

**Village of Airmont
Planning Board Meeting
Monday
November 20, 2023
In Person**

Members Present: Yehuda Friedland, PB Chairman
Pinkas Glauber
Alan Liani
Mordechai Grinberger
Shimon Blumenberg, Ad Hoc Member

Members Absent: John Cornelius

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

The meeting was called to order by Chairman Friedland at 7:00 pm followed by the pledge of allegiance and roll call. Chairman Friedland made a motion to approve the minutes from October 26, 2023 which was seconded by John Cornelius. All in favor motion carried. Chairman Friedland made a motion to appoint Ad Member Shimon Blumenberg a voting member for the evening.

Continued Public Hearing - 52 Campbell Avenue

52 Campbell Avenue

The applicant's Attorney Paul Baum requested an adjournment to the 12/19/23 PB Meeting in his email dated 11/6/23. Chairman Friedland made a motion to adjourn 52 Campbell to the 12/19/23 PB Meeting at Airmont Village Hall 251 Cherry Lane at 7:00pm. Motion was seconded by Mordechai Grinberger. All in favor motion carried.

Public Hearing – Yeshiva Toras Efraim

83 Campbell Avenue

The applicant's Attorney Paul Baum requested an adjournment to the 12/19/23 PB Meeting in his email dated 11/6/23. Chairman Friedland made a motion to adjourn 83 Campbell to the 12/19/23 PB Meeting at Airmont Village Hall 251 Cherry Lane at 7:00pm. Motion was seconded by Mordechai Grinberger. All in favor motion carried.

Continued Public Hearing - Yosef Beer

5 Beaver Hollow Lane

The attorney Brian Condon representing the application of Yosef Beer 5 Beaver Hollow Lane requested an adjournment to the 12/19/23 PB Meeting in an email dated 11/16/23. Chairman Friedland made a motion to adjourn 5 Beaver Hollow Lane to the 12/19/23 PB Meeting at Airmont Village Hall 251 Cherry Lane at 7:00pm. Motion was seconded by Mordechai Grinberger. All in favor motion carried.

WORKSHOP - Minkautch School

14 S. DeBaun Avenue

Proposed School

Proposed Revised Site Plan

The applicant is proposing a school at 14 S. DeBaun and is represented by Paul Baum as Attorney and Rachel Barese as engineer. There is an existing residence on the lot that is proposed to be removed. The lot is in the R-40 zone. Based on the original CDRC meeting, the plan has been revised to reduce the number of students from 450 to 350 students. The parking in the front yard has been relocated to the rear of the property, eliminating the variance requested for the parking in the front yard. The parking in the rear was adjusted to keep the 10' side yard as required. The number of parking spaces has increased as well.

The school is proposed to have 350 students between the ages of 3-13. They plan to have 22 classrooms with 30 staff members. The hours of operation will be 8am-5:30pm on Sundays, 7am-6:30pm on Monday-Thursday and 7am-1:30pm on Fridays. There will be a warming kitchen only. No onsite food preparation is proposed.

The bus schedule is as follows (as provided by the applicant):

Monday-Thursday:

2 buses arrive 7am

4 buses arrive 8am

2 buses arrive 10am

2 buses depart 2:30pm

2 buses depart 3:30pm

4 buses depart 6:30pm

On Sunday, they arrive 1 hour later. On Fridays they arrive at the same time as Monday through Thursday, but they are dismissed between 10am-1:30pm.

As per Section 210-56A(1), based on 1 space per 300 SF of floor area, 174 parking spaces would be required (greater than the calculation for the number of students). No students are over 16, so no additional parking is required. 66 parking spaces are provided. A parking variance is requested.

The following variances are required, and the applicant will go before the Zoning Board of Appeals:

Minimum Side Setback 50 FT Required, 39.4 FT Provided

Minimum Total Side Setback 100 FT Required, 95.8 FT Provided

Maximum Building Height 35 FT Required, 47 FT Provided

Maximum Development Coverage 20% Required, 60% Provided

Maximum FAR 0.4 Required, 0.44 Provided

Parking 174 spaces Required, 65 spaced Provided.

No GML is required for this project. Reviewed the Fuco letter dated 11/16/23. The SWPP is still being reviewed. Reviewed the letter from the DOT dated 11/2/23. Still awaiting letters from RC Health and Town of Ramapo DPW.

The Building Inspector noted that there was no provision for outside recreation. They should see if there is any area for room for such behind the school.

Ron Reiman, Colliers Engineering discussed the traffic issues with carpooling as there is an already existing traffic problem. The key is to get a light and meet the warrants in order for the DOT to approve one. There is also another project next door for two office buildings at 10 S. DeBaun and this project is across the street from the Town of Ramapo office building. John Nosek Village Engineer & Planner noted he was fine with the landscaping plan and had no issue with a NOI going out.

Chairman Friedland made a motion to circulate the NOI for the Minkatauch School 14 S. DeBaun Avenue which was seconded by Mordechai Grinberger. Chairman Friedland made a motion for the applicant to return to the PB on Thursday, January 25, 2024, at 7:00pm at Airmont Village for a public hearing. It was requested that they submit the traffic study in advance for the PB engineer to review and comment. Pinkas Glauber seconded the motion. All in favor motion carried.

CONTINUED PUBLIC HEARING -Congregation Tehillah L'Dovid 1 Larissa Court

Proposed Residential House of Worship
Proposed Site Plan & Architecturals

The applicant received its variances at the ZBA and is here this evening for final approval. All outstanding items have been addressed. Map note of no bar mitzvahs as noted in the Osman Barrie NPV traffic review letter. No GML was required to comply with.

The Planning Board's approval is further conditioned upon the following:

- Compliance with all conditions and requirements of the approval of the Architectural Review Committee as per their approval dated November 16, 2023.
- Compliance with all conditions and requirements of the decision of the Zoning Board of Appeals approval.
- Compliance with all conditions and requirements of the Village Engineer's letters dated November 16, 2023, except for Item #3, for the reasons stated above;
- A Fire, Building & Safety Inspection, by Village and code enforcement personnel.
- Letter from RC Environmental Health dated May 8, 2023 and May 30, 2023;
- Letter from RC Sewer District #1 dated April 26, 2023 and June 8, 2023;
- Letters from Town of Ramapo DPW dated April 28, 2023 and May 24, 2023;
- Letters from Osman Barrie of Nelson, Pope and Voorhis dated August 23, 2023;
- Letter from Village of Airmont's Fire Inspector Letter dated February 13, 2023;
- Amend the plan to show a sprinkler room.

Special Permit and Site Plan approval was motioned by Yehuda Friedland and seconded by Mordechai Grinberger. The motion was carried by a vote of 4-0.

PUBLIC HEARING - Legro Associates

1 S. Airmont Road

Minor Subdivision
Proposed Final Subdivision Plat

Applicant is before the Board for a subdivision of a 10.3-acre lot in the NS zoning district which is next to the Chase Manhattan Bank on the corner of Route 59 and Airmont Road. With the subdivision they plan to sell off the lot. Last before the PB for a sketch plan which was approved. Here for a public

hearing and approval on the final sketch plan. There are some minor agreements that the attorney's are working on such as the fire lane agreement, declaration of covenants and a stormwater maintenance agreement. They updated the plans as per item #8 of the GML in regard to measuring it from the DSL line.

Chairman Friedland opening the public hearing which was seconded by Mordechai Grinberger. All in favor motion carries. Abe Greenberg on Brookside Avenue spoke and noted his concern for the water in that area and that they had a lot of privacy which they are concerned that they may lose with the subdivision. Chairman Friedland closed the public hearing which was seconded by Mordechai Grinberger. All in favor motion carries.

The Planning Board determined that the proposed action was an Unlisted action, and the Planning Board confirmed such determination with a Negative Declaration on November 20, 2023; and the following items would be a requirement of approval:

Execution and delivery of Declaration of Covenants for drainage and the maintenance thereof in a form to the approved by the Planning Board attorney.

Compliance with the following letters and correspondence:

- Planning/Engineering Review Memorandum from Fusco Engineering & Land Surveying, P.C., dated July 6, 2023 and November 15, 2023;
- GML review letter from the Rockland County Department of Planning dated September 15, 2023;
- Letters from the Rockland County Highway Department dated September 8, 2023;
- Letter from RC Sewer District #1 dated September 15, 2023;
- Memo from RC Environmental Health dated September 19, 2023;
- Letters from Town of Ramapo DPW dated September 21, 2023;
- Offers of dedication of all road widenings, easements and public improvements shown on said plan in accordance with the requirements set forth in Chapter 180-14 of the village code.
- Payment of all money in lieu of land and all other reservations required by Chapter 180-27 & 28 of the village code.

Comply with all outstanding items as identified in the Village Engineer and Planner's review letters dated July 6, 2023 and November 15, 2023;CHa

The Applicant must address to the full satisfaction of the Village Engineer and Planner, all outstanding stormwater, stormwater maintenance agreement, and engineering issues raised in the hearings and documents submitted to the Board. Approval by the Village Engineer and Planner shall be contingent upon full compliance with all local, county, state and federal requirements.

The Applicant shall pay all outstanding consultant review and legal fees in connection with the Planning Board review of this Application.

The Applicant shall pay all inspections fees including landscaping as determined by the Village Engineer.

The applicant shall complete a Village of Airmont Stormwater Maintenance Management Agreement with escrow as determined by the Village Engineer.

Developers Bond Agreement with escrow as determined by Village Engineer.

The Developer, and on behalf of any successor owners, must agree to comply with any cross-access easements that exist as now or as may be recorded and agreed to by the parties in the future as the need arises.

Execution and delivery of Fire Lane Agreement in a form to the approved by the Planning Board attorney.

Subdivision approval was motioned by Yehuda Friedland for the Plan prepared by Langan Engineering and Surveying, PC dated November 1, 2023, consisting of two sheets and seconded by Mordechai Grinberger. The motion was carried by a vote of 4-0.

For new business the P&Z Clerk reminded everyone to take their training classes. The next PB meeting will be on Tuesday December 19,2023 at 7:00pm due to the holidays.

Chairman Friedland made a motion to adjourn the meeting at 9:45 pm which was seconded by Pinny Glauber. All in favor meeting ended.