

**Planning Board Meeting
Minutes
July 18, 2017**

Call to Order: Meeting was called to order at 7:37PM by Chairman Morse.

In Attendance: Chairman Stanley Morse, Charles Frisina, Joseph Still, Heather LaVarnway, Joseph Forte and Dave Clouser and Rebecca Minas (Barton & Loguidice).

Also in attendance: Zoning Board of Appeals members: Andrew Doro, John Hay and Earl Meyers .

Mayor Rod Brown and Zone Enforcement Officer/Building Inspector Ken McLaughlin.

Pledge of Allegiance: Led by Mrs LaVarnway.

Other: Chairman Morse expressed sincere condolences to Mayor Brown on the loss of his sister, Kelly Sargent.

Chairman Morse explained that there would be two meetings tonight – the regular Planning Board meeting and a second, Special Meeting, with the Mayor and ZEO.

Review of Minutes: A motion was made by Mr. Forte and seconded by Mr. Frisina to approve the June 20, 2017 Planning Board meeting minutes. All were in favor.

Old Business: N/A

New Business:

1. Maura’s Kitchen – 16-18 Alden Place – Request for modification of their Special Permit awarded in 2016 to permit outdoor dining and beverage service on their patio with seating for approximately 15. Tom Mackey represented Maura’s Kitchen at this meeting. Chairman Morse reviewed this request and the documents submitted for this meeting. He asked Mr. Clouser to outline the additional documents that will be required to proceed with this request. Mr. Clouser read from Maura’s SEQRA Determination and Special Use Permit and Conditioned Site Plan Approval granted on July 19, 2016 (a copy is attached to these minutes). Condition#2...”Agreement by the Applicant to apply for review and approval of the Village Planning Board for an amended site plan due to improvements that would require an increase in seating capacity of the restaurant and/or an increase in seating capacity of the bar service area, which may result in an increase in use of the premises (i.e. future outside seating area expansion, increased hours of operation, etc.) and/or other activity causing a more intensive use on the property.” Mr. Clouser explained that a public hearing will be required for their request. Additional documents are required to be submitted prior to their public hearing: A new short-form

EAF (the old one can be copied and re-certified); a narrative describing the proposed changes; and an amended site plan (using the approved one showing the new seating with the number of additional seats and the number of parking spaces available). Mr. Clouser noted that this request does not have to be referred to the Dutchess County Dept of Planning and Development.

Mr. Mackey will contact the landlord (Mr. Nunzio Incorvaia) to determine how these documents can be obtained.

Mr. Mackey said that they expect to have 20 seats maximum on the patio. He also explained that the entrance to the patio will only be from inside the restaurant – through their catering room. Entrance from the parking lot will not be permitted. They plan to serve cocktails and small plates – not full lunch or dinner service. They plan to install a mid-high fence in front of the patio tables to block the parking lot view and entrance. They close at 9PM during the week and 11PM on the weekends.

Mr. Mackey explained that there is no rush for this request – they hope to open the patio in the fall of this year or spring of 2018.

Mr. Frisina noted that the former establishment had an outdoor patio with beverage and food service. He also reaffirmed there will not be any land use change and that the current parking seems adequate. Mr. Frisina also suggested that a sign be placed on the patio stating that alcohol is not permitted past the patio.

Chairman Morse explained that the next step for this request will be public hearing.

Mr. Mackey brought their requested escrow check to the meeting – which was delivered to the Village Clerk for processing.

Due to calendar conflicts, the public hearing for this request will be scheduled for Wednesday, August 16, 2017 @ 7:30PM in the Village Hall. Mr. Still made a motion to approve this meeting date change and Mrs. LaVarnway seconded the motion. All were in favor.

Adjournment: Mr. Forte moved and Mr. Frisina seconded a motion to adjourn this meeting at 7:55PM. All were in favor.