

**VILLAGE OF AIRMONT
CDRC MINUTES**

CDRC Meeting Date: **February 10, 2015**

Project Name: **Maple Lawn's - 233 Route 59**

Attendance:

Ian Smith, Building Inspector
Eve Mancuso, Village Engineer
Kristen O'Donnell, Village Planner
Camille Guido-Downey, P&Z Clerk
Rhonda Smith, Applicant's Engineer
Shabsy Ledereich, Applicant

Map Date: Concept Plan dated 12/1/14

Remarks:

1. Applicant is proposing a 5,120 sf 3 story office building located at 233 Route 59 which consists of .39 acres. Currently there is a non-conforming residential home on the lot which is located in the NS Zone.
2. The proposed concept plan does not show the required residential buffer that is required. Members advised the Applicant that a buffer would be required which should include plantings and a fence.
3. Applicant stated that there is a driveway easement that has been filed, map #3741 note #34. Village Engineer requested a copy of said filed map for record purposes and stated that the deed and map will have to be reviewed by the Village Attorney for proper wording as it may not allow for a commercial use entrance.
4. Applicant is proposing 24 of the required 26 parking spaces. Applicant stated that they will seek ZBA approval for parking in the front yard.
5. Building Inspector stated that currently the home is a non-conforming use and an office building is bringing the non-conforming use into conformance.
6. Village Engineer stated that sight distance will need to be reviewed also with traffic.
7. Members suggested relocating the building to allow better vehicle mobility.
8. Applicant will explore obtaining more property from the neighbor.
9. Applicant to develop the plan and return to CDRC at a future date.

**VILLAGE OF AIRMONT
CDRC MINUTES**

CDRC Meeting Date: **February 10, 2015**

Project Name: **Berk Homes – 330 Spook Rock Road**

Attendance:

Ian Smith, Building Inspector
Eve Mancuso, Village Engineer
Kristen O'Donnell, Village Planner
Camille Guido-Downey, P&Z Clerk
Larry Marshall, Applicant's Engineer
Abe Berkovic, Applicant

Map Date: Concept Plan dated 1/13/15

Remarks:

1. Applicant is proposing a warehouse/office use at 330 Spook Rock Road. Property is located in the LO Zone. Applicant is considering a two story structure of 8,280 square feet with one bay.
2. Applicant was last before CDRC on 11/10/14 and has surveyed the property, provided topo and turning radii.
3. Applicant is proposing a 5' set back from the NYS Thruway property and 20' from the adjoining property to the southwest.
4. Applicant stated that the existing shared driveway is paved but in need of repair. A new proposed driveway will be relocated onto own property.
5. Applicant is proposing 15 spaces in the front and 3 spaces in the rear. Applicant has shown garbage area and snow storage area.
6. Building Inspector stated that there is no public retail sales allowed at this location and stated that a note should be placed on the map to ensure that there is no retail wholesale or warehouse sales on site. Building Inspector stated that the narrative should be revised to reflect no retail wholesale or warehouse sales on site as per §210-23 B (5).
7. Village Engineer required a clear picture of the turning radii as the proposal does not seem realistic.
8. Applicant needs to review the site plan regulations in the Village Code and ensure all items are clearly shown on the plan, including the vicinity map.
9. Applicant is proposing 18 parking spaces for the warehouse and office use.
10. Members stated that the bulk table needs to be shown.
11. Village Engineer stated that the grading needs to be reviewed, retaining wall details to be provided, and a stormwater system details. Village Engineer stated that the Applicant needs to show zero net increase for 100 year storm.
12. Village Engineer stated that the driveway will be relocated and buffering should be provided between the school and the new driveway. Applicant stated that they are seeking the neighbor to discuss driveway options as if they share a driveway there would be enough room for a buffer.

13. Building Inspector stated that a hot box will be required for the property and the Applicant should contact the utility company for details.
14. Building Inspector stated that the building will be required to be sprinklered.
15. Building Inspector also recommended that a note be placed on the plan that there is no office space enlargements permitted as that would change the parking requirements and require Planning Board approval.
16. Village Planner stated that the Planning Board has the authority to reduce the side and rear yard requirements as the property abuts the thruway however the code states certain requirements.
17. Applicant will seek Zoning Board variances for development coverage, lot area, and street frontage as these are existing conditions.
18. Village Engineer stated that sight lines need to be shown on the plan.
19. Applicant will be utilizing pervious pavement and will show on the plan.
20. Applicant to further develop the plan and resubmit to CDRC for review.