

**Village of South Nyack
Planning Board Minutes
June 17, 2015**

Present:

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

Also present:

Steve Collazuol, Village Engineer
Jill Schwarz, Board Secretary

Chairman Ilowite called the meeting to order at 7:30 pm. This meeting was noticed to the public on June 7, 2015. There was 1 item on the agenda:

- An application by Miriam Hoffman for site plan approval to demolish existing vestibule and concrete stairs and construct new addition. The premises, a single family dwelling, is located at 221 Piermont Avenue, South Nyack, NY 10960 and identified on the Tax Map as Section 66.62-2-42, located in a RG-12 Zoning District.

Case #1 –221 Piermont Avenue

Appearing: Lee & Miriam Hoffman, Owner & Robert Silarski, Architect (by phone)

Mr. Ilowite stated that the applicant's architect, Robert Silarski, is on the phone.

Mr. Silarski (by phone) explained the project which is the demolition and reconstruction of an existing vestibule. At one time this was a side door that is no longer used. The door is closed up. There are concrete steps that are in a state of disrepair. Demolish the existing 2x4 uninsulated structure and replace with a powder room. This will require a change the EW dimension to 9'3". Concrete steps will be removed. There will be a single window facing towards the west. Three variances will be needed – total lot size, front yard, side yard.

Mr. Ilowite noted that the Rockland County Dept. of Planning GML review was notified. No response was received.

Mr. Collazuol reviewed his letter dated June 17, 2015.

ZONING:

- Lot is undersized. No major changes will be made.
- Variances for bulk – lot size and increase to the bulk.

PLAN REVIEW:

- There will be a minor addition to roof area; roof run off will increase nominally. Drainage calculations are not required. The roof leader connection should be reinstalled so it doesn't affect any adjoining properties.

Mr. Hoffman explained that the house has not been connected to Piermont sewer for many years. They were connected to the new sewer. Applicant replaced existing sewer pipe with PVC pipe. In anticipation of someday adding a bathroom, applicant extended sewer line to the location so hook up would be easy. Mr. Hoffman also addressed the roof leaders. There is an existing roof leader that goes into the ground somewhere. It is not going into sanitary sewer.

Mr. Ilowite asked for a small revision to the bulk table. The two side yards total measurements should be replaced with N/A. Property is a corner lot so these numbers are not applicable in this case.

Ms. Pifko inquired about the lighting. There are no exterior lights now and not adding new lighting.

Mr. Ilowite listed the conditions.

- Appropriate tree protection for the Crabapple tree
- ZBA approval of three variances – lot area, both front yards’ setback, side yard setback
- Reconnecting roof leader to existing discharge
- Correction to the bulk table.

There were no comments from the public.

Mr. Ilowite made a motion to conditionally approve, subject to conditions listed above, the application for the Hoffman residence for site plan, dated May 17, 2015 by Robert Silarski. Planning Board gives a positive referral to the Zoning Board. The premises, a single family dwelling, is located at 221 Piermont Avenue, South Nyack, NY 10960 and identified on the Tax Map as Section 66.62-2-42, located in a RG-12 Zoning District. This is a Type 2 action under SEQRA with no negative environmental impact.

Mr. Whitehurst seconds.

Board Vote:

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

OLD BUSINESS:

Mr. Ilowite stated January 21, 2015 minutes can’t be approved because there is not a quorum.

Mr. Whitehurst moved to approve April 15, 2015 minutes as amended.

Ms. Pifko seconds.

Board Vote:

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

Mr. Whitehurst moved to approve May 20, 2015 minutes as amended.
Ms. Starr seconds.

Board Vote:

Ms. Pifko	Aye
Ms. Starr	Aye
Mr. Whitehurst	Aye
Motion approved	3-0

NEW BUSINESS:

Mr. Ilowite introduced the letter from the Village of Nyack regarding the site plan for the property at 179 Cedar Hill Avenue, Village of Nyack. Village Engineer will review and provide a report. A road opening permit, responsibility of sidewalk & curb improvements, repaving will be needed. The protection of significant trees should also be discussed. South Nyack will have to speak to Nyack Board.

Mr. Collazuol stated that an escrow should be set up for street opening permit for curbs sidewalks & repairs as needed.

Our Village Engineer's report for the Village of Nyack's SBL 66.45-1-11.2 will be submitted to the Board of Trustees and then South Nyack's position can be expressed at Nyack's Planning Board meeting.

Mr. Ilowite stated that he and Mr. Seiler will be making recommendations to the Board of Trustees for an alternate member for the Planning Board and Zoning Board of Appeals. This still leaves each board with one vacant alternate position. Mr. Collazuol recommended Tom Schwinn of 30 Smith Ave. as a possible candidate.

Ms. Starr made a motion to adjourn meeting at 8:25pm.
Mr. Whitehurst seconds.

Respectfully submitted:

Jill Schwarz
Deputy Village Clerk

Date Approved: _____