

# **MINUTES OF THE MEETING OF THE ROCKLAND COUNTY PLANNING BOARD**

October 5, 2016

## **PRESENT**

Dr. Kraushaar, Brian McFarland, Barbara Palazzo, Michael Parietti, and Timothy Scott of the Board, and Doug Schuetz and Helen Kenny Burrows of the Planning Department,

## **CALL TO ORDER**

An official meeting was called to order at 6:40 PM by Dr. Kraushaar, Chairman.

## **MINUTES**

The May 11, 2016, June 1, 2016 and September 14, 2016 minutes will be available for review and adoption at next month's meeting.

## **COMMISSIONER'S REPORT**

- Joe Caruso was appointed and approved as a member of the Board. His engineering background will serve the Board well. Joe will be able to attend next month's meeting.
- The Board is still short one member.
- An Associate Planner position has been added to the 2017 Budget.
- The owner of the Monsey Drive-In site is presenting his TOD plans to the department next week. The Monsey Park and Ride proposal will also be discussed.
- The Rockland Municipal Planning Federation will be sponsoring a year's worth of transit-themed events in 2017.
- A Complete Streets workshop will be held on October 27<sup>th</sup> at the Fire Training Center.
- The Update of Case Law and State Statutes certification course will be held on November 29<sup>th</sup> in Ramapo Town Hall.

## **GML REVIEWS**

### **309 NORTH MAIN STREET (NH-48M, N)**

Variances for lot area, lot width, front yard, side setback, total side setback, side yard, rear setback, rear yard, maximum development coverage and minimum distance from access point to intersection to allow the rebuilding and expansion of a gas station and convenience store on .4592 gross acres (.4395 net acres) in an NS zoning district. Variances are also required from several of the individual special permit standards listed in Section 376-125.

The Board noted that the applicant wants to rebuild after a fire. Multiple variances were granted when this use was first proposed. The current application includes a substantial expansion which will require additional variances. The Board considered the expansion to be excessive. They discussed that only six parking spaces were shown on the plans. The current proposal will result in an overutilization of the site.

## **MOTION TO DENY**

(Timothy Scott, seconded by Brian McFarland)

All were in favor.

**CARIBBEAN FOOD (O-1676J)**

Pre-preliminary site plan for the proposed additions to an existing commercial facility located on 10.06 acres in the LI zoning district.

It was noted that this is an expansion of a tax ratable use.

**MOTION TO RECOMMEND MODIFICATIONS**

(Brian McFarland, seconded by Barbara Palazzo)

All were in favor.

**BAILEY’S SMOKEHOUSE (O-2070B)**

Re-subdivision of two parcels, combining them into one lot, for an existing restaurant located on .33 acres in the CS zoning district.

The Board questioned how the on-site parking was calculated, and whether it included the outdoor dining area. Fourteen outdoor tables with seating for up to 56 patrons are shown on the site plan. Was a special permit granted to allow outdoor dining? Currently, overflow parking occurs on Moison Road. It was noted that the north side of the building is very close to a residential property. Dishwashing occurs in this area. The Board noted that more vegetation should be provided to buffer adjacent residential properties. This was considered a complicated proposal.

**MOTION TO RELY ON THE PLANNING DEPARTMENT’S EXPERTISE**

(Timothy Scott, seconded by Brian McFarland)

All were in favor.

**ADJOURNMENT**

The meeting was adjourned at 7:45 PM on a motion by Dr. Kraushaar and seconded by Barbara Palazzo. All were in favor. The next official meeting of the Rockland County Planning Board is scheduled for Wednesday, November 9, 2016, at 6:30 PM.