

APPROVED

Village of Chestnut Ridge
Zoning Board of Appeals
October 31, 2017

The meeting was called to order at 8:00 P.M. by Stephen Liebman, Chairman.

Present: Stephen Liebman-Chairman, Susan Silverman-Deputy Chairperson, Stanley Waldbaum,
Ally Thorne, Michael Grossman, Ed Manning, Bruce Goldsmith-Alternate

Also Present: Walter R. Sevastian-Village Attorney, Mary Ballek-Secretary to the Board,
Cheryl Sluys-Recording Secretary

Absent: Duane Penister

1. **Complete Auto Repair – 245 Old Nyack Turnpike – Continuation of Public Hearing to consider the Application of Complete Auto Repair 245 Old Nyack Turnpike for a determination of which Bulk Table should be applied to the site:**

If Use Table D (Gasoline Services Stations) is determined to be the proper Use Table, bulk variances won't be needed but the following parking variances will: 34-37 Parking spaces are Required and 29 Parking spaces are Provided. There are also 8 bays available for a total of 37 spaces which includes the bays.

If Use Table J (Automobile Sales and Service) is determined to be the proper Use Table, the following variances will be needed:

Minimum Side Setback: 75 FT Required, 59 FT Provided
Minimum Rear Setback: 75 FT Required, 50 FT Provided
Minimum Rear Yard: 30 FT Required, 26 FT Provided
Tax designation: 57.17-2-27 Zone PO

Richard H. Sarajian, Esq. (Attorney for Applicant), Rachel Barese P.E. of Civil Tec Engineering & Surveying and Alister S. Renwick, Applicant appeared.

Mr. Sarajian said we are here to determine which bulk table should be applied to the site. A history of the property was given at the September 26, 2017 meeting but he would like to briefly discuss the October 13, 2017 Rockland County Department of Planning GML review from Douglas Schuetz, Acting Commissioner. Mr. Sarajian said he knows the Board cannot vote tonight as the Town of Ramapo and the Village of Spring Valley must be given the opportunity to review the proposal and its impact.

Mr. Sevastian said the application went to County Planning for comment. If they take an adverse action they must put an explanation in writing. There are other issues to be dealt with.

Mr. Sarajian said items #1 and #2 in the GML review relate to a use variance and we will request an override to both. This is essentially the same discussion about whether or not to expand the facility. Mr. Sarajian then said #3 deals with parking and is a Planning Board decision.

yes, Michael Grossman-yes, Ally Thorne-yes, Stanley Waldbaum-yes, Bruce Goldsmith-yes. Ed Manning abstained.

Ed Manning made a motion seconded by Susan Silverman to approve the September 26, 2017 meeting minutes as submitted. The following vote was taken: Stephen Liebman-yes, Ed Manning-yes, Susan Silverman-yes, Stanley Waldbaum-yes, Michael Grossman-yes, Ally Thorne-yes, Bruce Goldsmith-yes.

3. NEW BUSINESS

Mr. Liebman said Ms. Ballek is forwarding information re: needed courses to the Board members. Numbers 1 and 3 are required once. "Zoning and Transportation, Mutual Impacts" will be presented on Monday, November 13, 2017. Information on this session was distributed to the Board members.

Mr. Liebman and the Board members discussed having Planning Board and Village Board minutes available on a hard copy rather than looking at the Chestnut Ridge website. Review of minutes on the website was generally acceptable.

There were no other questions or comments.

Susan Silverman made a motion seconded by Ed Manning to adjourn the meeting. The following vote was taken: Stephen Liebman-yes, Susan Silverman-yes, Ed Manning-yes, Michael Grossman-yes, Stanley Waldbaum-yes, Ally Thorne-yes, Bruce Goldsmith-yes.