

**VILLAGE OF AIRMONT
PLANNING BOARD
October 22, 2015 8:00 P.M.
Village Hall**

MEMBERS PRESENT: Doug Whipple, Chairman
Tom Gulla
Helen Schwabacher
Donald Hook, Ad Hoc
Jeffrey Kirby, Ad Hoc

MEMBERS ABSENT: Anthony Santucci
Ed Kennedy

OTHERS PRESENT: Dan Kraushaar, Deputy Village Attorney
Eve Mancuso, Village Engineer
Kristen O'Donnell, Village Planner
Suzanne Carley, Clerk

The meeting was called to order at 8pm by Chairman Whipple which was followed by the Pledge of Allegiance. Chairman Whipple reminded everyone that the next two meetings are on Mondays due to Thanksgiving and Christmas. They are Monday 11/23/15 and 12/14/15 at 8:00pm.

Helen Schwabacher made a motion to approve the June 25, 2015 minutes was seconded by Jeffrey Kirby. Thomas Gulla abstained. All in favor and motion carried.

Chairman Whipple appointed Jeff Kirby and Donald Hook as voting members.

**Spero
18 Biret
Site Plan
Public Hearing**

Applicant Joe Spero present with his engineer Anthony Celentano of Celentano Engineering. Mr. Spero advised that he was trying to make his property usable but did not realize at the time he needed a permit to do the work. Once he found out he stopped the work and followed the proper process correctly.

Kristen O'Donnell advised it doesn't qualify as an action for SEQ. R.

Eve Mancuso referenced a memo dated 10/21/15. She indicated that they were before CDRC and discussed the project. Mr. Celentano was not available that day so not sure if he was able to review all the items that were discussed from that meeting.

They need to submit the original as built of the property was the primary concern are the easements of the property just want to ensure that they do demonstrated that this project does not

encroach on the neighbors. Also plans were done this way so that if they decided to put in a pool at a later date this would work.

Anthony Celentano indicated that the original plans show the whole lot filled. He originally went with terracing and added drainage. He will put a French drain in and add it into the plan. He will prepare and sit down with the applicant on the landscaping and will submit an as built plan. No trees have been taken down and will remain. Need drainage along the top wall and landscaping. The soil testing meets the requirements. Eve Mancuso noted the soil needs to be tested from point of origin from a testing agency. The applicant has the letter and will submit.

Dan Kraushaar requested for the record that the drawings reflect the filing information for the easements. In particular the drainage easement and the sanitary sewer easements.

Eve Mancuso noted that a plat for a subdivision was recently done and they should have it. No stormwater management report review is required. If they apply for a pool then they would need to come back to the PB.

Doug Whipple opened the Public Hearing at 8:07pm.

Elaine Garner – owner at 9 Stillo Drive. Is a neighbor and is on a slope. Her question was if it rains will the slope affect it in any way. Concerned what will be done from the applicants end to ensure he will take care of it. Eve Mancuso explained how this would work.

Doug Whipple made a motion to close the public hearing at 8:09pm Tom Gulla seconded it. All in favor. Motion carries.

Helen Schwabacher seconded it. All in favor. Motion carries.

Doug Whipple made a motion to approve the application of Joseph Spero of 18 Biret for a Clearing, Filling and Excavating Permit subject to the conditions previously set forth and in accordance with the grading plan from Anthony Celentano last dated 9/23/2015.

Thomas Gulla seconded the motion. All in favor and the motion carries unanimously.

Culinary Depot 357, 363 & 365 Route 59

Dan Kraushaar – They were supposed to appear at CDRC and did not appear. This was previously scheduled as a continued public hearing. Memos have been prepared by our professional staff for them to respond to. He recommends that the PB make a motion to continue the public hearing to 11/23/15 at 8:00pm. This way they will have an opportunity to go back to CDRC before the next PB Meeting on 11/23. The clerk noted that the deadline for CDRC was today however PB agreed to give them a week extension. They will need to be re-noticed after the next continuation. They need to address Eve's two memos and provide current architectural renderings.

Doug Whipple made a motion to continue the public hearing for Culinary Depot to Thursday 11/23/15 at 8:00pm at Village Hall. Tom Gulla seconded it. All in favor and motion carried unanimously.

Berk Homes
330 Spook Rock Road
Revised Site Plan
Continued Public Hearing

Kristen O'Donnell – SEQR is done, variances issued. ZBA had conditions and they are waiting for final sign-off on a traffic plan. Last outstanding issue was sign off from the highway department. Went over a lot of the GML conditions that they met.

Larry Marshall, Engineer Mercurio, Taroli and Norton – they are continuing to work with the County Highway Department. They have responded to Eve Mancuso's memo and they will address the items that they received this evening.

Larry Marshall and Kristen O'Donnell discussed a follow up letter from the county and the concern is regarding the wording on the wetlands. Last outstanding issue was signoff from the highway department.

Larry Marshall – they have reached out to Sonny Lin at RC Highway. They responded to the highway departments concerns and are waiting to hear back.

Kristen noted that the GML is the same and it has it standard comments. They just added that water is a scarce resource.

Eve Mancuso – references her letter dated 10/21/15. The applicant is also seeking a wetlands permit from the Board. This also includes an encroachment to the rear of the property. This application relies upon shared use of the adjoining property (Remmer property) and some site improvements. The applicant noted there was an agreement but we have not seen a copy as of yet.

Dan Kraushaar noted this was one of the conditions of the ZBA for the variance that the agreement be finalized. This should also be a condition of the PB.

Larry Marshall noted Mr. Berkovic has the agreement and is in the process of filing it. He was supposed to be here this evening. He did not know if it was actually filed.

Eve Mancuso continues her discussion on her letter dated 10/21/15. Other items such as drafting clarifications, standard notes, and connection of the roof leaders to the infiltration system are needed and are all listed in comments #1-14. Item #10 was referenced and she asked with they anticipate any re-grading of the parking lot. Larry Marshall noted he does not anticipate that as they are close, within 6 inches. Structural calculations will be required for the retaining walls including security in connection with it. A storm water maintenance agreement is required.

Kristen noted there is one new change on the GML– bushes will conflict with snow storage. County concerned with damage to the shrubs. Kristen suggested moving it back 3 feet as an alternate location.

Larry Marshall noted that they made a change and rotated them around so they aren't impacted. Basically it's at the end of the retaining wall. Kristen O'Donnell advised that they will need to put in shrubs or thick grass for buffers.

Tom Gulla asked for an explanation on the encroachment on the Village regulated area.

Chairman Whipple opened the continued public hearing at 8:30pm. No one was in attendance for the public hearing. The Clerk advised in a letter dated 10/14/2015 that she was formally notified by Ken Moran who represents Spook Rock I in regards to notifying them of any application within 500 feet of them since they are not on the tax rolls. The letter was received yesterday so the Clerk called and emailed the Attorney as well and emailed a contact at Spook Rock I in regards to this evenings meeting.

Dan Kraushaar – discussed that the entrance and exit to Spook Rock County Road issues have been raised to both PB & ZBA. Changes have been made in dimensions and width to comply with note #5 of the most recent GML and prior GML. Emergency access was brought up by the ZBA. The Tallman Fire Department reviewed, wrote a letter and are no longer objecting to it. As a result the ZBA over ruled or said satisfied. We have not heard back from the county on a new configuration and it is prudent for us to wait on a response. Dan has seen other municipalities use a traffic monitoring agreement and seek advice from a traffic consultant if there is a problem to see how this is functioning.

Chairman Whipple asked if there are any other concerns. Dan Kraushaar suggested that we wait to hear back on what the county says or possibly make a recommendation to them. We are also waiting on the driveway agreement.

Chairman Whipple made a motion to continue the public hearing to 11/23/15 at 8pm at Village Hall. Per Dan Kraushaar the Clerk is to again give actual notice in writing to Spook Rock I in conformity of the letter dated 11/14/15. The reason it is continued is to hear back from the County Highway with regard to the new plans and the entrance of Spook Rock Road.

Items to be noted into the record:

- Additional GML 9/25/15
- a letter from Mr. Peters to Mr. Gdanski Town of Ramapo dated 9/22/15
- Submission with cover letter from Mr. Marshall to the PB with the revised site plan, drainage analysis and RC Dept. of Health dated 9/11/15
- Comments from Eve Mancuso in a letter dated 10/21/15
- letter dated 10/14/15 from Ken Moran regarding notifying Spook Rock

Chairman Whipple made a motion to adjourn the meeting at 9:45pm. Tom Gulla seconded it. All in favor motion carried unanimously.

New Business

Dan Kraushaar made a note about an email sent out by the Village Clerk and encouraged everyone to read and abide by the information. We recently received an email from RCC Planning in regards to training opportunities.