

**Village of Upper Nyack
Planning Board Meeting
Wednesday, January 15, 2020, 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 Chairman, William Pfaff.

Other Board members present: Karen Olson and Cynthia Turner.

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

Others in attendance: Jorel Vaccaro, Jay Greenwell and Robert Knoebel.

7:30pm The Chairman opened the meeting and read the Notice of Public Hearing, which was published in The Journal News on January 8, 2020.

7:32pm: Approval of Minutes: Member Karen Olson moved to approve the minutes from October 16, 2019 as amended; SECOND: Cynthia Turner; unanimously APPROVED.

MOTION: Member Karen Olson made a motion; SECOND Cynthia Turner to send a final warning letter to Applicants, **The Reform Temple of Rockland, 330 North Highland avenue, County Map No. 59.20-02-01** and **Lewis Maresca, 505 Spook Hollow road, County Map No. 60.09-02-25** that if the required documents are not submitted by the deadline of January 30, 2020 for continuation to the February Planning Board meeting they will be removed from the calendar. This will require them to send out the neighbor notifications and pay any associated fees when the submission is made for a future meeting. Unanimously APPROVED

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

Continuation from December 18, 2019 meeting.

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

The APPLICANT was represented by Jorel Vaccaro of Krypton Engineering.

The APPLICANT reviewed the revisions made to the site plan with the Board. The bulk table and calculations were updated. The driveway was reviewed regarding what is asphalt and grass. The permits have been submitted to the NYSDEC and the Army Corps of Engineers.

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 area reductions for steep slopes and areas under water have been calculated and coverage values recalculated.*
 - b. Livable floor area has been added to the bulk table.*
 - c. Detailed breakdown of coverage has been provided, coverages are below code allowables.*
 - d. The proposed project complies with zoning.*
- 2. SWPPP has been submitted and is generally acceptable. Some minor revisions are needed, I will provide separate comment to Mr. Vaccaro. This is not an impediment to approval.*
 - 3. Stormwater maintenance agreement will be required.*
 - 4. Infiltration testing is suggested to verify infiltration rate design assumptions and to insure that surface soils will be properly drained. Mr. Vaccaro is requesting this not be a formal requirement and the basis for his request is valid as the project is not required to provide quantity management.*
 - 5. NYSDEC jurisdictional determination and permits should be secured.*
 - 6. Army Corps of Engineers jurisdictional determination and permits should be secured.*
 - 7. Pool enclosure will require self-closing and latching gates and structure door alarms.*

The BOARD discussed the plans and reports. The site plan should show everything. The Chairman reviewed with the Applicant the changes he would like to see done. The bulk table should be on the site plan as a chart with lines. The slope analysis should be on the site plan. All setbacks should be shown. The furniture and cars can come off. The proposed pool and cabana should be shown as defined areas. Add clarifying notes to identify items. Clarify new asphalt paving. The Chairman gave the Applicant a copy of the revisions discussed. The Applicant will make the revisions and email for the Chairman's review.

There were no comments from the public.

MOTION: Member Karen Olson moved to Continue the public hearing: **SECOND:** Cynthia Turner; Unanimously **APPROVED**

Other Business:

645 North Broadway LLC, County Map No. 60.06-01-06; 647 North Broadway LLC, County Map No. 60.06-01-05-02; 649 North Broadway LLC, County Map No. 60.06-01-05-01.

The Applicant was represented by Jay Greenwell, Land Surveyor and Robert Knoebel, Attorney. Mr. Knoebel reviewed that the applicant had been before the Board in approximately two years ago for an extensive landscaped and large wall area in the rear of 649 North Broadway. The Applicant has purchased the two properties to the South of 649 North Broadway since the last meeting. The plan is to make use of the spread out space between the three lots. Mr. Greenwell said the applicant has 6 total

acres now and would like to put in English gardens and a reflecting pool. There are two variances needed for coverage. 649 North Broadway is now at .23 where .2 is allowable. 645 is at 25% currently and would go to 25.5% because of the walkway from 647 to 645 being added. The as-built for 649 was discussed. When the original project was done in 2013 the as-built did not match the plans because the driveway was widened and walls were added. The Applicant would like to keep three separate tax lots. There was a discussion of the driveway at 647 that is existing.

The Chairman noted that he has had a discussion with The Village Engineer and the Village Attorney. The Application will be reviewed as 1 application with 3 separate permits. The Board would like to have a site visit set up to be done before the meeting. Views from Nyack Beach State Park should be submitted as well as 3D graphics of the views of the neighbors and the park. Permission should try to be obtained to access the properties to the North at 657 and 659 North Broadway to see what their view will be since these two neighbors had previously expressed concern.

The Board Secretary will coordinate with Jay Greenwell for a walk through the properties for the Board.

The meeting was adjourned at 8:30pm.

Respectfully submitted,
Jillana Sinnott, Secretary