

MINUTES OF THE MEETING OF THE ROCKLAND COUNTY PLANNING BOARD

June 1, 2016

PRESENT

McFarland, Palazzo, Parietti, Quinn, Scott and Slavin of the Board, Doug Schuetz and Helen Kenny Burrows of the Planning Department, and Tom Simeti of the Law Department.

CALL TO ORDER

An official meeting was called to order at 6:37 PM by Brian McFarland, Vice-Chairperson.

MINUTES

The April 13, 2016 and May 11, 2016 minutes will be available for review and adoption at next month's meeting.

COMMISSIONER'S REPORT

- A GIS mapping class is scheduled for June 15th. A morning and afternoon session will be offered.
- The GML workload is tremendous.
- Tom Simeti was presented with a Certificate of Completion for attending the Update of Case Law and State Statutes certification course.

OLD BUSINESS

The possibility of APA membership for the board was discussed.

GML REVIEWS

RRIS CORP/HOTEL (O-1543E)

Site plan for a proposed 38,851 SF hotel located on 1.33 acres in the CC zoning district.

An auto parts store is currently located on the site. It was noted that the bulk table is missing building height information. Four stories or 42-feet is the maximum permitted in the CC zone.

A concrete building is proposed with no front yard or setback. The parking requirement was discussed. Ninety spaces are required for 90 rooms. The site plan was considered incomplete.

MOTION TO DENY

(Jane Slavin, seconded by Timothy Scott)

All were in favor.

1. Incomplete application
2. No drainage plan
3. Dangerous traffic issues

GORDEN BROTHERS (NS-6Q)

Variations for front yard (Ostilla Avenue, Osterh Boulevard and Roosevelt Avenue), front yard deck (Ostilla Avenue, Osterh Boulevard and Roosevelt Avenue) and side yard to permit the construction, maintenance and use of a three-story, seven-family multiple dwelling on .259 acres in an R-2 zoning district.

The board discussed that this oversized lot can meet the zoning requirements if the building footprint is reduced.

MOTION TO DENY

(Timothy Scott, seconded by Barbara Palazzo)

All were in favor.

INSTITUTE OF CHRISTIAN DOCTRINE (UN-34C)

Re-subdivision of six existing tax parcels into two new tax lot configurations. Proposed Lot #1, consisting of 30 acres, will be acquired by the Trust for Public Land and used for open space/parkland. Lot #2, consisting of 9.4 acres, will remain under its present use as a religious retreat with offices and a retirement residence for nuns.

MOTION TO APPROVE

(Jane Slavin, seconded by Michael Parietti)

All were in favor.

JAWONIO (C-1337M)

Site plan for the proposed redevelopment of an existing campus that provides lifespan services to children and adults with disabilities and special needs, as well as veterans. Planned in the redevelopment is the demolition of multiple buildings totaling 52,000 SF, the relocation of three existing cabins, and the construction of a two-story, 72,091 SF building, a 4,000 SF cabin, the installation of 379 parking spaces, and the reconfiguration of the site entrance to Little Tor Road. The parcel is in the R-22 zoning district on 16.12 acres.

The board discussed the maximum lot coverage variance. It was noted that it will not be an issue if the stormwater detention system works. The proposal results in a reduced building coverage. The Board was in favor of the proposal to eliminate the site entrance that is close to corner. It is difficult to make a left turn onto Little Tor Road from the site. A traffic study is warranted.

MOTION TO RECOMMEND MODIFICATIONS

(Ann Quinn, seconded by Jane Slavin)

All were in favor.

VERIZON/155 SMITH ROAD (C-3565)

Site plan and special permit to permit the construction of a wireless telecommunications facility, consisting of antennas mounted on a 125-foot stealth monopole (evergreen tree), 12 small panel antennas, and related equipment at the base. The tower will be located within a 2,500 SF fenced area on a parcel that is in the LIO zoning district on 2.2 acres.

A height variance is required; 100 feet is the maximum height permitted. The side yard buffer and set back are also deficient. The board considered the stealth monopole to be too tall and too close to nearby residences. The site is within 500 feet of Avalon Gardens.

MOTION TO DENY

(Timothy Scott, seconded by Barbara Palazzo)

All were in favor

ADJOURNMENT

The meeting was adjourned at 7:45 PM on a motion by Timothy Scott and Michael Parietti. All were in favor. The next official meeting of the Rockland County Planning Board is scheduled for Wednesday, July 13, 2016, at 6:30 PM. Ann Quinn and Jane Slavin are not available.