

**Village of South Nyack
Planning Board Minutes
January 15, 2014**

Present:

Jerry Ilowite, Chairman
Myra Starr, Member
Andrew Goodwillie, Member
Allyson Pifko, Member

Also present:

Steven Collazuol, Village Engineer
Robert Knoebel, Board Attorney
David Majewski, Building Inspector
Denise Weber-Mishkel, Planning Board Secretary

Chairman Ilowite called the meeting to order at 7:30 pm. This meeting was noticed January 1, 2014.
There are three items on the agenda:

- Continuation of the application by Bradford Mews for site plan approval to realign parking. The premise is three story apartment complex located at 292 Piermont Avenue, South Nyack, NY 10960 and identified on the Tax Map as Section 66.78-1-29, located in an RG-A Zoning District.
- An application by Lynn Lozer for site plan approval to build a deck around an existing above-the-ground pool. The premise is a single family dwelling located at 7 Clinton Avenue, South Nyack, NY10960 and identified on the Tax Map as Section 66.62-2-16 in an R12 Zoning District.
- An application by Gray/Irvine for site plan approval to rebuild existing garage, curb and driveway. The premise is single family dwelling located at 9 Berachah Avenue, South Nyack, NY 10960 and identified on the Tax Map as Section 66.61-1-19.1, located in an R-12HC Zoning District.

Case #1 – Bradford Mews Apartments

Appearing: Eve Mancuso, Brooker Engineering & Jim Hausmen, Eagle Rock Management (for Bradford Mews)

Ms. Mancuso reviews Brooker Engineering letter dated 1/8/14 describing the revised site plans (sheet 4) dated 12/30/13, which are being called Alternate #2. These revisions are a combination of the 2 options discussed at the last planning board meeting. The modifications include suggestions by the Village Engineer and certain field conditions: drainage, existing driveways and bus shelter.

- Modified NW corner, stacked stalls removed (#25-27)
- Introduction of parking in front yard
- Net increase of 6 spaces
- Added 11 new spaces at North entrance (#13-23)
- Pulled back 1st spot (#13) to 30 ft. off the curb line of Piermont Ave
- #6-12 / #84-90 will be stacked @ width 8.5 ft.
- Added 5 scattered spaces Southern entrance (#1-5)
- Added 1 stacked space behind Bldg. 3
- 2 more spots in SW corner

- Aisle width is 24 feet to accommodate Fire Trucks (confirmed with Steve Dizzini, Nyack Fire Department)
- #62-63 will be set back to increase aisle width
- Proposed two way traffic

Mr. Collazuol reviews his letter dated 1/15/14. Notes an increase of lot coverage, would like the percentage noted on the bulk table.

Board opens meeting to public comments:

Susan Pilla, 1 Salisbury Place, comments that additional spaces were not the plan and front yard parking is not the answer.

Board comments:

Ms. Starr requests landscaping around additional spaces and questions if emergency vehicles can maintain access to site.

Mr. Ilowite requests written confirmation from the Fire Department that the aisles are adequate for emergency vehicles and that site plan include walkways and trees

Ms. Pifko questions new spaces in relation to walkways and signs, traffic flow and that site plan include walkways and trees

Mr. Goodwillie does not have issue with additional front yard parking, wants to see appropriate screening, trees and replacement trees. Questions height of retaining walls at Southern entrance around spaces #1-5, will they be visible? **[No – cut into the slope]**.

Mr. Ilowite reviews issues:

- Increase of parking would be helpful, front parking while not ideal is beneficial
- Would like a letter from fire department confirming emergency vehicle access.
- Snow removal – pushed or removed?
- Full or cut off lighting?
- Are 10 more spots in front necessary?
- Additional screening for front yard parking.
- Tree preservation and/or replacement.
- Traffic flow study
- Alignment of driveway at intersection of Piermont Avenue
- Rethink spaces #13-15
- Stack spaces #1-6?

Mr. Ilowite recommends that the applicant provide the requested information and continue the application until February 19.

Case #2 – 7 Clinton Avenue

Appearing: Lynn & Piet Lozer

Ms. Lozer defines the plan which includes rebuilding the deck around an existing above-the-ground pool

Mr. Collazuol reviews his letter dated 1/7/14. Bulk table does not address the principal building, garage or shed however, no changes are proposed any changes to these structures. Revise bulk table to include these using numbers for accessory structure.

Ms. Pifko questions if there will be railings and stairs to the deck **[Yes]**

Mr. Goodwillie had no objections to deck, observes no impact on drainage, questions if heavy equipment will be used **[No]** and will there be lighting on rails/pool **[Yes-full cut off]**

Ms. Starr had no objections

Mr. Ilowite requests changes to the environmental study questions #8 to “Yes” and #10 to “No” and requests a new bulk table with all accessory structures and include change in coverage.

There were no comments from the public.

Mr. Goodwillie makes a motion to grant conditional approve the application by Lynn and Piet Lozer to build a deck on an existing above-the-ground pool based on the site plan dated 12/10/13 based on:

- correct the application’s environmental study # 8 & #10
- revise the bulk table to include accessory structures
- include details on full cut off lights

The premise is single family dwelling located at 7 Clinton Avenue, South Nyack, NY 10960 and identified on the Tax Map as Section 66.62-2-16, located in an RG-12 Zoning District. This is a Type 2 SEQRA declaration with no potential for negative environmental impact.

Ms. Pifko seconds the motion

Board Vote:

Mr. Ilowite	Aye
Ms. Starr	Aye
Mr. Goodwillie	Aye
Ms. Pifko	Aye
Motion approved	4-0

Case #3: 9 Berachah Avenue

Appearing: Kelly Irvine Gray, Owner & Bennett Reid, Architect

Mr. Reid reviews the application which includes rebuilding an existing non-conforming garage built over the property line and adding a driveway access.

Mr. Collazuol reviews his letter dated 12/10/13 which calls out required variances.

Mr. Ilowite reviews the letter from RC Department of Planning dated 12/11/13, which includes a comment that the existing garage is over the property line and should be rectified.

Mr. Knoebel explains that this property is part of a sub-division. Although the garage overhangs a private road, per the sub-division agreement, it will be dedicated to the village at some point in the future. Notes that the garage is not on the final sub-division plans and recommends that the applicant review the Owen Bangs subdivision (William Youngblood, 2001 Map # 7469, filed 11/30/01) and the Cahn subdivision plans to see if this condition existed and was there an easement granted for this condition to be maintained?

Mr. Ilowite questions if applicant has considered moving the garage to another location, perhaps a bit more to the North or rotating the garage to be more in line with the property boundaries.

Mr. Reid explains the problem that one wall of the garage is the existing rock walls and moving it uses up the front yard.

Ms. Starr states she cannot see authorizing rebuilding a garage on someone else's property.

Ms. Pifko agrees

Mr. Goodwillie questions a better location for the garage and points out the sewer easement behind the building.

Mr. Ilowite explains that if the applicant wants to pursue this, they will need to get permission from the ZBA and the Board of Trustees. The applicant should also review the final subdivision plans for Bangs, Cahn and River Ridge. Suggests that the board continue this application until February 19, 2014 meeting.

NEW BUSINESS

- Mr. Goodwillie discusses new SEQRA requirements, environmental impact statement and the new planning board application.

Mr. Goodwillie makes a motion adjourn

Ms. Starr seconds the motion

Board Vote:

Mr. Ilowite	Aye
Ms. Starr	Aye
Mr. Goodwillie	Aye
Ms. Pifko	Aye
Motion approved	4-0

Meeting adjourned 10:00 p.m.

Respectfully submitted:

Denise Weber-Mishkel
Secretary to the Planning Board

Date Approved: _____