

**Village of Upper Nyack
Planning Board Meeting
Wednesday, October 16, 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 **7:30pm** by the Vice Chairman, Ellen Simpson.

Other Board members present: Karen Olson, Cynthia Turner and Danielle Watson.

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

Others in attendance: Daniel Silbert.

7:30pm The Vice Chairman opened the meeting and read the Notice of Public Hearing, which was published in The Journal News on October 9, 2019.

7:32pm: Approval of Minutes: Member Danielle Watson moved to approve the minutes from September 18, 2019 as amended; SECOND: Ellen Simpson; unanimously APPROVED.

7:33pm: Lewis Maresca, 505 Spook Hollow Road, County Map No. 60.09-02-25.

Said property is located in the Residential Zoning District R-4.

The Applicant has not submitted the revised plans for this meeting and asked that they be moved to the November meeting.

MOTION: Member Karen Olson moved to continue the public hearing to the meeting on November 20, 2019; SECOND: Danielle Watson; Unanimously APPROVED

7:35pm: Daniel Silbert and Erin Reiss, 133 Highmount Avenue, County Map No. 60.17-03-03.

Said property is located in Residential Zoning District R-4.

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

The APPLICANT was represented by Daniel Silbert, Homeowner.

The APPLICANT discussed the application to build an addition to create more living space.

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 617.5c11, the project is a Type 2 action. No further review under SEQR is required.

Site Plan

1. Zoning

- a. *Totals in the “Building Code Data” table should be shown (it appears 4272 sf existing and 4564 sf proposed).*
 - b. *Under Min Lot Requirement, only Lot Area and Frontage are part of zoning.*
 - c. *Accessory building setbacks are 35 ft front and 25 ft side and rear (Section 13:3).*
 - d. *Building height is shown as 21.42 ft in the bulk table and shown to the ridge on the Architectural elevations. This is conservative as zoning height is measured to the mid-point of the roof.*
 - e. *If available, the rear yard setback for the garage should be added.*
 - f. *Garage setbacks appear existing non-conforming, no new non-conforming bulk dimensions are proposed by the application.*
2. *No proposed grading is shown on the site plan. If none is proposed to utilize excavated material, then note should be added that all excavated material is to be removed from the site.*
 3. *Erosion control measures must be added to the site plan.*
 4. *The proposal adds 292 sf of impervious coverage. This should be mitigated (50 cf detention or infiltration) and could be accomplished with grass swale, rain garden or other methods.*

The BOARD discussed the plans and reports.

The BOARD discussed the GML referrals received. The Village of Nyack did not respond. Rockland County Department of Planning made recommendations that the Board discussed.

There were no comments from the public.

MOTION: Member Danielle Watson moved to close the public hearing: **SECOND:** Cynthia Turner; Unanimously **APPROVED**

MOTION: The Board moved to approve the site plan for Silbert and Reiss for an addition, dated 8/27/19 by Axis Architectural Group, with the provision that items from the Village Engineer’s report be addressed, specifically #1a, #1b, #1c, #1d, #1e, #2, #3 and #4. Subject to approval of a Stormwater Agreement and Mosquito Control Compliance and approval from the Architectural Review Board.

MOTION: Karen Olson

SECOND: Danielle Watson

VOTE: Unanimously **APPROVED**

The meeting was adjourned at 9:40pm.

Respectfully submitted,
Jillana Sinnott, Secretary