

MINUTES OF THE MEETING OF THE ROCKLAND COUNTY PLANNING BOARD

December 14, 2016

PRESENT

Joe Caruso, Dr. Kraushaar, Brian McFarland, Natalie Patasaw, Timothy Scott and Jane Slavin 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 6:35 PM by Dr. Kraushaar, Chairman

MINUTES

The minutes of June 1, 2016, September 14, 2016, October 5, 2016 and November 9, 2016 will be available for review and adoption at a future meeting.

COMMISSIONER'S REPORT

- Sixty people were trained on the new GIS applications during the recently offered Municipal Mapping Courses.
- The Associate Planner position was approved by the Legislature for inclusion in the 2017 budget.
- A Capital Project for GIS development was also approved.
- The Land Use Review/Permitting Committee continues to meet. The Health Department's Housing Task Force is working with the GIS unit on a new mapping application.
- Rockland Municipal Planning Federation's certification course offered on November 29th was well attended. Close to 100 people were present for the Update of Case Law and State Statutes session.

OLD BUSINESS

Dr. Kraushaar asked if there has been any improved compliance with the requirement for municipalities to submit their reasons for overriding GML recommendations. Doug informed the Board that a letter will go out to the towns and the villages that are not in compliance in early 2017 after the 2016 data is evaluated.

NEW BUSINESS

Dates for the holiday gathering were discussed. January 5th and 19th were considered. Helen will poll the Board members.

Dr. Kraushaar will continue to serve as Chairman; Brian McFarland will continue to serve as Vice-Chairman.

GML REVIEWS

100 STERLING MINE ROAD, LLC (SL-206A)

Sie plan for an 11,800 SF addition to an existing manufacturing facility on 5.71 acres in an IP zoning district. The two lots will be merged.

Tri-State Awnings is a light manufacturing use. The Board noted that there are wetlands on the western lot. The parking spaces in the right-of-way were discussed; ten spots must be relocated. Joe Caruso asked about the number of employees. He noted that the building and dumpster are in the

floodplain buffer. He wondered if the floodplain was mapped in field. It was agreed that there shall be no building in the floodplain buffer.

MOTION TO RECOMMEND MODIFICATIONS

(Joe Caruso, seconded by Brian McFarland)

All were in favor.

151 ROUTE 306 (K-58)

Special permit and site plan applications for an addition to and the conversion of a three-family residence to a multi-family residence consisting of six units. The .2414-acre site is in an R-2 zoning district.

The Board considered this to be an overutilization of the site. Jane noted the fire code issues.

MOTION TO DENY

(Brian McFarland, seconded by Timothy Scott)

All were in favor.

230 MAPLE AVENUE K-59)

Special permit and site plan applications for a 54,516 SF, three-story addition to an existing two-story school building on 5.402 acres in an R-2 zoning district. The proposed addition will require numerous bulk variances.

The three-story addition was considered excessive. The Board questioned whether more parking will be provided/required for the addition to an existing school. The need for handicapped parking was also discussed. The designated street line and the width of Route 306 must be shown on the site plan. School bus movement must also be demonstrated. The visual impact of a 60-foot building was discussed. The need for fire department aerial apparatus was noted.

MOTION TO DENY

(Joe Caruso, Timothy Scott)

All were in favor.

4 CREST COURT (K-1B8)

Special permit and site plan applications for a 58,600 SF, four-story addition to an existing school building on 7.12 acres in an R-2 zoning district. The proposed addition will require numerous bulk variances.

The Board was concerned about fire department access and safety issues/

MOTION TO DENY

(Jane Slavin, seconded by Natalie Patasaw)

All in favor

ADJOURNMENT

The meeting was adjourned at 7:35 PM on a motion by Brian McFarland, and seconded by Timothy Scott. All were in favor. The next official meeting of the Rockland County Planning Board is scheduled for February 8, 2017 at 6:30 PM. **Please let Helen know if you are unable to attend this meeting so that we will know in advance whether we will have a quorum.**