

**Village of Sleepy Hollow
Planning Board Meeting - APPROVED
December 19, 2013**

The meeting was called to order at 8:00pm by Eliot Martone, Chairman.
The Chair noted that a quorum was present.

Present: Eliot Martone, Chairman
Ed McCarthy
Hugh Jones
Nicholas Cicchetti
Isabel Mendez
Anthony DelVecchio

Absent: Carl Aridas
Janet Gandolfo (Village Attorney)

Also Present: Sean McCarthy (Village Building Inspector)
James Natarelli (Dolph Rotfeld Engineering/Consulting Engineer)
David Smith (VHB Engineering/Village Planners)
Mary Gerlanc (Recording Secretary)

Announcements - Item #3 is not on the agenda for tonight's meeting.

The Chairman read a proclamation from the Mayor and the Board of Trustees in honor of Nicholas Cicchetti for 18 years of dedicated service to the Planning Board on his retirement as of the December 2013 meeting.

The Chairman thanked Mr. Cicchetti for always being professional and having the best interests of the Village as well as the applicants in everything he has done.

Proposed Agenda:

1) Michael & Angelica Cammarota	Riverside Drive	New Application
2) Maken Land Development	545 No. Broadway	Continued Public Hearing
3) Rock of Salvation Church	135 Cortlandt St.	Discussion
4) C.A.R.S. Inc.	333 No. Broadway	Discussion
5) Approval of Minutes		November 21, 2013

~~**1) Michael & Angelica Cammarota Riverside Drive New Application**~~

The applicant did not appear for this application.

2) Maken Land Development 545 No. Broadway Continued Public Hearing

Mike Miele, engineer represented this application. Mr. Miele addressed the concern about connecting to municipal services on North Broadway. He stated water is available but not sewer service. He stated the applicant had petitioned the NYS DOT to lay a sewer line in the DOT right of way and also to connect to their water line. The NYS DOT informed the applicant that they could not do their coordinated review without a preliminary approval from the Board.

Mr. Miele asked for some kind of approval from the Board subject to bringing back the DOT plans for Board comments and approval and also addressing all the concerns of the Village Engineers.

The Chair stated there were answers needed for the engineers that did not relate to the water and sewer issue.

Mr. Natarelli stated he had just received new information from the applicant but had not had time to review.

The Chair asked the location of the water connection on North Broadway. Mr. Miele stated he would determine the exact location for the Board and he would coordinate with Mr. Natarelli regarding the engineering issues and get updated plans to the Board.

The Chair asked Mr. McCarthy to check with the Village Counsel if the Board has the power to grant the approval that NYSDOT requires.

Edward McCarthy asked if the applicant had updated information from Con Edison. Mr. Miele stated he would also address those concerns for the Board at the next meeting.

3) Rock of Salvation Church 135 Cortlandt St. Discussion

See announcements above.

4) C.A.R.S. Inc. 333 No. Broadway Discussion

The Chair asked Mr. McCarthy to notify the applicant that if they do not appear before the Board at the January 2014 meeting, their application would be removed from the agenda and they would have to resubmit their application.

5) Approval of Minutes

November 21, 2013

The Chair asked for a motion to approve the minutes of November 21, 2013.

Moved: Cicchetti

Seconded: Mendez

Vote: 6-0

Absent: Aridas

The Chair asked for a motion to adjourn the meeting.

Moved: Cicchetti

Seconded: E. McCarthy

Vote: 6-0

Absent: Aridas

The meeting was adjourned at 8:14pm.