

VILLAGE OF TIVOLI
PLANNING BOARD
MARCH 23, 2026
MEETING AND PUBLIC HEARING MINUTES

The meeting was called to order by Deputy Chairman Andrew Tejerina at 7:00 PM at the Historic Watts dePeyster Village Hall, located at 86 Broadway, Tivoli, Dutchess County, New York.

Present: Deputy Chairman Andrew Tejerina, Pamela Morin, Wendy Hansen, Miles Sweeny

Recused: Chairperson Lisa Schwarzbaum, Donna Matthews

Also present: Village Planner Adriana Beltrani, Clerk Kris Cleaveland, Applicants Amelia Legare and George Smith, Mary Pat Davies, Tessa Thayer, Laurie Heldman, Michele Greig, Gillian Arthur, Bettina Mueller, Susan G. Ezrati, Bradley McBride, Liza Legare, Philip Legare, Sally Roth, Phillip Zemke, Navin Sharma, Ayangbe Mannen, Zubin Sharma, Caitlin Langstaff

The first order of business before the board for the meeting was the review and approval of minutes provided by Clerk Cleaveland from the March 9, 2026 meeting. On a motion by Pamela Morin, seconded by Wendy Hansen, the board approved the minutes with one change to the name of an attendee.

47 Montgomery Street Parcel ID 6174-06-494901

Village Planner Adriana Beltrani introduced the project ahead of the public hearing: a proposed accessory building in the R15,000 district. The parcel is located within the Historic Overlay District. The footprint of the proposed shed is 447 square feet; the maximum footprint allowed in the H-O district is 750 square feet. The total square footage of the proposed shed is 894 square feet, including the attic space; the maximum square footage allowed is 1300 square feet.

An accessory building is defined in Chapter 231 Article II Section 4 in the Village of Tivoli code as “a building, the use of which is customarily incidental to that of a principal building, and which is located on the same lot as that occupied by the principal building.”

Public comment questioned the use of this building as accessory rather than an extension of the principal use of the home.

On a motion by Miles Sweeny, seconded by Pamela Morin, the Public Hearing on the Proposed Shed Construction at 47 Montgomery Street opened at 7:06 PM.

The applicants introduced their project. George Smith brought a drawing of the angle of the sun at various stages in the day and year. The document was provided to the clerk.

Amelia Legare read aloud a letter that she wrote to the Planning Board. Her letter was provided to the Board.

The lawyer for Michele Greig next spoke. Her name is Laurie Heldman from the firm Gordon & Svenson. Her comments were also provided in written form to the Board.

Michele Greig spoke next. She has provided written comments to the board.

The following members of the public spoke: Susan G. Ezrati, Gillian Arthur, Bettina Mueller, Mary Pat Davies.

All written comments submitted in time for the meeting have been attached to the minutes.

Upon a motion by Wendy Hansen, seconded by Pamela Morin, the public hearing was closed with written comments to be accepted, addressed to the Clerk, until April 6, 2026.

Adjourn Meeting

On a motion by Pamela Morin, seconded by Wendy Hansen, the board adjourned the meeting at 7:57 PM.

Respectfully submitted,

Kris Cleaveland

Planning and Zoning Secretary