

**Village of Airmont
Special Planning Board Meeting
Tuesday, January 7, 2025
In Person**

Members Present: Yehuda Friedland, PB Chairman
Mordechai Grinberger (arrived 6:11pm)
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 6:05pm followed by the pledge of allegiance and roll call. Chairman Friedland appointed Yisroel Friedman as a voting member for the evening which was seconded by Alan Liani. All in favor motion carried. Chairman Friedland opened the meeting.

SEQRA Review – Blue Rill Estates

444 Saddle River Road

Consideration of Acceptance of the proposed DEIS
Proposed Plan for Senior Housing
Proposed Amended Site Plan and Special Permit

Attorney Ira Emanuel present to represent the applicant. They are before the PB for acceptance of the proposed DEIS for the application of Blue Rill Estates 444 Saddle River Road for a proposed plan for Senior Housing. Mr. Emanuel asked the PB Engineer and Planner Al Fusco if all his comments were addressed and if he had any further comments. Mr. Fusco advised that he had no further comments.

Read into the record were comments from Osman Barrie of Nelson & Pope the PB traffic Engineer dated 1/7/25. The applicant has no issue with responding to their requests and incorporating the information into the DEIS.

PB Attorney Rob Knoebel requested that the DEIS also reference the comments from Fusco Engineering the PB Engineer & Planner, in their letters dated 12/9 and 12/10/24.

Chairman Friedland made a motion to accept the DEIS and set the date for the public hearing of the DEIS for 1/23/25 subject to the comment letters of NPV and Fusco Engineering as discussed. The motion was seconded by Alan Liani. All in favor, motion carried.

It was requested that the applicant provide a notice of completion for documentation of the record. The 30 days start when the notice of completion is filed. The notice of acceptance is to run for 30 days.

The applicant will provide the documentation to be uploaded to the Village Website along with the public hearing notice.

Chairman Friedland made a motion to adjourn the Special PB Meeting which was seconded by Alan Liani. All in favor, motion carried. Meeting ended.