

**VILLAGE OF AIRMONT
CDRC MINUTES**

CDRC Meeting Date: **May 5, 2015**

Project Name: **Congregation Zemach David of Dinev – 10 Fosse Court**

Attendance:

Dan Kraushaar, Deputy Village Attorney
Ian Smith, Building Inspector
Eve Mancuso, Village Engineer
Kristen O'Donnell, Village Planner
Camille Guido-Downey, P&Z Clerk
Zalman Rubin, Applicant
Bill Johnson, Applicant's Engineer

Map Date: 2/11/15 Site Plan

Remarks:

1. Applicant is proposing to build a 9,000 sf neighborhood place of worship at 10 Fosse Court.
2. Applicant will be seeking a variance for parking. The required parking is 46 spaces and Applicant is proposing 26 spaces.
3. Applicant's Engineer stated that a sight and shade tree easements were already filed and will be noted on the plan.
4. Applicant has designed a drainage plan that the Village Engineer will review.
5. Applicant is proposing to connect to public water and sewer.
6. Applicant has shown a garbage enclosure.
7. Applicant has proposed a grading plan for review.
8. Applicant stated that the rear entrance meets the ADA requirements.
9. Applicant has a proposed landscaping plan and the Village Planner will review.
10. Village Planner stated that she needs to review the Saddle Dale Homes Subdivision plan to ensure that the shade tree easement is correct.
11. Village Planner stated that she agrees with the Applicant's decision on the proposed plantings for the shade tree easement but will look at the Subdivision to confirm no other requirements.
12. Village Engineer stated that the Applicant needs to show that they can park the full required parking requirement on site.
13. Deputy Village Attorney stated that the Applicant shown revised the narrative to include the project history which dates back to 1980's.
14. Village Planner stated that the Applicant needs to also include the number of congregants, interior layout and hours of operation.
15. Village Engineer stated that an interior plan needs to be submitted along with the architectural.
16. Applicant stated that the basement area will be used for parties.
17. Applicant is proposing an elevator.

18. Applicant, Village Professionals and Applicant's Engineer discussed the written agreement from 2007 with the Village.
19. Applicant and Village Professionals discussed adding a second entrance on the site.
20. Building Inspector stated that the Applicant should apply under §210-51B of the Village Code for a circular driveway.
21. Village Planner stated that the lighting plan submitted needs to include a shut off time for the exterior lights.
22. Deputy Village Attorney stated that a SWMA and fire lane enforcement agreement will be needed.
23. Applicant to further develop their plan and re-submit to CDRC.

**VILLAGE OF AIRMONT
CDRC MINUTES**

CDRC Meeting Date: **May 5, 2015**

Project Name: **Berk Homes –330 Saddle River Homes**

Attendance:

Dan Kraushaar, Deputy Village Attorney

Ian Smith, Building Inspector

Eve Mancuso, Village Engineer

Kristen O'Donnell, Village Planner

Camille Guido-Downey, P&Z Clerk

Map Date: 4/30/15 Site Plan

Remarks:

1. Applicant was not present for the CDRC meeting.
2. Village Professional's stated that the Applicant has shown the regulated area.
3. Village Professional's stated that the Applicant needs to resolve the shared driveway.
4. Applicant is scheduled for the June 2015 Planning Board meeting.

**VILLAGE OF AIRMONT
CDRC MINUTES**

CDRC Meeting Date: May 5, 2015

Project Name: Allegro – 10 S DeBaun Ave

Attendance:

Dan Kraushaar, Deputy Village Attorney

Ian Smith, Building Inspector

Eve Mancuso, Village Engineer

Kristen O'Donnell, Village Planner

Camille Guido-Downey, P&Z Clerk

Rhonda Smith, Applicant's Engineer

Ira Emanuel, Applicant's Attorney

Map Date: 3/6/15 Site Plan

Remarks:

1. Applicant is proposing a 30,000 sf office building with associated facilities to be located at 10 s DeBaun Ave. Building Inspector has previously determined that the property is controlled under the NS zoning district.
2. Applicant is proposing two floors with 30,000 sf with under the building parking.
3. Village Planning stated that the Applicant is required to provide a 40' buffer since it abuts a residential zone as per Village §210-20 F (1).
4. Deputy Village Attorney clarified that the more restrictive zone applies to this property as it is located in the NS zone and the R40 zoning districts.
5. Applicant stated that they will seek a variance from the buffer requirement.
6. Village Engineer states that the Applicant needs to submit a full site for review.
7. Building Inspector stated that a hot box may be needed for the site.
8. Applicant to discuss if a loading bay is needed.
9. Building Inspector requested that the Applicant show the closest fire hydrant and turning radii.
10. Village Planner stated that the Applicant's Engineer should check the EAF mapper for wetlands.
11. Village Engineer stated that the parking isles need to be reviewed.
12. Applicant to make changes and re-submit to CDRC.

**VILLAGE OF AIRMONT
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CDRC Meeting Date: **May 5, 2015**

Project Name: **Spring Valley Monuments –406 Route 59**

Attendance:

Dan Kraushaar, Deputy Village Attorney

Ian Smith, Building Inspector

Eve Mancuso, Village Engineer

Kristen O'Donnell, Village Planner

Camille Guido-Downey, P&Z Clerk

David Barbuti, Architect

Map Date: 10/16/12 last revised 6/9/14

Remarks:

1. Applicant received Planning Board approval on March 4, 2014.
2. Applicant is proposing to down size the project by eliminating the 2nd floor and reducing the size of the rear of the building.
3. Applicant will add a sidewalk and additional landscaping.
4. Applicant stated that there are no other site plan changes taking place.
5. Applicant to make changes to the plan and submit for an amended site plan.