mr. Tedesco stated they were only proposing that as an alternative. They can attach the antennas to the penthouse.

Upon inquiry from Mr. Demers, Mr. Tedesco stated the Board had discussed the 19 So. Broadway location at a staff meeting but felt that would be a less desirable location.

No one further appeared to address the Board.

Discussion followed about the proposed sign on the roof. Mr. Demers stated the sign only says Notice – Radio frequency fields beyond this point may exceed the FCC general public exposure limit. The sign is in blue and black and doesn’t seem to express any danger. Ms. Chiocchio stated it doesn’t exceed the FCC limits even in the worst case scenario. Typically that type sign is put right near the antennas so someone would not walk in front of the antennas. The access to the roof is only through a locked door. Even if you are on the roof, there is no harm because they are well below the Federal limits. The sign is proposed just to let people know there are transmitting and receiving antennas. The sign could be put on the door. Mr. Demers questioned whether they could have a more “eye-catching sign.” Ms. Chiocchio stated she was hesitant to do that because there is no danger. An RF Specialist for New Cingular stated the signs are FCC



recommended and the sign proposed is the one they recommend for a site that is well below the limits – the sign is actually not necessary.

Planning Board

-9-

July 25, 2005

Mr. Tedeso reported receipt of the following memo dated July 22, 2005 from Walter Cooper of AKF Technologies, Consultant for the Village:

“Subject: Follow-up on Cingular Application

We received a pdf copy of the RF Exposure report dated 7-18-05. We agree with the conclusions in the revised report. If the Board is satisfied with the other issues raised in our July 11, 2005, letter and with the comment regarding safety signage noted in my e-mail to you on July 21, 2005, we recommend that the Board consider approving the application, subject to any concerns outside the scope of our review that may still be outstanding.”

Mr. Demers questioned, “Once these things are in place, can the Village monitor the actual frequencies?” Counsel Shumejda stated it is in the code that they will continue to comply.

Mr. Stone stated he is not concerned about the antennas themselves but as you come down Main Street you get a good view of this building and his concern was the visual effect of the structure for the equipment. He questioned whether this could be located closer to the existing structure on the roof. A representative for Cingular stated there are structural constraints and the location of a door and stairwell, which limited the location for the equipment.

Mr. Demers moved, seconded by Mr. Stone, and unanimously carried, that the hearing be closed.

Mr. Demers moved, seconded by Mr. Stone, and unanimously carried, that the Board determines there are no significant adverse environmental impacts resulting from the proposal.

Mr. Tedesco moved, seconded by Mr. Demers, and unanimously carried, that the Board approves the installation of the proposed wireless telecommunications facility by New Cingular Wireless Services, Inc. on the roof of 1 River Plaza subject to the following:

1. Approval by the Building Inspector, including the location for the equipment
2. One sector of antennas attached to the penthouse and painted to match the penthouse
3. The Sector B antennas are to be mounted behind the stealth screen wall which will also enclose the equipment cabinets and the screen wall itself will be designed to match the existing building
4. The signing of the site plan by the Planning Board Chairman
5. The payment of any outstanding escrow fees which might be required.

C.M. PATEMAN & ASSOC., INC., CONTRACT VENDEE (FIRST CHURCH OF CHRIST SCIENCE) – PROSPECT/BENEDICT AVENUES

Mr. Chuck Pateman stated, “We first appeared for preliminary review. We had the opening of the public hearing in June and that was continued to this evening. We conducted a site walk with the Planning Board and the Village’s Landscape Architect. The subdivision fully complies with the F.A.R. requirements and all zoning requirements. We have relocated the driveway so it is farther away from the existing driveway on Prospect Avenue, which saved two beech trees. We have shown the sight assessment on the plan and set the houses farther back. We have retained the services of an arborist, at the Planning Board’s request, and we are awaiting the final report. We would request you adjourn the hearing to your next meeting when we will have a complete package with findings from Mr. Yarabek and our arborist. I believe 42 trees will be saved. We did deep test holes and no water was found in those holes. We have photos of the surrounding area and that will be included in the August package. We have done an aerial photo as well. That will all be in the complete package.”

Mr. Tedesco stated they should show clear heights and heights relative to the road level.

Mr. Tedesco stated the Board is interested in “overdoing” water retention at this site; e.g., holding areas in addition to dry wells. Mr. McGarvey stated he did discuss with the applicants having holding tanks. They discussed the possibility of raising the retention pond on the church property by 1 ft. and changing some of the outflows. They spoke about having overflows into chambers on the dry wells for the new houses. All that was being investigated by their engineers. Mr. McGarvey stated the Board also received comments from the Village’s consultant, Dvirka and Bartilucci. Mr. Pateman stated they will have a revised drainage report for the August meeting.

Mrs. Carmella Lugrezia, South Grove Street, stated “I don’t want all this water coming to us – we can’t take it.”

Mr. Pateman stated, “One of the reasons we are looking at raising the pond is to help that. We will also put the dry wells in on our property. The pond would hold additional water, which would help your situation. We are very concerned about your problem. We want to make it better.”

Mr. Jim Walter, Crest Drive, stated, “The higher you make the holding pond, the more pressure develops at the bottom. The bottom release pipe is about 18”. It can’t take any more pressure. You already blew pipes.”

Mr. Pateman stated, "We have an engineer who is reviewing this carefully with the Village Engineer." Mr. McGarvey stated, "The pipe is not at the bottom of the retention pond. It is at the top of the retention pond."

Planning Board

-11-

July 25, 2005

Mr. John Lynch, Crest Drive, submitted photographs taken during the storm on June 29<sup>th</sup>, showing water coming out of the ground before it got to the pond. "We have overdevelopment. Part of problem is from Edgemont and it put a storm water loading on this area and it will be years before we can determine how to fix it. The last time we had this kind of storm was in 1999 with Hurricane Floyd and we did not have these kinds of problems then. People have the right to have their property protected. When you lift the weir up, it will go down Prospect Avenue. The whole system is already overloaded."

Mr. Walter stated when the water started to subside, the water was grey which indicates there are breaks in the sewer lines. Those are big problems.

Ms. Linda Viertel, Gracemere, stated people will be away in August and this presentation should be made in September. Mr. Tedesco stated he doubted this matter would be concluded in August.

Mr. Demers moved, seconded by Mr. Stone, and unanimously carried, that the Board declares itself Lead Agency on this application.

The Board stated the Long Environmental Assessment Form should be submitted.

The Board unanimously agreed to adjourn the hearing to their August meeting.

#### PRELIMINARY PRESENTATION – WHEATLEY – 100 SOUTH BROADWAY

Mr. Sam Vieira, architect, stated, "As you may recall, last month we went before you with a preliminary presentation. This is to put a second story addition to accommodate a single one-bedroom apartment above what is an existing insurance agency. You referred this to the Zoning Board of Appeals and the necessary variances were granted. We would request you set a public hearing for the next meeting."

Mr. Tedesco moved, seconded by Mr. Demers, and unanimously carried, to set an escrow account in the amount of \$2,500 on this application.

Mr. Tedesco moved, seconded by Mr. Demers, and unanimously carried, that the Board declares its Intent to be Lead Agency on this application.

Mr. Tedesco moved, seconded by Mr. Demers, and unanimously carried, to set a public hearing on the site plan for 100 South Broadway for the Board's August meeting.

PRELIMINARY PRESENTATION – VILLAGE OF TARRYTOWN – SUBDIVISION  
NEPERAN ROAD

Counsel Shumejda stated the proposal is to subdivide the property purchased by the Village of Tarrytown on Neperan Road into two lots – one to consist of .366 acres  
Planning Board -12- July 25, 2005

(15,959 sq. ft.) and the other to consist of 2.166 acres. The larger parcel will become parkland and the subdivision would allow for the Board of Trustees to consider sale of the smaller lot. This is an R-10 zoning district.

Mr. Tom Butler, Neperan Road, stated this park is in his neighborhood. In regard to the remaining property, he asked the Board to consider doing something for the senior citizens. “I would not like to see this become another million dollar house. Maybe this could be made available for senior co-ops.” Mr. Tedesco noted the zoning for this property is R-10, single-family. Any amendment to that would be a consideration for the Board of Trustees, not the Planning Board.

Mr. Demers moved, seconded by Mr. Stone, and unanimously carried, that the Planning Board declares its Intent to be Lead Agency on this application.

Mr. Demers moved, seconded by Mr. Stone, and unanimously carried, that the Planning Board sets a public hearing for their August meeting to consider the proposed subdivision of property on Neperan Road.

Mr. Sam Vieira, 224 So. Broadway, stated a site plan should be prepared and there should be a representative of the Village at the public hearing explaining this application. Counsel Shumejda stated at the Public Hearing there will be a plan showing the building envelope for the proposed sale.

Upon inquiry from Michael Farley, Neperan Road, Counsel Shumejda stated the Board of Trustees passed a resolution to declare a good portion parkland and leaving open the option to sell the other piece. In order to do that, the Village needs a subdivision and this is merely to go through that process. That would give the Board of Trustees the right to sell that parcel should they so desire.

ADJOURNMENT

Mr. Demers moved, seconded by Mr. Stone, and unanimously carried, that the meeting be adjourned 9:45 p.m.

Kathleen D’Eufemia  
Secretary

