

**Village of Sleepy Hollow  
Planning Board Meeting  
January 22, 2015**

The meeting was called to order at 8:00pm by Chairman Eliot Martone.

Present: Eliot Martone, Chairman  
Ed McCarthy  
Carl Aridas  
Anthony DelVecchio  
Isabel Mendez

Sandra Spiro (Absent)  
Hugh Jones (Absent)

Also Present: Janet Gandolfo (Village Attorney)  
Sean McCarthy (Village Architect)  
James Natarelli (Dolph Rotfeld Engineering/Consulting Engineer)  
David Smith (Village Planner)  
Anthony Giaccio (Recording Secretary)

**Agenda:**

- 1) Rock of Salvation Church - 131-135 Cortlandt Street – Continued Public Hearing**
- 2) Southern Westchester Energy Action Consortium – Discussion**
- 3) Approval of Minutes – November 20, 2014**

**1) Rock of Salvation Church - 131-135 Cortlandt Street – Continued Public Hearing**

Architect Javier Taborgo represented the applicant.

The Board discussed the proposed parking lot gate. Mr. Taborgo said that a gate is needed for security and to prevent non-church goers from parking in the lot. He said that the gate is non-obtrusive and that the next door neighbor will be allowed access.

Mr. Martone liked the landscaping plan, but has a problem with the gate. He recommended using signage to restrict parking and to tow cars if necessary. Mr. Martone asked about the retaining wall and if the engineer's calculations are in. Mr. Natarelli said that he has not yet received them.

Mr. Aridas said that he likes the landscaping, but also does not like the idea of a gate. He said that the Planning Board has been consistent by not allowing gates.

Mr. DelVecchio and Mr. McCarthy said that no other church in the Village has a gate.

Motion to open the public comments:

Moved: Mendez

Seconded: McCarthy

Vote: 5-0

Absent: Jones, Spiro

Dan Panesi owns the property next door. He said that an easement is being finalized, but that the Church may back out of the agreement if they are not allowed to have a gate. Mr. Panesi hoped that an alternative solution can be reached, but otherwise he supports the Church's plan.

Mr. Martone said that he is willing to put the project forward for a vote if the Church agrees not to have a gate and if both the easement and engineering are finalized.

Ms. Gandolfo noted that having a gate conflicts with the off-street parking requirement.

Motion to close the public comments and adjourn the public hearing:

Moved: McCarthy

Seconded: Aridas

Vote: 5-0

Absent: Jones, Spiro

**ADJOURNED**

## **2) Southern Westchester Energy Action Consortium – Discussion**

Discussion on Complete Streets was referred to the Planning Board by the Village Board. Claire Davis of the Environmental Advisory Committee summarized the Complete Streets initiative. Complete Streets is a national movement to create a safe, comfortable, integrated transportation network for all users. It is one of the priorities of the recently formed Southern Westchester Energy Action Consortium of which Sleepy Hollow is a member. The goal is to have the Planning Board consider Complete Streets when reviewing projects.

Mr. Martone is concerned that this would add another layer to the approval process. He said that the Planning Board needs to learn more about this initiative before a recommendation can be made.

## **3) Approval of the November 20, 2014 Planning Board Minutes**

Mr. Martone said that there was a typo on item 3 of the November 20 minutes.

Motion to approve the minutes of the November 20, 2014 Planning Board meeting as amended:

Moved: DelVecchio

Seconded: Mendez

Vote: 5-0

Absent: Jones, Spiro

**APPROVED**

Motion to adjourn the meeting at 9:15:

Moved: Aridas

Seconded: McCarthy

Vote: 5-0

Absent: Jones, Spiro