

**Village of South Nyack
Planning Board Minutes
April 16, 2014**

Present:

Jerry Ilowite, Chairman
Allyson Pifko, Member
Bill Whitehurst, Member
Myra Starr, Member
Tim Kenna, Member

Also present:

David Majewski, Building Inspector
Steve Collazuol, Village Engineer
Denise Weber-Mishkel, Planning Board Secretary

Chairman Ilowite called the meeting to order at 7:30 pm. This meeting was noticed April 4, 2014. There are two items on the agenda:

- An application by Dewitt Rulon for site plan approval to modify (2) existing window openings to create (1) larger window opening. The premise is single family dwelling located at 50 Voorhis Avenue, South Nyack, NY 10960 and identified on the Tax Map as Section 66.54-1-13, located in an RG-6 Zoning District.
- A 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.

Case #1 – Rulon

Appearing: Robert Silarski, Architect (Note: Affidavit on file for Mr. Silarski to appear on behalf of the applicant Dewitt Rulon)

Mr. Silarski describes the project which is an interior alteration that involves changing two window openings. Refers to site plans dated 3/17/14.

Mr. Collazuol reviews his letter dated 4/8/14.

Mr. Ilowite reads the letter from the County of Rockland Department of Planning dated 3/21/14.

There were no comments from the public.

There were no objections from the Board.

Ms. Starr makes a motion to approve the application by Dewitt Rulon for site plan approval to modify (2) existing window openings to create (1) larger window opening based on the plans by Silarski and Co dated 3/17/14. The premise is single family dwelling located at 50 Voorhis Avenue, South Nyack, NY 10960 and identified on the Tax Map as Section 66.54-1-13, located in an RG-6

Zoning District. This is a Type 2 SEQRA declaration with no potential for negative environmental impact.

Mr. Whitehurst seconds

Board Vote:

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

Mr. Kenna joins the meeting.

Case #2 – Bradford Mews

Appearing: Eve Mancuso, Brooker Engineering

Ms. Mancuso explains that the application received Zoning Board Approval on April 1, 2014, except for coverage which the ZBA determined was not needed. They are reappearing before the Planning Board with the revisions (dated April 4, 2014) including sidewalk to the bus shelter, turning radius analysis and topographical data with landscaping.

Mr. Collazuol Note 1) since the walkway to the bus shelter is on private property, the Village should request that the applicant grant an easement to the village as a provision for site plan approval. Note 2) plans should accommodate the turning radius to ensure that it does not encroach upon the parking spaces at Building 3 (*parking spaces NW parallel just south of the trash enclosure*) Note 3) Item 2, second page of Collazuol report - Stability report should be provided for the retaining wall which should be 12 feet, not 10 feet as shown in the details.. The wall design needs to be reviewed for stability report, details need to be corrected.

The board had no objections to the plans.

There were no comments from the public.

Mr. Kenna makes a motion to approve the application by Bradford Mews for site plan approval to realign parking (per plans by Brooker Engineering dated April 4, 2014) subject to the following: Condition 1) the applicant grants an easement to the village for the walkway to the bus shelter Condition 2) plans should accommodate the turning radius to ensure that it does not encroach upon the parking spaces at Building 3 (*parking spaces NW parallel just south of the trash enclosure*) Condition 3) Stability report should be provided for the retaining wall which should be 12 feet. 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. Per the minutes of the February 19 Planning Board Meeting, this is an unlisted action under SEQRA with a negative declaration for environmental impact.

Ms. Star seconds the motion

Board Vote:

Mr. Ilowite Aye
Ms. Pifko Aye
Ms. Starr Aye
Mr. Whitehurst Aye
Mr. Kenna Aye
Motion approved **5-0**

OLD BUSINESS

Mr. Kenna makes a motion to approve the minutes from March 19, 2014

Mr. Whitehurst seconds the motion

Board Vote:

Mr. Ilowite Aye
Ms. Pifko Aye
Mr. Whitehurst Aye
Mr. Kenna Aye
Motion approved **4-0**

NEW BUSINESS

- Andrew Goodwillie has been elected Trustee. We thank him for his service to the Village as a member of the Planning Board
- Allyson Pifko has been appointed a permanent member of the Planning Board
- There is an opening for an alternate member of the Planning Board
- Referral for GML review for Nyack Library from the RC Department of Planning
- Training Hours – reminder that there are training requirements that need to be fulfilled by all board members.

Mr. Whitehurst makes a motion adjourn

Ms. Pifko seconds the motion

Board Vote:

Mr. Ilowite Aye
Ms. Pifko Aye
Mr. Whitehurst Aye
Mr. Kenna Aye
Ms. Starr Aye
Motion approved **5-0**

Meeting adjourned 9:00 p.m.

Respectfully submitted:

Denise Weber-Mishkel

Secretary to the Planning Board

Date Approved: _____