

**Village of South Nyack
Planning Board Minutes
March 19, 2015**

Present:

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

Also present:

Rob Knoebel, Board Attorney
Denise Weber-Mishkel, Deputy Village Clerk
Jill Schwarz

Chairman Ilowite called the meeting to order at 7:30 pm. This Public Hearing and was noticed in the Journal News on March 5, 2014. There is 1 item on the agenda.

- An application by Eagle Rock Management / 292 Piermont LLC. for site plan approval to remove the swimming pool to add 27 additional parking spaces. 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 –Eagle Rock Management

Appearing: Eve Mancuso, Project Engineer, Brad Long, Owner and James Hausman, General Counsel/Owner

Mr. Long clarifies that Adam Seelig, the name on the application is also an owner and runs Eagle Rock Manager

Ms. Mancuso reviews the application which involves reconfiguring the parking to gain some spaces that were lost by the taking for the TZ Bridge project. The plan involves removing the swimming pool and replacing it with 27 parking spaces and 2 driveways.

There was no response from the Rockland County Department of Planning.

Mr. Ilowite read Steve Collazuol's letter dated March 18, 2015.

The Board discussed:

1. Mr. Collazuol's letter Plan Review #2 – suggestion to remove one access opening and have the opening in the rear of Building No. 1 be connected to the new parking to eliminate the existing undersized aisle and dead end and the problem with the grading differential.
2. Retaining walls and the materials that will be used, a stability report is required
3. Landscaping
4. Stormdrains – who do they belong to? NYSTA?
5. Drainage Report is required
6. A utility plan should be identified
7. Site distance / sight lines
8. Signage – need more details, direction arrows should be marked on the pavement
9. Lighting for the parking lot – standard pole x4, downward
10. Handicap parking – none designated in this lot

- 11. Village Sidewalk – easement or dedication should be provided
- 12. No guest parking

The board reviewed the SEQRA short form.

Mr. Ilowite makes a motion to continue the application at the April 15 Planning Board meeting and makes a determination that this is an unlisted action SEQRA and declares Village of South Nyack as lead agencies with 2 other involved agencies: ZBA and Rockland County Department of Planning.

Mr. Kenna seconds the motion

Board Vote:

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

OLD BUSINESS

Mr. Ilowite gave the board an update of the Pavion project on Cedar Hill

Mr. Whitehurst makes a motion to approve the minutes of December 17, 2014

Ms. Starr seconds the motion

Board Vote:

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

Ms. Starr makes a motion to adjourn

Ms. Pifko seconds the motion

Board Vote:

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

Meeting adjourned 8:30 p.m.

Next meeting April 15, 2015.

Respectfully submitted:

Denise Weber Mishkel
Deputy Village Clerk

Date Approved: _____