

**Planning Board Meeting
September 23, 2014**

Present:

Peter Sheridan, Chairman
Gary Putman
Fred Sievers
Thomas Peterson, Planning Board Attorney

Absent:

Marybeth Max
Michael Roets
William Ryan, Alternate

Agenda: September Monthly Meeting

- Sana Muir Drawing Approval
- Open Discussion

Guests:

Bruce Johnson
Josette Snowden

At 7:06 PM, Mr. Sheridan called the meeting to order. He noted that Mr. Roets, Mr. Ryan, and Ms. Max were absent.

Sana Muir Drawing Approval

Mr. Sheridan indicated that at the time the original proposal came to the board the drawings were not stamped and Mr. Johnson is here to present the revised drawings on Ms. Muir's behalf. Mr. Johnson indicated that the original proposal included a shed roof that makes the adjacent interior area useable only as a closet. She would like to raise the roof and add a bathroom on the first floor. The alterations in total equates to approximately 110 square feet. The upstairs design will incorporate changes to the master bedroom and the master bathroom.

Because complexity and runoff, they are also proposing a slight change to the roof pitch from the original design. On the front, they are proposing a steeper pitch roof with a small dormer added over the stairs. She would also like to enclose part of the porch, but it will be unheated with only a small coat closet. The open area of the porch will retain the same footprint. Mr. Sievers said the Planning Board review is a site plan review, but there was no change in count of rooms or impacts to drainage. Mr. Putman indicated he passes the property frequently and has not seen any drainage issues. Mr. Johnson indicated that if there had been a gable – as the original design warranted – there would be a concentration of runoff; however, the extension to the side will assist in disbursing the runoff more evenly.

Mr. Sievers made a motion that the Planning Board approves the changes to the site plan for Ms. Muir as proposed, which Mr. Putman seconded. Mr. Sheridan polled the present members, and Mr. Sievers, Mr. Putman, and Mr. Sheridan unanimously voted aye. Mr. Sheridan signed off on the plans, and Mr. Johnson indicated that he could provide extra copies of the drawing as needed to Mr. Sheridan and the Village.

Open Discussion

Mr. Sheridan indicated that a house on Saratoga Avenue was applying for a variance to add a back deck at the Zoning Board at the meeting on Thursday, September 25, 2014. Mr. Sievers and Mr. Putman indicated that it would need site plan review.

Mr. Sievers asked about the information regarding the Historical District; although it does not mandate architectural review, it does allow for architectural standards. Mr. Sheridan has asked for elevations when new permits are reviewed.

Mr. Sievers and Mr. Sheridan discussed the buildings and elevation of the land of the Victorian Landings development.

The Planning Board postponed review of the June 11, 2014 minutes until the next meeting as two of the three Planning Board members present at the June meeting were absent tonight.

Mr. Sheridan made a motion to adjourn at 7:40 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary