

Village of The Branch Planning Board Meeting
April 20th, 2022
Track #49

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 April 20th, 2022.

The following persons were present:

Libby Smith- Chairman not present	Christine Cozine- Village Clerk
Valerie Lindeman- Member	Dan Falasco – Village Engineer not present
David Wetzel – Member- not present	
Michael Kelly – Member	
Glenn Haberfield – Member acting as Chairman	

Glenn Haberfield called the meeting to order at 7:42 pm

Valerie Lindeman made a **motion** to accept the April 21, 2021, Planning Board minutes and Mike Kelly seconded the **motion**. All in favor and approved unanimously.

Valerie Lindeman made a **motion** to open the public meeting. Mike Kelly seconded the **motion**. All in favor, passed unanimously.

Ms. Yulia Viola – Attorney at Certilman Balin, representing applicant ACLD– the location of the property is 301 E Main Street Smithtown NY, zoned for single family residence. The owner wants to legalize the outside, it has been vacant for 5 years and has been vandalized. They want to rent the property, it was built in 1917, with complete seclusion hidden from the road. The ACLD received a letter from the Village dated October 26, 2021, stating issues with exterior elements, had vinyl siding, windows, front porch, detached garage. Ms. Viola stated her client wants to legalize all the exterior alterations. All exterior alterations were performed by Stanley Weitz, previous owner, except the detached garage.

The portico- the main entry has been there 1960's photo and appears to be original. Took pictures of other houses in the Historical District in the Village of The Branch and all have porticos and front porches.

The windows – originally had single case windows. Stanley Weis replaced them in 1990's with double hung windows. They were replaced because they leaked and were old. The shape color and design are nearly the same. The existing double hung windows are in harmony with other houses in the Historic District. We feel there needs to be consideration given since this house is not seen from the road at all.

The siding – original siding thin aluminum siding, now its PVC siding. It is horizontal as it shows in the pictures, the house never had wood clapboard siding.

The garage – photos show flat roof 1 story 2 car garage with white aluminum siding. The garage now after alterations is 1 and a half stories. The garage maintains the original footprint. Has gables and keeps in line with other structures in Historical District.

Mr. Larry Jones – Planning Board member in Westhampton Beach NY and a Historical Society Member. The property at 301 E Main Streets footprint hasn't been added onto except the garage, which went from one story to one and a half story. The synthetic siding is good quality, good roofing (not wood shingles but asphalt), windows are good. The main house and the garage don't have down spouts, they could be added. The main front door, portico and front porch shows no

signs of being changed. No cracks can be seen. The rear set of French doors in the back are original. The windows swing out, so they don't leak in. Shutters can be put back on. They are good quality windows as they still have their seal Thermal glazed window opening have not been altered. Casements can be put in later. There is good weatherproof PVC, joints and seals up well, has white trim and sheds water well. The bones of this house are good and has been well maintained. Foundation was good as well. As far as a flat roof garage, its silly since it is not good for snow purposes, it now has a nice gabled roof.

Valerie Lindeman asked if the side porch is original to the house and Mr. Jones answered yes. Mike Kelly asked when siding was put on. Cheap aluminum siding was put on in 1963 and the vinyl siding was put on in 2018. The windows were done in 1990's and roof done in 2012. In 2010 converted the garage.

Ms. Laurie Passalaqua – grew up and raised by Weis family at that residence (301 E Main St) She remembers the windows always being cold and drafty. There is not much of a visual difference with old versus new windows. Aluminum siding was done in the 1960's, it was horizontal and wide. The roof was high and couldn't see it from the front of the house. The current roof is asphalt and was done in 2012. The current garage matches the house and old garage was stupid. 4 of 6 houses in the Historic District have asphalt roofs.

Mr. Gerard Dimuro – representing the ACLD – plan on using this as a single-family residence. There are 5 bedrooms and a butler room which is considered a bedroom. Mr. Kelly asked what their plans are for the garage? He answered it would be just for storage even though it has heating and electricity.

JP Lardoux – Architect for project – The Board asked him what changes are they planning on doing? Mr. Lardoux stated that previous owners, The United Way, wanted to do an addition. They retracted that application. All they did was paint inside of the house. No changes will be made to the house. Valerie Lindeman asked about a fire escape? Will install one? Mr. Lardoux answered no as there are two separate staircases. There is also an attic and that is for storage. We are looking for CO to occupy the house, the garage doesn't have one. Mr. John Carro – Trustee VOB- asked who is the agency? ACLD is the agency. So will a single family occupy? Yes... ok according to the Code, single family is defined as blood related.

Mike Kelly made a **motion** to adjourn the public meeting. Valerie Lindeman seconded the **motion**, all in favor and approved unanimously.

Glenn Haberfield recommended that the single-family main dwelling located at 301 E Main Street the portico, windows and siding be approved pending the approval of the CO for the garage by the Building Inspector. Also wants to ask Village Engineer Falasco about driveway, making a left hand turn out of there.

Glenn Haberfield made a **motion** to close the meeting at 9:06 pm. Valerie Lindeman seconded the **motion**, all in favor and approved unanimously.

Respectfully Submitted by
Christine Cozine – Village Clerk