

Planning Board Meeting
Minutes
September 19, 2017

Call to Order: Meeting was called to order at 7:33PM by Acting Chairman Still.

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

Also in attendance: Gladys and Mike Lang.

Pledge of Allegiance: Led by Mr. Still

Review of Minutes: A motion was made by Mr. Still and seconded by Mr. Forte to approve the August 30, 2017 Planning Board meeting minutes as presented. All were in favor.

Old Business: N/A

New Business:

1. **32 Church Street – Clement Garage** – Joe Melito (Crisp Architects) represented his client at this meeting for a preliminary discussion regarding their request for a Special Use Permit to add an apartment on the 2nd floor of their detached garage at this location.
A Planning/Zoning Referral Form was received from Building Inspector McLaughlin for this request on August 29, 2017.
Mr. Melito submitted the additional documentation requested by Mrs. Minas: A completed Site Plan/Special Use Technical Review Checklist; a Project Narrative; and a Short Form EAF. And - Dutchess County Dept. of Health approval for septic must be added to the EAF.
Mr. Melito explained that the second floor of the existing garage is currently unfinished. All the windows will be replaced. The plan is to add the bedrooms, a bath and a small kitchen. This apartment will be entered from a separate outside entrance, under the covered porch with interior stairs to the second floor. The garage cannot be entered from the interior stairs. The main floor will only be used as a garage. This apartment will be used for “family overflow” (i.e. for children, grandchildren) – not for rental or full-time use.
Mr. Frisina asked about the location of the proposed field, HP storage tank & generators. Mr. Melito will show them on the plans along with the underground electric that is split for the house and garage apartment.
Acting Chairman Still asked if there was a floor drain in the garage. Mr. Melito assured him there was not.
Mr. Melito noted that they are awaiting a well test to verify the gallons/minute. The well is pre-1990 – installed when the garage was built. Mr. Melito said that Building Inspector McLaughlin told them that an apartment could not be added to the garage until at least 2 – 3 years after the garage was constructed. The Board was not aware of this regulation.
Mr. Clouser asked about fire doors. Mr. Melito said that the exterior doors were fire doors and that the inside will be completely sheetrocked. The existing smoke and carbon monoxide detectors will be replaced with hard-wired units.

Acting Chairman Still asked about the garage elevation. Mr. Melito will research but thinks it is less than 12 ft. He will confirm.

Mr. Frisina asked that the outdoor shower be labeled on the plans.

Mr. Clouser asked about parking. There is a large parking area on the premises and since the apartment will only be used for family guests, parking should not be a problem.

Mr. Clouser noted that a referral to the Dutchess County Dept. of Planning and Development will not be required for this project. He also noted the following requirements: A Health Dept Plan for the septic system will be a condition for approval. It must be noted that the new septic system for the garage apartment will be separate from the house septic system. The approvals must be added to the Short Form EAF. Mr. Clouser also asked Mr. Melito to confirm the exact living space square footage of the proposed garage apartment. Mr. Clouser asked the Board if they had a problem waiving "W, Y and Z" on the EAF. They did not.

Mr. Melito will deliver the requested information to the Village Hall within the next two weeks. There were no other comments or questions.

A Public Hearing for this project will be scheduled on October 17, 2017 @ 7:30PM in the Village Hall.

Other:

1. Mr. and Mrs. Lang attended this meeting anticipating that Millbrook Laundry would appear as a follow-up to their August 30, 2017 appearance at the Planning Board. Millbrook Laundry did not submit any documents or a request to be placed on tonight's Planning Board meeting agenda.

Administrative Items:

1. Reminder – be sure that your training requirements are up to date. Keep a copy of your training certificates before submitting them to the Village Hall. There are currently October training opportunities available through the Dutchess County Planning Federation.

Adjournment: Mrs. LaVarnway moved and Mr. Frisina seconded a motion to adjourn this meeting at 8:32PM. All were in favor.