

**Village of Upper Nyack
Planning Board Meeting
Wednesday, July 17, 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, Danielle Watson and Bruce Biavati.

Also present: Robert P. Lewis, Village Attorney; and Jillana Sinnott, Secretary.

Others in attendance: Karen Arent and Jakub Bartnik.

7:34pm The Chairman opened the meeting and read the Notice of Public Hearing, which was published in The Journal News on July 10, 2019.

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

7:36pm: **Maureen Aiad and Jakub Bartnik, 619 North Midland Avenue, County Map No. 60.05-02-26.**

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 Karen Arent, Landscape Architect and Jakub Bartnik, Homeowner.

The APPLICANT presented the plans. The Application was before the Board previously and went to the Zoning Board of Appeals for a 27' setback for the pool and exceeding the impervious coverage by 4% which was approved. The Applicant is now returning to the Planning Board for site plan approval. Drainage and erosion control has been added to the site plan.

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. *Variance granted for house setback in 2006.*
 - b. *New variances granted for the proposed construction, per KALA narrative.*
2. *Metes and bounds for the lot should be transferred from the referenced Greenwell survey and added to this plan.*

3. *Detailed grading is shown on the Lehman & Getz plan and is acceptable.*
4. *Erosion control plan as shown is acceptable.*
5. *Stormwater management analysis and modification to the existing system is acceptable.*
6. *A stormwater maintenance agreement should be prepared and executed for this lot.*
7. *Door alarms will be required.*

The BOARD discussed the plans and reports.

There were no comments from the public on this matter.

MOTION: member Karen Olson moved to close the public hearing: **SECOND:** Danielle Watson;
Unanimously **APPROVED**

The BOARD had no further comments.

MOTION: The BOARD moved to approve the site plan for Aiad/Bartnik, last revised date June 26, 2019 by Karen Arent Landscape Architect, with the provision that items from the Village Engineer's report be addressed specifically #1b, #2, #7 and #6.

MOTION BY: Bruce Biavati
SECOND: Ellen Simpson
VOTE: Unanimously **APPROVED**

There was no "Other Business"

The Chairman noted that Bruce Biavati and his wife were moving out of Upper Nyack next month and so the July 17, 2019 Planning Board meeting would be Bruce's last.

The BOARD recognized Member Bruce Biavati for his 20 years of valuable service to the Planning Board. The BOARD will greatly miss Bruce and the dedication and expertise he has given the Planning Board in his tenure.

The meeting was adjourned at 7:43pm.

Respectfully submitted,
Jillana Sinnott, Secretary