

Village of Tivoli
PO Box 397 • 86 Broadway
Tivoli, New York 12583
www.tivoliny.org

Planning Board Agenda

August 26, 2024

Come to Order:

Approval of Minutes:

August 12, 2024 Planning Board Meeting
Amendment of the July 22, 2024 Minutes

Review of Old Business:

Plane Hall – window review

Review of New Business:

76 Broadway, 1st Floor - Site Plan Application – Tivoli Sandwich Shop

Applicant proposes to open a restaurant - breakfast and lunch deli - with a small grocery section.
Location is in an existing restaurant space.

Other Business:

Adjourn:

***Agenda is subject to change**

Village of Tivoli
Planning Board
Minutes - draft
August 12, 2024

The meeting was opened at 7:00 p.m. on the 3rd floor of the Historic Watts de Peyster Village Hall.

PRESENT: Lisa Schwarzbaum; Andrew Tejerina; Pamela Morin; J.P. Ward; Wendy Hansen; Miles Sweeny

ABSENT: Donna Matthews

ALSO PRESENT: Michèle Robinson Greig, AICP; Mayor Joel Griffith; Village of Tivoli attorney Cassandra Britton

MINUTES: The Minutes from the July 22, 2024 meeting were reviewed. Pamela Morin made a motion to approve the Minutes; Second by J.P. Ward; All in favor; none oppose. The minutes were APPROVED.

LWRP CONSISTENCY DETERMINATION FORM:

The Planning Board reviewed the proposed Local Law No A-1 of 2024 for the purposes of determining whether it meets the criteria of the Local Waterfront Revitalization Program (LWRP) Consistency Determination form, and discussed all the comments on the form. Village of Tivoli Planning Consultant Michèle Robinson Greig read out new comments.

Andrew Tejerina and Pamela Morin asked for various clarifications. Ms. Greig, Mayor Joel Griffith and Attorney Cassandra Britton contributed clarifications as needed.

The Board discussed parking and the geographical limits to which the Proposed Local Law applied, with the aid of displayed maps.

They also discussed the differences between short-term rentals and accessory dwelling units, and related matters.

Andrew Tejerina made a motion to accept the Local Waterfront Revitalization Program Consistency Determination Form; Second by Wendy Hansen; all in favor; none oppose; none abstain.

Lisa Schwarzbaum signed the form and checked the box Consistent with the policies of the LWRP.

ADJOURN: J.P. Ward made a motion to ADJOURN; Second by Andrew Tejerina; all in favor; none oppose; none abstain. Meeting adjourned at 7:56 p.m.

Respectfully submitted,
Bonnie Day, Deputy Clerk

**Village of Tivoli
Planning Board
Minutes – Amendment 1
July 22, 2024**

The meeting was opened at 7:00 p.m. on the 3rd floor of the Historic Watts de Peyster Village Hall.

PRESENT: Lisa Schwarzbaum, Andrew Tejerina, Pamela Morin, J.P. Ward, Wendy Hansen, Miles Sweeny

ABSENT: Donna Matthews

ALSO PRESENT: Susan Ezrati, Virginia LaBarbera

MINUTES: The Minutes from the July 8, 2024 meeting were reviewed.

Pamela Morin made a motion to approve the minutes from the July 8, 2024 meeting. Wendy Hansen seconded. All in favor; none oppose. The minutes were approved.

68 NORTH RD – NEW SINGLE FAMILY:

The Planning Board reviewed the revised plans from the architect, Christie Billeci, regarding the window placement, the building size, and the maximum allowable building size.

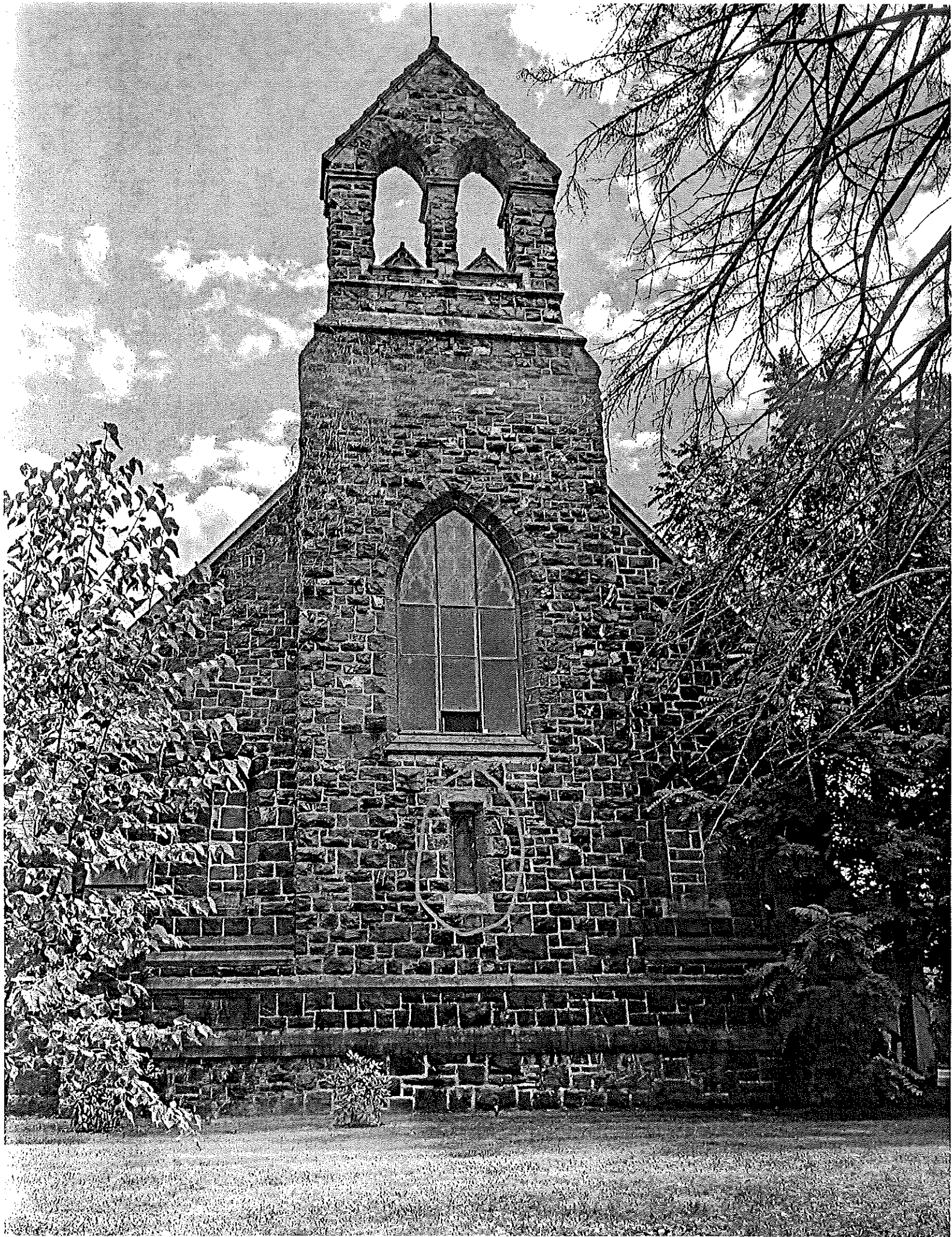
The Planning Board read a prepared Conditional Resolution Granting Site Plan Approval for the LaBarbera Single-Family Dwelling. On a motion made by Andrew Tejerina, seconded by J.P. Ward, and a vote of 5 for, 0 against, 0 abstain, this Resolution was ADOPTED on July 22, 2024.

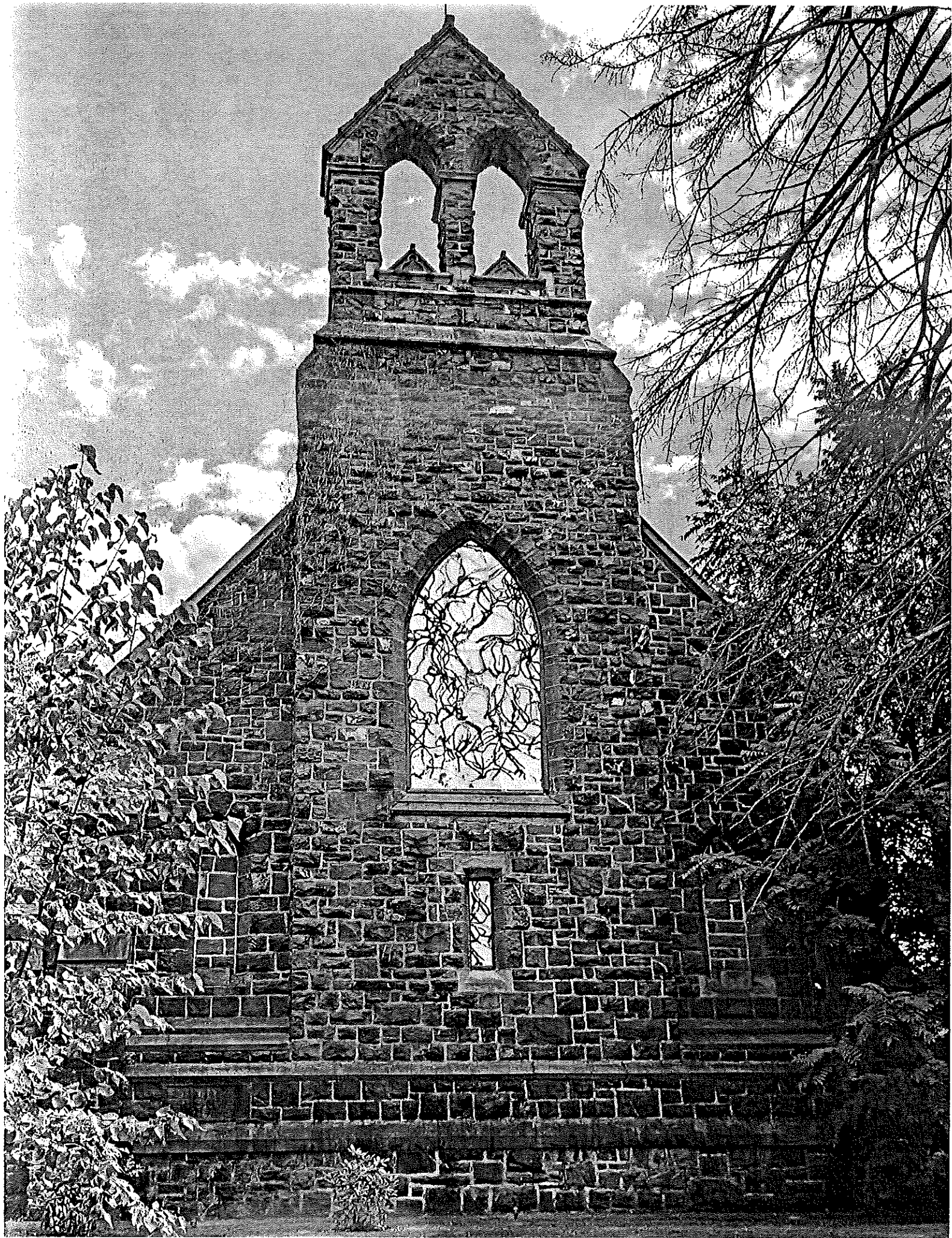
Virginia LaBarbera expressed how thankful she is for all of the community support.

OTHER BUSINESS:

ADJOURN: Motion made to adjourn the meeting at 7:09 p.m. made by J.P. Ward, 2nd by Pamela Moran; all in favor; none oppose.

Respectfully submitted,
Bonnie Day
Deputy Clerk







VILLAGE OF TIVOLI

HISTORIC WATTS DEPEYSTER HALL ~ TIVOLI, NY 12583

- Planning Board

Office: 845.757.2021 ~ Fax: 845.757.5416

Email: villagehall@tivolinyny.org ~ Web: www.tivoliny.org

PZ SEC

Scanned
Date Rec'd 8/8/24
Application # _____
App Fees Pd 300
C11384

Application For Site Plan Review and Approval and/or Special Permit Please Type or Print

Type of Approval(s) Sought:

☒ Site Plan ☐ Amended Site Plan ☐ Special Permit ☐ Amended Special Permit

1 Name of Project (if any) Tivoli Sandwich Shop

2 Name of Applicant Lisa Farjam

Mailing Address 72 Urubeck Rd, Tivoli, NY 12583

Email asalfarjam@gmail.com Daytime Phone 646-270-1975

3 Owner of Property, if not applicant Susan Nestel Phone 917-916-6435

Mailing address PO Box 31 Millbrook, NY 12545

(If the answer is no, consent of authorization to act is required)

4 Person or Firm representing applicant N/A

(architect, engineer, attorney, etc)

Mailing Address _____

Email _____ Phone _____

5 Property

Location of Proposed Site 76 Broadway, 1st Floor

Total Site Acreage .16 AC

Tax Map Parcel No. 134803-6175-18-466030-0000

Zoning District GB - General Business 482 - Downtown Detached Rowhouse

Current Use of Site Restaurant

Proposed Use of Site Restaurant - Breakfast and Lunch Deli with small grocery section

Nature of Proposal

- ☐ New project site, including new buildings and site improvements
- ☐ Modification of an existing building
- ☐ Modification of an existing developed site
- ☐ Change of use of an existing building or site

Is the Land or any part thereof in

- ☐ Regulated Wetlands
- ☐ Flood Plain
- ☐ Town Environmental Overlay District
- ☐ Town Local Waterfront Revitalization Area
- ☐ State or National Historic District

Is the Land in, or within 500 feet of, a Certified Agricultural District? ☐ Yes ☐ No

Zoning Enforcement Officer Determination (Identify zoning section #) _____



VILLAGE OF TIVOLI

HISTORIC WATTS DEPEYSTER HALL ~ TIVOLI, NY 12583

- Planning Department

Office: 845.757.2021 ~ Fax: 845.757.5416

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Application For Site Plan Review and Approval and/or Special Permit.

Note: Please refer to the site plan and/or special permit checklists for a description of the submission requirements and to the fee schedule for a list of applicable fees and required escrow deposits. *Incomplete applications will not be processed.*

Planning Board review will require a minimum of two Planning Board meetings and a public hearing.

In order to be considered as an agenda item, a complete submission must be received not less than ten (10) calendar days prior to a scheduled Planning Board meeting.

Prior to submitting an initial application, prospective applicants should contact the Planning Board staff at (845) 757-2021 or via e-mail at villagehall@tivolinny.org. The Planning Board encourages pre-submission conceptual presentations, where appropriate.

Applicant Signature

Date

8/8/24

Short Environmental Assessment Form

Part 1 - Project Information

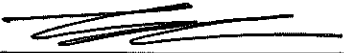
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Tivoli Sandwich Shop			
Project Location (describe, and attach a location map): 76 Broadway, 1st Floor; Tivoli, NY 12583			
Brief Description of Proposed Action: Open a new restaurant in an existing restaurant space			
Name of Applicant or Sponsor: Lisa Farjam		Telephone: 646-270-1975	
		E-Mail: asalfarjam@gmail.com	
Address: 72 Urubeck Rd			
City/PO: Tivoli		State: NY	Zip Code: 12583
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			☒
			☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			☒
			☐
3. a. Total acreage of the site of the proposed action? <u>1.6</u> acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☐ ☐	YES ☐ ☒ ☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☒	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☒	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☒	☐
	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>LISA FARJAM</u> Date: <u>8/8/24</u> Signature: <u></u> Title: <u>owner</u>		

**Parcel Number**

134803-6175-18-466030-0000

Parcel Location

76 Broadway

Municipality

Tivoli Village

Owner Name

Gesu Inc (P)

Primary Owner Mailing AddressPO Box 31
Millbrook, NY 12545**Parcel Details**

Lot Size (acres):	0.16 AC (C)	Split Town:	-
Filed Map:	-	Agri. District:	None
File Lot #:	-	School District:	(134801) Red Hook CSD
Land Use Class:	(482) Det row bldg		

Assessment Information (Current)

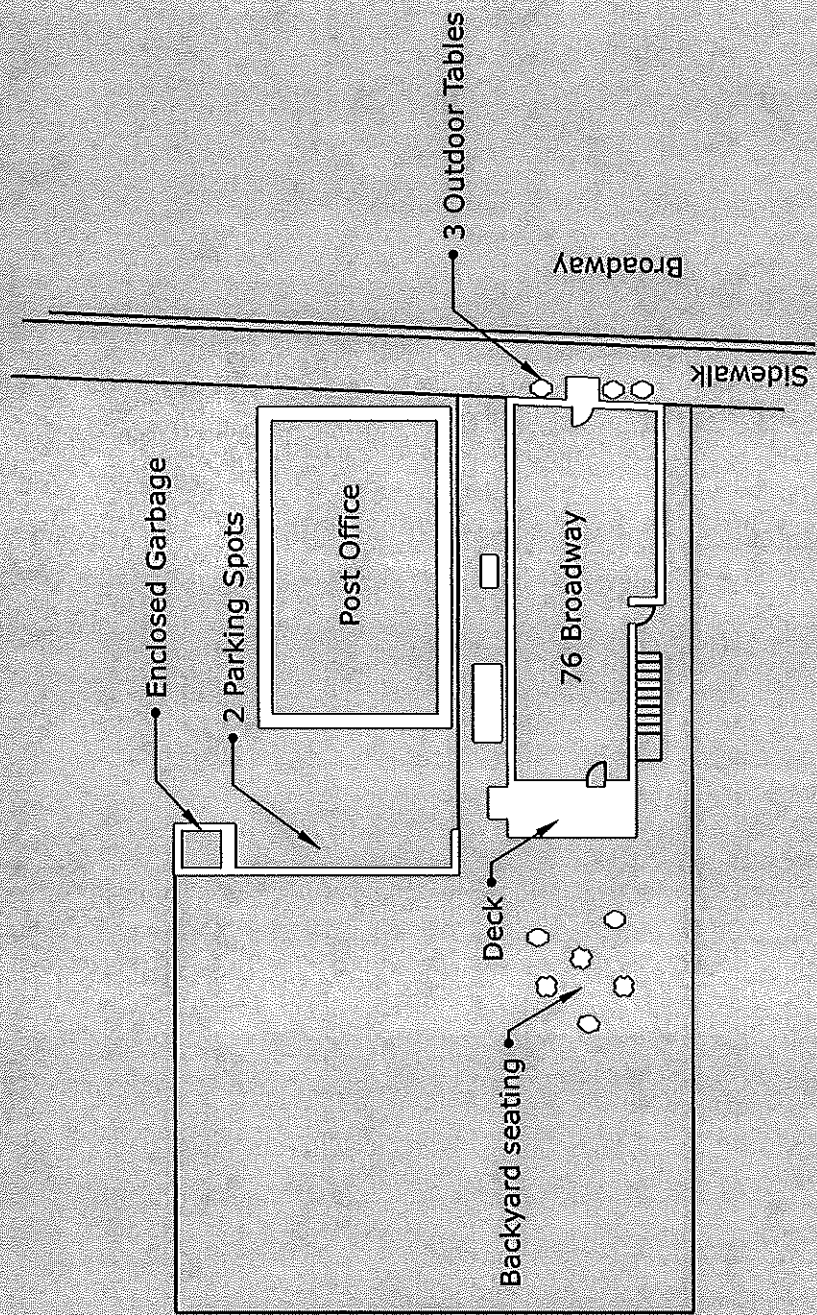
Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$64,200	\$318,000	\$318,000	\$318,000	\$318,000	\$318,000
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
-	1 (Taxable)	100	\$318,000		
Tentative Roll:	Final Roll:	Valuation Date:			
5/1/2024	7/1/2024	7/1/2023			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$0	Invalid Date	22005	11173	-	0

Site Information**Site 1**

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
-	-	-	GB	(A07) External apt



Lisa Farjam and Anna Morris
76 Broadway, 1st Floor
"Club Sandwich"
Restaurant

Site Plan Alterations:

Sign: Painted Wooden Sign hung from existing hardware mounted to overhang above door. Approximately 30" x 20".

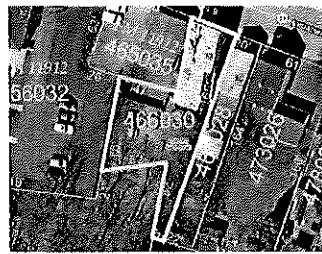
Additional signage: Stencil on window glass "SANDWICHES"

Sign lighting will be two small spot lights pointed at the sign and will conform to town standards/codes of color temperature and intensity.

Outdoor seating: Three 2-seat tables are proposed for sidewalk seating (consistent with the previous restaurant). Six outdoor tables are also proposed for the rear garden, but these are not visible from the street and have no impact on sidewalk traffic.

Exterior painting: We would like to return the building to a previous color (based on paint layers visible beneath the current, chipping paint). The color is a blueish green with a light green trim. Paint color samples will be provided.

Parcel Number
134803-6175-18-466030-0000
Parcel Location
76 Broadway
Municipality
Troy Village
Owner Name
Gesu Inc (P)
Primary Owner Mailing Address
PO Box 31
Millbrook, NY 12545



Parcel Details

Lot Size (acres):	0.16 AC (C)	Split Town:	-
Filed Map:	-	Agri. District:	None
File Lot #:	-	School District:	(134801) Red Hook CSD
Land Use Class:	(482) Det row bldg		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$64,200	\$318,000	\$318,000	\$318,000	\$318,000	\$318,000
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
-	1 (Taxable)	100	\$318,000		
Tentative Roll:	Final Roll:	Valuation Date:			
5/1/2024	7/1/2024	7/1/2023			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$0	Invalid Date	22005	11173	-	0

Site Information

Site 1					
Water Supply:	Sewer Type:	Desirability:	Zoning Code: A	Used As:	
-	-	-	GB	(A07) External apt	

Commercial/Industrial/Utility Building Information

Site 0, Section 1, No. 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
1997	0	2,820	(0319) 2 sty Str/off/apt load sup	
Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevators:	Basement SF:
0	0	0	0	1,410
Number Identical:	Condition Code:	Const. Qual:		
1	3	(1) Average -		

Site 0, Section 1, No. 11

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
0	0	2,820	(0319) 2 sty Str/off/apt load sup	
Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevators:	Basement SF:
0	0	0	0	0
Number Identical:	Condition Code:	Const. Qual:		
0	3	-		

Site 1, Section 1, No. 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
1997	0	2,831	(0319) 2 sty Str/off/apt load sup	
Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevators:	Basement SF:
0	0	0	0	0
Number Identical:	Condition Code:	Const. Qual:		
0	4	-		

Commercial Rental Information

Site 1, Use 1

Used As:	Unit Code:	Total Rent Area:	Total Units:
(A07) External apt	02	1,415	1
Area 1 Bed. Apts.:	Area 2 Bed. Apts.:	Area 3 Bed. Apts.:	No. 1 Bed. Apts.:
0	0	1415	0
			No. 2 Bed. Apts.:
			0
			No. 3 Bed. Apts.:
			1

Site 1, Use 2

Used As:	Unit Code:	Total Rent Area:	Total Units:
(010) How retail	01	1,415	1
Area 1 Bed. Apts.:	Area 2 Bed. Apts.:	Area 3 Bed. Apts.:	No. 1 Bed. Apts.:
0	0	0	0
			No. 2 Bed. Apts.:
			0
			No. 3 Bed. Apts.:
			0

Improvements

Site 1, Improvement 1

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP2) Porch-covered	0	0	0
Year Built:	Condition:	Grade:	Sq. Ft.:
1950	(3) Normal	C	78

Site 1, Improvement 2

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP1) Porch/open/deck	0	0	0
Year Built:	Condition:	Grade:	Sq. Ft.:
1984	(3) Normal	C	120

Special District Information

Special District: SD13T

Special District Name:	Primary Units:	Ad Valorem Value:
-	10	\$0

Special District: WZXTV

Special District Name:	Primary Units:	Ad Valorem Value:
-	10	\$0

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

*Please see the Dutchess County Zoning Map for the most up-to-date zoning information.