

MINUTES OF THE MEETING OF THE ROCKLAND COUNTY PLANNING BOARD

November 9, 2016

PRESENT

Joe Caruso, Dr. Kraushaar, Brian McFarland, Timothy Scott and Jane Slavin of the Board, Doug Schuetz and Helen Kenny Burrows of the Planning Department, Tom Simeti of the Law Department, and Yehuda Mann, Village of New Hempstead resident.

CALL TO ORDER

An official meeting was called to order at 6:35 PM by Dr. Kraushaar, Chairman

MINUTES

The minutes of May 11, 2016 were approved on a motion by Timothy Scott and seconded by Dr. Kraushaar. Joe Caruso abstained from the vote as he was not present. All else were in favor.

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

COMMISSIONER'S REPORT

- Doug welcomed Joe Caruso to the Board.
- The 2017 Budget includes an Associate Planner position. We are hopeful that it will proceed through the approval process. There are currently only two land use planners, plus three GIS staff and two clerical staff in the Planning Department.
- The Update of Case Law and State Statutes certification course will be held on November 29th in Ramapo Town Hall.
- A Municipal Mapping courses will be offered on December 7 at the Fire Training Center. It will cover the recently launched GIS application. This new version works on Apple products. The morning training session is fully booked. There are seats available in the afternoon (1:30 to 3 PM) and in the evening (7 to 8:30 PM).
- The kick-off event for the RMPF's "A Year of Transportation" committee is the annual dinner to be held in March of 2017. The committee will also be working on model ordinances related to road design, parking, and transit.
- Last month's Complete Streets event held at the FTC was well-attended. The Rockland County Health Department co-sponsored this event. A software product was used to design a "complete street." It was also noted that Rockland County has a Complete Streets Executive Order.

OLD BUSINESS

Dr. Kraushaar noted that the Health Department's RCI Task Force is pursuing housing code violations. Fines are being assessed against landlords. It was questioned whether the fines are being collected.

Dr. Kraushaar asked if the County Planning Department is hearing back from municipalities regarding their GML votes. There has been some improvement.

GML REVIEWS

GREEN STARS REALTY – EWING PROPERTY (R-2580)

Use variance to permit parking on a .20-acre parcel in the R-15 zone to serve a 15-unit multi-family residential development on an adjacent lot in the Village of Spring Valley. Nineteen of the required 30 on-site parking spaces are proposed on the Ramapo parcel.

A use variance is required for a parking lot in Ramapo's R-15 zoning district. The Board noted that the applicant has not demonstrated financial hardship. They questioned whether annexing the property into Spring Valley was considered. The 12-foot grade change on Lot 27 was also discussed. The proposal for Lot 11 was considered overdevelopment.

MOTION TO DENY

(Jane Slavin, seconded by Timothy Scott)

All were in favor.

CVS VALLEY COTTAGE (C-1736M)

Site plan for the proposed demolition of all existing structures on both parcels, and construction of a 12,016 SF. CVS pharmacy/store with 60 parking spaces on a 1.41-acre parcel located in the COS zoning district. Construction of a 60-foot roadway located offsite to the south, is also proposed.

The proposal has been revised in response to the Planning Department's GML comments on the ZBA application. Access to site is in contention. Jane noted that we cannot vote on this proposal until the access question is resolved. The applicant must obtain an access easement from the property owner to the west. The buffer variance was discussed. The Board noted that adjacent buildings must be shown on the site plan.

MOTION TO DENY

(Jane Slavin, seconded by Joe Caruso)

All were in favor.

KOLB SUBARU – SERVICE CENTER (O-881C)

Site plan, and conditional use permit, to allow the demolition of an existing building on site, construction of a new 17,738 SF, one-story metal-framed service building for an automobile dealership. The site is located on 2.02 acres in the CC zoning district.

Jane noted that she is familiar with the site since her office is near. Traffic on Route 303 was discussed, as was the need for a traffic study since 21 bays are proposed. Joe Caruso suggested that no left turns be permitted in to or out of the site. The parcel is near the CSX railroad line and within the Route 303 Overlay Zone. It will also be subject to the Overlay Zone standards.

MOTION TO RECOMMEND MODIFICATIONS

(Dr. Kraushaar, seconded by Brian McFarland)

All were in favor.

TALMUD TORAH COLLEGE (R-1015G)

Special permit and site plan applications for a two-story school with a 9,200 SF building footprint on .989 gross acres (.954 net acres) in an R-40 zoning district. The applicant is also

seeking a waiver of the buffer requirement and a 25 percent waiver from the parking requirement.

Joe Caruso recommended that the parking configuration be changed so that cars do not reverse into the bus drop-off area to ensure safe access for the school buses and students. With five buses transporting 250 students, there is no room for stacking. The handicapped space must be relocated. Fire department access was considered. The Board also discussed whether the special permit conditions were achieved.

MOTION TO RECOMMEND MODIFICATIONS

(Brian McFarland, seconded by Timothy Scott)

All in favor

ADJOURNMENT

The meeting was adjourned at 8:00 PM on a motion by Brian McFarland and seconded by Dr. Kraushaar. All were in favor. The next official meeting of the Rockland County Planning Board is scheduled for December 14, 2016 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.**