

**VILLAGE OF AIRMONT
CDRC MINUTES**

CDRC Meeting Date: **August 11, 2015**

Project Name: **Maple Lawn, LLC - 233 Route 59**

Attendance:

Daniel Kraushaar, Deputy Village Attorney

Eve Mancuso, Village Engineer

Kristen O'Donnell, Village Planner

Ian Smith, Building Inspector

Donna Lopopolo, Deputy Village Clerk

Leonard Jackson, Applicant's Engineer

Rhonda Smith, Applicant's Engineer

Map Date: Layout dated 12/1/14

Remarks:

1. Applicant is proposing the construction of a two-story 3000 sf office building with fifteen (15) parking spaces.
2. Village Planner stated parking in front yard will require a variance.
3. Building Inspector stated property abuts a residential district and therefore will require a variance from Village Code Section 210-29.
4. Village Engineer stated gravel driveway is over existing easements and she is concerned as to how area will be planted.
5. Village Planner stated proposed trees are too wide for planting area. Applicant to consider size of trees and depth of roots.
6. Deputy Village Attorney questioned the types of offices in proposed building.
7. Building Inspector suggested applying for a variance with regard to the amount of required parking spaces.
8. Village Engineer stated DOT comments are necessary. She also suggested moving aisle to allow for parking along one side.
9. Applicant to revise plan and return to CDRC on a future date.

**VILLAGE OF AIRMONT
CDRC MINUTES**

CDRC Meeting Date: August 11, 2015

Project Name: Lubavitch of Monsey 25-27 South Monsey Road

Attendance:

Daniel Kraushaar, Deputy Village Attorney
Eve Mancuso, Village Engineer
Kristen O'Donnell, Village Planner
Ian Smith, Building Inspector
Donna Lopopolo, Deputy Village Clerk
Thomas Skrable, Applicant's Engineer
Avraham Hayman, President, Lubavitch of Monsey

Map Date: Site Plan dated 6/8/15
 Architect, Hy Garfinkel plans dated 5/11/15

Remarks:

1. Applicant is proposing minor modifications to their approved site plan:
 Convert existing caretaker's house into three (3) new classrooms
 Add handicapped accessible walkway to new classrooms
 Add twelve (12) gravel parking spaces
2. Village Engineer stated applicant needs to provide topographic map and as-built plan.
3. Village Planner concerned with gravel parking spaces stating they should be marked and added to plan.
4. Building Inspector stated a crosswalk should be installed from main building to new classrooms.
5. Village Engineer stated student count should be included in narrative.
6. Building Inspector stated structural plans are required.
7. Village Engineer stated applicant will need to provide two versions of as-built plan.
8. Applicant will need approval from Planning Board for an amended site plan.
9. Village Planner also informed applicant that they will need to include a short EAF in the application to Planning Board.
10. Applicant does not need to return to CDRC and may apply to Planning Board.

**VILLAGE OF AIRMONT
CDRC MINUTES**

CDRC Meeting Date: **August 11, 2015**

Project Name: **Culinary Depot – 357, 363, & 365 Route 59**

Attendance:

Daniel Kraushaar, Deputy Village Attorney
Eve Mancuso, Village Engineer
Kristen O'Donnell, Village Planner
Ian Smith, Building Inspector
Donna Lopopolo, Deputy Village Clerk
Ken Moran, Attorney for the Applicant
Leonard Jackson, Engineer
Rhonda Smith, Engineer
Michael Galante, Frederick P. Clark Associates, Inc.
Max Pesach, Applicant

Map Date: Revised layout for preliminary submission dated 6/22/15
Narrative dated June 25, 2015

Remarks:

1. Applicant is proposing an office building on Route 59.
2. Village Engineer stated plan needs to be reviewed by Tallman Fire Dept.
3. Village Engineer had concerns regarding retaining walls.
4. Rhonda Smith stated some soil testing has been done.
5. Village Engineer stated DOT input is necessary.
6. Village Engineer requested a plan which includes nearest structures.
7. Village Engineer stated there are boundary line issues.
8. Village Engineer stated lot in back should be merged.
9. Deputy Village Attorney stated applicant needs to provide revised EAF.
10. Village Planner stated plan should note reserved parking area.
11. Mr. Moran stated applicant is reconsidering height variance.
12. Village Engineer stated applicant needs to provide architectural renderings which include drawings with dwellings in entire perimeter. Truck radius to be included also.
13. As per Village Planner, after all changes are made, plan to be sent to RC Planning.
14. Village Engineer stated SWPPP is needed and environmental from Robert Torgersen.
15. Deputy Village Attorney stated project does not have to be re-advertised or re-mailed if applicant decides to adjourn.
16. Village Planner stated additional bushes to be planted to keep light off of Route 59.
17. Applicant to return to CDRC at a future date.

**VILLAGE OF AIRMONT
CDRC MINUTES**

CDRC Meeting Date: August 11, 2015

Project Name: Yeshiva Karlin Stolin – 4-6 South Monsey Road

Attendance:

Daniel Kraushaar, Deputy Village Attorney
Eve Mancuso, Village Engineer
Kristen O'Donnell, Village Planner
Ian Smith, Building Inspector
Donna Lopopolo, Deputy Village Clerk
Ryan Karben, Applicant's Attorney
Leonard Jackson, Applicant's Engineer
Rhonda Smith, Applicant's Engineer
Abraham Spitzer, Representative for Applicant

Remarks:

1. Applicant is proposing a yeshiva at 4-6 S Monsey Road.
2. Village Planner stated this discussion is regarding updating the SEQR Review to be consistent with new layout and the extra property applicant has acquired.
3. Village Planner stated Traffic Study should include more recent counts to support that volume has not increased since 2009.
4. Village Planner stated previous visual analysis needs to be updated and a revised EAF was submitted but requires a few corrections.
5. Applicant's Engineer stated an updated drainage study dated 6/26/15 was submitted.
6. Village Planner stated an updated letter from Fire Dept. is required. As per Ms. Smith, plans were submitted to Fire Inspector Wepler.
7. Village Planner stated last page of EAF is missing.
8. Building Inspector requested internal floor plans to be provided.
9. Applicant to appear before Planning Board on August 27 for an informal discussion.

**VILLAGE OF AIRMONT
CDRC MINUTES**

CDRC Meeting Date: **August 11, 2015**

Project Name: **Interstate Toyota – 411 Route 59**

Attendance:

Daniel Kraushaar, Deputy Village Attorney
Eve Mancuso, Village Engineer
Kristen O'Donnell, Village Planner
Ian Smith, Building Inspector
Donna Lopopolo, Deputy Village Clerk
Mark Kurzmann, Attorney for Applicant
Eli Sarfaty, Co-counsel for Applicant
Steve Sparaco, Applicant's Engineer
Bryan Zelnik, Applicant's Architect
Leon Gjondi, Applicant (partner)

Map Date: Enhanced Photo Rendering 1/24/14
 Preliminary Site Plan dated 1/26/15
 Proposed Elevations dated 6/23/15

Remarks:

1. Applicant is proposing to modify and expand the Interstate Toyota Dealership site.
2. Village Engineer stated site plan should be revised to illustrate display area, parking, customer parking and employee parking.
3. Village Planner stated plan should have a notation regarding car wash and water recycling.
4. Building Inspector stated narrative should include information regarding car wash regulations and how applicant is complying with those regulations.
5. Building Inspector stated applicant will require a variance for parking in the front yard.
6. Applicant will require ZBA approval for expansion of a non-conforming use. Side and rear yard variances will be required.
7. Applicant to provide current approved site plan.
8. Village Engineer stated SWPPP should be provided.
9. Village Planner stated applicant needs to address dumpster location as there is very little area for pedestrians.
10. Building Inspector stated plan should include radius for fire trucks. Fire Dept. to review plan. Applicant should also remove parking on New County Rd. (front yard)
11. Building Inspector stated applicant should review Section 210-29D of the Village Code. Bulk tables should be corrected. Plan should also show nearest fire hydrants.
12. Village Engineer stated applicant should follow checklist for site plan submission.
13. Building Inspector stated applicant will have to apply to Planning Board for sign approval. Fire striping should also be noted on plan.
14. Applicant to return to CDRC on September 8, 2015.