

Mr. Katz

The applicant needs a referral to the Village Board for the zone change and to the ZBA for variances. The Planning Board needs to declare lead agency and complete a SEQRA review before making these referrals.

Mr. Kauker prepared a 5 page letter memorandum regarding this application. The Planning Board declared its self lead agency, and adjourned the matter until the December 2, 2010 meeting.

17 Zeissner Lane/Milworm

Chairman Garner

This is an initial public hearing on an application seeking site plan approval to construct an addition onto a one family home.

Chairman Garner opened the Public Hearing at 7:35 p.m. and the Clerk confirmed that the matter was advertised and that all the postings and mailings had been done. Rabbi Yitzchok Feig appeared on Mr. Milworms behalf. After the public hearing was opened the Board was asked to approve the site plan for an extension to a one family home located in a flood plain. The Village Board had granted a special permit already and the ZBA granted the necessary variances.

As no member of the public asked to speak. The hearing was closed and the Board voted unanimously to approve the site plan dated 5/11/10 and last revised 6/16/10.

Site 4 Urban Renewal/CPC Resources

Mr. Katz

This is an initial public hearing on an application seeking approval of an amended site plan to construct 55 units of affordable housing on 4 floors with commercial stores facing Main Street.

The hearing was opened and the Clerk confirmed that all postings and mailing were done.

Isaac Henderson appeared for the applicant and stated that several years ago the ZBA had approved a plan to construct 72 Units of rental housing plus commercial stores fronting Main Street. Due to poor economic conditions, funding could not be obtained. The revised plan call for 55 apartment units plus 6800 sq. ft of commercial space fronting Main Street 55 parking spaces are provided.

Christine Hunter explained the layout to the Board. Chris Hanzlik, an engineer for the project provided additional detail.

Mr. Kauker

I have reviewed the revised documents and I feel that the Planning Board can treat this as a type 2 action since it was previously reviewed, it is a smaller project than before and a negative declaration had been previously adopted on 9/7/2006.

No member of the public asked to be heard. The hearing was closed and the Board voted unanimously to approve the site plan which was last revised on 11/5/2010 subject to the ZBA granting variances for parking.

Bethune Gardens/ Baja Construction

Mr. Garner

This is a continuation of a preliminary hearing. This matter has returns to the Planning Board after having being granted a Special Permit from the Village Board and the ZBA granted the necessary variances. The applicant seeks a public hearing next month to approve the amended site plan.

Egon Linzenberg appeared for the applicant. Mr. Linzenberg asked that the matter be scheduled for a public hearing for the December 2, 2010 meeting

58 North Main Street/Collishaw

Mr. Garner

This was an initial preliminary hearing on an application seeking site plan approval to convert the upper floor of an existing two story building from commercial to residential (2) two bedroom units. The applicant needs a referral to the Village Board for a special permit and to the ZBA for variances.

Mr. Katz

Mike Kauker should be asked whether we need to complete SEQRA before making those referrals. If so, the Planning Board needs to declare lead agency and complete a SEQRA review before making the referrals. The Board declared lead agency and adjourned the matter to the December 2, meeting.

30 Morris Road/ Congregation Belzer

Mr. Garner

The applicant seeks site plan approval to tear down an existing one family home to construct a synagogue.

The Belzer group has a large synagogue on Maple Terrace in Monsey. On the Sabbath and other holy days, their members who live in the Blueberry Hill area are unable to walk to the main synagogue and need this satellite building.

Rabbi Jacob Oshry appeared for the applicant. Mr Kauker stated that this is an unlisted action under SEQRA and needs SEQRA review. The Board declared lead agency and adjourned the matter to the December 2, 2010 meeting.

As there was no further business to come before the board on by Mr. Schwartz and second by Mr. Dorvil the meeting was adjourned at 9:00 p.m.