

**Village of Upper Nyack  
Planning Board Meeting  
Wednesday, June 12, 2019, 7:30pm**

***Minutes***

A meeting of the Planning Board of the Village of Upper Nyack was held on the above date and called to order at **7:34pm** by the Chairman, William Pfaff.

**Other Board members present:** Ellen Simpson, Karen Olson and Bruce Biavati.

**Also present:** Dennis Letson, Village Engineer; Robert P. Lewis, Village Attorney; and Jillana Sinnott, Secretary.

**Others in attendance:** Kier Levesque, Elizabeth Campbell and Bern Weitraugh.

**7:34pm** The Chairman opened the meeting and read the Notice of Public Hearing, which was published in The Journal News on June 5, 2019.

**7:35pm:** **Approval of Minutes:** Member Karen Olson moved to approve the minutes from May 15, 2019; SECOND: Bruce Biavati as submitted; unanimously APPROVED.

**7:36pm:** **Elizabeth Campbell, 199 Hook Mountain Lane, County Map No. 60.05-02-25.**

Said property is located in Residential Zoning District R-1.

This APPLICATION submitted to the clerk the Certificate of mail receipts of neighbor notification.

The APPLICANT was represented by Kier Levesque, Architect.

The APPLICANT presented the plans. The Applicant would like to connect the two decks and expand it. There will be an enclosed room on the top deck. On the corner of the deck there will be a gazebo. The Applicant will be mindful of the trees. A drainage analysis has been done to look at the puddling on the south side.

The BOARD read and reviewed the report from Dennis Letson, Village Engineer, whose comments were entered into the record as follows:

**State Environmental Quality Review (SEQR)**

*Under the provisions of 6NYCRR Part 617.5c12, the project is a Type 2 action. No further review under SEQR is required.*

**Site Plan**

**1. Zoning**

- a. *Both side yard setbacks should be shown in the bulk table.*
- b. *Height should be shown on the Architectural drawing and added to the bulk table.*
- c. *Rear setback is shown as 30.8 on the plan.*
- d. *Project is compliant with zoning.*

**2. Existing conditions are difficult to see with the half tone used.**

3. *Proposed 12" pipe should be cut back to the silt fence line to avoid creating concentrated flow to the adjacent property.*
4. *Addition roof downspouts should be outletted to grade or a swale or rain garden to minimize increased run-off.*
5. *Trees 15 and 48 may be impacted by the proposed construction, consider removal or show protection.*
6. *Silt fence is adequate as shown, consider construction access and add stabilized construction entrance if needed.*
7. *If area below proposed decks is to remain soil (pervious), add note to the plan.*

The BOARD discussed the plans and reports. There was a discussion of the flow of water on the adjacent properties. The locations of the pipe were discussed. The swale should be made more defined. The pipe on the west side should be perforated. The protection of the trees were discussed.

There were no comments from the public on this matter.

The BOARD had no further comments.

**MOTION:** The BOARD moved to approve the site plan for Campbell, dated May 22, 2019 by Sparaco & Youngblood, PLLC , with the provision that items from the Village Engineer's report be addressed specifically #1a, #1b, #1c, #2, #3, #4, #5 and #7.

**MOTION BY:** Karen Olson

**SECOND:** Bruce Biavati

**VOTE:** Unanimously APPROVED

The BOARD referred the Applicant to the Architectural Review Board for approval.

There was no "Other Business"

The meeting was adjourned at 7:55pm.

Respectfully submitted,  
Jillana Sinnott, Secretary