

VILLAGE OF THE BRANCH – PLANNING BOARD

June 17th 2015

A meeting of the Planning Board of Village of The Branch was held in the Village Hall, 40 Route 111, Smithtown, NY 11787, at seven thirty p.m. on Wednesday, June 17, 2015. Those present were:

- John Carro – Chairman
- Glenn Haberfield – Member
- Marie Zere – Member
- Dan Falasco – Village Engineer

The meeting was called to order at 7:30 by Chairman Carro.

Glenn Haberfield made a motion to accept the May 20th 2015 minutes. Marie Zere seconded the motion.

The only case on the agenda was Vincent DiCanio for 278 E Main St, Dr Zysman's Group.

Points of discussion were:

- Meeting with the Suffolk County Dept. of Health regarding purchasing 3/10 of TDR @ \$35k.
- Plantings to be on the eastern border next to fence
- Repairing Belgian block on all of the property
- Agreed to get rid of the shed as indicated on the site plan
- Will be adding an a/c unit so now the building will have 2 a/c units
- Removed the fencing around the a/c unit
- Adding approx. 445 sf in rear of the building on the eastern side
- Dormer length is 14'1"
- Site plan will indicated what type of greenery and grass plantings
- Will not finish the interior of the dormered space to eliminate need for additional parking spaces
- Will install a folding ladder to access the attic space
- Snap-on grills will be in the windows, 6 over 6
- Exterior will be all vinyl siding
- Agreed to replace dead trees in perpetuity
- A covenant will be filed with the plan stating that the attic area cannot be used for anything other than storage

A Resolution suggested by Dan Falasco and a **motion** was introduced by Marie Zere stating this is an unlisted action and that the project will not have a significant impact on the environment, seconded by Glenn Haberfield, all in favor, passed. A **motion** was introduced by Marie Zere to give Preliminary approval and final approval with the submission a landscaping plan to Libby Smith for review. Seconded by Glen Haberfield, all in favor, passed. A **motion** was made by Marie Zere and seconded by Glen Haberfield to close the meeting, all in favor, passed.

Respectfully submitted,
Marie Zere
Planning Board Member

