

**Village of Airmont
Planning Board Meeting
Thursday
June 22, 2023
In Person**

Members Present: Yehuda Friedland, PB Chairman
Mordechai Grinberger
Pinkas Glauber
Alan Liani

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

Others Present: Lou Zummo, Building Inspector
Robert Zitt, 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 7:08 pm followed by the pledge of allegiance and roll call. seconded by Mordechai Grinberger. All in favor motion carries. Chairman Friedland made a motion approve the minutes from May 22, 2023 which was seconded by Mordechai Grinberger. All in favor motion carries.

**CONTINUED PUBLIC HEARING-Menachem Halpern of 17 North Airmont Rd LLC
17 N. Airmont Road**

Requested an adjournment to July 31, 2023. PB Meeting

Proposed Amended Site Plan and Special Use Permit for the conversion of a former hotel to a school building with a dormitory and the addition to the side of the building for an assembly room.

Proposed Amended Site Plan

Applicant requested an adjournment to the 7/31/23 PB Meeting as per the email to the P&Z Clerk dated 6/14/2023 from Paul Baum the applicant's attorney. Chairman Friedland made a motion to adjourn to the 7/31/23 PB Meeting at Village Hall 251 Cherry Lane at 7:00PM which was seconded by Mordechai Grinberger all in favor motion carries.

Application of Veolia Water NY-Tallman Well #26 PFAS

239 Route 59

Amended site plan & special permit for installation of a new 927 SF treatment building to house the proposed treatment with improvement for adequate site access, operations & maintenance of entire facility.

Requested an adjournment to July 31, 2023. PB Meeting

Amended Site Plan & Special Permit

Applicant requested an adjournment to the 7/31/23 PB Meeting as per the email dated 6/20/23 from Adam Wekstein the applicant's Attorney. Chairman Friedland made a motion to adjourn to the 7/31/23 PB

CONTINUED PUBLIC HEARING – Club Pilates Suffern**5 N. Airmont Road**

Sign Permit

Current Sign Layout

The applicant Greg Winters explained that he purchased the property with the current signs out of compliance and was unaware until the owner received a violation. He received the information he Foiled from the building department which took over 60+ days today, which is why he did not have time to submit anything. We reviewed the minutes of his last appearance on 3/20/2023 on what he was supposed to submit. The PB attorney and the Building Inspector noted that he needed to review Section 210-65 of the code and comply with it. He would need to re-submit and respond to the GML from the last meeting. He was advised to hire a professional to assist with the submission. The Building Inspector noted that new violations had been issued to the owner, and they would need to re-appear in court.

Chairman Friedland made a motion to continue the public hearing to the July 31, 2023, meeting at Village Hall 251 Cherry Lane which was seconded by Mordechai Grinberger. All in favor, motion carried.

CONTINUED PUBLIC HEARING – Cherry Lane Hatzoloh**275 Cherry Lane**

Proposed Hatzoloh EMS

Proposed Site Plan and Elevations

Paul Baum noted they revised the site plan and eliminated 4 parking spaces which lowered their developmental coverage variance to 26.4 % vs. 32.2%. He submitted a report from a real estate agent for the other properties on Route 59 and none were available.

They reviewed the Village Engineer and Planner letter. The Engineer noted that they are working on the infiltration testing and will send the results to Fusco Engineering. Al Fusco noted that a Storm water management Agreement with escrow will be required. He also noted that, if at all possible, they would need to widen the lane to an ambulance through Cherry Lane. He stated that the applicant needs to reconcile the scope of the traffic study with the Traffic Engineer to get where the Traffic Engineer would be most comfortable. Paul Baum noted that he would have Mr. Harry Baker coordinate with the Planning Board's Traffic Engineer Osmond Barrie. Paul Baum noted that if the traffic engineer requests that a full study be done, they will abide by the request. Paul submitted a narrative with the override requests for the GML.

Chairman Friedland made a motion to open the public hearing which was seconded by Mordechai Grinberger. All in favor motion carries. There were 5-6 people who spoke that were opposed to the project at this location: Danielle Meehan, Barry Rosenblum Maureen Benedict and their biggest issue was the need for a full traffic Study. There are at least 5 letters sent to the PB for the record also stating the same. Chairman Friedland made a motion to close the public comment which was seconded by Mordechai Grinberger. All in favor motion carries.

Chairman Friedland made a motion to continue the public hearing to the July 31, 2023, meeting at Village Hall 251 Cherry Lane which was seconded by Mordechai Grinberger. All in favor, motion carried.

Chairman Friedland made a motion to adjourn the meeting at 10:25pm which was seconded by Mordechai Grinberger. Meeting ended.