

- *Effect on population density, if any:*

The site is currently a vacant lot and will be improved with a single family residence with one dwelling unit. Population density will be increased, but this increase will be slight and does not conflict with neighborhood character.

- *Any other factors reasonably related to the health, safety, and general welfare of Village residents and consistent with the Village's current Comprehensive Plan:*

Recommendation 1.4 of the Village's current Comprehensive Plan advocates that the Village continue its historic role as a residential neighborhood. This project is consistent with that recommendation and with the health, safety, and welfare of Village residents.

Motion: M. Johnston

Second: E. Quaroni

**RESOLUTION No. 358
TO APPROVE WITH CONDITIONS THE PROPOSED PROJECT
AT 211 NORTH SUNSET DRIVE**

RESOLVED, that, based upon the findings made by the Planning Board in consideration of § 305-117.B of the Village's Zoning Law, the site plan for the proposed project at 211 North Sunset Drive is hereby approved with the following conditions:

(1) Prior to the issuance of a Building Permit:

(a) The applicant shall provide to the Village's Code Enforcement Officer a cross-section view or a profile of the driveway overlaid on the existing grades, showing the driveway length and its starting and ending elevations, sufficient to establish that the average driveway slope is equal to or less than 15 percent; and

(b) Material changes to the proposed stormwater management plan shall require approval by the Village's Code Enforcement Officer.

(2) The applicant shall provide the Village a copy of an agreement signed by the applicant and the users of the private sanitary sewer lateral bisecting the lot that permits the waste water line from the house to connect to this lateral.

(3) Prior to the issuance of a Certificate of Occupancy, a finalized landscape plan containing the species and genera of new plantings, and the number and location of such plantings, shall be submitted to the Planning Board for its approval.