

**Village of Airmont
Planning Board Meeting
Thursday
May 30, 2024
In Person**

Members Present: Yehuda Friedland, PB Chairman
Mordechai Grinberger
Alan Liani
Yisroel Friedman, Ad Hoc Member

Members Absent: John Cornelius, Member
Pinny Glauber, Member
Shimon Blumenberg, Ad Hoc Member

Others Present: Rob Knoebel, PB Village Attorney
John Nosek, Village Engineer, and Village Planner
Lou Zummo, Building Inspector
Suzanne Carley, P&Z Clerk

The meeting was called to order by Chairman Friedland at 7:05 pm followed by the pledge of allegiance and roll call. Yehuda Friedland made a motion to appoint Yisroel Friedman, PB Ad Hoc Member as a voting member for the evening. Chairman Friedland opened the meeting.

CONTINUED PUBLIC HEARING—Mikvah of South Airmont 52 Campbell Avenue

Applicant requested an adjournment to the Thursday, June 27, 2024, PB Meeting

Chairman Friedland made a motion to continue the public hearing to the Thursday, June 27, 2024, PB Meeting at Airmont Village Hall which was seconded by Mordechai Grinberger. All in favor motion carries.

CONTINUED PUBLIC HEARING - Yeshiva Gedola of South Monsey

260 Saddle River Rd & 15 Darby Rd

Applicant requested an adjournment to the Thursday, June 27, 2024, PB Meeting

Chairman Friedland made a motion to continue the public hearing to the Thursday, June 27, 2024, PB Meeting at Airmont Village Hall which was seconded by Mordechai Grinberger. All in favor motion carries.

CONTINUED PUBLIC HEARING - Minkautch School 14 S. DeBaun Avenue

Applicant requested an adjournment to the Thursday, June 27, 2024, PB Meeting

Chairman Friedland made a motion to continue the public hearing to the Thursday, June 27, 2024, PB Meeting at Airmont Village Hall which was seconded by Mordechai Grinberger. All in favor motion carries

WORKSHOP – Congregation of Echo Ridge

1 & 3 Echo Ridge Road

Freestanding Place of Worship with a Special Permit

Proposed Amended Site Plan & Lot Line Merger

Rachel Barese, the engineer for the applicant reviewed the site plan for parcels located at 1 & 3 Echo Ridge Road. The applicant has a previously approved residential house of worship for lot 3 Echo Ridge Road from 2016. He has since purchased the adjoining property at 1 Echo Ridge Road and is looking to revise the parking lot and add an addition as well as convert the building at 1 Echo Ridge to be used by the house of worship as well. The properties are in the R-35 Zone. In 2016, the ZBA granted a variance to permit the residential place of worship. At this time, the application is for a Freestanding Place of Worship based on the updated zoning code. The Freestanding Place of Worship will exceed 10,000 SF so a Special Permit will be required.

Based on the size of the worship room, 87 spaces are required. 75 parking spaces are provided. A parking waiver is requested. The applicant will be requesting a parking waiver.

The following variances are requested:

1. Minimum Front Setback (Fawn) 50 FT Required, 44.8 FT Provided (48.3 FT previously provided)
2. Minimum Front Yard (Echo Ridge) 50 FT Required, 2.5 FT Provided to parking (16.7 FT previously provided)
3. Minimum Front Yard (Fawn) 50 FT Required, 7.4 FT Provided to parking (5.6 FT previously provided)
4. Minimum Side Yard 10 FT Required, 5 FT Provided to parking
5. Minimum Rear Yard 10 FT Required, 2 FT Provided to parking
6. Maximum Development Coverage 35% Required, 60% Provided
7. Max FAR 0.2 Required, 0.38 Provided (0.24 previously provided)
8. Section 210-12.3B(9)(a) Parking 89 Required, 75 Provided
9. Section 210-12.3B (7)c less than 10' buffer.

John Nosek reviewed his letter of May 30, 2024:

1. This project will be classified as an unlisted action under SEQRA and will require a SEQRA resolution and a public hearing.
- 2.
3. A traffic study is required due to the size of the proposed congregation. It must be performed by a licensed professional traffic consultant.
4. ARC review will be required in the future.
5. A total of 9 variances appears to be required. Provide the date of variance and type of variance, if granted by the ZBA, directly on the site plan.
6. Provide reviews from Rockland County health dept., Town of Ramapo DPW and Rockland County sewer.
7. The lot line must be consolidated (i.e. removed) and both lots combined into one lot. This must be a condition of approval if granted by the Planning Board.
8. Show existing fences where it abuts the adjoining properties.
9. The plans show underground detention and infiltration for storm water treatment. A report needs to

be submitted to show and calculate satisfactory detention. Soils testing must be completed at this time to verify the proposed system will work.

10. Per the new code, a 10-foot buffer area is required for all parking areas to adjoining lots with buffer landscaping.
11. A lighting plan has been submitted. Plans must be incorporated into the plan set and be stamped by a licensed professional. Provide a detail with mounting height and base foundation requirements on the plans.
12. Additional buffer landscaping should be provided.
13. Provide pipe sizing calculations for the proposed storm water drainage system.
14. Show existing water and sewer services on the plans and the possible need to upgrade.
15. A new stormwater maintenance agreement and bond will be required.
16. Show existing fence where it abuts adjoining properties.
17. Please note on the plans that the new structure on lot 28 will not exceed 30 feet in height.

The applicant and John Nosek had a discussion on traffic reports and the applicant provided a traffic study. John asked that it be sent to the PB Traffic Engineer for review. The applicant will make updates as required based on the comments and submit for the 7/25 PB Meeting as a Public Hearing.

WORKSHOP – Blue Rill Estates LLC

444 Saddle River Road

Proposed Plan for Senior Housing

Proposed Amended Site Plan and Special Permit

Blue Rill Estates Senior Housing proposes 105 units of senior housing off Saddle River Road in the southeastern portion of the Village. This proposal is a response to the Village Board's recognition that the two existing senior housing communities are not sufficient to meet the Village's needs.

The Village of Airmont Board of Trustees recently amended the Village's Zoning Code to expand the number of properties eligible for development for senior housing under the Village's RSH zoning district.¹

The RSH zone is a floating zone. Originally, it only applied to eligible properties in the Village's VC (Village Center) and NS (Neighborhood Shopping) zones. Over the years, it became apparent that new senior housing was needed, but was not being built.

Accordingly, the Board of Trustees expanded the RSH overlay to the R-35 and RR-50 zones, but only to properties in those zones met additional eligibility criteria:

- (i) the parcel must have at least 200 feet of frontage on a state or county highway; and

(ii) the parcel, or a portion of the parcel, is located within 500 feet walking distance of an existing NS, VC, or PO zoning district along the existing road network; and

(iii) the parcel, which may consist of one or more contiguous lots owned by a single person or entity at the time of submission of a rezoning petition to the Village Board, must have a lot area equal to or greater than the minimum lot area required for the intended use.²

The applicant, Blue Rill Estates LLC, owns a parcel located at 444 Saddle River Road. It consists of three adjoining tax lots: 62.11-2-8, 9 and 10, having a total lot area (before environmental deductions) of approximately 17.99 acres (the “Parcel”). Tax lots 62.11-2- 8 and 9 are in the R-35 zone. Tax lot 62.11-2-10 is split between the R-35 zone to the north and the RR-50 zone to the south. Thus, the entire Parcel is within the eligible zoning districts for the RSH overlay.

The Parcel meets the other criteria for application of the RSH zone:

- (i) The Parcel has 801 feet of frontage on Saddle River Road, a Rockland County Road (County Route 73);
- (ii) The northern line of the Parcel is approximately 268 feet from the southern line of a NS district that includes tax lots 62.07-2-17 and 18;
- (iii) The Parcel consists of three tax lots, all owned by the applicant, Blue Rill Estates, LLC.³ The minimum lot area required by the RSH zone for “senior citizen housing development” is four acres. As noted above, the Parcel has approximately 17.99 acres before environmental deductions and 16.18 acres after such deductions.⁴

Sr. Citizen housing is allowed by special permit and per the Board of Trustees, subject to the requirements of Zoning Code § 210-102.

The applicant will be appearing before the Board of Trustees at the June 2, 2024, Meeting. They will work on a scoping document that will be sent in advance of the next meeting. They also had a SEQRA chart which they will share and provide to everyone. They requested to be on the next PB Meeting for 6/27. They will be looking for a SEQRA public hearing for the 7/25 or 8/22 PB meeting.

John Nosek requested that they send in the scoping document in advance for review. He also requested that they work with the Villages traffic engineer as well.

Chairman Friedland made a motion to end the meeting at 8:45 pm which was seconded by Mordechai Grinberger. All in favor. Motion carried. Meeting ended.