

APPROVED

VILLAGE OF CHESTNUT RIDGE

PLANNING BOARD MINUTES

January 3, 2019

MEMBERS PRESENT:

| | |
|-----------------|-----------------|
| ALLAN RUBIN | CHAIRMAN |
| MARC LEVINE | DEPUTY CHAIRMAN |
| 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 |
| NOT PRESENT: | MYRNA ARIN, MEMBER |

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

Trailing Ridge- Public Hearing Final Site Plan and Conditional Use

Applicant is seeking Final Site Plan 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 west side of Red Schoolhouse Road, approximately 400 feet south of Loessher Lane.

Tax Designation: 68.13-1-1 LO Zone.

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

Ira Emanuel, 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:

Mr. Strow confirmed receipt of all documents.

Consultant reviews:

Mr. Baum's review memo dated December 14, 2018.

Mr. Stach's review memo dated December 21, 2018.

Mr. Spence's marked-up cost estimate dated December 19, 2018.

Mr. Spence's review memo dated December 24, 2018.

Correspondence from Engineer:

Letter from Mr. Strow dated September 28, 2018 re: proposed lighting.

Resolutions:

Preliminary Site Plan and Conditional Use approval dated October 4, 2018.

Final Site Plan draft resolution dated January 3, 2019.

Documents received November 19, 2018:

Narrative Summary dated November 16, 2018.

Final Site Plan application dated October 22, 2018.

Final Site Plans dated November 16, 2018.

Cost estimate dated November 16, 2018.

Preliminary SWPPP dated November 16, 2018.

Stormwater Maintenance easement agreement.

Cost Estimate:

Revised January 2, 2019 from Mr. Strow adjusted in accordance to Mr. Spence's marked-up version dated December 21, 2018.

Public Hearing:

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

Trailing Ridge- Public Hearing Final Site Plan and Conditional Use

Applicant is seeking Final Site Plan 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 west side of Red Schoolhouse Road, approximately 400 feet south of Loessher Lane.

Tax Designation: 68.13-1-1 LO Zone.

Mr. Emanuel stated the applicant received Preliminary Site Plan approval at the October 2018 meeting and were granted variances at the May 2018 Zoning Board meeting. They are now seeking approval for Final Site Plan.

In reference to Mr. Strow's letter dated September 28, 2018, Chairman Rubin asked Mr. Strow if it was incorporated into the Preliminary Site plan approval. Mr. Strow said this was addressed as part of the Preliminary approval and doesn't need to be addressed further.

Mr. Strow stated the Final Site plans were revised based on the Preliminary Site Plan approval. The narrative that was submitted dated November 16, 2018 gives an item by item response to the 8 conditions. Preliminary Site Plan approval was subject to these conditions.

Agency responses have all been addressed.

The most significant changes to the plans were in regard to the landscaping and the lighting. The lighting will be eliminated from the tennis courts. The expense of the lights in addition to having to screen/shield them led the applicant to decide to eliminate them. Mr. Strow said that some of the previously approved street lighting has been eliminated as well. Lighting has been installed on the Montvale side for this project and will be adequate for the proposed parking.

Discussion on the proposed parking. Mr. Strow said that originally perpendicular parking spaces were proposed and would be replaced with what was previously parallel parking spaces along the curb on the Montvale driveway.

There will be no additional lighting proposed along the driveway; the only lighting will be above the cabana door.

Mr. Strow explained that they consulted with the Landscape Architect that was working on the Montvale side and created a coordinated landscaping plan for the front entrance way.

Mr. Strow had no issue with Mr. Baum's December 14, 2018 review memo.

In reference to Mr. Spence's December 24, 2018 review memo drawing No. 5 S-10 referring to the conflict with the force main and two (2) trees. Mr. Strow stated that he would revisit to see if the force main could be adjusted. If this isn't an option, he'd like to designate the trees either be moved or replaced. He further stated if the trees can't be saved additional plantings will made to replace them.

Trailing Ridge- Public Hearing Final Site Plan and Conditional Use

Applicant is seeking Final Site Plan 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 west side of Red Schoolhouse Road, approximately 400 feet south of Loessher Lane.

Tax Designation: 68.13-1-1 LO Zone.

Chairman Rubin referenced the miscellaneous items from Mr. Spence's December 24, 2018 review memo and asked Mr. Strow if they'd been addressed:

Item M-1: This project is going before Montvale in hopes of getting their endorsement of the proposed revisions. The easement is on the Montvale side of the property. Mr. Strow stated that once Montvale grants the approval he will incorporate onto the plans and submit as the final documentation.

There was further discussion on the easement. Mr. Baum stated that he won't authorize the Chairman to sign the plans until the easement is approved. Mr. Emanuel said they would accept the Final Site Plan approval subject to the approval from Montvale.

Mr. Strow said the easement isn't shown on the plans but is intended to cover the length of the driveway on the Montvale side. This driveway needs to be accessed in order to get to the proposed parking spaces on the Chestnut Ridge side.

Mr. Baum stated that an easement can't be given to the same ownership. This isn't something that can be done unless it's a separate ownership. Mr. Strow thought this request regarding the easement came from the Planning Board and the RC Planning letter dated August 17, 2018. In actuality, mention of this easement was referred to on the RC Highway Department letter dated July 23, 2018.

Item: M-2: The final cost estimate has been revised and approved.

Mr. Stach questioned if a previous plan showed a proposal to remove all of the trees. Mr. Strow said there was and that the Landscape Architect thought some of the trees could be saved.

Trailing Ridge- Public Hearing Final Site Plan and Conditional Use

Applicant is seeking Final Site Plan 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 west side of Red Schoolhouse Road, approximately 400 feet south of Loessher Lane.

Tax Designation: 68.13-1-1 LO Zone.

Mr. Stach had 2 questions:

1. Is the lighting on the Montvale side forward or downward throwing? Mr. Strow explained the lighting as an 'acorn' shape at the top of a pole and he didn't think there was any shielding on the lighting. This lighting is already installed and is located at the driveway and throughout the property on the Montvale side. Mr. Stach stated that some of the acorn lighting is designed to throw off 80% of lighting to one side. If the intent is to light the paths these lights may not do that.
2. Is security lighting still proposed in the pool area? Mr. Strow stated if this is required it will be added to the plans as a safety feature.

Trailing Ridge- Public Hearing Final Site Plan and Conditional Use

Applicant is seeking Final Site Plan 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 west side of Red Schoolhouse Road, approximately 400 feet south of Loessher Lane.

Tax Designation: 68.13-1-1 LO Zone.

Chairman Rubin opened the meeting to the public for Final Site Plan.

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

Chairman Rubin made a motion to close the Public Hearing for Trailing Ridge Final Site Plan. Mr. Luciano seconded the motion. All those in favor, upon vote, the motion carried. Ms. Arin was absent.

Discussion on Rockland County Planning letter dated August 17, 2018 and how an override to item #6 regarding the lighting plan may be needed. Mr. Strow requested the override and Mr. Baum stated this is addressed in the draft resolution as Condition #5 and that by adopting the resolution the Board is overriding this item.

In reference to the RC Planning letter dated August 17, 2018, Mr. Emanuel stated that item #12 regarding the bulk table and the variances granted by the Zoning Board of Appeals has been corrected.

Mr. Wasserman made a motion to approve the draft resolution for Trailing Ridge Final Site Plan approval dated January 3, 2019 with the following modifications:

1. Page 1: 3rd paragraph should read as follows: Whereas, after due notice, a final public hearing on said application was held by the Planning Board on January 3, 2019.
2. Page 2: Condition 6 should read as follows: Compliance with Martin Spence memo of December 24, 2018.

Mr. Luciano seconded the motion, all those in favor, upon vote, the motion carried. Ms. Arin was absent.

Minutes

Mr. Luciano made a motion to approve the December 6, 2018 Planning Board minutes as amended. Mr. Wasserman seconded the motion. All those in favor, upon vote, the motion carried. Deputy Chairman Levine was absent.

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

