

VILLAGE OF CHESTNUT RIDGE

PLANNING BOARD MINUTES

FEBRUARY 4, 2016

MEMBERS PRESENT:

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

OTHERS PRESENT:

PAUL BAUM	ASSISTANT VILLAGE ATTORNEY
ROBERT GENESLAW	VILLAGE PLANNER
NARHALI DHARANI	IN PLACE OF DENNIS ROCKS, VILLAGE ENGINEER

ABSENT:

DENNIS ROCKS	VILLAGE ENGINEER
CAROL FAZIO HART	PLANNING BOARD CLERK

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

STRULI OSTER – Subdivision Sketch Plat Approval of five parcels into three lots with two semi-attached residences and a single family residence. The properties are located on the west side of Sima Lane, 0 feet west of Gilman Terrace. **57.17-22-33, 34, 35, 36 & 37, R-15 Zone.**

Rachel Barese, Civil-Tec Engineering, 29 N. Airmont Road, Suffern, New York 10901. We were before the Board before. You have received maps with minor revisions; the vicinity map at scale, the utility poles with overhead wires are shown, located on the opposite of project properties and proposed widening of Sima Lane. The applicant is concerned about widening the road in front of the neighbor's property. Our surveyor has submitted a letter addressing the concern about our survey not matching the County GIS System.

Chairman Rubin said we received two letters from Civil-Tec Engineering, one from Rachel Barese and one from Joseph Haller, both dated 1-14-16. He expressed Dennis Rocks' concerns about the applicant's proposed taper of the road.

Struli Oster, 20 Monsey, New York, expressed his understanding of the last meeting and reiterated that he has no problem being responsible for his share of widening the road and each neighbor will have their responsibility for their share.

Rachel Barese asked if they could agree on a compromise.

Paul Baum said this issue of how the applicant will taper the road and extend it can be resolved at Preliminary with Ms. Barese and Mr. Rocks coming to an agreed upon resolution then. This does not need to be resolved for Sketch Plat approval. Sketch does not give the applicant any approvals it says the Planning Board is okay with this general layout, they can then go ahead and prepare a full set of drawings that will be reviewed. When the applicant files for Final Subdivision approval they will file for Site plan approval also.

Nirali Dharani asked about possible side yard variances?

Rachel Barese said the applicant received variances in July 2015 and will check them.

Marc Levine moved the Resolution for Struli Oster Amended Sketch Plat Approval. Second by Antonio Luciano. All those in favor, upon vote, this motion carried unanimously.

RESTO CORPORATION – Sign Permit Approval. The property is located at 625 Chestnut Ridge Road, **63.5-1-23**

Chris Connolly, Resto Corporation, 625 Chestnut Ridge Road, Chestnut Ridge Road, said we are a family business at this location for 12 years and would like to put up a sign.

Chairman Rubin said this is a sketch. Normally we receive a drawing indicating the depth of concrete footings showing how the sign will be supported.

Paul Baum said both the Building Department and the Village Engineer will review the footings.

Antonio Luciano moved the Resolution for Resto Corporation Sign Permit Approval. Second by Jeff Wasserman. . All those in favor, upon vote, this motion carried unanimously.

Chairman Rubin said we are approving this concept and Dennis Rocks will approve the footing details. Please submit a drawing with footing sizes and detail of posts. It is approved subject to Mr. Rocks' approval.

BELLO VISTA – Public Hearing for Preliminary Subdivision Approval Application for a ten lot subdivision. The properties are located on the west side of Ackertown Road, at the intersection of Kennedy Parkway and approximately 250 ft south of Kennedy Parkway, known as 256 and 246 Ackertown Road. **62.15-1-42, 62.15-1-45, RR-50 Zone.**

Chairman Rubin said Carol is not here this evening and she did receive 37 certified mail receipts and all is in order.

Stuart Strow, Brooker Engineering, 74 Lafayette Avenue, Suffern, New York, Engineer for the applicant, said we are here this evening for a Public Hearing. The project property is 14.2 acres and is located on the western side of Ackertown Road. The property in the current condition is an open field in the north and center portion and wooded to the south. The property includes a single family residence on the south eastern corner where the owner resides. The property also includes two accessory structures and is located in the RR-50 Zone. The proposed project is for 10 lots, single family residential subdivision. The existing dwelling will remain, making 9 new lots. The existing accessory structures will be removed. It also includes a right-of-way to create a future road on the property to the south. A 20 ft. wide easement is included to give access and utilities in the south western part of the property. All of the lots comply with bulk regulations and no variances will be requested or required.

At Chairman Rubin's request Mr. Emanuel for the benefit of the audience pointed out on the drawing each of the lots and pointed in referenced to some of Mr. Strow's points in his presentation.

Mr. Strow continued and said we are asking for a waiver of street frontage from 100 ft. required to 95 ft. The Planning Board is allowed to grant such a waiver for lots on cul-de-sacs. One question that is bound to come up is sight distance on the new road because of the configuration of Ackertown Road and the "S" turn. The new road has adequate sight distance even with a greater speed limit than the posted speed limit of 10 miles per hour on that turn. All utilities that are required are available from Ackertown Road. Lots #5, 6 and 7 will need individual ejector pumps. The biggest challenge for an engineer on this project is drainage. Under existing conditions, approximately one third of the site drains toward the east, toward Ackertown Road and approximately two thirds drain to the west. There are no formalized systems to convey the runoff from this site. There are no constructed drainage systems nor a natural channel that discharges, particularly to the west. We designed three underground stormwater detention systems that are located throughout the site. One of them is located at the intersection of the new road with Ackertown Road, one is located where the right-of-way stub road will be and one is located at the end of the cul-de-sac. Those systems working together will effectively reduce the peak rate of discharge from the project site to levels below existing conditions. This was designed with the 200 year storm flood typically it is designed with 100 year. We spent a lot of time with the Village Engineer revising the systems. We tested the soil. Currently the systems are located in the right-of-way and I know we have discussed this several times. Overall we feel we have addressed many of the concerns.

A woman, barely audible, expressed concerns about water on her property. She resides west of the horse farm.

Chairman Rubin said the applicant is required to meet the requirements of the Village. The Village Engineer, Dennis Rocks, always ensures the applicant's engineer is providing the proper drainage.

John Leaf, Chestnut Ridge has no objection and asked what size houses will be built there.

**BELLO VISTA – Public Hearing for Preliminary Subdivision Approval
62.15-1-45, RR-50 Zone.**

Chairman Rubin said right now we have no idea. It is not under the purview of this Board. We approve the Subdivision Plan. At some point they will have to show on each lot where a house can be built. They do not have to indicate the style of houses that will be built. Ultimately they will go before the Architectural Review Board and get approval for the design of the homes.

Yvonne, of Ackertown Road confirmed only the house in the front is remaining and is interested in the height and size of the homes.

Chairman Rubin said the Architectural Review Board holds public meetings like this and you will have the opportunity to attend and make comments.

Mr. Huson, 625 Saddle River Road said we are directly behind this property and will be very much affected by the runoff. We are at the bottom of the hill and all the water will run down. Will there be an opportunity for us to review the drainage plan?

Chairman Rubin said the Board is very much aware of the situation in that area, so is Mr. Strow and Mr. Rocks. Yes, you can review the drainage plan. For this application to be approved the drainage has to be acceptable. It is public information.

Ira Emanuel, 4 Laurel Road, Attorney for the applicant said we have already submitted Preliminary Drainage information to Mr. Rocks and that information can be reviewed.

Chairman Rubin said it does not mean that information has been finalized and approved. It is a work in progress. Mr. Rocks is the Engineer who represents this Board and he works for Leonard Jackson Associates.

Mr. SanFilippo 265 Ackertown Road, Chestnut Ridge, is concerned about traffic and said Ackertown Road is a dangerous road.

Chairman Rubin said he is indicating when Godwin Terrace was approved there was a road widening of 9 ft. in front of Godwin Terrace. I don't recall that.

Mr. Strow said regarding Godwin Terrace perhaps he is referencing the widening of the right-of-way and not the pavement itself. We are considering a similar widening of the right-of-way.

Chairman Rubin said I am leaving the Public Hearing open.

Mr. Strow said he came across the Hopf Subdivision plans approved 9 or 10 years ago. The map was filed. The very detailed and specific notes on the plans address many of the issues we have with this project. Those plans included 3 underground systems on 3 private lots with systems more complicated than what is being proposed for this project. The Village was taking responsibility for the systems.

Mr. Emanuel said from a policy point of view and with downstream neighbors it is a better option to have the drainage systems owned and maintained by the Village. In other parts of the county the drainage systems are almost always maintained by the municipality unless they are within a Site Plan for an office building or shopping

**BELLO VISTA – Public Hearing for Preliminary Subdivision Approval
62.15-1-42, 62.15-1-45,**

center where you have a drainage system that is internal and you have a relatively large industry that has the ability to maintain it. For drainage systems for Subdivision streets or individual lots the village or town will maintain it. The town of Clarkstown insists on it. This is nothing unusual. He went on to explain the process in the town of Clarkston.

Chairman Rubin said we are not going to be able to resolve the issue this evening. He confirmed that no other members of the public wished to speak.

Chairman Rubin moved to adjourn the Bello Vista application to the March 3, 2016 Planning Board meeting. Seconded by Antonio Luciano. All those in favor, upon vote, this motion carried unanimously.

BANKER ESTATES – Subdivision Sketch Plat Approval of a three lot subdivision with a two-family dwelling on each lot. The properties are located on the east of Banker Street, 0 feet south of Old Nyack Turnpike.
57.17-2-11 R-15 Zone.

Rachel Barese, Civil-Tec Engineering, 29 N. Airmont Road, Suffern, New York 10901. Banker Estates application is proposing a 3 lot subdivision with a two family home on each lot. Since the last meeting the plans have been revised to provide darker survey information on the map, the tapers on the road widening have been extended, the taper on the northbound side has been extended to Old Nyack Turnpike and on the south it has been extended to the edge of improvements on Gilman Terrace, the site notes have been revised and driveway turnaround is now provided.

Chairman Rubin read a letter from Ryan Karben, Attorney for the applicant, to the Planning Board dated January 15, 2016. It referenced the Rockland County Planning review of the project and the comments of the Planning Board when the applicant was last before the Board.

Ms. Barese explained the road widening for clarification. It is designed so that it ties into the previous improvements on Gilman Terrace and going to Old Nyack Turnpike where it curves.

Chairman Rubin said in regards to the road widening we will wait until Dennis Rocks returns to resolve this item.

Jeff Wasserman moved the Resolution for Subdivision Sketch Plat Approval. Seconded by Chairman Rubin. All those in favor, upon vote, this motion carried unanimously.

Antonio Luciano moved to adjourn the meeting. Seconded by Chairman Rubin. All those in favor, upon vote, this motion carried unanimously.