

**Village of Upper Nyack
Planning Board Meeting
Wednesday, December 18, 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 **7:32pm** by the Chairman, William Pfaff.

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

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

Others in attendance: Jorel Vaccaro

7:32pm The Chairman opened the meeting and read the Notice of Public Hearing, which was published in The Journal News on December 11, 2019.

7:32pm: Approval of Minutes: Member Cynthia Turner moved to approve the minutes from October 16, 2019 as amended; SECOND: Danielle Watson; 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 January meeting.

MOTION: Member Karen Olson moved to continue the public hearing to the meeting on January 19, 2019; SECOND: Danielle Watson; Unanimously APPROVED

7:33pm: The Reform Temple of Rockland, 330 North Highland Avenue, County Map No. 60.09-02-25.

Said property is located in the Residential Zoning District R-4 and Office District, OB.

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

MOTION: Member Karen Olson moved to continue the public hearing to the meeting on January 19, 2019; SECOND: Danielle Watson; Unanimously APPROVED

7:35pm: Adam and Abigail Winkel, 641 North Broadway, County Map No. 60.06-01-07.

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 Jorel Vaccaro of Krypton Engineering.

The APPLICANT reviewed the application with the Board. The drainage is deficient as it is ponding at the rear causing damage to the foundation, it will be regraded to stop the runoffs. The bulkhead and seawall needs repair. The pool house was discussed. The driveway will be reconfigured to reduce the slope from 15% to 11%. They will be removing a lot of the existing pavement.

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. Lot may be subject to area reductions for steep slopes and areas under water, verify and indicate on plans.
 - b. Livable floor area should be added to the bulk table.
 - c. Remove * at "35 feet *" Maximum Building Height entry.
 - d. Indicate 11.1 ft. sideyard setback as existing non-conforming.
 - e. Verify lot coverage; bulk table indicates 477 sf increase while sheet C-110 indicates 1881 sf reduction. A detailed breakdown of all coverage should be provided.
 - f. Given the lot gross area, it does not appear any reductions will cause the creation of non-compliant conditions.
2. Reference should be added to indicate source of survey information.
3. Total disturbance area is shown as 24,700 sf, a complete SWPPP is required.
4. Stormwater maintenance agreement will be required.
5. Proposed grading is shown only at the modification of the driveway and rear of house, verify that no other grading is proposed or show all proposed grading.
6. Silt fence appears to be shown installed below water level, this should be shown as silt curtain as per details.
7. Infiltration testing will be required to verify infiltration rate design assumptions for cultec system.
8. The rectangular area to the southwest of the pool should be labeled, it is not identified.
9. Mean high and low water and FEMA floodplain lines should be shown on the drawings.
10. NYSDEC jurisdictional determination and permits should be secured.
11. Army Corps of Engineers jurisdictional determination and permits should be secured.
12. Pool enclosure will require self-closing and latching gates and structure door alarms.

The BOARD discussed the plans and reports. The parking area shown on the plan was discussed. The applicant stated that the parking area will be maintained as open lawn. The Applicant should clarify what is asphalt on the plan. There was a discussion regarding the seawall. The Applicant will discuss with the Engineer regarding whether the cultic system will require a perc test. The site plan C-100 should reference all the relevant information on one page, with the details shown on other pages.

The BOARD discussed the GML referrals received. The Palisades Park Commission did not respond. Rockland County Department of Planning made recommendations that the Board discussed. Rockland County Department of Health requires compliance with the County Mosquito Code. The Town of Clarkstown deemed the project for local determination.

There is no Zoning Board approval needed as it is pre-existing setback. A note should be added regarding the existing patio and the new patio.

There were no comments from the public.

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

MOTION: Member Danielle Watson moved to retract her motion and reopen the public hearing: **SECOND:** Cynthia Turner; Unanimously **APPROVED**

MOTION: Member Karen Olson moved to continue the public hearing to January 15, 2019. **SECOND:** Daniel Watson; Unanimously **APPROVED**

The meeting was adjourned at 9:20pm.

Respectfully submitted,
Jillana Sinnott, Secretary