

APPROVED

VILLAGE OF CHESTNUT RIDGE

PLANNING BOARD MINUTES

OCTOBER 5, 2017

MEMBERS PRESENT:

MARC LEVINE DEPUTY CHAIRMAN

ANTONIO LUCIANO MEMBER

JEFF WASSERMAN MEMBER

OTHERS PRESENT:

MARY BALLEK PLANNING BOARD CLERK

NOT PRESENT:

ALLAN RUBIN CHAIRMAN

MYRNA ARIN MEMBER

PAUL BAUM ASSISTANT VILLAGE ATTORNEY

MAX STACH VILLAGE PLANNER

DENNIS ROCKS VILLAGE ENGINEER

Deputy Chairman Levine called the meeting to order at 8 pm with the Pledge of Allegiance.

Coptic Church—Continuation of Public Hearing for Preliminary Site Plan Approval

Applicant is seeking approval for several minor changes some of which include elimination of the Bell Tower near the entrance, revisions to the roof projectile and an addition of a Nursery School.

Tax Designation 63.09-1-59, 60, Zone R-40.

Deputy Chairman Levine referenced a letter dated September 21, 2017 from Steven Grogg, Sr. Vice President of McLaren Engineering requesting an adjournment to the November 2017 Planning Board meeting.

Mr. Luciano made a motion to adjourn the Public Hearing for Coptic Church Preliminary Site Plan application to the November 2, 2017 Planning Board meeting. Mr. Wasserman seconded the motion. All those in favor, upon vote, the motion carried.

Banker Estates—Continuation of Public Hearing Final Subdivision Applicant is seeking approval for the construction, maintenance and use of two family dwellings on Lots 2 and 3. The Property is located on the East side of Banker Street, 0 Feet South of Old Nyack Turnpike.

Tax Designation 57.17-2-11, Zone R-15.

Deputy Chairman Levine referenced an e-mail from Ira Emanuel; the applicant's Attorney dated September 19, 2017 requesting an adjournment to the November 2017 Planning Board meeting.

Mr. Luciano made a motion to adjourn the Public Hearing for Banker Estates Final Subdivision application to the November 2, 2017 Planning Board meeting. Mr. Wasserman seconded the motion. All those in favor, upon vote, the motion carried.

Banker Estates—Continuation of Public Hearing Preliminary Site Plan Applicant is seeking approval for the construction, maintenance and use of two family dwellings on Lots 2 and 3. The Property is located on the East side of Banker Street, 0 Feet South of Old Nyack Turnpike.

Tax Designation 57.17-2-11, Zone R-15.

Deputy Chairman Levine referenced an e-mail from Ira Emanuel; the applicant's Attorney dated September 19, 2017 requesting an adjournment to the November 2017 Planning Board meeting.

Mr. Luciano made a motion to adjourn the Public Hearing for Banker Estates Preliminary Site Plan application to the November 2, 2017 Planning Board meeting. Mr. Wasserman seconded the motion. All those in favor, upon vote, the motion carried.

Complete Auto Repair—Public Hearing for Preliminary Site Plan Approval

Applicant is seeking Preliminary site plan approval to remove the existing building and build a new building that would consist of 8 work bays and an office area as well as parking spaces. The property is located On the South side of Old Nyack Turnpike, 265 feet West of Chestnut Ridge Road.

Tax Designation 57.17-2-27, Zone PO

Deputy Chairman Levine referenced an e-mail from Rachel Barese; the applicant’s Engineer dated September 27, 2017 requesting an adjournment to the November 2017 Planning Board meeting.

Mr. Luciano made a motion to adjourn the Public Hearing for Complete Auto Repair Preliminary Site Plan application to the November 2, 2017 Planning Board meeting. Mr. Wasserman seconded the motion. All those in favor, upon vote, the motion carried.

Mr. Luciano made a motion to adjourn the meeting, Mr. Wasserman seconded the motion. All those in favor, upon vote, the motion carried.

