

Members Present:

Peter Klose (Chairman)
Daniel Jean-Gilles
Peter Voletsky
Alan Englander – alternate

Also Present:

Walter Sevastian, Village Attorney
Don Yacopino, Building Inspector

Absent: Glenn E. Keene - alternate member
Don Hammond
Ted Sestak

Called the meeting to order at approximately 7:35 p.m.

1. 28 Route 59. Jorel Vaccaro for Seth Marks. Site plan application to convert restaurant to a used car dealership.

Building Inspector-- Application complies with Zoning Code. Copy of site plan has been forwarded to NYS Department of Transportation, NYS Thruway Authority, Brooker Engineering, Town of Clarkstown and Rockland County Department of Planning for comment. Comments not received as of 1/06/2012.

SEQRA— Negative Declaration needed.

Applicant has addressed Letter from Village Engineer; NYS Department of Transportation and County of Rockland Planning letters and has agreed to make all necessary and suggested changes to the plan on the Site Plan Numbered SP 001 through SP 003, dated January 27, 2012 with lighting, landscaping and striping to be shown

- Any area not designated for parking, aisle or vehicle display (as noted above) shall be suitably marked and and striped. A Four Foot Buffer between sidewalk and cars for display shall be maintained, with all cars maintained in an orderly way. This shall be enforced by the Building Department.
- Existing site lighting has been indicated on the plan and shall be down facing and not interfere with traffic. Lower wattage bulbs will be utilized.
- Signage shall be approved by the ARB and Building department.
- Applicant shall remove dumpster and replace with trash cans to be kept out of the sight lines.
- All site details shall be provided BUILDING DEPT.
- A NYSDOT permit is required.
- Chain Link demarcation shall be repaired and maintained.

Applicant to provide a short form EAF, however, the Board has investigated the entire package and application and cannot identify any particular significant environmental impact of the proposed plan.

Public Comment/Discussion

None

Resolutions-

- 1- Klose moved to close public meeting, seconded by Jean-Gilles, vote 4-0 passed.
- 2- Klose moved that the PB is lead agency for SEQRA review, and upon due deliberation, identifies no particular environmental effects that would trigger further environmental review or which ought to be mitigated. Seconded by Jean-Gilles and passed 4-0.
3. Klose moved to grant site plan approval for the plans numbered SP 001 through SP 003, inclusive as revised on January 27, 2012 and to be revised in accordance with the foregoing discussion, subject to reasonable conditions imposed by the ARB, the Building Inspector, and other municipal agents with responsibility to review the plans. Seconded by Englander and Passed 4-0.

Other Business:

A motion was made by Chairman Klose, seconded by Member Voletsky, to accept the January 9, 2012 Minutes. Passed 4-0.

The meeting was adjourned at 8:10 PM.