

**Minutes of the Planning Board Meeting
February 23, 2016**

PRESENT: Bruce Kauderer, Acting Chairman
Steve Krisky
Janet Mainiero

ABSENT: Rob Luntz
Rocco Mastronardi

ALSO PRESENT: Bob Anderson, Village Board Trustee

1. Call to order

Deputy Chairman Kauderer called the meeting to order at 8:00 p.m.

2. NEW BUSINESS

- a) *TGL Realty Co., Inc.--49 North Riverside Avenue (Sec. 78.08 Block 3 Lot 81)--
Application for Amended Site Plan Approval for proposed new addition and outdoor
terrace to Ocean House.*

PRESENT: James Coleman, Architect; Paula Galvin, owner of Ocean House restaurant

DISCUSSION: Mr. Coleman stated that the owners of Ocean House are proposing a small addition with a new service pantry, an ADA compliant bathroom, and a new brick entry patio with a handicap accessible ramp and entryway. These modifications will enable the restaurant to get its liquor license to sell beer and wine. The number of seats in the restaurant will not increase. The front entry exterior door and steps are being removed and three windows installed.

There was some discussion about the difficulty in finding parking in this area, but Ms. Galvin suggested that there are spots available, e.g. on Farrington Road. The Village Engineer stated that the proposed addition may require an extra parking space but the Planning Board can waive the parking requirements in the resolution. There was also a question about the possibility of creating a handicap accessible space near the restaurant, to which the Village Engineer stated that he will look at the drop curb on the corner of North Riverside Avenue and Farrington Road.

The Planning Board agreed that the application should be referred to the Advisory Board on the Visual Environment (VEB) for its recommendations prior to the public hearing.

MOTION: Mr. Krisky made a motion to call for a public hearing based on the proposed plans, seconded by Ms. Mainiero, and carried in favor by a vote of 3-0.

3. APPROVAL OF MINUTES

Ms. Mainiero made a motion to approve the minutes, as amended, seconded by Mr. Krisky, and carried in favor by a vote of 3-0.

4. DISCUSSION OF MISCELLANEOUS ITEMS

- 3 Arrowcrest Drive retaining wall: Mr. Kauderer stated that it is very important to hire an engineer that represent both the Planning Board and Mr. Fallacaro and that it was absolutely not acceptable to hire an engineer who would serve as Mr. Fallacaro's advocate. Mr. Kauderer stated that any engineer that was hired must be responsible to both the Planning Board and Mr. Fallacaro and it is crucial that the letter of engagement include this. The Village Engineer stated he would telephone Mr. Hilpert to remind him that any engineer hired for this review has to work for both parties.
- Mr. Krisky asked about the three large blue book drop boxes that have appeared recently at the bottom of the library driveway. The Village Engineer stated that he will take a look at them.

5. ADJOURNMENT

There being no more business to come before the board, the meeting was duly adjourned at 8:25 p.m.

Respectfully submitted,

Ronnie L. Rose
Secretary to the Planning Board