

VILLAGE OF THE BRANCH - PLANNING BOARD

May 20, 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 p.m. on May 20, 2015. Those present were:

John Carro - Chairman
Glenn Haberfield – Member
Marie Zere – Member

Dan Falasco – Village Engineer
Christine Cozine - Village Clerk
Libby Smith - Member

The meeting was called to order at 7:08 pm by Chairman Carro.

The only case on the agenda was Vincent Decanio for 278 East Main Street, Dr. Zysman's Group. After listening to the Boards suggestions last month Mr. Decanio made the following changes to the site plan. Changed the windows to slider Anderson windows and added dormer to keep it less contemporary looking. Board was happy with the aesthetics of the building, but had additional concerns/changes to be made.

Points of discussion were:

- Needs to purchase 3/10 of TDR per Board of Health.
- Will require permission from Smithtown and VOB to get TDR.
- Need to get rid of shed
- Wants landscaping plan on site plan. What type of greenery?
- Where are they relocating A/C plan to; spreading out the 2 condensers?
- Remove chain link fence around air conditioning unit.
- Parking lot needs 3 additional spaces. Parking ratio should be 1 spot for every 150 square feet, not 160 square feet.
- Libby would like snap in's (grills) for the windows. 6 over 6.
- Exterior will be all vinyl siding.

Marie Zere made a **motion** to accept the minutes from the October 15, 2014 meeting. Glen Haberfield seconded the motion which was approved unanimously.

Glen Haberfield made a **motion** to accept the minutes from the April 15, 2015 meeting. Marie Zere seconded the motion. The vote was as follows:

J. Carro – Yes
L. Smith– Abstain
M. Zere – Yes
G. Haberfield- Yes

Marie Zere made a **motion** to adjourn. Libby Smith seconded the motion which was approved unanimously. Meeting was adjourned at 8:30pm.

Respectfully submitted,
Christine Cozine
Village Clerk