

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

Planning Board Agenda

September 9, 2024

Come to Order:

Approval of Minutes:

August 26, 2024

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 26, 2024

The meeting was opened at 7:04 p.m. on the 3rd floor of the Historic Watts dePeyster Village Hall.

PRESENT: Lisa Schwarzbaum; Pamela Morin; J.P. Ward; Donna Matthews; Miles Sweeny

NOT PRESENT: Wendy Hansen, Andrew Tejerina

ALSO PRESENT: Lisa Farjam; Anna Morris; Tyler Drosdeck

MINUTES: The Minutes from the August 12, 2024 meeting were reviewed. Pamela Morin made a motion to APPROVE the Minutes; Second by Donna Matthews; All in favor; none oppose. The minutes were APPROVED.

Pamela Morin made a motion to accept the amended minutes from July 22, 2024 to reflect the vote count is 5, not 6, for the resolution granting Site Plan Approval for 68 North Road. JP Ward seconded, all in favor, amended minutes approved.

76 Broadway:

Applicants Lisa Farjam and Anna Morris present plans to open a shop that sells breakfast and lunch and basic groceries. The Planning Board requested more details on owner consent, signage, paint colors, lighting, off-street parking, and plans for ADA compliance.

The Board adopted a resolution classifying the proposed project as a Type II Action under SEQR. Motion by JP Ward, seconded by Pamela Morin, all in favor.

The Board agreed on the need to set a public hearing.

Plane Hall:

Tyler Drosdeck provided pictures explaining small further changes in the window design for Plane Hall. One small exterior window is affected. The Board requested an Amended Site Plan and discussed the renewal of the Special Use Permit.

ADJOURN: Donna Matthews made a motion to ADJOURN; Second by Pamela Morin; all in favor; none oppose. Meeting adjourned at 7:44 p.m.

Respectfully submitted,
Bonnie Day, Deputy Clerk

617.6

State Environmental Quality Review (SEQR) Resolution **Classifying the Proposed Project as a Type II Action**

Name of Action: Sandwich Shop

Whereas, the applicant proposes to open a restaurant in a building formerly occupied by a restaurant on a $\pm$ 0.16-acre parcel located at 76 Broadway in the General Business (GB) and Historic Overlay (H-O) Districts in the Village of Tivoli, Dutchess County, New York; and

Whereas, an Environmental Assessment Form (EAF) dated August 8, 2024, was submitted at the time of application; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is a Type II Action that meets the thresholds found in 6 NYCRR 617.5(c)(18) and, therefore, SEQR does not apply.

Now Therefore Be It Resolved, that the Planning Board hereby classifies the proposed project as a Type II action and declares that no further review under SEQR is required.

On a motion by J.P. Ward, seconded by Pamela Morin, and a vote of 5 for,

0 against, 0 absent, and 0 abstaining, this resolution was ADOPTED on

August 26, 2024.

To: **Tivoli Planning Board**
Tivoli, NY 12583

From: **Susan Nestel**
GESU inc.
P.O. Box 31
Millbrook, NY 12545

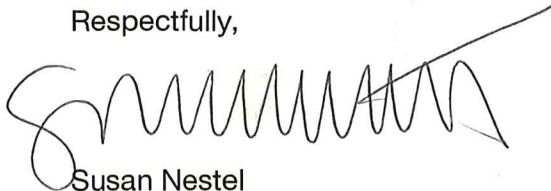
Date: August 8, 2024

RE: **76 Broadway, Tivoli**

As principal of GESU inc. which owns 76 Broadway we give permission for Lisa Farjam and Anna Morris of Club Sandwich Tivoli LLC. to come before the planning board to for planning approval.

If you have any additional questions , I can be reached at 917-916-6435.

Respectfully,

A handwritten signature in black ink, appearing to be 'Susan Nestel', with a long horizontal line extending from the end of the signature.

Susan Nestel

GESU inc.

Club Sandwich - 76 Broadway

Facade Paint

Main Color

No. 310

Beverly
(FARROW + BALL)

Accent Color

No. 34

Calke Green
(FARROW + BALL)



Club Sandwich - 76 Broadway outdoor signage

24" blade sign
bracket attached to
facade under
overhang

wooden hand-
painted sign,
same on both
sides

black & green
gold outlined
text & graphic
on
white wood

approx 4 sq.ft.



Club Sandwich - 76 Broadway

Outdoor Signage - Windows

total length of facade = 27'

total frontage = 39'

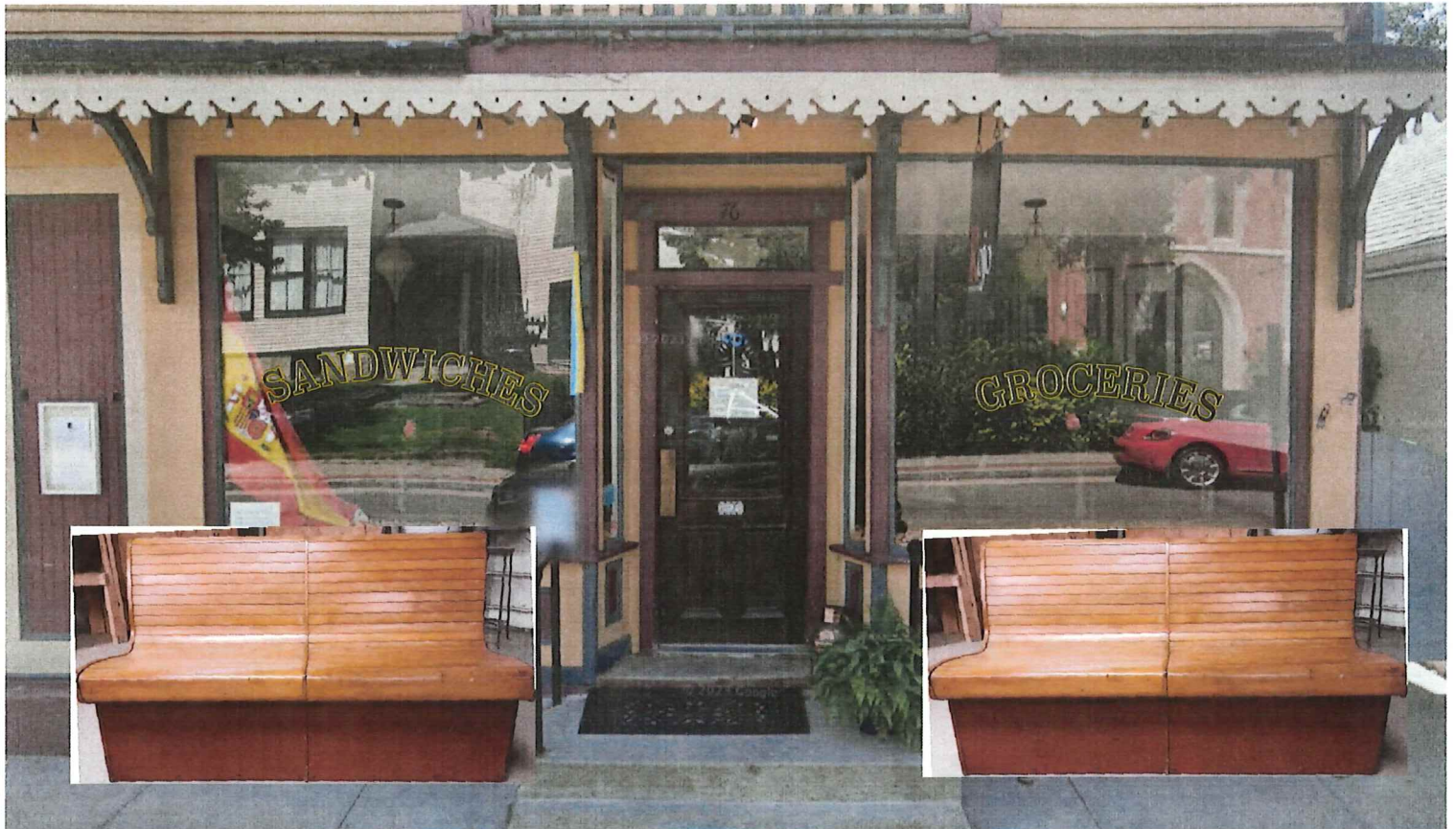
handpainted traditional black & gold window signage

lettering approx 4' x 1' each



Club Sandwich - 76 Broadway

Outdoor Seating, Wheelchair Access, Parking



Outdoor Seating

1x wooden bench in front of each window
no tables, no alcohol served

Wheelchair Access

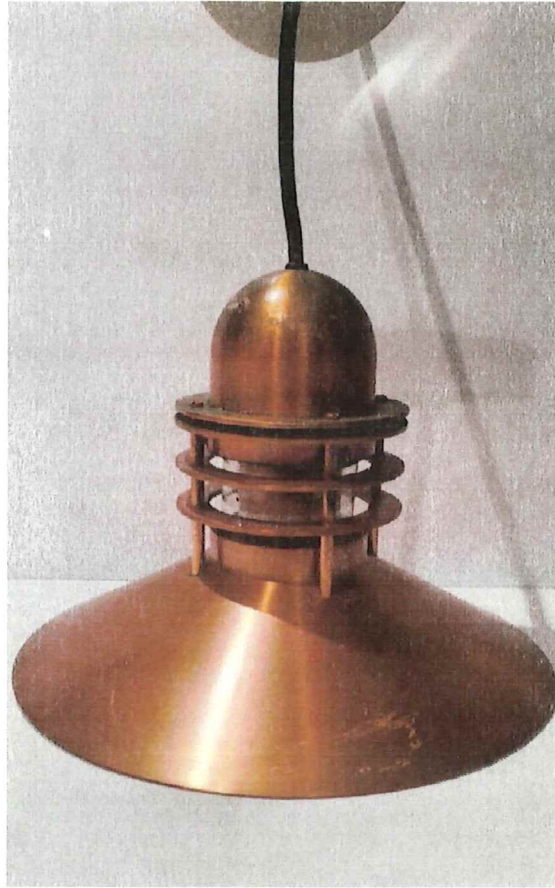
Moveable ramp for front door
available upon request

Parking

in addition to two off-street parking spaces, our 39 feet of frontage
allows for one additional on-street parallel parking space

Club Sandwich - 76 Broadway

Outdoor Lighting



- pendant lamp over front door
- replacing existing porch light
- downlight with shade



- 2x led spotlights mounted under overhang
- illuminating blade sign from top down
- full cutoff - adjustable
- 2700K (warm white light)
- see attached cut sheet for more info



- existing outdoor stringlights
- bordering inside of overhang
- can be replaced if necessary

PRODUCT SPECIFICATIONS

Project Name _____ Date _____

VOLT®

Type or Model _____ Qty _____

VOLT® Low Voltage Landscape Lighting

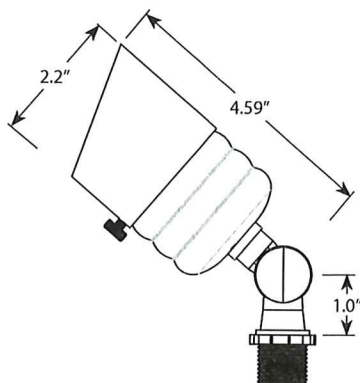
VOLT® Fat Boy Mini Copper Spotlight - VAL-2014-4-CCP

PRODUCT DESCRIPTION

Introducing the VOLT® Fat Boy Mini Copper Spotlight - the perfect addition to your landscape lighting arsenal! Featuring a slimmer and shortened body, and an extended glare guard, the Fat Boy Mini spotlight still allows for easy bulb accessibility while delivering the same great light output as the G2 Fat Boy.

Crafted from solid copper construction and finished with a stunning natural copper finish, this spotlight is designed for customers who demand high-quality and reliable outdoor lighting and is built to last and withstand harsh weather conditions. With the same impressive features and benefits as the G2 Fat Boy, and still using the MR16 bulb, the VOLT® Fat Boy Mini Copper Spotlight is the perfect choice for anyone looking to upgrade their landscape lighting. The sleek and modern design will add a touch of elegance to any outdoor space, while the exceptional illumination will enhance the beauty of your landscape.

PRODUCT DIMENSIONS



FEATURES & BENEFITS

- Sheet Brass Construction.
- Pre-aged finish; no powder coating, paint or finish to wear off or peel—just natural patina that does not corrode.
- Beryllium copper socket – more corrosion resistant than copper.
- Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- Water Tight Silicone O-Ring - keeps water from entering luminaire.
- Extra-long (1-inch) strip resistant threading and solid brass locknut provide superior mounting stability.
- Glare guard and heavy duty adjustable knuckle - allows light to be positioned.



SPECIFICATIONS

- **Construction:** Copper
- **Finish:** Raw
- **Lead Wire:** 4' (standard) or 25' (optional) 18AWG
- **Lens:** Clear flat glass
- **Light Source (not included):** MR16 (LED or Halogen)
- **Operating Voltage:** 12VAC
- **Mounting:** 10" Hammer® Stake with cutout for wire exit
- **Powered by:** VOLT's Low Voltage Transformer

WARRANTY

Lifetime Warranty

CERTIFICATIONS



Max 30 Watts
File # E466348



Max 30 Watts
File # E466348