

APPROVED

VILLAGE OF CHESTNUT RIDGE
PLANNING BOARD MINUTES

May 3, 2018

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
MARTIN SPENCE	VILLAGE ENGINEER
MARY BALLEK	PLANNING BOARD CLERK

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

Banker Estates— Continuation of Public Hearing Final Subdivision

Applicant is seeking approval for a 3-lot subdivision with a single-family dwelling on Lot 1 and two-family dwellings on Lots 2 and 3. 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.

Chairman Rubin referenced a letter dated May 2, 2018 from Rachel Barese, Civil-Tec Engineering & Surveying PC requesting an adjournment to the June 7, 2018 Planning Board meeting.

Chairman Rubin moved to adjourn the Public Hearing for Banker Estates Final Subdivision to the June 7, 2018 Planning Board Meeting. Mr. Luciano 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 a 3-lot subdivision with a single-family dwelling on Lot 1 and two-family dwellings on Lots 2 and 3. 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.

Chairman Rubin referenced a letter dated May 2, 2018 from Rachel Barese, Civil-Tec Engineering & Surveying PC requesting an adjournment to the June 7, 2018 Planning Board meeting.

Chairman Rubin moved to adjourn the Public Hearing for Banker Estates Preliminary Site Plan to the June 7, 2018 Planning Board Meeting. Mr. Luciano seconded the motion. All those in favor, upon vote, the motion carried.

Proposed Local Law to amend Zoning code for Houses of Worship.

The Board continued their review regarding amending the Zoning Code for Houses of Worship. Comments were made by the Board and Mr. Baum made revisions and will distribute a revised memo at the May 23 2018 Planning Board Workshop.

Piazza Subdivision—4th 90-day extension request from Ira Emanuel for Final Subdivision expired April 30, 2018

Mr. Levine made a motion to approve the resolution as drafted for Piazza Subdivision the 4th 90-day extension for Conditional Final Plat approval. Mr. Luciano seconded the motion. All those in favor, upon vote, the carried.

Minutes

The minutes below were all approved at the April 23, 2018 Planning Board Workshop.

Mr. Luciano made a motion to approve the February 1, 2018 Planning Board minutes. Mr. Levine seconded the motion. Ms. Arin and Chairman Rubin abstained. All those in favor, upon vote, the motion carried.

Mr. Luciano made a motion to approve the March 1, 2018 Planning Board minutes. Mr. Wasserman seconded the motion. Ms. Arin abstained. All those in favor, upon vote, the motion carried.

Mr. Wasserman moved to approve the April 5, 2018 Planning Board minutes as amended. Ms. Arin seconded the motion. Mr. Levine and Mr. Luciano abstained.

Discussion of Alternate Meeting dates for May Workshop and July Meeting

There was a discussion on changing the date for the May Workshop to Wednesday May 23, 2018 and to begin at 7:00 pm as opposed to the regular time of 7:30 pm. The Board was in agreement with this change.

The Board will further discuss moving the July meeting at the June meeting.

New Business

Biosphere Final Site Plan

There was a brief discussion on how the Board would proceed with the request received to extend the Site Plan approval.

Mr. Baum is going to review the facts and will issue a memo to the Board that they can discuss at their next workshop meeting and to decide to either extend the approval or have the applicant reapply.

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