

APPROVED

VILLAGE OF CHESTNUT RIDGE
PLANNING BOARD MINUTES

August 2, 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.

Rachel Barese, Civil Tec Engineering & Surveying PC, 139 Lafayette Avenue Suffern, NY 10901

Amy Mele, Attorney for applicant, 4 Laurel Road, New City, NY 10956

Chairman Rubin asked Ms. Ballek to read into the record any documentation that was received since the applicant was last before the Board. The following was read into the record:

The applicant last appeared before the Board at the June 7, 2018 meeting.

Consultant review memos:

Mr. Stach's revised SEAF Part II.

Mr. Baum's review memo dated July 9, 2018.

Mr. Spence's review memos dated July 21 & July 31, 2018 (both include Cost estimate)

Agency Correspondence:

RC Sewer District #1 letter dated July 30, 2018.

Documents received:

Response memo dated June 26, 2018.

SWPPP dated March 23, 2017, rev. June 2018.

Site Plan dated August 3, 2016, rev. June 18, 2018.

Subdivision Plan August 3, 2016, rev. June 18, 2018.

Cost Estimate

Cost Estimates:

Site Plan & Subdivision

Resolutions:

Preliminary Site Plan & Conditional Use Resolution -approval

Negative Declaration & LEAF Part II

Draft Resolution Final Subdivision updated July 30, 2018

Draft Resolution Final Site Plan

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Chairman Rubin stated that the cost estimates need to be signed, Ms. Barese is aware that they aren't signed but stated they will be shortly. She further stated that all in agreement.

Ms. Barese stated that this is a 3 lot Subdivision with 2 lots for 2 families each and 1 lot will be a single family; 5 families total for the 3 lots.

There was a discussion on the Stormwater management agreement. Ms. Barese stated that it is being worked out/on and will be included with the conditions if the application is granted approval. Ms. Mele understood this as being 1 agreement for each individual lot. Mr. Baum mentioned maybe not needing an agreement for each lot but 1 agreement for all 3 lots and a separate covenant or a declaration that states the sharing of the cost of the maintenance for the Stormwater facility i.e. rain barrels for all 3 lots.

Chairman Rubin asked the Board members if they had any questions. No one did.

Chairman Rubin opened the meeting to the public.

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

Ms. Mele spoke of the Rockland County Planning letter dated April 10, 2017 and how an override to #10 may be needed. Mr. Baum said this is addressed in the draft resolution as Condition #1 and that by adopting the resolution the Board is overriding this item.

Mr. Stach questioned item #3 on the draft resolution and suggested re-wording to read: Money of lieu of land to be paid in accordance with the Village's schedule of fees. The Village has the ability to do this on a lot or a unit basis where Site Plan approval is required.

Banker Estates— Continuation of Public Hearing Final Subdivision

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There was a discussion on planting shade trees in the shade tree easement.

Since this road is already an official street; the Board has options on how to handle the tree planting. They can either have monies put into escrow and have the Village plant the trees, or the applicant can plant the trees. Certificates of Occupancy (COs) will be issued only after the trees have been planted. This can be included in the performance bond for public improvements.

Shade trees to be planted as part of construction. Ms. Barese will re-do the cost estimates to include the shade tree planting and submit to Mr. Spence.

Chairman Rubin made a motion to close the Public Hearing on the Banker Estates Final Plat application. Mr. Luciano seconded the motion. All those in favor, upon vote, the motion carried.

Mr. Luciano made a motion to approve the resolution for Banker Estates Final Subdivision updated 7/30/2018 with the following modifications:

1. Condition #2: The applicant will plant shade trees as part of the construction and will add to the cost estimate. No Certificate of Occupancies (COs) to be issued for any of the structures until trees planted.
2. Condition #3: the 2nd sentence should read as follows: Money in lieu of land in an amount in accordance with the Village's schedule of fees.

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

Banker Estates—Public Hearing Final Site Plan

Applicant is seeking approval for the construction, maintenance and use of two family dwellings on Lots 2 and 3. The 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.

Rachel Barese, Civil Tec Engineering & Surveying PC, 139 Lafayette Avenue Suffern, NY 10901

Amy Mele, Attorney for applicant, 4 Laurel Road, New City, NY 10965

Chairman Rubin asked Ms. Ballek to read into the record any documentation that was received since the applicant was last before the Board. These would be the same documents that were read into the record above for the Subdivision.

Chairman Rubin asked the Board members if they had any questions. No one did.

Chairman Rubin opened the meeting to the public.

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

Chairman Rubin made a motion to close the Public Hearing on the Banker Estates Final Site Plan application.

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

Mr. Wasserman made a motion to approve the resolution for Banker Estates Final Site Plan application.

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

Public Hearing:

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

Complete Auto Repair—Public Hearing for Final Site Plan Approval

Applicant is seeking Final site plan approval to remove the existing building and build a new building that would consist of 8 work bays and an office area as well as parking spaces. The property is located On the South side of Old Nyack Turnpike, 265 feet West of Chestnut Ridge Road.

Tax Designation 57.17-2-27, Zone PO

Rachel Barese, Civil Tec Engineering & Surveying PC 139 Lafayette Avenue Suffern, NY 10901

Richard Sarajian, Attorney for applicant, 67 North Main Street, New City, NY 10956

Chairman Rubin asked Ms. Ballek to read into the record any documentation that was received since the applicant was last before the Board. The following was read into the record:

The applicant last appeared before the Board at the April 5, 2018 meeting.

Consultant review memos:

Mr. Baum's review memo dated May 8, 2018.

Mr. Stach's review memo dated June 12, 2018.

Mr. Spences review memos dated June 22, 2018 and July 31, 2018, both included cost estimates.

Negative Declaration:

Mr. Stach's Part II and Negative Declaration dated April 5, 2018

Agency Correspondence:

Rockland County Sewer District #1 letter dated July 30, 2018.

Documents received May 2, 2018:

Comment response memo dated May 1, 2018.

SWPPP dated May 19, 2017, rev. April 30, 2018.

Site Plan dated December 2, 2016, rev. April 30, 2018.

Drainage maps existing & proposed both dated December 2, 2016, rev. April 30, 2018.

Cost estimate dated May 18, 2018

Final Site Plan application

Complete Auto Repair—Public Hearing for Final Site Plan Approval

Applicant is seeking Final site plan approval to remove the existing building and build a new building that would consist of 8 work bays and an office area as well as parking spaces. The property is located On the South side of Old Nyack Turnpike, 265 feet West of Chestnut Ridge Road.

Tax Designation 57.17-2-27, Zone PO

Documents received July 9, 2018:

Comment response memo dated July 5, 2018.

Front elevation & sign detail plan dated June 29, 2018.

Final Site Plan dated December 2, 2016, rev. June 26, 2018.

SWPPP dated May 19, 2017, rev. April 30, 2018

Drainage maps existing & proposed both dated December 2, 2016, rev. June 26, 2018.

Letter from Ms. Barese dated June 22, 2018.

Sign Plan

Email with pdf of plan received July 30, 2018.

Resolutions:

Preliminary Site Plan approval adopted April 5, 2018.

Negative Declaration approval adopted April 5, 2018.

Draft Resolution Final Site Plan (updated 7/30/18.)

Public Hearing

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

Ms. Barese gave the Board and consultants full size drawings of the sign plan as discussed at the July 23, 2018 Workshop.

Chairman Rubin referenced the sign plan that Ms. Barese emailed and stated the sign on the building doesn't show on the larger plan. Ms. Barese stated the larger plan includes the dimensions and location of the proposed sign. Front sign area is 39.57 sq. ft. The final result will be letters on the building as opposed to actual sign, the letters will not be lit neither front or back.

Complete Auto Repair—Public Hearing for Final Site Plan Approval

Applicant is seeking Final site plan approval to remove the existing building and build a new building that would consist of 8 work bays and an office area as well as parking spaces. The property is located On the South side of Old Nyack Turnpike, 265 feet West of Chestnut Ridge Road.

Tax Designation 57.17-2-27, Zone PO

Mr. Levine stated that the sign plan wasn't part of the original part of the application and asked if it was now being added. Mr. Sarajian said that the sign was always part of the application but they hadn't been given the specifics before now; i.e. location & dimension.

Mr. Stach stated that the proposed sign is being put on part of the building that is a semi-circle which would make it difficult to see. There is also a line of evergreen trees in front of the building. Mr. Sarajian understands these concerns but stated that the Architect Mr. Meckler has designed this way.

Mr. Baum pointed out when the architect Mr. Meckler did the revisions on the sign plan he didn't include a last revised date. This would be the copy that was marked received by the Village on August 1, 2018.

Discussion on RC Sewer District #1 letter dated July 30,2018. Mr. Baum recommends adding this to Condition #4 of the resolution.

Mr. Sarajian mentioned not seeing Mr. Spence's review memo dated July 31, 2018. Ms. Ballek gave him and Ms. Barese copies.

Chairman Rubin opened the meeting to the public.

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

Chairman Rubin made a motion to close the Public Hearing on the Complete Auto Repair Final Site Plan application. All those in favor, upon vote, the motion carried.

Chairman Rubin made a motion to approve the resolution for Complete Auto Repair Final Site Plan updated 7/30/2018 with the following modifications:

1. Drawing #8 "Front Elevation and Sign Detail" dated June 29, 2018 should state received by the Village by Meckler Associates, 144 Route 59, Suffern, NY 10901 on August 1, 2018.
2. Condition #2 compliance with the memorandum of Martin Spence dated July 31, 2018.
3. Condition #4 add sentence: Subject to letter from RC Sewer District #1 dated July 30, 2018.
4. Remove Condition #10.
5. Condition #14 is now Condition #10.

Mr. Luciano seconded the motion, upon vote, the motion carried.

Trailing Ridge—Public Hearing Preliminary Site Plan and Conditional Use

Applicant is seeking Final Site Plan & Conditional use approval. Proposed use as an outdoor recreation facility to include the construction of a private swimming pool, tennis court, cabana and play area to be owned and used exclusively by residents of the Alexa townhouse development on adjacent lot to the south in the borough of Montvale. The property is located on the westerly side of Red Schoolhouse Road, approximately 400 feet south of the intersection of Loessher Lane.

Tax Designation: 68.13-1-1

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

Amy Mele, Attorney for applicant, 4 Laurel Road, New City, NY 10956

Peter Tifinsky, Applicant, 295 Red Schoolhouse Rd. LLC, 120 Sylvan Avenue, Suite 200, Englewood Cliffs, NJ07632

Chairman Rubin asked Ms. Ballek to read into the record any documentation that was received since the applicant was last before the Board. The following was read into the record:

The applicant last appeared before the Board at the December 7, 2017 meeting.

Consultant reviews:

Mr. Spence's review memos dated July 10, 2018 and August 1, 2018.

Mr. Stach's review memos dated July 9, 2018 and July 13, 2018.

Documents received June 22, 2018:

Narrative summary dated June 19, 2018.

Preliminary Site Plan application dated June 19, 2018.

Short EAF form dated June 20, 2018.

Preliminary Site Plans dated June 19, 2018.

Full EAF dated July 18, 2018.

Public Hearing:

Ms. Ballek confirmed receipt of the Public hearing posters, mailings, affidavits received.

Resolutions:

Adopted Resolution declaring Notice of Intent to be Lead agency

Agency correspondence:

RC Highway letter dated July 23, 2018.

Town of Ramapo-Dept. of Public Works letter dated July 18, 2018.

RC Sewer District #1 letter dated July 27, 2018.

Trailing Ridge—Public Hearing Preliminary Site Plan and Conditional Use

Applicant is seeking Preliminary Site Plan & Conditional use approval. Proposed use as an outdoor recreation facility to include the construction of a private swimming pool, tennis court, cabana and play area to be owned and used exclusively by residents of the Alexa townhouse development on adjacent lot to the south in the borough of Montvale. The property is located on the westerly side of Red Schoolhouse Road, approximately 400 feet south of the intersection of Loessher Lane.

Tax Designation: 68.13-1-1

Chairman Rubin asked if the applicant appeared before the Zoning Board of Appeals and if so did the Board have copies of the minutes and resolutions. Ms. Ballek confirmed submitting these documents to the Board and the consultants at the June 25, 2018 Workshop.

Chairman Rubin referenced the approved Zoning Board resolution dated June 18, 2018 and read the variances that were granted:

- Lot Width of 76.9ft. (pre-existing) is proposed and 200 feet is required
- Side Setback of 30ft. proposed where 75 ft. is required
- Total Side Setback of 69.6 ft. proposed where 150 ft. is required
- Side yard of 0 feet proposed-South lot side and 10 feet on North side where 30 feet is required
- Swimming pool Setback:
(Art. XII, § 6.B) 40 feet proposed where 100 feet is required

The Board held a discussion regarding the Zoning Board variances and the item they overrode. Mr. Stach read into the record the letter that was sent to RC Planning explaining the override dated July 3, 2018.

Mr. Strow stated that the applicant is ok with the comments from the July 10th CDRC.

There was a discussion on Mr. Spence’s comments from the CDRC regarding the fence that ends at the southwest corner of the Jacobsen lot. It was suggested the fence could turn the corner and extend slightly further. It could also create the opportunity for additional landscaping.

Mr. Strow said the revised Site Plans will reflect this change.

Chairman Rubin asked how far along the entrance road do the evergreen trees go on the property?
Mr. Tiflinsky said the evergreens were planted in an effort to make the entrance to the property attractive to prospective buyers. This wasn’t something that was requested or required by Montvale rather something the applicant did on his own. Ms. Mele agrees with how Mr. Tiflinsky landscaped the entrance but suggested leaving the natural vegetation that is behind the entrance as is.

Trailing Ridge—Public Hearing Preliminary Site Plan and Conditional Use

Applicant is seeking Preliminary Site Plan & Conditional use approval. Proposed use as an outdoor recreation facility to include the construction of a private swimming pool, tennis court, cabana and play area to be owned and used exclusively by residents of the Alexa townhouse development on adjacent lot to the south in the borough of Montvale. The property is located on the westerly side of Red Schoolhouse Road, approximately 400 feet south of the intersection of Loessher Lane.

Tax Designation: 68.13-1-1

Mr. Spence stated that notes should be added to the plans that state what will be remaining undisturbed as well anything new that will be added.

Mr. Spence questioned the sanitary sewer and asked if it would be going to Montvale. Mr. Strow explained: there is an existing sanitary sewer running northerly on Red Schoolhouse Rd. that serves Rockland county. The second sanitary sewer runs southerly and serves NJ. He further explained not being able to cross-connect, so the Townhouse would connect in New Jersey and the Clubhouse would connect in New York.

Chairman Rubin opened the meeting to the public.

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

Mr. Strow will submit revised plans directly to the consultants and the balance to Ms. Ballek by the end of the week of August 10, 2018. Mr. Stach asked that Mr. Strow submit the approved landscaping plan for Montvale with the revised plans.

The consultants will do individual reviews and the applicant won't need to return to CDRC prior to the September 6th Planning Board meeting. Consultant review memos will be due prior to the August 27th Workshop.

Chairman Rubin moved to adjourn the Public Hearing for Trailing Ridge Preliminary Site Plan and Conditional Use to the September 6, 2018 Planning Board Meeting. Mr. Luciano seconded the motion. All those in favor, upon vote, the motion carried.

New Business:

**Congregation Ahavas –972 Chestnut Ridge Road Sign Plan approval
Tax Designation: 67.08-1-73**

The Board discussed the above application.

Ms. Ballek will send a letter to the Building Inspector so he can determine the following:

1. If there a valid Certificate of Use) for the current use.
2. Determine if the sign currently on the building façade is in violation.
3. Was the original approval for use as a school and/or synagogue?

The Building Inspector was requested to respond to the Planning Board in writing prior to the August 27, 2018 Workshop.

The Board would like the applicant to appear at the September 6, 2018 Planning Board meeting to discuss their concerns.

Minutes

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

Mr. Luciano moved to approve the June 7, 2018 Planning Board minutes as amended. Deputy Chairman Levine seconded the motion. By a 4-0 vote, the motion carried. Mr. Wasserman was absent.

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