



Planning Board Agenda

Monday, April 26, 2021

Zoom Link: <https://zoom.us/j/98044675140>

Zoom Phone Number: 1-646-558-8656

Zoom Meeting ID: 980 4467 5140

Pledge of Allegiance

Roll Call: James A. Abdallah (Chair), Maurica Gilbert, Derek Rosenbaum, Rick Perry, Reg Carter, Curt Gervich (Alternate), Loretta Rietsema (Alternate)

Also Present: Malana Tamer (City Planner), Dean Schneller (Corporation Counsel), Shelise Marbut (Planning Secretary)

Absent:

A. Monthly Project Review

1. PB# 2021-01, Conti Site Plan

Project Description: Request to construct four (4) multifamily townhouse structures with a total of 16 units, garages, parking and related site improvements. Located at the corner of NY Rd and Kansas Ave; Multiple area variances required; Zoned R2; Tax Map Parcel ID #233.8-1-1.11

Applicant: Anthony and Francesca Conti

Plan Preparer: Aaron Ovios, RMS, PC

- A. Motion to adopt SEQRA resolution 2021-01A to declare the project an unlisted action and complete SEQRA Part II with a negative declaration of no significant environmental impact

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

- B. Motion to adopt resolution 2021-01B to approve the detailed plat and related materials with any conditions as noted within the discussion.

Moved By: _____ Seconded By: _____

Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

2. PB# 2021-06, 34 US Oval Window Replacement

Project Description: Request to replace existing windows with vinyl windows, to replace front doors with aluminum storefront style doors, and minor in-kind exterior restorations to brick exterior, trim, and entry stone steps. Located at 34 US Oval; Zoned RC-2; Tax Map Parcel ID #221.12-2-8

Applicant: OP Holding Company

Plan Preparer: Aaron Ovios, RMS, PC

- A. Motion to adopt SEQRA resolution 2021-06A to declare the project an unlisted action and complete SEQRA Part II with a negative declaration of no significant environmental impact

Moved By: _____ Seconded By: _____
Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

- B. Motion to adopt resolution 2021-06B to approve the historic site review application and related materials with any conditions as noted within the discussion.

Moved By: _____ Seconded By: _____
Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

3. PB# 2021-02, 38 US Oval Window Replacement

Project Description: Request to install 2 new basement windows in associated window wells with vinyl windows in the expanded Oval historic district. Located at 38 US Oval; SHPO coordination required; Zoned RC-2; Tax Map Parcel ID #221.12-2-7.1

Applicant: Peter Allen, Gaughin LLC

Plan Preparer: Peter Allen, Gaughin LLC

- A. Motion to adopt SEQRA resolution 2021-02A to declare the project an unlisted action and complete SEQRA Part II with a negative declaration of no significant environmental impact

Moved By: _____ Seconded By: _____

Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

- B. Motion to adopt resolution 2021-02B to approve the historic site review application and related materials with any conditions as noted within the discussion.

Moved By: _____ Seconded By: _____
Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

4. PB# 2021-07, 90-92 Miller Street Site Plan Modification

Project Description: Request to modify a previously approved site plan to construct an approximately 5,400 sq. foot, 6-unit townhouse-style apartment building and associated parking and other site improvements. Located at 90-92 Miller St; Area variances required. Zoned R2; Tax Map Parcel ID #207.12-1-24 and #207.12-1-25.

Applicant: Mousseau Development, LLC

Plan Preparer: Scott Allen, AES Northeast

- A. Motion to adopt resolution 2021-07 to reaffirm the previous SEQRA action and approve the modified detailed plan and related materials with any conditions as noted within the discussion.

Moved By: _____ Seconded By: _____
Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

B. Other Business

C. Adjournment

James A. Abdallah, Chairperson