

Village of The Branch – Special Planning Board Meeting  
October 15th, 2019

The Special Planning Board meeting of the Village of The Branch was held in the Village Hall, 40 Route 111, Smithtown, NY 11787, at 7:30 p.m. on October 15th, 2019.

The following persons were present:

Libby Smith- Chairman

Christine Cozine- Village Clerk

Marie Zere – Member

Valerie Lindeman- Member

David Wetzel – Member NOT Present

Glenn Haberfield – Member

Dan Falasco – Village Engineer

Chairman Libby Smith called the meeting to order at 7:42 pm.

Marie Zere made a **motion** to approve the August 2019 Planning Board minutes with noted changes to Clerk Cozine. Glenn Haberfield seconded the motion. All in favor and the motion was approved. Marie Zere abstained.

At this time the public Hearing was opened:

Christina Picarello from Fresh Farms and Jonathan Rubin from East End Builders Assoc. came in to present some changes to their site plan their architect made, based on our previous suggestions.

- Closing off the Northern side of Singer Lane per DOT.
- Snow removal area designated.
- 2 parking spots are now located in the correct spots.
- Building is 22 feet from property line, looking to widen curb cut on Main Street.
- The blacktop color will be a darker maroon.

Discussion ensued about The Farm Store.

Valerie Lindeman asked them if they need more parking. Engineer Falasco said by Code they need more parking.

Chairman Smith suggested they need to go to BZA because they changed the footprint of the property. Based on Square Footage they would need 5 parking spots.

Christina Picarello asked if they could get a preliminary permit to start work.

Dan Falasco said there is a formula to calculate curb cuts from intersections and cross walks. They will need to be a right in and a right out.

Jonathan Rubin asked about the BZA calendar, when is next opening. Clerk Cozine responded it is the 4<sup>th</sup> Tuesday of every month.

Christina said she would drop off the plans to the DOT. Also asked if they could put up a coming soon sign. Was told she would need to see Building Inspector about signs.

Glenn Haberfield made a **motion** to accept the plans on a conditional approval from DOT and BZA for the October 8, 2019 plan presented. Marie Zere seconded the motion. All in favor and the motion was approved.

Chairman Smith closed the public hearing.

Chairman Smith made a motion to close the meeting at 8:10 pm. Glenn Haberfield seconded the motion, all in favor and approved unanimously.

Respectfully submitted by  
Christine Cozine – Village Clerk