

Board of Trustees Meeting
Village of Baxter Estates
315 Main Street, Port Washington, New York
March 25, 2017
9:00AM

Meeting Minutes

Present: Mayor Nora Haagenon
Deputy Mayor Comer
Trustee Doug Baldwin
Trustee Chris Ficalora
Trustee Alice M. Peckelis
Village Clerk-Treasurer Chrissy Kiernan

Mayor Haagenon opened the meeting at approximately 9:00AM with a verification of a quorum.

1. Budget Workshop

Clerk-Treasurer Kiernan presented the 2017-2018 Tentative Budget to the Board of Trustees, which was discussed at length.

2. Establishment of Dedicated Trust & Agency Account

After discussion, upon motion by Trustee Ficalora, seconded by Trustee Peckelis, it was unanimously RESOLVED to direct Clerk-Treasurer Kiernan to open a dedicated Trust & Agency bank account and transfer \$10,000 or the minimum dollars required to open an account as stipulated by the First National Bank of Long Island, whichever is less, from the Money Market general fund account to establish the Trust & Agency Account.

3. Planning Board - Site Plan Approval - 12 Ridgeway Road

At the March 2, 2017 Board Meeting, the Board of Trustees as Planning Board held a Public Hearing to consider the Application of Fabio Salazar of 12 Ridgeway Road, Port Washington, NY 11050, also known as Section 5, Block 6, Lot 81, on the Nassau County Land and Tax Map, located in R-A zoning district, for site plan approval of a proposed new single family home pursuant to Village Code Section 147-1(A).

After discussion, upon motion of Trustee Ficalora, seconded by Deputy Mayor Comer, it was unanimously:

RESOLVED, that, with respect to the application of Fabio Salazar, owner of the premises known as 12 Ridgeway Road, located in a R-A Zoning District, also known as Section 5, Block 6, Lot 81 on the Nassau County Land and Tax Map (the "Premises"), for site plan approval pursuant to Section 147-1.A of the Village Code of the Village of Baxter Estates (the "Application"), the Planning Board makes the following findings and determination:

WHEREAS, this Board has considered the Application and the site plan, and all statements and data submitted to the Board with respect to them;

WHEREAS, the Application relates to the approval of a site plan for a single-family dwelling and is, therefore, deemed a Type II action by the New York State Department of Environmental Conservation, pursuant to §617.5, "Type II actions," clause (c)(9) thereof, and therefore, no environmental review is required under the New York State Environmental Quality Review Act;

WHEREAS, the members of this Board have inspected the property and the surrounding area;

WHEREAS, this Board has duly conducted a hearing with respect to said application at which all parties in interest were given an opportunity to be heard;

WHEREAS, the Application has been referred to the Nassau County Planning Commission, and as said Commission has elected not to provide any recommendation to the Village within the time frame for doing so, this Application is appropriate for local determination;

WHEREAS, the site plan is comprised of two (2) sheets, which are entitled:

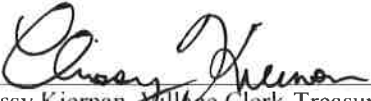
“Site Plan, 12 Ridgeway Road, Village of Baxter Estates, New York, Section 5, Block 6, Lot 81,” identified as SP-1, Ridgeway Road and “Landscape Plan 12” dated 2/14/17, signed and sealed by Richard W. Gibney, NYS RLA, Lic. No. 001073-1 (collectively, the “Site Plan”);

NOW, THEREFORE, the Planning Board of the Village of Baxter Estates hereby grants the aforesaid application and approves said Site Plan, conditioned upon the following:

1. The Premises presently are improved with a single family home, which shall be demolished in accordance with a demolition permit to be applied for by the applicant and issued by the Village with conditions deemed appropriate by the Building Inspector.
2. The Applicant has included on the Site Plan a drainage and grading plan designed to contain storm water runoff and prevent it from flowing onto neighboring lots and adjacent streets, which shall be strictly adhered to.
3. The location of all new buildings, structures, driveways, curb cuts and other improvements shall be located as shown on the Site Plan and all offsite improvements shown on the Site Plan also shall be made by the Applicant and located as shown on the Site Plan, subject to compliance with all applicable laws, rules and regulations and minor deviations that are approved by the Village Superintendent of Buildings and/or the Village Engineer; provided, however, that the site plan shall be amended to the satisfaction of the Village Superintendent of Buildings to reflect alterations or modifications to the existing and/or proposed retaining walls along the two shared side property lines to stabilize more effectively the earth retained by such walls and to support containment on site of storm water.
4. The Applicant shall execute and deliver to the Village an Instrument of Covenants and Restrictions with Indemnity in form acceptable to the Village Attorney by not later than May 1, 2017, with all costs associated therewith, including drafting and recording, to be borne by the Applicant.

This Resolution shall be attached as Exhibit A.

There being no further business before the Board, on motion of Trustee Baldwin, seconded by Trustee Ficalora, it was unanimously RESOLVED that the meeting be and hereby is adjourned at 12:30PM.


Chrissy Kiernan, Village Clerk-Treasurer
Clerk to the Board

Planning Board of the Village of Baxter Estates

**Resolution adopted March 25, 2017 under
Village Code Section 147-1.A. Approving
Site Plan Application
of Fabio Salazar, Applicant**

Single Family Home at 12 Ridgeway Road

At the March 2, 2017 Board Meeting, the Board of Trustees as Planning Board held a Public Hearing to consider the Application of Fabio Salazar of 12 Ridgeway Road, Port Washington, NY 11050, also known as Section 5, Block 6, Lot 81, on the Nassau County Land and Tax Map, located in R-A zoning district, for site plan approval of a proposed new single family home pursuant to Village Code Section 147-1(A).

After discussion, upon motion of Trustee Ficalora, seconded by Deputy Mayor Comer, it was unanimously:

RESOLVED, that, with respect to the application of Fabio Salazar, owner of the premises known as 12 Ridgeway Road, located in a R-A Zoning District, also known as Section 5, Block 6, Lot 81 on the Nassau County Land and Tax Map (the "Premises"), for site plan approval pursuant to Section 147-1.A of the Village Code of the Village of Baxter Estates (the "Application"), the Planning Board makes the following findings and determination:

WHEREAS, this Board has considered the Application and the site plan, and all statements and data submitted to the Board with respect to them;

WHEREAS, the Application relates to the approval of a site plan for a single-family dwelling and is, therefore, deemed a Type II action by the New York State Department of Environmental Conservation, pursuant to §617.5, "Type II actions," clause (c)(9) thereof, and therefore, no environmental review is required under the New York State Environmental Quality Review Act;

WHEREAS, the members of this Board have inspected the property and the surrounding area;

WHEREAS, this Board has duly conducted a hearing with respect to said application at which all parties in interest were given an opportunity to be heard;

WHEREAS, the Application has been referred to the Nassau County Planning Commission, and as said Commission has elected not to provide any recommendation to

the Village within the time frame for doing so, this Application is appropriate for local determination;

WHEREAS, the site plan is comprised of two (2) sheets, which are entitled:

“Site Plan, 12 Ridgeway Road, Village of Baxter Estates, New York, Section 5, Block 6, Lot 81,” identified as SP-1, Ridgeway Road and “Landscape Plan 12” dated 2/14/17, signed and sealed by Richard W. Gibney, NYS RLA, Lic. No. 001073-1 (collectively, the “Site Plan”);

NOW, THEREFORE, the Planning Board of the Village of Baxter Estates hereby grants the aforesaid application and approves said Site Plan, conditioned upon the following:

1. The Premises presently are improved with a single family home, which shall be demolished in accordance with a demolition permit to be applied for by the applicant and issued by the Village with conditions deemed appropriate by the Building Inspector.
2. The Applicant has included on the Site Plan a drainage and grading plan designed to contain storm water runoff and prevent it from flowing onto neighboring lots and adjacent streets, which shall be strictly adhered to.
3. The location of all new buildings, structures, driveways, curb cuts and other improvements shall be located as shown on the Site Plan and all offsite improvements shown on the Site Plan also shall be made by the Applicant and located as shown on the Site Plan, subject to compliance with all applicable laws, rules and regulations and minor deviations that are approved by the Village Superintendent of Buildings and/or the Village Engineer; provided, however, that the site plan shall be amended to the satisfaction of the Village Superintendent of Buildings to reflect alterations or modifications to the existing and/or proposed retaining walls along the two shared side property lines to stabilize more effectively the earth retained by such walls and to support containment on site of storm water.
4. The Applicant shall execute and deliver to the Village an Instrument of Covenants and Restrictions with Indemnity in form acceptable to the Village Attorney by not later than May 1, 2017, with all costs associated therewith, including drafting and recording, to be borne by the Applicant.