

**Village of Sleepy Hollow
Planning Board Meeting
June 19, 2014**

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

Present: Eliot Martone, Chairman
Ed McCarthy
Hugh Jones
Isabel Mendez
Anthony DelVecchio
Sandra Spiro

Absent: Carl Aridas

Also Present: Janet Gandolfo (Village Attorney)
James Natarelli (Dolph Rotfeld Engineering/Consulting Engineer)
David Smith (VHB Engineering/Village Planners)
Anthony Giaccio (Recording Secretary)

Agenda :

- 1) 139 Cortlandt Street LLC - 139 Cortlandt Street - Public Hearing**
- 2) Approval of Minutes – April 17, 2014 and May 22, 2014**

There were no announcements.

1) Cortlandt Street LLC - 139 Cortlandt Street for a change of use

Daniel Panessi, Samuel Etre and Jonathon Villani represented the application. Mr. Panessi gave a history of the property and explained that a previous site plan was approved, but due to a change of ownership, it was no longer applicable. Mr. Panessi said that the Zoning Board had granted a parking variance for the property and that the easement agreement has been reviewed by the Village Attorney. Ms. Gandolfo confirmed that she reviewed the easement agreement. The project is to convert two commercial spaces into one residential space.

Chairman Martone solicited comments from the public. There were no comments.

Motion to close the public hearing:

Moved: DelVecchio

Seconded: McCarthy

Vote: 6-0

Absent: Aridas

Consulting engineer James Natarelli provided the Board with his engineer's report (attached) and had questions for the applicant. There is a concern about the dry wells and retaining wall. Both will need to be repaired or improved. The applicant agreed to do this.

Chairman Martone listed the conditions to be placed on this site plan approval.

- 1) The applicant must provide proof of the signed easement agreement.
- 2) The applicant must provide a third dry well.
- 3) The drainage must conform to the existing site plan.
- 4) The retaining wall will need to be repaired to the engineer's satisfaction.
- 5) Lighting will be installed with the proper intensity.

Motion was made to approve the site plan with these conditions

Moved: Mendez

Seconded: McCarthy

Vote: 6-0

Absent: Aridas

APPROVED

Note – A formal resolution outlining the conditions will be prepared for the next Planning Board meeting. The applicant was given permission to apply for a building permit.

2) Approval of the April 17, 2014 and May 22, 2014 Planning Board Minutes

Motion to approve the minutes of the April 17, 2014 Planning Board meeting:

Moved: Jones

Seconded: Mendez

Vote: 5-0-1

Absent: Aridas

(DelVecchio Abstained)

The May 22, 2014 minutes were tabled.

3) Discussion

Mr. DelVecchio asked about the status of the Maken Land Development public hearing. This item has not been on the agenda for the past two meetings. A recommendation was made to require a re-noticing of the public hearing if the applicant misses the next meeting.

The Board discussed meeting dates for July and August.

Motion to adjourn the meeting

Moved: DelVecchio

Seconded: McCarthy

Vote: 6-0

Absent: Aridas