

APPROVED

VILLAGE OF CHESTNUT RIDGE
PLANNING BOARD MINUTES

November 1, 2018

MEMBERS PRESENT:

ALLAN RUBIN	CHAIRMAN
MARC LEVINE	DEPUTY CHAIRMAN
MYRNA ARIN	MEMBER
ANTONIO LUCIANO	MEMBER

OTHERS PRESENT:

PAUL BAUM	ASSISTANT VILLAGE ATTORNEY
MAX STACH	VILLAGE PLANNER
MARTIN SPENCE	VILLAGE ENGINEER
MARY BALLEK	PLANNING BOARD CLERK

NOT PRESENT: JEFF WASSERMAN MEMBER

Chairman Rubin called the meeting to order 8 pm with the Pledge of Allegiance.

Coptic Church—Public Hearing Final Site Plan Approval and Public Hearing Final Subdivision Approval

Applicant is seeking approval to build a new church and related education/administrative building approximately 52,000 sf on an 11-acre site.

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

Steven Grogg, P.E., McLaren Engineering, 530 Chestnut Ridge, Woodcliff Lake, NJ 07677

Chairman Rubin asked Ms. Ballek to read into the record any documentation that was received since the applicant applied for Final Site Plan and Final Subdivision. The following was read into the record:

Mr. Grogg confirmed receipt of all documents.

Agency correspondence:

RC Sewer Letters dated June 6, 2018, July 27, 2018, and October 23, 2018

NYS Department of Transportation emails dated: October 5, 2018 from Greg Bentley to Stephen Zaskey-McLaren Engineering; includes commercial driveway map dated December 2003 and DOT Engineering directive form ED-, September 26, 2018 email and October 18, 2018 email from Gregory Bentley.

Consultant reviews:

Mr. Rocks' review memo dated February 1, 2018.

Mr. Baum's review memos dated October 1, 2018 and October 23, 2018.

Mr. Stach's review memo dated October 8, 2018.

Mr. Spence's review memo dated October 31, 2018.

Documents received October 30, 2018:

Application corrections:

Pg. 1 project description to read Final Subdivision in addition to Final Site Plan.

Pg. 2 to include date of other Board approvals.

Pg. 6 Reflects submission for Final Subdivision approval in addition to Final Site Plan.

Documents received October 26, 2018:

Land -banked parking inset C-08 detail sheet dated March 28, 2017, rev. October 24, 2018.

Documents received September 28, 2018:

Final Site Plan & Final Subdivision application dated August 29, 2018.

Leonard Jackson comment response memo dated August 29, 2018.

RC Planning comment response memo dated August 29, 2018.

Cost estimate dated September 26, 2018.

Color Photos of plant images-Verdant Landscape Architect dated September 8, 2018.

Lot Consolidation plan dated March 28, 2017, rev. August 2, 2018.

SWPPP dated December 2016, rev. August 2018.

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Public Hearing:

Ms. Ballek confirmed receipt of the public hearing documents; everything posted and received on time.

Resolutions:

Preliminary Site Plan & Conditional Use approval dated February 1, 2018.

6-month Site Plan extension dated June 25, 2018.

Preliminary Site Plan Extension request:

Letter from Mr. Grogg dated June 25, 2018 requesting a 6-month extension.

Infiltration testing correspondence:

June 2, 2018 email from Mr. Grogg to Mr. Rocks.

June 4, 2018 email from Mr. Rocks in response to the above. Includes an Infiltration Basin Percolation Test Location map dated June 4, 2018.

Mr. Grogg email to Mr. Rocks dated July 30, 2018; includes layout map.

Mr. Rocks email to Mr. Grogg dated July 30, 2018 confirming August 7, 2018 as a testing date.

Mr. Grogg email to Mr. Rocks dated August 10, 2018 re: Infiltration testing.

Mr. Rocks reply email to Mr. Grogg dated August 13, 2018.

Field report dated August 6-August 8, 2018 (16 pages)

Email from Mr. Grogg to Mr. Rocks dated August 10, 2018 re: Infiltration testing.

Spillway repair correspondence received July 31, 2018:

Comment response memo dated July 30, 2018.

FEMA Firmette dated July 30, 2018.

Spillway repair map dated June 8, 2017, rev. July 9, 2018.

Mr. Rocks review memo dated September 10, 2018.

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Floodplain Development Permit correspondence received March 26, 2018:

McLaren Engineering cover memo dated December 22, 2017.

Floodplain Development application dated December 18, 2017.

Site Location Map dated December 9, 2016, FIG-1.

Flood Inspection rate map effective dated March 3, 2014.

Spillway repair map dated June 8, 2017; S-1 and S-2.

Letter from Allied Engineering Associates dated December 14, 2017.

Mr. Rocks review memo dated June 12, 2018.

Chairman Rubin had a question regarding the corrected application pages that were submitted:

Mr. Grogg stated that pg. 1 was updated to reflect Final Site Plan as well as Final Subdivision, pg. 2 was updated to reflect the dates of other approvals, and page 6 was updated to reflect the submission was for both Final Site Plan as well as Final Subdivision.

Chairman Rubin referenced page 6 of the application and asked if Eyreny Mekhaiel is indeed the agent why her signature isn't documented until later in the application. The correct signatures and notaries appear on page 7 of the application.

Answering Ms. Arin's question, Mr. Grogg stated that before the 2 properties are merged, they'll do a transaction that will leave only 1 owner. The diocese will be owner of both properties.

Mr. Spence stated that he and Mr. Grogg met on October 30, 2018 and reviewed previous drainage issues and concerns. They reviewed Mr. Rocks' latest memos. One of the bigger concerns was limitations of the drainage. Mr. Rocks requested that Infiltration testing be conducted at the site. This was done August 6th –through August 8th. The major drainage issues were addressed per Mr. Spence but the spillway repair by Pinebrook Road was not addressed. Mr. Spence stated the on-site drainage has been submitted and is acceptable.

The land banked parking that was discussed at the October Workshop was resubmitted by the applicant and Mr. Spence has reviewed. Mr. Spence stated that the drainage as well as the SWPPP are both acceptable. In regards to the SWPPP, the minor items to deal with can be dealt with at the end. There are also some agency comments that are outstanding.

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Mr. Baum made reference to RC Sewer District # 1 letter dated October 23, 2018 item number 2 that states the district owns and maintains the 16-inch sewer main in an easement. Lot 60 shows a proposed easement on the maps, not an existing easement. Mr. Grogg stated they were unable to find a recorded easement. He even checked with the Drainage Agency and they didn't have any record of the easement.

Discussion on agency approvals that are still pending. Mr. Grogg stated that since Preliminary approval was granted, they've been working with agencies to secure the required approvals.

Mr. Baum stated there are 2 agency reviews outstanding: 1 is a review from the Fire Inspector or Fire Department. This is a condition of RC Planning Department.

Ms. Ballek will draft a letter to the Village Fire Inspector, Kim Wepler requesting an immediate review. One particular concern of the Board is the bridge that goes over the stream be structurally sound and able to sustain the weight of the heaviest fire trucks with an aerial ladder as well as other emergency responders. Mr. Grogg stated that he can meet with Mr. Wepler to discuss the project anytime.

The 2nd review that is needed is from Town of Ramapo DPW. Mr. Grogg stated that it was submitted and they've had comments and they're waiting on their approval.

Mr. Grogg will forward any/all Town of Ramapo DPW comments to Ms. Ballek for distribution to the Planning Board and Consultants.

Mr. Stach voiced a concern in relation to the land banked parking stating that there doesn't seem to be any indication of how people using the land banked parking will get into the building. Will they walk up the road to the main entrance, or will a sidewalk or crosswalk be added? Mr. Grogg asked the Board how the note should read on the plans regarding building a sidewalk or crosswalk in the future. Who would make the determination, the Building Inspector or would the applicant have to reappear before this Board. Chairman Rubin said the Board would take this under advisement and discuss.

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Chairman Rubin mentioned with some projects there is a tremendous amount of tree removal and the trucks that are used weigh a lot which can lead to damaging roads. He went on to cite 2 issues: 1). Trucks should have to have a traction pad before going onto Route 45. And 2). There should be a wash-off station in order to clean the truck treads. Mr. Spence said both of these items are part of the Soil Erosion Sediment control project. There is a specific plan in place. If any damage to the roads is sustained, it will be fixed. It's a part of the Certificate of Occupancy.

Chairman Rubin opened the meeting to the public.

Chairman Rubin asked if anyone wished to speak. No one did.

The Public Hearing will be left open.

In reviewing the draft CDRC minutes from the October 9th meeting, Chairman Rubin made reference to item #5 and the estimated cost of construction for the land banked parking. If the estimate is put in 10-15 years from the now the amounts can change from the \$25,000-\$30,000 provided by Mr. Grogg.

Mr. Spence stated that the onsite drainage has been reviewed and is acceptable. This is in reference to the infiltration testing that was conducted. There is 1 item that hasn't been satisfied according to Mr. Spence, the Spillway repair by Pinebrook Road.

Chairman Rubin made reference to the letter from Wm. Faist Ambulance Corp. that was dated September 15, 2017 and proceeded to read letter to the applicant and the Board.

Mr. Grogg has no issue with Mr. Spence's October 31, 2018 review memo.

Chairman Rubin asked Mr. Grogg when he expected to be able to update the plans to include the additional information requested. Mr. Grogg stated that this is being worked on as we speak and he'll be able to submit the revised plans next week.

Mr. Grogg will add the following notes to the revised plans:

1. Who will be the appropriate authority to make a determination of building land banked parking in the future; the Planning Board, the Village Board or the Building Inspector.
2. Lighting issue to be resolved; between the Church and the residential area. Will show after hour lighting on revised plans.
3. Final will be marked on all sheets of the Site Plan which will also include revision dates and will state for Final Site Plan approval.

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Chairman Rubin made a motion to adjourn the Public Hearing for Coptic Church Final Site Plan and Final Subdivision Approval to the December 6, 2018 Planning Board Meeting based on the applicant submitting revised drawings with additional information no later than the beginning of the week of November 12, 2018. Mr. Luciano seconded the motion. All those in favor, upon vote, the motion carried. Mr. Wasserman was absent.

Gold Land Industrial Park (Informal Discussion)

Applicant is proposing a 146,089 sq. foot industrial building in the PI zone that will accommodate several different businesses as a corporate park. The building will be co-owned by 2 different owners. A large portion of the building will be used by a food manufacturer with the remainder being rented out for industrial use.

Tax Designation: 57.17-2-38 Zone PI

Ira Emanuel, Attorney for applicant, 4 Laurel Road, New City, NY 10956

Leonard Jackson, Leonard Jackson Associates, 26 Firemens Memorial Drive, Pomona, NY 10970

Oliver Wilhelm, Architect 13-26 Orchard Street, Fair Lawn, NJ 07410

Chairman Rubin stated he was expecting to receive new drawings based on comments that were made at the last meeting. Further stating that it would have been beneficial for all involved if the Board could have reviewed any new schemes prior to tonight's meeting.

While understanding Chairman Rubin's concern, Mr. Emanuel expressed the importance his applicant felt with appearing at tonight's meeting and walking the Board through the alternative ideas. Mr. Emanuel said the applicant has made changes to a plan that was previously shown to the Board; specifically additional buffering and screening for the loading docks that face Route 45. The other changes that were made are in regard to the Wetlands that would need to be mitigated due to the fact that part of the building is over the wetlands.

Mr. Emanuel said the plans show how the applicant is replacing the Wetlands with twice as much sq. footage as what was mitigated and will be contiguous to the existing Wetlands.

Chairman Rubin asked the applicant how many schemes they were planning on presenting the Board this evening. Suggesting that the applicant review each scheme and explain how the changes were made.

Mr. Jackson began with the preferred plan:

- This design will go into the Wetlands, which was unavoidable. The Army Corp. of Engineers (ACOE) reviewed and it was determined the Wetlands are a poor quality. During the restoration the Wetlands will be higher quality Wetland.
- Horizontal buffers 250 feet with an approximate grade change of 40 feet.
- The loading docks are moved away from the front of the property.

Scheme 2:

- Shows the loading docks on the side of the building as requested.
- Each tenant would not have an individual loading dock for their business.
- Mr. Stach stated that if desired, a loading platform could be added to this space that can serve all 3 other uses from the designated spot.

Scheme 3:

- Tried to stay away from the Wetlands.
- Functionality of the building isn't good; circulation is terrible.
- Chairman Rubin mentioned removing sq. footage away from the Southern end of the building in order to get the building to wrap around.
- Tenancy is approximately 60 to 70 sq. feet.
- Loading docks are located in the front in this scheme.

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Scheme 4

- Better circulation.
- Closer to neighbors.
- Loading docks in back of property.
- Steep grade.

Mr. Wilhelm submitted architectural drawings (3 pages) to the Board and consultants.

Chairman Rubin suggested that the applicant submit copies of Schemes 2, 3 and 4 to the Planning Board and consultants for review at their November 26th Workshop in order for the Board and consultants to comment. If any changes were made to these schemes submit those as well. Mr. Luciano is in agreement and doesn't favor loading docks in front.

Mr. Emanuel requested that the applicant be added to the November 26th Workshop agenda.

Mr. Levine asked how the sewer easement would affect this project. Mr. Emanuel said that RC Sewer District says it's an easement when it's really a pipe.

The applicant will submit revised plans as discussed no later than Tuesday November 13, 2018.

Artis Senior Living –Proposed Field change to rear retaining wall.

Tax Designation: 62.16-1-34, Zone R-40 & NS.

Stuart Strow, Brooker Engineering, 74 Lafayette Avenue, Suite 501, Suffern, NY 10901

Mr. Strow requested an appearance at tonight's meeting to discuss a proposed field change to the rear retaining wall for this project.

The rear wall that was approved during Final Site Plan approval was going to be constructed from "Redi-Rock" concrete blocks. The approved color was 'Ledgestone'. During earlier discussions with the Planning Board, there were concerns regarding the appearance of the blocks. The specific color wasn't shown on the plans or mentioned in the approved Resolution but the color previously mentioned was 'Rustic'.

Mr. Strow explained that due to an unexpected lead time; approximately 12 weeks to 6 months, they're not able to obtain the Redi-Rock blocks within the project schedule. The substitution he is proposing is 'ReCon', a similar wall system in that the blocks are a similar size to the "Redi Rock" with the same structural integrity and stability. The finish on the face of the 'ReCon' blocks is North Shore Granite. Although this color is different from the Redi-Rock blocks, the "Rustic" brown color could be applied to the "ReCon" walls and the final appearance would only differ in the block face.

Mr. Strow stated that the structural design calculations and drawings will be submitted for review to Mr. Spence. Mr. Spence will write an approval of this field change after reviewing these design calculations.

Chairman Rubin asked Mr. Strow to submit a letter to the Planning Board requesting this field change.

The Board approved the "ReCon" North Shore Granite Stone in the original approved color "Rustic" as presented.

Piazza Subdivision—6th 90-day extension request from Ira Emanuel for Final Subdivision

Chairman Rubin made a motion to approve the resolution as drafted for Piazza Subdivision the 6th 90-day extension for Conditional Final Plat approval dated November 1, 2018. Mr. Luciano seconded the motion. All those in favor, upon vote, the motion carried. Mr. Wasserman was absent.

Bella Vista-2nd 90-day extension request from Ira Emanuel for Final Subdivision

Deputy Chairman Levine made a motion to approve the resolution as drafted for Bello Vista 2nd 90-day extension for Final Subdivision dated November 1, 2018. Mr. Luciano seconded the motion. All those in favor, upon vote, the motion carried. Mr. Wasserman was absent.

Revisions to the Planning Board application for informal review and escrow

Deputy Chairman Levine made a motion to approve the resolution for Informal review before the CDRC and/or the Planning Board and Escrow requirements with the following modifications:

1. Page 1 of Resolution Item 2 should read as follows: An applicant shall post an escrow fund in the amount of \$5,000.00 at the time of application in the same manner as a formal application.

Mr. Luciano seconded the motion. All those in favor, upon vote, the carried. Mr. Wasserman was absent.

2. Application to the Planning Board page 1 Item 8: To read as follows: If an applicant wishes to proceed for an informal review to the CDRC and/or the Planning Board in lieu of a formal application, the applicant shall complete an application for informal review in the form as attached hereto. The above requirement for establishing an escrow account shall apply to informal applications.

Proposed Local Law to amend Zoning Code-Off-site parking requirements.

Discussion on the draft recommendation Mr. Stach provided the Board dated November 27, 2018.

Mr. Levine had 2 suggestions:

1. Adding an explanation on how the calculations were obtained.
2. If a certain percentage of the habitable space is changed, it would be at that point the new code would have to be used.

Mr. Stach will write a letter for the Village Board that will include the parenthetical example that will clearly demonstrate how the calculations are to be made in an order to remove any confusion. The Board will review this letter at their November 26th Workshop prior to sending to the Village Board.

Minutes

Deputy Chairman Levine made a motion to approve the October 4, 2018 Planning Board minutes. Mr. Luciano seconded the motion. All those in favor, upon vote, the carried. Mr. Wasserman was absent.

2019 Meeting Dates

The Board approved.

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