

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

Planning Board Agenda

August 11, 2025

Call to Order:

Review and Approval of Minutes:
June 23, 2025

Review of Business: Site Plan Review for new single-family dwelling
27 Broadway
Frasier Fir Management LLC
parcel 134803.6175.04.622029.0000

Adjourn:

*Agenda is subject to change

Village of Tivoli Planning Board
DRAFT MINUTES
June 23, 2025

The meeting was opened at 7:07pm on the 3rd floor of the Historic Watts dePeyster Hall.

PRESENT: Lisa Schwarzbaum, Chairwoman; Wendy Hansen; Pamela Morin; Miles Sweeny

NOT PRESENT: Andrew Tejerina; J.P. Ward; Donna Matthews

ALSO PRESENT: Warren Temple Smith AIA, Architect for the Applicant

MINUTES: Minutes of the May 12, 2025 meeting were unanimously approved on a motion by Miles Sweeny, seconded by Wendy Hansen.

REVIEW OF BUSINESS: 27 Broadway

The applicant's representative Warren Temple Smith AIA presented the Site Plan for 27 Broadway single family dwelling Parcel ID 134803-6175-04-622029-0000.

The style, windows, drainage, set back, and types of materials to be used were all discussed. The Planning Board decided no alternative sketches were necessary because the window is on the back side of the house and not visible from the road.

The plan is to place the house near where the original house was before. The Planning Board asked if the owners would consider moving the house forward to be more in line with the neighboring homes all lining up on the way into Tivoli.

The Planning Board determined the following: the project is Type II action under SEQR; the Applicant is referred to the ZBA for an area variance for the width of the house; The Secretary to Planning and Zoning will refer the project to Dutchess County Planning due to the location on Broadway; and a Public Hearing will be necessary.

ADJOURN: With no other business on the agenda a motion to adjourn was made by Miles Sweeny, seconded by Pamela Morin, and unanimously approved. The meeting was adjourned at 7:33 pm.

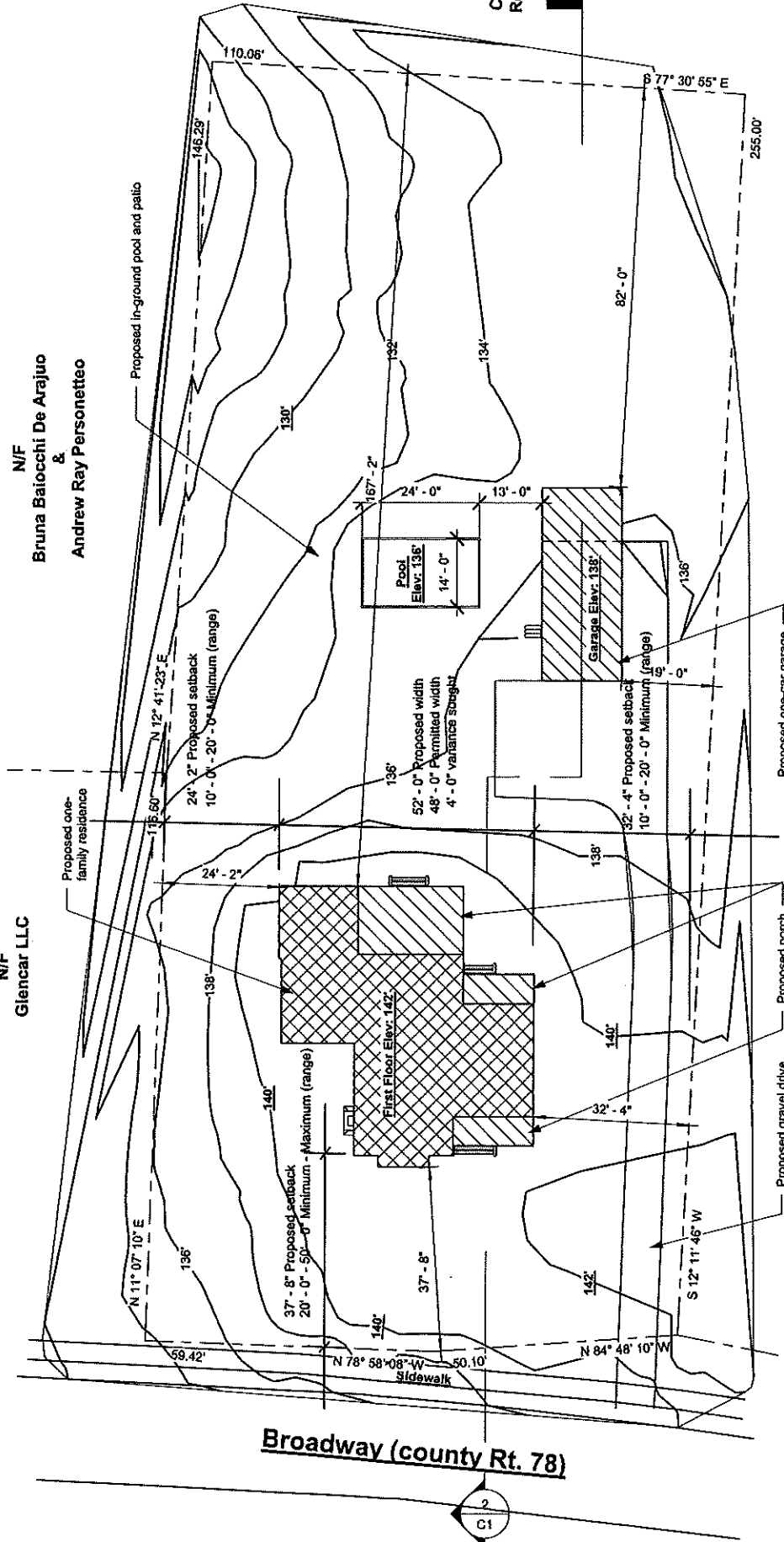
Respectfully submitted,
Bonnie Day, Deputy Clerk

N/F
Glencar LLC

N/F
Bruna Baiocchi De Araujo
&
Andrew Ray Personetteo

N/F
Christopher &
Rebecca Patsey

N/F
Christopher &
Rebecca Patsey



All information on site plan from survey prepared
by Welch Surveying dated June 27, 2019

HAEFELIN-O'SHEA RESIDENCE
27 Broadway, Tivoli, New York
10 July 2025



WARREN TEMPLE SMITH
ARCHITECTS, LLC
65 Livingston St. Rhinebeck, NY (845) 876-5707
www.WarrenTempleSmith.com

Dutchess County Department of Planning and Development

Fax Info
Only

To

Co./Dept.

Fax #

Date

#pgs

From

Phone #

239 Planning/Zoning Referral - Exemption Communities

Municipality: Village of Tivoli

Referring Agency: Planning Board

Tax Parcel Numbers(s): 6220290000

Project Name: 27 Broadway

Applicant: Frasier Fir Management LLC

Address of Property: 27 Broadway, V. Tivoli, NY 12583

Please Fill in this section

Exempt Actions: 239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☒ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☒ County Road: Broadway
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: 7/14/2025

Entered By: Day, Bonnie

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☒ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: 6/26/2025

Date Received: 6/26/2025

Date Requested: 7/14/2025

Date Required: 7/25/2025

Date Transmitted: 7/10/2025

Notes:

☐ Also mailed hard copy

☐ Major Project

Referral #: ZR25-182

Reviewer: 

Date Printed: 7/10/2025



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.tivolinyny.org

Date Rec'd _____

Application # _____

App Fees Pd _____

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) Haefelin-O'Shea Residence

2 Name of Applicant Frasier Fir Management, LLC

Mailing Address P.O. Box 86, Germantown, NY 12526

Email handcraftedbuilders@gmail.com

Daytime Phone 845-453-4873

3 Owner of Property, if not applicant As Above

Phone _____

Mailing address _____

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

4 Person or Firm representing applicant Warren Temple Smith Architects, LLC

(architect, engineer, attorney, etc)

Mailing Address 65 Livingston Street, Rhinebeck, NY 12572

Email warren@warrentemplesmith.com

Phone 845-876-5707

5 Property

Location of Proposed Site 27 Broadway, Tivoli, NY

Total Site Acreage 0.66 acres

Tax Map Parcel No. 134803-6175-04-622029-0000

Zoning District R15000 - H/O

Current Use of Site Vacant

Proposed Use of Site New single-family dwelling

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 #) _____



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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@tivoliny.org. The Planning Board encourages pre-submission conceptual presentations, where appropriate.

Applicant Signature

Date

4-14-25



VILLAGE OF TIVOLI
HISTORIC WATT'S DEPEYSTER HALL ~ TIVOLI, NY 12583

Planning Board

Office: 845.757.2021 ~ Fax: 845.757.5416
Email: villagehall@tivolinyny.org ~ Web: www.tivolinyny.org

SITE PLAN APPLICATION CHECKLIST
Final Site Plan Submission Checklist

Please submit the following items after receiving sketch plan endorsement from the Planning Board at a workshop meeting.

gm/B Site Plan as required by Section 231-64 (A) and any other information requested by the Planning Board, certified by an appropriate licensed design professional (i.e. engineer or architect)(original and 10 copies). The plan should include the following items (unless waived at the sketch conference):

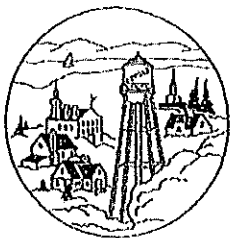
- Map of the property on which Applicant is seeking site plan approval, drawn at the scale of 100 feet to the inch or larger, including:
 - Location of all automobile parking and all parking for commercial vehicles while loading and unloading;
 - Location and width of all driveways, exits and entrances;
 - Location of any outdoor storage areas, including type and design of all solid waste-related facilities including dumpsters and recycling bins;
 - Location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences;
- Provision of a description and the location of sewage disposal facilities and/or link to Village sewer lines;
- Location and size of all signs;
- Location of proposed buffer areas and the design of outdoor lighting facilities,
- Such other information as the Planning Board may require.

gm/B Section 231-64 (B) gives the Planning Board the discretion to require the applicant to submit the following additional data:

- Vicinity Map. Drawn at a scale of 2000 feet to the inch or larger and showing:
 - Relationship of proposed site to existing community facilities that may affect or service it, such as roads, shopping areas, schools, etc.
 - Show all properties, subdivision, streets and easements within 500 feet of the property on which the application being made is proposed to be situated.
- Topographic Map. Drawn at a scale of 100 feet to the inch or larger and showing existing topography at a contour interval of not more than five feet, showing:
 - Location of pertinent natural features that may influence the design of the proposed use, such as watercourses, wetlands, rock outcrops and single trees eight or more inches in diameter.
- Elevations and/or Sections. Elevations and/or Section drawings shall be drawn in sufficient detail to delineate clearly the bulk and height of all building and other structures included in the proposal for which application for permit is made.

gm/B Additional information of concern to the Planning Board may include:

- Description of the method of securing water, including access to Village water.
- Location of fire emergency zones, including the location of hydrants or of the nearest emergency water supply for fire emergencies.
- Designation of amount of building area proposed for retail sales, office use, similar commercial activity and/or residential use.
- A detail landscaping plan, pursuant to Section 231-65 (A&B).
- Other elements integral to the proposed development as considered necessary by the Planning Board.



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SITE PLAN APPLICATION CHECKLIST

Applicants may contact the Planning Board office at (845) 757-2021 or via e-mail at villagehall@tivolinyny.org regarding procedural questions or scheduling.

CERTIFICATION

I, the undersigned, do of my own personal knowledge certify that the above information has been provided in support of the referenced application.

Noelle O'Shea

(Print Name)

(Signature)

GREGG HAEFFELIN

4-14-25
(Date)