

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

Present: Jerry Ilowite, Chairman
Bill Whitehurst, Member
Myra Starr, Member
Scott Fine, Member

Also present: Steve Collazuol, Village Engineer
Sokuna Mam, Planning Board Secretary
Jill Schwarz, Village Clerk

Chairman Ilowite called the meeting to order at 7:30pm. This meeting was noticed to the public on August 4, 2015. There were two (2) items on the agenda.

- 1. An application by Walter Aurell, architect, on behalf of Salisbury Point Cooperative for site plan approval for the construction of two gates for vehicular traffic at the entrance to the property.** The premises, a multi-family dwelling, is located at 4 Salisbury Point, South Nyack, NY 10960 and is identified on the Tax Map as Section 66.78-1-27, located in a HRA Zoning District.
- 2. An application by Lisa Oswald for site plan approval for the construction of a deck addition to rear of the house.** The premises, a one family dwelling, is located at 47 Elysian Ave, South Nyack, NY 10960 and is identified on the Tax Map as Section 66.45-3-14, located in a RG-4 Zoning District.

Case #1 Salisbury Point Cooperative. Appearing Walter Aurell, architect, on behalf of Salisbury Point Cooperative for site plan approval for the construction of two gates at the parking lot entrances. The premises, a multi-family dwelling, is located at 4 Salisbury Point and identified on the Tax Map as Section 66.78-1-27, property is in HRA zoning district.

Mr. Aurell explained that the project seeks site plan approval for the construction of two gates at the entrance to Salisbury. They are also requesting to install a fence along Piermont Avenue. The first gate is proposed for the south end of the parking lot. He explained that Salisbury Point Coop. is faced with the problem of non-residents parking in their lot and people and / or bicyclists trespassing on their property. The proposed gate is a swing arm gate.

Mr. Ilowite noted that in a response dated 8/11/15 from the Rockland County Dept. of Planning GML state that they have reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, a review must be completed by the County of Highways and any required permits obtained.

Mr. Collazuol, Village Engineer reviewed his letter dated 8/11/2015.

Zoning:

- Any change to existing area and bulk utilization shall require a variance.

Plan Review:

- Mr. Aurell should review Eagle Rock Apartments' recently approved site plan. He should review Eagle Rock's proposed two driveways.

- The existing pavement opening at Piermont Avenue is 45ft., the proposal is to widen this opening to 48ft. Based on the limited number of vehicles using this parking area, we would recommend the architect further review reducing the opening to 36ft. in width.
- The proposed exit is shown to be 17ft. in width. A typical one way lane is 12ft. in width. The proposed gate arm will extend 11ft. We recommend the exit be reduced in width to 12ft.
- The proposed entrance is shown extending 14ft., is curved and is widening to 22ft. and reducing to 17ft. at the proposed entry gate. We would recommend the entrance be revised and reduced to a width of 12 ft. This may require a reduction in the size of the proposed island.
- The parking configuration for the vehicles beyond the area to be converted to grass should be shown and how vehicles will maneuver to the spaces shown.
- There exists a large storm drain, which traverses this project area in close proximity to the exit gate. This drain carries runoff from Salisbury Point as well as Village streets and Eagle Rock Apartments. As the Village is preparing plans for the replacement of this drain the applicant should provide an easement to the Village with a legal description for the work anticipated. We suggest the final location and construction of the gates, if approved, be coordinated with the timing of the installation of the new drain.

Mr. Aurell should meet with the **Village Engineer** and **Mr. Johnson, DPW superintendent**, to review revised plans.

Board Comments:

Mr. Ilowite, requested more information about the gates, including color, materials, photographs and data sheet.

The architect needs to show the aesthetics of the fence, what the materials are, documentation, photographs, data sheet, color.

A statement from the fire department addressing any concerns should be submitted. New planting or landscaping should be shown on the plans.

Mr. Collazuol, suggested that the architect include the second proposed gate on the drawings.

Mr. Whitehurst, expects to see the planting on the plans and suggested changes.

There was a discussion about landscaping. **Mr. Ilowite**, stated that the proposal for any tree removal should be shown on the plan. Also any trees that will be affected by the construction should be protected.

Ms. Starr asked the architect to show all the changes in discussion to be shown on the plans, and moment has no further comments.

There was a discussion about the pump house.

The Planning Board requested a parking analysis addressing the number of parking spaces. The number of existing and proposed spaces should be shown on the plan.

There was a discussion about the Salisbury gate in its relationship to the Eagle Rock entrance site plan.

Village Engineer Collazuol will review sidewalks and curbs and give recommendations.

Mr. Ilowite states the changes are affecting the view of the property. He suggests landscaping for screening. He asked if there will be any net increase or decrease in impervious area. It should be shown in a bulk table. He asked if the utility pole is to be removed. He asked if the architect is proposing any lighting? The plan should show if there's any current lighting or any proposed new lights.

Public Comments:

Susan Pilla commented that it doesn't affect her house. She expressed concerns about the noise from the gate at the south. At the north gate entrance, there's no space for cars to wait. She requested landscaping or a chain link fence on Salisbury Place.

Susan Pilla commented that cars will be waiting to go into the north entrance. The north gate is used for delivery trucks and ambulances. It will affect her house. The gate should be designed to allow for emergency vehicles to get in.

The application was continued to the next Planning Board meeting.

Case # 2 47 Elysian Ave. Lisa Oswald for site plan approval for the construction of a deck addition to rear of the house and request for recommendation to Zoning Board of Appeals. Property is in RG-4 zoning district.

Applicant did not appear.

The application was continued to the next Planning Board meeting.

OTHER BUSINESS—

January 21, 2015 minutes could not be approved because there is not a quorum of members from that meeting present.

Upon motion made by Bill Whitehurst, seconded by Myra Starr, and unanimously approved, the minutes of the regular meeting of June 21, 2015 were adopted as amended.

Motion to adjourn by Myra Starr, seconded by member Scott Fine, and unanimously approved. Meeting adjourned at 8:55 PM

Next meeting September 16, 2015.

Respectfully submitted:

Sokuna Mam
Deputy Village Clerk

Date Approved: _____