

**Village of Airmont
Planning Board Meeting
Thursday, March 27, 2025
In Person**

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

Members Absent: Shimon Blumenberg, Ad Hoc Member

Others Present: Rob Knoebel, PB Village Attorney
Al Fusco, Village Engineer, and Village Planner (arrived 15 minutes late)
Lou Zummo, Building Inspector
Suzanne Carley, P&Z Clerk

The meeting was called to order by Chairman Friedland at 7:03pm followed by the pledge of allegiance and roll call. Chairman Friedland approved the meeting minutes of February 27, 2025, which were seconded by Mordechai Grinberger. All in favor motion carried. Chairman Friedland opened the meeting.

CONTINUED PUBLIC HEARING - Tifereth Torah 2 & 3 Fosse Court

The applicant's attorney requested an adjournment to the Thursday, April 24, 2025, PB Meeting from the email dated March 12, 2025. Chairman Friedland made a motion to adjourn the application as requested which was seconded by Mordechai Grinberger. All in favor motion carried.

CONTINUED PUBLIC HEARING-Gruber 27 Stillo Drive

The applicant's attorney requested an adjournment to Thursday, April 24, 2025, PB Meeting from the email dated March 13, 2025. Chairman Friedland made a motion to adjourn the application as requested which was seconded by Mordechai Grinberger. All in favor motion carried.

INFORMAL DISCUSSION- Golden Path Cemetery 263-273 Route 59

Reinstatement of Proposed site plan & special permit for a cemetery and a building for services, offices, & parking on two parcels totaling +/-30 acres.
The cemetery has proposed +/- 60 parking spaces throughout the site
& for the proposed building an additional +/- 30 parking spaces.
Proposed Site Plan, Special Permit & Merger of Lots

This Site Development received approval from the Planning Board on May 22, 2023, and has expired. The Planning Board is authorized to reinstate a lapsed approval pursuant to §210-79(E) of the Airmont Zoning Code. Based on careful review of the renewed application submitted by the Applicant, the Environmental Determination rendered by the Planning Board in their SEQRA resolution dated April 27, 2023, and that the Plan is substantially the same as the Site Plan approved on May 22, 2023 and that there have been no

other changes in circumstances as confirmed by the supporting information demonstrating adequate water, sewer, the Village of Airmont Planning Board reinstates the Site Development Plan.

The Village of Airmont Planning Board considered, among other things, traffic access; circulation and parking; landscaping and screening; compatibility; environment; architecture; and consistency with community character.

The Village of Airmont Planning Board has considered the special permit conditions and standards set forth in Section 210-97 of the Zoning chapter, including, but not limited to, the appropriate and orderly development of the district; the nature and intensity of operations involved; the location and height of buildings, walls, fences, and landscaping; and that the proposed use will not require additional public facilities or services, or create such fiscal burdens upon the Village greater than those which characterize uses permitted by right; and

The application for Special Permit Use and Site Plan approvals was motioned by Chairman Friedland and seconded by Member Grinberger. Motion was carried by a vote of 5-0. The application for Site plan and special permit approvals were reinstated.

CONTINUED PUBLIC HEARING-Central UTA of Monsey 236 Cherry Lane

New Three-Story Classroom Building with Basement
Proposed Amended Site Plan & Special Permit

The applicant is here to re-affirm the Negative Declaration that was originally granted November 2024. The EAF did not specifically say 4th floor and that building one 1 had an additional floor that it was adding on. It has been updated and re-submitted.

Chairman Friedland made amotion to open the public hearing which was seconded by John Cornelius. All in favor motion carried.

Melanie Phillips 219 Cherry Lane – concerned about the size, noise, traffic and the covid trailers that should have been removed.

Mark Milidantri – 219 Cherry Lene concerned with the same traffic, noise, lighting

The EAF, Plans were reviewed and questions were asked by the Building Inspector in regards to the elevations. All questions were adequately answered.

Upon careful review of the application and revisions thereto submitted by the Applicant, the Environmental Assessment Form dated November 1, 2024, and revised March 11, 2025, together with supporting information demonstrating adequate water, sewer, and the Planning Board identifying no areas of environmental concern in connection with the proposed project.

The Airmont Planning Board re-affirmed its SEQRA Negative Declaration as adopted on November 19, 2024, based upon the following:

The Airmont Planning Board received substantial comment letters from multiple sources, including: (1) GML Review Letter from the Rockland County Dept of Planning dated September 25, 2024; (2) Comment letters from the Monsey Fire Department dated June 12, 2023, July 7, 2024 and October 22, 2024; (3) Comment letter from New York State DEC dated August 7, 2024; (4) Comment letter from the Rockland County Health Dept dated September 24, 2024; (5) Comment letters from the Rockland County Sewer District #1 dated September 16, 2024 and October 3, 2024; (6) Comment letter from the Town of Ramapo DPW dated November 19, 2024; (7) Comment letter from the Rockland County Highway Dept dated October 29, 2024 (8) Comment letter from Fusco Engineering & Land Surveying, P.C., the Airmont Planning Board's engineer and planner dated June 6, 2023, July 8, 2024, August 12, 2024, September 25, 2024, October 28, 2024, and March 26, 2025; (6) Wetland report from Peter D. Torgerson dated November 10, 2021; and (6) Traffic Report from Harry Baker dated May 10, 2024 and last revised November 5, 2024; (7) Memos from the Airmont Planning Board's traffic/parking consultant Nelson Pope dated September 23, 2024 and November 5, 2024; (9) letter from the New York State Office of Parks, Recreation and Historic Places dated July 12, 2024; and (10) the Applicant's agreement at the Public Hearing held on November 19, 2024 that there shall be no outside storage or overnight parking of buses or vans; and (11) letters from the Village of Airmont Fire Inspector dated March 25, 2025 and March 26, 2025.

A motion was moved by PB Chairman Friedland and seconded by PB Member Cornelius to reaffirm the SEQRA Negative Declaration adopted by the Planning Board at their meeting of November 19, 2025, based on the review of the Planning Board, Village Planner and Village Engineer:

Roll Call Vote:

Yehuda Friedland, PB Chairman	Aye
Alan Liani, PB Member	Aye
John Cornelius, PB Member	Aye
Pinkas Glauber, PB Member	Aye
Mordechai Grinberger, PB Member	Aye

The negative declaration was granted 5 to 0.

Chairman Friedland made a motion to continue the public hearing to the April 24, 2025, PB Meeting which was seconded by Mordechai Grinberger. All in favor motion carries.

CONTINUED PUBLIC HEARING-Yeshiva Toras Efraim 83 Campbell 2.0

83 Campbell Avenue

Proposed School of Religious Instruction

Proposed Amended Site Plan, Architecturals and Renderings

Paul Baum quickly reviewed the application and advised that they made it 3,000 sf smaller. This application was seeking to complete SEQRA and go to the ZBA. However, we did not have the final traffic response due to their traffic consultant originally submitting the wrong study that had not been fully updated. It was then re-submitted to NPV the same day of the PB meeting but there was not enough time for a final review before the meeting that evening. The applicant will need to return to complete SEQRA. Chairman Friedland made a motion to adjourn the application to the Thursday, April 24, 2025, meeting which was seconded by Pinny Glauber. All in favor motion carried.

CONTINUED PUBLIC HEARING-Town Buildings LLC 233 Route 59

Proposed Offices with Parking

Proposed Site Plan & Architecturals

Upon careful review of the application and revisions thereto submitted by the Applicant, Long Form Environmental Assessment Form inclusive of parts 2 & 3, with supporting information demonstrating adequate water and sewer, the Village Board has identified no areas of environmental concern in connection with the proposed project. Osman Barrie from NPV, the PB traffic engineer, was on via zoom to discuss the traffic concerns of the Planning Board.

This project seeks to construct 6,000 square foot office building located on 0.39 acres in an NS Zoning district. The applicant is requesting a parking waiver where 26 spaces are proposed, and 30 spaces are required. The project will require variances which will be sought before Airmont's Zoning Board of Appeals.

The Airmont Planning Board, Village Planner, PB Traffic Engineer and Village Engineer have reviewed all comments, which the applicant Town Buildings LLC has addressed to the Airmont Planning Board's, Village Planner's, and Village Engineer's satisfaction.

A motion was moved by PB Chairman Friedland and seconded by Member Grinberger to declare this application an unlisted action and to adopt a Negative Declaration for purposes of SEQRA based on the review of the Planning Board, Village Planner and Village Engineer and for the application:

Roll Call Vote:

Yehuda Friedland, PB Chairman	Aye
John Cornelius, PB Member	Nay
Mordecai Grinberger, PB Member	Aye
Alan Liani, PB Member	Aye
Pincus Glauber, PB Member	Nay

A motion was moved by PB Chairman Friedland and seconded by Member Liani to refer the application to the Village of Airmont Zoning Board of Appeals for a consideration of the required variances.

Roll Call Vote:

Yehuda Friedland, PB Chairman	Aye
John Cornelius, PB Member	Aye
Mordecai Grinberger, PB Member	Aye
Alan Liani, PB Member	Aye
Pincus Glauber, PB Member	Aye

Chairman Friedland made a motion to continue the application to the May 22, 2020 meeting which was seconded by Pincus Glauber. All in favor motion carried. Chairman Friedland made a motion to adjourn the meeting which was seconded by Pincus Glauber. All in favor motion carried. The meeting ended.