

**Members Present:**

Peter Klose (Chairman)  
Daniel Jean-Gilles  
Alan Englander  
Glen E. Keene  
Peter Voletsky

**Also Present:**

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

**Absent:**

**Other Business:** Motion to approve the October 7 Minutes-- second by Keene Vote 5-0 approved. Board will still consider the September 2014 Minutes and will issue final notes on that at a later time.

- 1. 23 Route 59 -- 23 Route 59. Application to review the change of use from unused to parking lot for the support of the construction of the TZ Bridge.**

*Building Inspector-- 23 Route 59. Gordon Gebert for Claudio Iodice. Continuation of Site plan application for a change of use from a vacant lot to an Industrial Service Use. Property is in CC Zoning District. Applicant proposes to use area for employee parking, field office, storage and transfer of construction materials as well as the shuttling of employees to and from jobsite. Industrial Service Use is permitted in CC Zoning District. Applicant previously discussed lack of need for site lighting since the site will only be used during daytime working hours. NYS DOT comments and revised site plan included.*

Gordon Ebert-- for Claudio Iodice-- site between D/D and the bank strip --representative from contractor- drawings revised dated 10-9-2014 gate is bigger opening. Bus can get all the way into the throat of the opening fits the DOT standard. Added planters with low site distance.

NY DOT -- weighed in to make a need to get people off the road. This site will allow the Rockland electricians to park for the bridge contractors-- use the site as a staging area-- 18 parking spaces-- container units to be put in to handle equipment etc. Industrial Service use.-- much less - when fully staffed expected to have looking for alternative parking- 7 to 10 cars initially-- during fully staffed late spring of 2015. 88 to 90 round trips in and out of this site. 10 deliveries and well under the 100 trips. Bus picks up workers and bring and take. Application for the minor commercial driveway to the DOT. NO net increase of storm water.

No left hand turn-out of lot-- the company is very safety conscious. EAF and Coastal Assessment -- Application remains open and the applicant will come back with a final diagram of the various site plan elements. No planned exterior lighting.

Unlisted Action for SEQRA must be sent to Rockland County referral because property is within 500 feet of Clarkstown. Site Plan-- triggered to the Department

Planning Board declares its resolution to be the Lead Agency for SEQRA. Second by Keene and passed by vote 5-0.

Will be sent to Rockland, and the entire application will remain open until the SEQRA resolutions will be resolved.

**Public--** none

**Board--** No public objection to the plan and no comments.

Public Comment remains Open so Board can continue the SEQRA review.

**2. 42 Ackerman Place Robert Silarski for Jerome Linzenberg.**

*Building Inspector-- Site Plan application to construct a one story addition on a portion of the site which was once a roofed over patio, and recommendation to Zoning Board of Appeals for required area variance. Property is in TFR Zoning District. Proposal is to create an addition on the west side of house. Records contained in building department files indicate the previous structure to have been a roofed over concrete patio. Per Article I VON§360-1.9C(2)"...reconstruction in kind of a building which houses a conforming use but is nonconforming as to dimensional standards of Table 4-1 is permitted if same does not increase the degree of or create any new nonconformity." This proposal does not create any new non-conformities, but is nonconforming as to dimensional standards, and does not appear to be a reconstruction "in kind" in that it is no longer a roofed over patio but an enclosed addition. Per Article I VON§360-1.9E an area variance is required from Article IV VON§360-4.3, Table 4-1 Dimensional Standards for the alteration/enlargement of a building with the following dimensional and developmental non conformities: existing front yard setbacks of 5.1 ft. where 18.69 ft. is required; a minimum side yard of 1.5 ft. where 5.35 ft. is required; a rear yard setback of 22.9 ft. where 28 ft. is required. ARB granted approval and positive recommendation to ZBA for required area variance on October 15, 2014.*

**Applicant--** Robert Silarski -- for the applicant. Jerome Linzenberg owner for the home. Proposes re-constructing a room that had previously existed above a concrete pad-- Indentations note the prior room and applicant will be re-installing the room. There are existing non-conformities. The addition does not significantly change the property -- all existing non-conformities-- room was removed in the 1990s. There will be no exterior lighting associated with room other than a wall mounted sconce. No Plumbing facilities for room. Applicant will be tying into the existing underground drainage running onto property. Storm Water will be addressed by appropriate means.

**Board--** No public objection to the plan and no comments.

Motion to close the Public Hearing by Klose, with second by Voletsky [passed by vote 5-0].

**Board Actions and Resolutions:**

***With respect to SEQRA-- The proposed action is exempt from consideration under SEQRA as a type II Action-- 617.5 (9)***

By motion of Chairman Klose [**Seconded by Englander (approved by vote 5--0)**], and given that the planned improvements will enhance the neighborhood and not have any perceived detriment to the character of the neighborhood the Planning Board Resolves to make a positive recommendation to grant the area variances for *the alteration/enlargement of a building with the following dimensional and developmental non conformities: existing front yard setbacks of 5.1 ft. where 18.69 ft. is required; a minimum side yard of 1.5 ft. where 5.35 ft. is required; a rear yard setback of 22.9 ft. where 28 ft. is required* as these were a boon to the neighborhood, have no appreciable impact on the neighborhood and be a benefit to both house and the community.

With respect to Site Plan, Klose proposes [**Second by Voletsky (approved by vote 5-0)**] that the Board resolve to Grant the site plan application dated October 21, 2014 with one page subject to applicant complying with reasonable conditions imposed by the ARB and the ZBA, and take all appropriate measures to prevent storm water runoff and including down facing lights.

**OTHER BUSINESS--** Motion to adjourn by Chairman Klose, seconded by member Voletsky. Vote 5-0. Meeting adjourned at 8:00 pm