

CDRC Meeting Date: **April 12, 2016**

Project Name: **The Skill Building Center – 99 Oratam Road , 98 &100 Hillside Avenue**

Attendance:

Daniel Kraushaar, Deputy Village Attorney

Eve Mancuso, Village Engineer

Matt Ryan, Village Planner

Ian Smith, Building Inspector

Suzanne Carley, P &Z Clerk

Rabbi Eidlitz – Principal

Tom Skrable- Applicant's Engineer

Ababa Barnet-Parent & Friend

Map Date: Concept Plan dated 1/27/16; Handout 4/12/2016

- Parent/Friend noted the following:
 - Proposed school will have regular and special education classes (50/50) for K-8th grade
 - Currently renting a cramped area.
 - Approximately 90 children in total. Need to keep the school small.
 - Approximately 7-8 kids per class.
 - Looking to modify the existing structure and adapt for use and not build new.
 - Not looking to make major changes and would like to bring things up to code.

- Tom Skrable:
 - Using the existing structure as is and the plan is to do renovations
 - Adding access for buses into out
 - Access planned to be off Hillside for in and out access by creating a big loop
 - Used 25ft. radius to satisfy biggest truck
 - Walls needed for changes in grade
 - Full SWPP to be done wanted to discuss first
 - Utilities all available, realize there is an issue of water
 - Plan to install sprinklers
 - Goal is to use the property as is with renovation work
 - Primary addition access using Hillside Road no plan to go in or out of Oratam this way they will satisfy the longest Fire truck for emergencies
 - Changes in grade, full storm water, utilities available know there is an issue with water.
 - Just received Tallman Fire letter dated 4/10/16 which discusses issue of closest hydrant significantly far away (3000 ft.)
 - Plan to use sprinkler via well and holding tank but there is no design as of yet

- Rabbi Eidlitz:
 - Reiterated small classes
 - school background is that it caters to those with social, emotional and behavioral challenges
 - Individualized curriculum with some classes one on one other wise classes kept small

- Eve Mancuso:
 - Need to investigate the utilities
 - In particular the sewer vs. septic and connection i.e. grinders to both buildings
 - Bus drop off how many buses/vans and size are anticipated with 100 students
 - Are all children bused and what are the ages of the children
 - What is the student teacher ratio and amount of staff?

- Tom Skrable & Rabbi Eidlitz:
 - Anticipate 1 full size and 2 smaller buses but need to confirm
 - General age is K-8th however only 1st -8th can be on a bus
 - Not looping at a separate drop off area due to small number of students just drop-off in front of main building
 - Student teacher ratio approx. 1 teacher per every 3-4 students; approx. 25 staff

- Eve Mancuso:
 - Feasible to do a drop off area if needed
 - Main door stone walkway is main entrance.
 - There is enough road to que if needed
 - Will there be cooking facilities

- Tom Skrable & Rabbi Eidlitz:
 - Rabbi living there attached to main area
 - No commercial kitchen, no lunch program
 - Caretaker dwelling plans - short term storage; long term possibility to develop for administration building or even for additional classrooms at a later time
 - Administration only; no kitchen and no kitchen staff or lunch program; lunches brought

- Eve Mancuso:
 - Architectural plans need to be submitted to discuss
 - Sight lines needed to be reviewed
 - Repurpose building
 - Play areas: any additional proposed, or focus on pool and tennis areas?
 - Need to show it on the plan if so
 - The Oratam gate will it remain? If so for emergency access only?

- Tom Skrable & Rabbi Eidlitz:
 - Have preliminary architectural will share them at next meeting
 - Plan to fence off the pool
 - Depending on where the Kindergarten goes they may have another playground in close proximity to them

- Dan Kraushaar: There may be a need for a conservation easement
- Matt Ryan:
 - Need details of the school signage
 - Dedication for a conservation easement perhaps the westerly portion may be needed
 - Anticipate SWPP, erosion control, lighting and landscaping plans when get to that point
 - Trees and limit of disturbance; indicate how many will removed to show you are disturbing as little as possible
 - Indicate parking stalls and the widening the road
 - How will the driveway work?
- Tom Skrable: Existing driveway goes up to the top of the first dwelling which is an asphalt driveway and will extend off Hillside. Existing driveway ends at corner which then turns into a dirt gravel driveway that goes somewhat through and eventually connects, wraps around. There are pieces currently not asphalt but they do tie together. There is a new section where nothing exists to make the loop. Everything existing is either paved, asphalt or gravel.
- Matt Ryan: if reconfigure the lot the frontage will continue to be off Oratam Road parcel. It may now be deemed the corner of Hillside or Oratam and may negate the need for a frontage variance. The existing caretaker residence may create a nonconforming variance.
- Tom Skrable: We were looking for at it as non-conforming for leaving structures and requesting variances. Thought we may need a variance for the driveway. At one point it's 4 ft. from property line another area 19 ft. however if no variance is needed we may need to redo our thinking on the plan.
- Ian Smith: Driveway can pass through with no variance needed but you may need a variance for parking. Non-conforming if use as storage; if planning to change the use in the future from storage to classrooms then you may need a variance.
- Tom Skrable -Have to decide if removing the garage storage structure and the accessory shed. Need to explore and try to eliminate the variances. Will revisit and change bulk table to represent the structures and bulk not considered existing non-confirming if keep but will need variances if they change the use. Will revisit.
- Ian Smith:
 - Need to change bulk table if accessory structures are removed.
 - Consider variances if you change the use
 - Bigger concern is Fire Truck access to the facility and then the letter from FD who are very opposed.
 - Was a radius study done?
 - Can a fire vehicle make right hand turn without going into oncoming traffic?
- Tom Skrable: showing 25 ft. radius and they can make the turn. For next meeting will

blow up to show the turning radius and will do a separate study with buss and fire truck.

- Ian Smith: Inform us how you will :
 - sprinkler the buildings
 - accommodate the FD concerns and how the FD will line up pumpers as there is no hydrant within 3000 ft. of the facility.
 - In narrative also possibly discuss your expansion plans as it impacts everything such as provide traffic flow, number of buses, and SEQRA.
- Tom Skrable: Wouldn't PB limit the number of students anyway and then they would come back?
- Ian Smith: Applicant proposing 100 students but has already stated what you they are planning. What are they planning on growing to; need realistic numbers. PB needs to know upfront don't what it to be contrary to Site Plan.
- Dan Kraushaar: In SEQRA if you know you plan to expand no one wants to be put in situation that the plan review is being segmented the approval must be discussed upfront. Need to take it into account and address it upfront.
- Ian Smith:
 - Needs drawings to demonstrate how they plan to meet ADA requirements with ramps, elevators, etc. needs to be shown path and means of egress and meet building and ADA codes especially with special needs children.
 - Swimming pool area needs to show means of egress, path of egress size of classrooms.
 - Also needs from NY state education in writing that you are meeting guidelines for the classrooms and how it meets the Building and ADA Codes.
- Dan Kraushaar: discussion of the letter from the Tallman Fire Department letter – section “ installation for fire sprinkler” and respond to their concerns by saying this is what we are providing. Advised the applicant to address all their safety concerns.
- Tom Skrable noted that the Fire Department letter needs to be clearer on what they actually state.
- Ian Smith: the letter references that it gives a sprinkler system a few minutes for students and teachers to get out of the building however it does not alleviate concerns in a timely manner for access, the hydrant being so far away (3000sq. ft.) . Applicant noted they will do whatever they have to address safety as it is paramount.
- Ian Smith –Need to show that this is a private school submission within that category. Need to clarify in the narrative where and how it fits into in the code of a 100 students as a private school as a conditional use. Need to note how this will be done within the PB Code. It's subject to Articles 11 and 12 of the Village Code.
- Matt Ryan - Need a Short EAF to be included in the next submission.

- Ian Smith: The caretaker dwelling is actually attached to the school. Its two separate uses need a fire rating in between the structures. Needs significant alteration.
- Dan Kraushaar: You list in the application that the Rabbi and wife are the owners yet the deeds title owner shows the Yeshiva as owner so the application needs to be adjusted and site plan needs to list the Yeshiva not the Rabbi of the school. They can sign on behalf of the school if they receive written permission. It needs to be corrected and re-submitted.
- Ian Smith -Parking calculation based on students and staff. Need to review the numbers of the 100 students and 25 staff and include the dimensions of the parking stalls. Look at percentages for a minimum of 125 people between students and staff. Need to take into account events i.e. graduations, etc.
- Tom Skrable: It's noted that 1 per 300 which takes into account the staff but will recheck the calculation.
- Matt Ryan:
 - Non-conforming bulk table needs to be provided on a per structure basis as there are 3 existing structures within side yard setback. Need to go through this and indicate a use per building to understand the whole perspective. Classify as either the accessory or ancillary to the primary use within the bulk table and note it.
 - Needs a landscaping plan.
 - It is one of the last remaining vegetative parcels in the village and is significant. Document the location of the larger trees according to code will be important and which ones proposed for removal as there are steep slopes and environmental concerns.
- Eve Mancuso:
 - A tree location plan for area of disturbance would be helpful
 - Additionally where you ultimately intend to put detention system
- Ian Smith:
 - Buses making left and rights – any restrictions?
 - Design of the intersection and sight lines will need to be determined
- Tom Skrable: Adequate radius being shown with a 25 ft. radius. For next submission they will blow up the plan and show a full design. Dan Kraushaar requested that the DSL be shown as well.
- Ian Smith: Lot lines – when are they being removed?
- Dan Kraushaar: Prior to Chairman's endorsement and property being merged.
- Matt Ryan: Should make it a condition of approval in the resolution prior to Chairman's endorsement.

- Tom Skrable: If take lot lines out now then they'll have one lot with five structures which going before PB and if do not get approval then it is a worse condition then what have now so it would be need to be done later. Otherwise we are creating use variances.
- Tom Skrable: May or may not go to ZBA for variances assuming that the lot lines are being removed and the bulk table is updated.
- Dan Kraushaar -Would consider it having a conservation easement based on the environment constraints. PB and Fire Department may want Oratam Road as a second emergency access.
- Eve Mancuso: Fire truck could a secondary access is a benefit Fire Truck couldn't make turn perhaps an ambulance.
- Dan Kraushaar -Based on environmental constraints the property seems ideal to have contracts. You can build into a conservation easement an emergency access. Need to review what constraints are on it for a conservation easement first such as the steep slopes, trees etc. Need to evaluate it.
- Matt Ryan- Is there a proposed internal sidewalk, walkway or trail?
- Tom Skrable: For now only a walkway from the handicap area to one building. It may change depending on the plan they come up with in their ADA plan. Will be back to discuss further.
- Ian Smith: Final suggestion
-If they keep Oratam as a possible emergency access it may be good to have a crash gate and Knox lock and key box that can only be accessed by emergency services not by the public or staff. It keeps Oratam as a private road and does not disturb residences on that road.
- Hours of operation of the private school will be:
Monday – Thursday full day some coming in at 8 am with most at 9am; most ending at 3:30pm with a small group ending at 4:15pm
Friday – half day
Sunday – half day

Applicant will return back to CDRC once they discuss many items and rework the concept plan.