

VOB Planning Board / Monthly Meeting
Minutes / Action Items
Tuesday January 11, 2022 7:00 pm

Members:

J.Paliseno, M.Kane, C.Low, N.Sassone

*** - Attendees Bold**

Action Item Owners highlighted in Red Font

- 1. Reviewed 1 permit headed for Zoning Board of Appeals (ZBA) for various reliefs. Planning Board (PB) recommendations were documented and forwarded to VOB (Village of Brightwaters) BI (Building Inspector) for review.**
- 2. Project Manager Alex Kociski of Bohler, representing interested parties in purchasing property at 225 Howells Road (World Gym) converting into Storage Facility. PB reviewed the required ZBA codes requiring reliefs with A.Kociski**
 - Insufficient Parking**
 - Accessory Structure in Front Yard**
 - Driveway Exceeding Maximum Width**
 - Signs larger than Permitted**

If ZBA grants relief on above codes, Board of Trustees (BOT) would need to provide relief of building height.

Upon ZBA and BOT providing code reliefs, proposal would come back to PB for final recommendations on building aesthetics and other potential improvements.

- 3. Property Owner, Rich Urban of 130 Orinoco Drive, addressed PB converting property from Office to Residential. Proposal would create 4 residential units, one below accepted minimal size. PB recommended to increase size of unit to avoid ZBA hearing.**

PB strongly recommended resident parking be moved to back of building and front of property conform to existing VOB frontage of Curb, Bricking, Light Posts and Sidewalk. Acceptance would continue continuous “look and feel” frontage for the VOB downtown area. Mr. Urban was open to the PB recommendations of conformance.