

APPROVED

VILLAGE OF CHESTNUT RIDGE

PLANNING BOARD MINUTES

FEBRUARY 2, 2017

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
MAX STACH	VILLAGE PLANNER
DENNIS ROCKS	VILLAGE ENGINEER
MARY BALLEK	PLANNING BOARD CLERK

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

Bello Vista—Continuation of Public Hearing for Preliminary Subdivision

Applicant is seeking approval to subdivide the parcels into 10 lots. The properties are located on the West side of Ackertown Road, 1,600 feet North of Pinebrook Road. **62.15-1-42, 62.15-1-45, Zone R-50.**

Chairman Rubin read an email received February 2, 2017 from Ira Emanuel, Attorney for the applicant requesting an adjournment of the Bella Vista Subdivision application to the March 2, 2017 Planning Board meeting.

Mr. Wasserman moved to adjourn the Bello Vista Subdivision application to the March 2, 2017 Planning Board meeting. Mr. Luciano seconded the motion. All those, in favor, upon vote, carried unanimously.

Piazza Subdivision—Continuation of Public Hearing for Final Subdivision Approval

5 lot Single Family residential Subdivision, including the construction of a new Cul-De-Sac. The property is located on the West side of Scotland Hill Road, approximately 200 feet North of the NYS Thruway.

57.18-1-33, Zone R-15.

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

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

Mr. Strow gave an update since last appearing before the Board on January 2, 2017.

The Subdivision plans were resubmitted with CDRC comments incorporated.

A response was received from the Army Corp. of Engineers.

Chairman Rubin confirmed receipt of a Rockland County Sewer District #1 letter received on December 27, 2016. This letter will be used at the latest updated copy. Mr. Baum reviewed this letter with one received November 1, 2016 and determined and the information was the same in both letters.

Ms. Ballek will make copies for the Board and distribute.

Chairman Rubin mentioned the following concerns:

Is someone proposing this street be named Coleman Court? If so, who proposed? Mr. Strow referenced Note 33 on map dating to 1926 that created a 50 foot right of way which is referenced as Coleman Court. They were required to preserve this right of way.

Additional issues to discuss:

1. Where will the street trees be located? Who will be planting them?
2. A Cost Estimate is still needed for the site work.
3. How will the Board handle the letter from the Army Corp. of Engineers? How will they make things contingent upon receipt of the letter?

Mr. Strow addressed the above issues:

1. The street trees are shown on the Grading plan, the Village plants the trees and the applicant pays a fee per tree according to the fee schedule.

Mr. Strow handed out color photos of the proposed trees: Greenspire Linden and Pin Oak.

There was a discussion on what the size the tree should be. Mr. Rocks stated the industry standard is to go by caliper for deciduous and height for evergreen.

Piazza Subdivision—Continuation of Public Hearing for Final Subdivision Approval

5 lot Single Family residential Subdivision, including the construction of a new Cul-De-Sac. The property is located on the West side of Scotland Hill Road, approximately 200 feet North of the NYS Thruway.

57.18-1-33, Zone R-15.

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

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

Mr. Stach advised that the mature Pin Oak would grow to be about 100 feet tall while the Greenspire Linden will be 50 to 60 feet tall; the latter are a little more tolerant of urban conditions such as road salt.

There was a discussion about the canopy. Mr. Baum's concern is if the trees are planted in the middle of the 5 foot easement they'll be at 12 ½ feet. If the canopy is wider than 12 ½ feet at the base it will grow out into the road.

Mr. Wasserman brought up a discrepancy on Drawing 1 & 2: Drawing 1 is shown as Coleman Court while Drawing 2 is shown as Coleman Street. Mr. Emanuel confirmed it should be Coleman Court. The plans will be updated to reflect the correction.

There was a discussion on the Army Corp. Engineer letter. Mr. Baum stated the Conditional Approval is valid for 180 days. If the letter isn't received within the 180 days the applicant will have to come back to the Planning Board for an extension of the approval. Until all the conditions are met no improvements can be put in, this would include the drainage and the road.

Mr. Emanuel suggested acknowledged his client will bond the improvements.

Mr. Strow will be submitting the Cost Estimate on February 3, 2017. Chairman Rubin reminded Mr. Strow the Cost Estimate is due at the time the Final application is submitted.

Mr. Baum stated the updated letter from Ramapo DPW in packets this evening dated January 30, 2017 is almost identical to earlier letter November 16, 2016 except 1 comment was added to later letter. He recommends making it subject to both letters.

Mr. Strow will add planting detail to the plans at Chairman Rubin's request.

Money in lieu of land was discussed; the developer typically sets aside appropriate land that will be used as recreational facilities. There is no land to be set aside in this case that would adequate for park land. The applicant would pay according to the Fee Schedule; \$5,000 per lot.

Piazza Subdivision—Continuation of Public Hearing for Final Subdivision Approval

5 lot Single Family residential Subdivision, including the construction of a new Cul-De-Sac. The property is located on the West side of Scotland Hill Road, approximately 200 feet North of the NYS Thruway.

57.18-1-33, Zone R-15.

Chairman Rubin opened the meeting to the public.

No one wished to speak.

The following corrections will be made to the Draft Resolution:

Page 1.

2 Correct the date of the Rockland County Sewer District #1 letter to December 27, 2016.

Page 2.

#4 Add January 30, 2017 as the 2nd date.

#9 The applicant will plant Greenspire Linden trees with a 3 ½" to 4" caliper in the shade tree easement in the quantity and location as shown on the Final Grading and Utility Plan. A planting detail and note will be added to the plans.

Will add as new:

#14 correct the labeling of Coleman Street to Coleman Court.

#15 No improvements are to be installed until the Final plans are signed and recorded. The applicant agrees to bond for the improvements.

Mr. Wasserman made a motion to close the Public Hearing. Mr. Luciano seconded the motion. All those, in favor, upon vote, carried unanimously.

Mr. Wasserman made a motion to adopt the Resolution for Piazza Subdivision Final Plat Approval, as modified above. Mr. Luciano seconded the motion. All those, in favor, upon vote, carried unanimously. Item #9 on the Resolution will be updated to state the applicant will plant the trees as per Mr. Levine's amendment.

Minutes:

Mr. Luciano made a motion to approve the September 1, 2016 Planning Board minutes subject to corrections as discussed. Mr. Wasserman seconded the motion. All those in favor, upon vote, the motion carried. Chairman Rubin abstained, Mr. Levine was absent.

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