

Members Present:

Peter Klose (Chairman)
Daniel Jean-Gilles
Alan Englander
Peter Voletsky
Seth Kestenbaum
Donald Wilen-Alternate

Also Present:

Walter Sevastian
Don Yacopino, Building Inspector
Bob Galvin—Village Planner

Absent: We welcome Elijah Reichlin-Melnick as an Alternate (absent).

Other Business: Motion to approve the October 14th 2015 Minutes-- second by Voletsky-- Vote 5-0 approved.

1. 176 North Franklin Street. Rocco Perini. Application for removal of twelve trees. Arborist's letter included. Property is in TFR zoning district. Application has been referred to Nyack tree commission.

SEQRA – this is a Type II action under SEQRA NYS DEC 617.5 (c) (10) “construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density;”
LWRP – As a Type II action, the Village Code considers this to be consistent with the policies of the Village’s LWRP.

Tree committee has met with applicant and his arborist and is the process of changing permit application but the process is not yet complete. Arborist claims the trees are not hazardous at this time.

Applicant-- -- NO APPEARANCE, EXCEPT BY MARCI DENKER LATER IN MEETING-- APPLICATION IS APPARENTLY ON HOLD WHILE THE TREE COMMITTEE GETS ORGANIZED

Public Comment - NONE

Board-- APPLICATION IS OPEN

2. 2-6 North Midland Avenue. Barry Terach for Joseph Lagana. Site Plan application to demolish existing structure and construction of a three story multi family apartment building. Property is in DMU zoning district. Architectural Review Board offered a positive recommendation for demolition at 12/17/2014 meeting.

Member Englander recuses himself from this application.

Applicant-- SINCE NO NEW PLANS WERE SUBMITTED, THE PREVIOUS NOTES AND CONSIDERATIONS OF THE BOARD ARE PART OF THE PRIOR MINUTES. Public meeting remains open-- *Proposed action is more than 500 ft. from State Road Rte. 9W. The action does not meet any other GML threshold and therefore it does not need to be referred to Rockland County Planning under GML.*

APPLICANT appeared anyway to discuss how they are improving the project, the board recommended that they look at the ability to move the traffic apparatus from the corner, and upgrade the intersection, cut back on size and amount of concrete massing on the corner

applicant still has not supplied plans or elevations sufficient to consider the entire project

SEQRA - This is an unlisted action. The Planning Board is now Lead Agency for the SEQRA review of this action.

LWRP - The Planning Board is responsible for the determination of consistency with the LWRP policies for this application. Such determination would be made after the Planning Board makes a SEQRA determination.

Public Comment - none

Board-- *NO Actions taken, the Board continues to await the submission of an actual Site Plan.*

- 3. 36 Tallman Avenue. Kier Levesque for Bernie Weintraub. Site Plan application for the construction of a new single family house with detached rear yard garage. Property is in SFR-1 zoning district.**

Building Inspector-- *Applicant received conditional approval from ARB on October 21, 2015. Additional design elements have been provided for review by ARB.*

SEQRA – this is a Type II action under SEQRA NYS DEC 617.5 (c) (10) “construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density;”
LWRP – As a Type II action, the Village Code considers this to be consistent with the policies of the Village’s LWRP.

EAF and Coastal Assessment form have been submitted

Applicant-- by applicant and Kier Levesque, to construct a new 2 story single family and a detached Garage dwelling in zone-- Plot plan Lot 1 -- dated 10/21/2015 and Plot Plans- - dated 8/21/2015 and consisting of A-4 -- board concerned about water run off an otherwise the plan looked complete

Storm water containment- southern half of the property -- drywell- 40% into a drywell 60% toward the back-- taking additional steps of drywell containment-- letter from the arborist relative to the condition of non-site specific letter from Dykeman 10-27-2015. Removal of diseased trees discussed and approved.

Member Englander-- wondering if applicant would consider doing some Green Infrastructure landscaping about rainwater-- storm water.

Public Comment - NONE

Klose moves to close the public hearing-- second by Voletsky motion to close approved -- 5-0.

Board-- RESOLUTION By motion of Chairman Klose and seconded by Englander that application and maps dated and applications dated 10/1/2015 (site plan) and 10/29/15 (trees) to construct a new 2 story single family and a detached Garage dwelling in zone-- Plot plan Lot 1 -- dated 10/21/2015 and Plot Plans-- dated 8/21/2015 and consisting of A1-4 should be granted to remove the trees in conjunction with the construction, subject to applicant installing landscaping with appropriate landscaping selected by the applicant and the exterior lighting being down facing. Vote: 5-0 in favor.

4. 84 North Highland Avenue. Site Plan application for a front yard addition and handicap accessible ramp in preparation to opening Health Care Offices. Property is in RMU zoning district.

Building Inspector- This is a conversion of use from a retail establishment to medical offices. Parking and site- lighting approval are required in addition to front yard ramp and entry. Applicant received ARB approval on October 21, 2015. SEQRA -- type IIPARKING Per Article IV VON§360-4.5B(3) "the owner must provide (or receive a variance for) parking equal to the difference between the parking requirement for the existing use and the parking requirement for the new use, not the difference between the actual existing parking and the parking requirement for the new use." Proposed Medical Office requires 19 parking spaces. Previous Retail use required 10 parking spaces. Nine (9) on site spaces are required to be provided

Applicant-- -- by applicant Esther Dederichs -- Ben Bolton-- Hudson river healthcare-- throughout the county-- coming to provide primary care -- six exam rooms- coordinating with local hospitals ARB has reviewed-- existing structure with complying parking-- 9 by 18 spots. 12 entry and adjacent parking -- chain link fence with lighting -- six inches- all looks to be in order.

Lighting -- adding some fixtures to the front and to the rear-- lighting pole in the rear-- light will be located in the rear -- Storm water containment- NONE needed, no change.

Public Comment - NONE Klose moves to close the public hearing-- second by Englander motion to close approved -- 5-0.

Board-- RESOLUTION By motion of Chairman Klose and seconded Voletsky that application and maps dated and applications 10/29/15 PB-1 and PB-2 and A01- 04- 9-30-15 be approved subject to applicant maintaining appropriate landscape selected by the applicant and the exterior lighting being down facing. Vote: 5-0 in favor.

OTHER BUSINESS-- Motion to adjourn by Chairman Klose, seconded by member Voletsky - passed by a vote of 5-0. Meeting adjourned at 8:00 PM