

Village of The Branch Planning Board Meeting
October 21st, 2020
Track #25

The Planning Board meeting of the Village of The Branch was held at Village Hall, 40 Route 111 Smithtown, NY at 7:30 p.m. on October 21st, 2020.

The following persons were present:

Libby Smith- Chairman	Christine Cozine- Village Clerk
Valerie Lindeman- Member	Dan Falasco – Village Engineer
David Wetzel – Member- NOT PRESENT	
Michael Kelly – Member	
Glenn Haberfield – Member	

Chairman Libby Smith called the meeting to order at 7:38 pm

Chairman Smith made a **motion** to accept the September 2020 Planning Board minutes and Valerie Lindeman seconded the **motion**. Mike Kelly abstained since he was not present at last meeting. All in favor and approved unanimously.

Chairman Smith noted this was a housekeeping meeting from last month. 289 E Main Street was here last month looking for preliminary approval for changes made so they can go to the Board of Trustees.

Chairman Smith mentioned as she was going over the maps, she noticed the dates were different on them. Does anybody have any questions or comments on the preliminary plans? Nobody did.

289 E Main Street will need to present landscaping plans when they come back for final approval. The Board of Trustees has the final say to any changes that are made to the Historic District. Chairman Smith said she does not for see a problem with that and Glenn Haberfield agreed.

289 E Main Street will also need to go to Suffolk County for approval because they are 50 feet from a State Road as well as 500 feet from another municipality. The only change or request we would have is that they have a right turn in and right turn out of the parking lot to prevent left turn ins and left turns out, which is dangerous on Middle Country Road.

Engineer Falasco talked about Environmental impact of assessment property. He doesn't think there is anything significant with 289 E Main Street plan, but it is up to this Planning Board to decide this. If you are OK with this, then you need to pass a resolution tonight.

Mike Kelly asked about wastewater. Engineer Falasco explained all things are in order and applicant is going through the Board of Health.

Chairman Smith asked if they need TDR's. Engineer Falasco said every acre of land in this area is 600 gallons per day per acre in the ground.

Glen Haberfield made a **motion** that after a review of the Environment Assessment form provided by the applicant and have been reviewed by the Village Engineer, it is recommended that a negative declaration be adopted by the Board. Mike Kelly seconded the **motion**. All in favor, passed unanimously.

Libby Smith made a **motion** for preliminary approval to application for 289 East Main Street on their plans; site plan dated 9/1/20, elevation dated 8/31/20 and floor plan dated 5/6/20. Valerie Lindeman seconded the **motion**. All in favor and approved unanimously.

Libby Smith said need to make a recommendation to the Board of Trustees, has to do with the aesthetics of the building.

Libby Smith made a **motion** to keep within the characteristic within the Historic District. After careful review of plan prepared by Nelson and Pope, and after having Public Hearing with input given by the public with some suggestions, which will be addressed in final plans, in addition to BZA approval as the Planning Board recommends, the approval of the application in accordance with article 275-58 of Village Code. Glenn Haberfield seconded the **motion**. All in favor and approved unanimously.

Mike Kelly made a **motion** to close the meeting at 8:14 pm. Valerie Lindeman seconded the **motion**, all in favor and approved unanimously.

Respectfully Submitted by
Christine Cozine – Village Clerk