

DRAFT
Planning Board Meeting Minutes
November 4, 2025
8:00 p.m.

PRESENT: Rob Luntz
John Ghegan
Geoffrey Haynes
Steve Krisky
Eva Thaddeus

ALSO PRESENT: Vincent Salanitro, P.E., Village Engineer
Len Simon, Village Board Trustee & Planning Board Liaison (left early)
Dan Pozin, Village Attorney

ABSENT: Nora M. Nicholson, Village Board Trustee & Planning Board Liaison

1. CALL TO ORDER:

Chairman Rob Luntz called the Planning Board meeting of October 7, 2025 to order at 8:00 p.m.

2. OLD BUSINESS

a) Fuller, Sean – The Grand – 130 Grand Street (79.05-1-57) – Final Signage Approval

Property owner Sean Fuller was present in support of the application. It was noted that the Advisory Board on the Visual Environment reviewed the sign permit application and had no issues. Steve Krisky asked the applicant about the flower pots in front of the building which contain advertising, not plantings and the applicant said that he pulled out old plants, will add mulch and see if some vines can grow in the pots. The applicant mentioned possibly wanting to add a small marquee, but was told that a marquee has not been approved, and that if he would like to add one, that may require another application.

Geoff Haynes made a motion to issue the final signage approval for The Grand at 130 Grand Street, seconded by Steve Krisky, and carried, 5 – 0.

b) Eichelberger, Cody – Mondays Gift Shop – 125 Grand Street (67.20-3-21) – Final Signage Approval

Cody Eichelberger was present in support of the application. It was noted that the Advisory Board on the Visual Environment reviewed the sign permit application and had no issues. It was clarified that the lettering on the windows will be white vinyl. The windows will not be white, which was not clear in the image presented.

Eva Thaddeus made a motion to issue the final signage approval for Monday's Gift Shop at 125 Grand Street, seconded by Steve Krisky, and carried, 5 – 0.

c) Referral from the Village Board of Trustees to review draft Local Law Introductory No 14 of 2025 to permit the Village Board of Trustees to appoint an alternate member to the Planning Board and Zoning Board of Appeals for the term of one official year.

The Planning Board has several concerns about the appointment of an alternate board member. Historically, the Planning Board has always had a quorum, and can function well with either three or four members. Village Attorney Dan Pozin stated again that it is typical, in other communities, to have a Planning Board alternate. The Planning Board does not see the need for an alternate member.

3. NEW BUSINESS

- a) 73 Melrose, LLC – Minor Site Plan Approval for a New Single-Family Home – 73 Melrose Avenue (79.5-4-31.2)

Butch Doran, property owner, was present in support of this application seeking minor site plan, excavation and fill, and stormwater prevention plan approval for the property at 73 Melrose Avenue. The Planning Board recently approved a minor site plan for this property, submitted by a previous owner. The current applicant purchased the lot, and wants to put up a new house with a similar footprint, with the major difference being the location of and access to the garage. Chairman Luntz believes that this application is an improvement on the original site plan.

The applicant is proposing a small driveway and attached garage at the front of the house. As shown on the plans, with two cars in the driveway, the cars encroach on the right of way. The applicant says that this encroachment has been allowed in the past, as it is hard to avoid with the 15-foot setback. The applicant said that in the process of cleaning up the area around this lot, which is at the end of a dead-end street. It is a wide road, and a fire truck would be able to get by. The applicant does not believe that this street is used as a cut through for the school. It was requested that the applicant's engineer provide calculations to confirm that there will be no net increase in runoff for the 100-year storm.

The Planning Board felt that the color choices, as shown by the applicant fit in well with the neighborhood. John Ghegan asked how tall the house was and there was some minor discussion estimating that the house is 27-feet tall. Chairman Luntz asked that the plans be updated to get an actual height dimension on the plans.

The applicant brought up parkland fee of \$12,000.00 that is referenced on the draft minor site plan resolution for this application. The applicant believes that the construction of this house, in this spot goes along with what the Harmon Subdivision was designed for. The applicant mentioned larger, multi-unit buildings with many more bedrooms having no recreation fee, and this four-bedroom house having a \$12,000.00 fee, and believes that this is excessive. The applicant also noted that building permit fees went up, with the permit fees for this building alone totaling \$28,000.00, before the recreation fee. The applicant said that the building permit fee should be based on square footage, not cost of construction. The Planning Board felt that the Village Board of Trustees would be the ones to speak with regarding fees.

Steve Krisky made a motion to approve the Minor Site Plan application for 73 Melrose, LLC, with the added conditions that the applicant will provide calculations to confirm that there will be no net increase in runoff for the 100-year storm, the off-street parking requirement will be waived, and the architectural plans be updated to show the height of the proposed residence, seconded by Geoff Haynes, and carried, 5 – 0.

- b) Robinson, Matthew & Ilana – Building Envelope Modification – 8 Newton Court (67.10-2-4.21)

Property owner Matthew Robinson and architect Justin Kacur of Highlands Architecture were present in support of the application. The applicant provided a brief history of the project which is to rebuild a single-

family residence on an existing foundation to replace the home that was significantly damaged by fire earlier this year. This application is for a proposed front porch and rear deck and previously constructed gazebo, all of which fall outside of the allowed building envelope. Other than exceptions of the porch and deck as mentioned, the architecture has changed, but the footprint is the same. The garage is increased slightly, but it is within the building envelope. The applicants were advised that they will need to apply to the Zoning Board of Appeals for a variance for the gazebo.

The applicants brought samples of the building materials which were passed around by the Planning Board members. When asked if the applicant was planning to put solar panels on the house, the answer was no. Chairman Luntz advised the applicants that the Village follows the NY State Stretch Energy Code, so they will need to be “solar ready” to comply with the code.

John Ghegan made a motion to approve the application for Matthew & Ilana Robinson of 8 Newton Court to modifications to their building envelope as shown on the building plans, seconded by Eva Thaddeus, and carried, 5 – 0.

4. APPROVAL OF MINUTES - *Draft Minutes September 16th, 2025*

Steve Krisky made a motion to approve the Planning Board minutes of October 7, 2025 as amended, seconded by Geoff Haynes, and the motion carried by a vote of 5 – 0.

5. ADJOURNMENT

There being no further business to come before the board, the meeting was duly adjourned at 9:16 p.m.

Respectfully submitted,

Karen Stapleton
Secretary to the Planning Board