**MEMBERS PRESENT: CHAIRMAN JOHN WILSON, MEMBER MICHAEL D’ANGELO, MEMBER EILEEN KEANE**

**MEMBERS ABSENT: MEMBER CHARLES WOZNICK, MEMBER WILLIAM TRECO(ILL)**

**ALSO PRESENT: ATTORNEY ASHLEY TORRE, ENGINEER SEAN HOFFMAN, CLERK-TREASURER VALENTINA JOHNSON**

**PUBLIC PRESENT: JAY SAMUELON, VERA & RUDY EICHELE**

Chairman extended the Board’s condolences to Charlie on the passing of his father.

**BARNWELL**

Attorney advised n the wording and size of the sign for Barnwell.

Motion by Member Keane, seconded by Member D’Angelo, approving the draft resolution for final

conditional approval as presented. 3 ayes, 0 nays.

**KNOLLWOOD**

Jay Samuelson advised on the site plan, 18.8 acres with 12 lots along Route 208, 6 common/shared

driveways, and met all DOT requirements. The sidewalk will be along the front and wetlands in the back

of the lots, with 2 large lots, nothing is proposed for the back of lot.

Engineer Sean Hoffman advised for the Public Hearing the applicant needs to complete SEQRA, also

advised on the letter received from the County, applicant should contact the County regarding an

archeological impact. It is less than 25% and needs an erosion plan, the endangered species will not

have an impact for this applicant.

Attorney Ashley Torre advised there are no objections or this Board to act as Lead Agency.

Motion by Member D’Angelo, seconded by Member Keane, approving Planning Board as Lead Agency. 3

ayes, 0 nays.

Attorney advised SEQRA must be completed before the Public Hearing, will need EAF Part II, get this

completed at the next meeting in September and set Public Hearing for October.

Jay Samuelson advised he will speak to the County on their letter, do SEQRA in September and Public

Hearing in October.

Motion by Member D’Angelo, seconded by Member Keane, authorizing Part II of SEQRA. 3 ayes, 0 nays.

**VERA EICHELE**

Vera Eichele advised on an accessory apartment , using it for storage and has no certificate of occupancy

yet, she’d like to use for an office and apartment for her son, it’s a two story garage.

Engineer Sean Hoffman advised this application pre-dates him and Tim and advised on the history of the

Application. The Village Code allows an accessory apartment. The building must have or be capable of

having a C/O. It’s eligible for a c/o, Tim is going through a list of items that must be completed. The

parking is a major item, it needs 3( garage spaces can be counted), they need 5 and must demonstrate

this on the plan.

Board asked is this rental space also?

Vera advised no, and she has ample parking, the extra lot is hers so that there is ample parking.

Engineer advised they should provide something showing they can provide the parking.

Vera advised it’s a garage.

Member Keane advised as long as they can get 5 cars in there.

Chairman advised to give to the Board in writing that you can get 5 cars in there.

Vera advised on a small kitchenette, refrigerator, stove, studio size.

Engineer advised the applicant will need to comply with NYS Building Code.

Member D’Angelo asked applicant if any variances are being requested?

Chairman advised we need a plan showing the actual square footage for each of the rooms.

Attorney advised you will require a Public Hearing.

Motion by Member Keane, seconded by Member D’Angelo, approving as a Type II Action for SEQRA. 3

ayes, 0 nays.

Attorney advised we referred to Orange County Planning already and received their recommendation.

Motion by Member D’Angelo, seconded by Chairman Wilson, meeting was adjourned. 3 ayes, 0 nays.

Next meeting will be on September 20, 2021 at 6PM.

Respectfully submitted,

Valentina Johnson

Clerk-Treasurer