

**DRAFT**  
**Planning Board Meeting Minutes**  
**January 27, 2026**  
**8:00 p.m.**

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

**ALSO PRESENT:** Vincent Salanitro, P.E., Village Engineer  
Stacey Nachtaler, Village Board Trustee & Planning Board Liaison  
Len Simon, Village Board Trustee & Planning Board Liaison  
Josh Subin, Village Attorney (late)

**1. CALL TO ORDER:**

Chairman Rob Luntz called the Planning Board meeting of January 27, 2026 to order at 8:00 p.m.

**2. NEW BUSINESS**

**a) *MacDonald, Roseanne 43 Riverview Trail (68.17-2-11) Accessory Cottage Application***

Dean Borelli of Westchester Modular Home, and property owner Roseanne MacDonald were present in support of the application. The applicant stated that they went to the Zoning Board of Appeals and received variances to have the accessory dwelling unit closer to the street than the primary residence, a height variance of three-feet, three inches, and another variance, allowing for the front door to the cottage to be visible from the street. Currently, there is a dilapidated cottage on the property that will be demolished to make way for a modular accessory cottage. They will apply for a demolition permit, and ensure all of the disconnects are in place for the existing structure that will be taken down. It was confirmed that the property owner will live in the primary residence and her daughter will live in the accessory cottage. There are currently propane tanks in front of the building, but they will be disconnected and taken away. Once the existing structure is demolished, a modular home will be brought in by crane in two sections, or boxes. The accessory cottage will be electric, and existing water and sewer services will be used. There is an existing driveway for the primary residence, and a new, gravel parking area for the accessory cottage. There is currently a concrete washout shown on the plans that is to be used for temporary erosion control. The proposed accessory cottage is 750 square-feet, there is another small area shown on the plans that will not be living space, comparable to an "English basement."

Steve Krisky mentioned the floodlights shown on the outside of the property and asked that they have shades that throw the light down and do not scatter the light out.

Geoff Haynes brought up the condition on the resolution that could require the applicant to pay a recreation fee to the Village, in lieu of parkland. The Planning Board noted that ADUs are encouraged in the Village and this fee could represent a large part of the overall cost for the applicant. The Planning Board stated that in this instance, as with other accessory cottages recently approved, the fee in lieu of parkland should be waived. Steve Krisky did not want to disturb precedent, and went along with not imposing the fee in this case, but hoped that in the future the Village Board of Trustees would either give the Planning Board some latitude, or they themselves modify the fee.

Geoff Haynes made a motion to approve accessory cottage application for 43 Riverview trail with the amendment of striking the condition referring to the recreation fee in lieu of parkland, seconded by Eva Thadeus, and carried, 5 – 0. Chairman Luntz reminded the applicant that it states in the resolution that Upon a change in ownership, should the new owner desire to continue the accessory apartment or accessory cottage use, the new owner shall provide notification to the Building Department.

**b) Corbett, James – 284 Grand Street (68.17-3-54) Accessory Cottage Application**

Homeowner James Corbett, and builder Bob Small were present in support of the application. The applicants are seeking approval to convert an existing garage into an accessory cottage for the applicant's in-laws to stay during their summer visits. The existing structure will be brought to the code, but the footprint will remain the same. The proposed accessory cottage meets all zoning requirements. The accessory cottage will have one bedroom and a small office, and be approximately, 499 square-feet. The applicant will tap into existing water and sewer lines. The colors of the cottage will match the existing house.

Chairman Luntz referenced the draft resolution and the recreation fee in lieu of parkland. Again, it was discussed that the recreation fee is significant, and that the Planning Board did not have any leverage when imposing the fee. The Planning Board again believes that as the Village encourages these projects, the fee may be cost prohibitive, and thought a lower amount would not be as onerous.

John Ghegan made a motion to approve the application for an accessory cottage at 284 Grand Street, striking the condition that the applicant pay the recreation fee in lieu of parkland, seconded by Eva Thaddeus, and carried, 5 -0.

**3. OLD BUSINESS**

**a) Mirage Mirror & Glass – 425 South Riverside Avenue (79.13-2-91) – Final Signage Approval**

As a condition of the resolution approving a change of use for one tenant space at 425 S. Riverside Ave., issued on January 21, 2025, Mirage Mirror & Glass were to apply to the Advisory Board of the Visual Environment for review of their sign permit application, then return to the Planning Board for final signage approval. The Advisory Board of the Visual Environment reviewed the sign permit application on February 11, 2025, and Sign Permit #20250002 was issued on February 12, 2025. Due to an oversight, the applicant did not return to the Planning Board for final signage approval, which is why this item is on the agenda tonight.

Eva Thaddeus made a motion to issue final signage approval for Mirage Mirror & Glass, seconded by Geoff Haynes, and carried, 5 – 0.

Constancia Warren and Bruce Dollar of 1 Young Avenue addressed the Planning Board with questions about plans to develop 425 South Riverside Avenue. Ms. Warren and Mr. Dollar were told that this agenda item has nothing to do with the potential redevelopment of this property. Ms. Warren and Mr. Dollar were advised that, as neighbors, they would receive notification in the mail for a plan to redevelop this property, as that application would trigger a public hearing.

Barry Donaldson of 14 King Street asked if there was a master plan for the Village that establishes areas of growth for commercial and residential uses, areas of growth for the natural landscape and something

to be done about Main Street. Chairman Luntz advised that the Village does have a Master Plan and that it is available online.

**4. APPROVAL OF MINUTES - *Draft Minutes December 9, 2025***

Steve Krisky made a motion to approve the Planning Board minutes of December 9, 2025, as amended, seconded by Geoff Haynes, and carried 5– 0.

Steve Krisky asked about an Engineer Report being included on the agenda. Village Attorney Joshua Subin said that there cannot be a give and take about a particular property without an applicant being present. Vincent Salanitro offered some updates saying that he did expect the property owner of 425 South Riverside Avenue to come back with an application for a 49-unit building. Another update, regarding 1360 Albany Post Road, is that the applicant sent an email stating that they had been in touch with the Department of Transportation, and it was expected that the DOT would be reaching out to the Engineering Office to discuss the matter further.

Steve Krisky reported that the Conservation Advisory Council is beginning to work on a “Dark Sky” code for the Village and will make a comprehensive recommendation.

**5. ADJOURNMENT**

There being no further business to come before the board, the meeting was duly adjourned at 8:52 p.m.

Respectfully submitted,

*Karen Stapleton*  
Secretary to the Planning Board