



**BELLO VISTA – Continuation of 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.**

Carol Fazio Hart said we received additional copies of the plans to be sent for GML review.

Ira Emanuel, 4 Laurel Road, New City, Attorney for the applicant, said since the applicant was last here we have had a number of discussions and the Board was going to review the EAF. There were neighbors in the rear on the downhill side that expressed concerns with respect to drainage. Stuart Strow met with one resident.

Stuart Strow, Brooker Engineering, 74 Lafayette Avenue, Suffern, New York, Engineer for the applicant, said we met with Mr. Khan of 722 Saddle River Road and he had the opportunity to better understand the project and is comfortable that we are not going to impact his property.

Chairman Rubin proceeded to review item by item the Short Form EAF (Environmental Assessment Form), last revised 11-19-15 and submitted to the Village on 11-20-15.

Part 1, The Chairman confirmed Project and Sponsor Information are correct and up-to-date.

Question #1, Remains No.

Question #2, Yes and the agencies that will be sent plans to issue approvals were agreed upon.

Question #3, Reviewed acreage.

Question #4, No changes to marked off boxes.

Question #5, a & b remain Yes. In the absence of a comprehensive plan, zoning code is the comprehensive plan.

Question #6, Remains Yes.

Question #7, Remains No.

Question #8, a, b and c remain No.

Question #9, Will meet state energy codes.

Question #10, Yes, existing water on Ackertown Road.

Question #11, Remains Yes.

Question #12, a and b remain No.

Question #13, a and b remain No.

Question #14, Adding a check to Forest box as it is densely wooded.

Question #15, Remains No.

Question #16, Remains No.

Question #17, a and b remain Yes.

Question #18 is No.

Question #19 Remains No.

Question #20 Remains No.

Part 2. All Questions #'s1 through #11 were answered with No or Small Impact.

Part 3. The lower box at the bottom of the page was checked that indicated based on the information and analysis above, and any supporting documentation, the proposed action will not result in any significant adverse environmental impacts.

Chairman Rubin moved the Planning Board accept the EAF Part 2 Impact Assessment as completed today March 3, 2016. Seconded by Jeff Wasserman. All those in favor, upon vote, this motion carried unanimously.

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

Mr. Strow will provide additional drainage information to Dennis Rocks by March 11<sup>th</sup>.

Chairman Rubin continued with the Public Hearing and asked if anyone from the public wished to speak.

A resident asked how she can be kept in the loop and up-to-date on the drainage design as she has concerns about water runoff.

Chairman Rubin informed her that the drainage system proposed by Mr. Strow needs to be reviewed and approved by the Village Engineer, Mr. Rocks. Residents are also welcome to come to the Village and review any submitted documents, be aware of future meetings and confirm meetings dates with the Village..

Chairman Rubin moved to adjourn the Bello Vista application and Public Hearing to the April 2, 2016 Planning Board meeting. Seconded by Antonio Luciano. All those in favor, upon vote, this motion carried unanimously.

**ARTIS SENIOR LIVING – Preliminary Site Plan Approval** for a Senior Living Facility for residents with memory impairment. The property is located on the west side of Chestnut Ridge Road, approximately 200 feet west of Red Schoolhouse Road known as Chestnut Ridge Road. **62.16-1-34 NS & R-40 Zones.**

Ira Emanuel, Attorney for the applicant said we were last before the Board in December. The Board declared their intent to be Lead Agency. There were concerns with respect to parking. We provided a follow-up parking study and have a revision to the study. The revision includes the number of memory impaired beds at three of the sites we studied; at Sunrise Assisted Living in New City and the Promenade in Pearl River and Chestnut Ridge.

Robert Geneslaw had a question about the dates on the studies.

Mr. Emanuel clarified that a revision date was not added or included on the revised document.

There was a brief discussion about Thanksgiving Day being one of the days the study observed as Chairman Rubin felt Mother's Day and/or Father's Day would generate more visitors and the need for parking. Mr. Emanuel explained those holidays are months away and based on the testimony provided the Village Board concurs that the amount of parking spaces provided will accommodate the need on Mother's and Father's Day.

Paul Baum confirmed the applicant has not yet completed a Special Permit application for the Village Board.

Mr. Emanuel expressed his concern regarding the Declaration and being bounced between the Planning and Village Boards. This Board sent us to the Village Board to get clarification on the Declaration and what can or can't be done on the back property. Walter Sevastian, the Village Attorney suggested I prepare a revised or new Declaration to address the problems. I completed that and when I followed-up no action had been taken. The applicant spoke to Mayor Presti who replied that the Planning Board should address this first and can grant approval subject to any action the Village Board may take. We don't care which Board goes first, we would like the issue addressed.

Mr. Baum said he suggested to Mr. Sevastian that the applicant obtain Preliminary Site Plan Approval subject to Special Permit Approval, then go to the Village Board for Special Permit Approval and then back to the Planning Board for Final Site Plan Approval. I am waiting for him to get back to me.

Mr. Baum explained a Notice of Intent indicating the Planning Board's intent to be Lead Agency was sent out by Carol to agencies in January and additional copies were sent out on February 1<sup>st</sup>. 30 days have passed and no agencies have responded requesting to be Lead Agency so before the Planning Board undertakes any further SEQRA review the Board should declare itself Lead Agency on this project for the purpose of making SEQRA determinations.

Chairman Rubin said inasmuch as a referral form for General Municipal Law (GML) review is used declaring the Planning Board as the Lead Agency, the documents which were sent to Rockland County Highway Department, RC Department of Environmental Health, RC Sewer District #1, NYS Department of Transportation and Town of Ramapo Sewer Department, inasmuch as today is March 3, 2106 and none of the referred to agencies has responded I propose the Planning Board be the Lead Agency for this project. Paul Baum added that it was also sent to Rockland County Planning and was properly circulated. Seconded by Antonio Luciano. All those in favor, upon vote, this motion carried unanimously.

Carol Fazio Hart said it was also sent to Florence Mandel for circulation to the Village Board as requested.

**ARTIS SENIOR LIVING – Preliminary Site Plan Approval  
62.16-1-34 NS & R-40 Zones.**

Chairman Rubin proceeded to review item by item with Stuart Strow and the Board the Short Form EAF (Environmental Assessment Form), last revised 1-20-16.

Part 1, The Chairman confirmed Project and Sponsor Information are correct and up-to-date.

Question #1, No change.

Question #2, Robert Geneslaw had a letter dated 3-3-16 from RC Highway Department about having jurisdiction within 500 ft. and requires work permits. There was a discussion about the letter and an 8-28-15 letter. Mr. Strow will follow-up with RC Highway Department.

Question #3, 4, 5 a & b, 6, 7, 8, 9, 10, 11, 12 a & b, 13 a & b, 14, 15, 16, 17 a & b, 18, 19 and 20 all have no change.

Part 2. All Questions #'s 1 through #11 were answered with No or Small Impact.

Jeff Wasserman moved the Planning Board accept the EAF Part 2 Impact Assessment as completed today March 3, 2016. Seconded by Chairman Rubin. All those in favor, upon vote, this motion carried unanimously.

Harry Baker, 3 Dolphin Road, New City, N.Y. 10956 Traffic Consultant said this new facility will be 100% occupied and explained the different facilities, parking spaces, percentage of spaces used on certain days, the relationship between the number of beds and the parking ratios.

A discussion between the Board and Mr. Emanuel continued as Mr. Emanuel explained this is not the first traffic study provided. Overflow parking was also reviewed. It was decided that the applicant will show an area for reserved parking on the plans, parking that is triggered by an event.

The applicant will return for a Public Hearing.

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