

The public hearing was opened and Ira Emanuel, Esq. appeared for the applicant along with Michael Miele, The engineer for the project.

Mr. Ira Emanuel, Esq 4 Laurel Road New City, NY 10956

Spoke and stated that he has reviewed the history of the application to construct 9,250sq Ft. of retail space with the same amount of storage in the basement for a full service grocery store. The Village Board re-zoned two adjacent lots from R-2 to NB and now all the lots are zoned NB. The ZBA has granted the variances for F.A.R and parking in the front yard.

Michael Miele, 11 Main Street Suite C Monsey, NY 10952

Spoke and stated that they did make the revisions that the Board requested, and explained the engineering details to the Board. He also stated that more landscaping was put in front of the areas designated to hold snow until it can be totally removed.

Mr. Michael Kauker, 356 Franklin Avenue Wyckoff, NJ 07481

I have reviewed the revised plans which addressed the previous concerns. The lighting plan still has one light which will shine onto an adjacent residential lot.

Mr. Emanuel

Mr. Emanuel addressed Mr. Kaukers concerns, and stated that the light will be either removed or shielded.

Mr. Dorvil

Asked what are the hours of operation going to be?

Mr. Emanuel

The hours of operation will be Sunday through Thursday 8:00 a.m. to 8:00 p.m. Friday's until before sundown, and closed on Saturday for the Sabbath.

Richard Jamieson, 24 River Road Suffern, NY 10901

Mr. Jamieson is the owner of the adjacent property. He stated his concerns regarding lighting and traffic and the closeness to the residential properties. He also is concerned about the garbage and it attracting vermin.

Mr. Emanuel

Responded to by stating that the new store will have much more space, the area was always transitional rather than residential. He agreed that trash should not be present and that the building department is available to monitor enforcement.

The Board acknowledged receipt of a letter from the owner of 135 West Street who opposed the application.

The hearing was closed and the site plan originally date 11/8/2010 and last revised 3/20/2011 on a motion by Mr. Dorvil, seconded by Mrs. Thompson, the site plan was approved 7-0.

Preliminary Hearing **Church of God of Prophecy**

Mr. Katz

This is an initial preliminary hearing on an application seeking site plan approval to demolish an existing structure and build a two level church on the south side of Route 59 at its intersection with Chestnut Street. The applicant requires variances and need a referral to the Village Board for a special permit. Before this can be done, the Planning Board needs to declare lead agency status for SEQRA purposes and then determine whether to issue a negative declaration.

The County Planning Department has reviewed this application and recommended the following modifications: 1. The proposed church will have 9,900 sq. ft. on each of the two floors for a total of 19,800 sq. ft. According to Village Code 99 parking spaces are needed. The application narrative states that the maximum capacity of the church is 350 congregants. The code requires one parking space for four seats. This means 88 parking spaces are needed, the parking calculation by the applicant is incorrect. The County does not favor parking variances for sites located on state roads which could impede traffic flow along Route 59, especially during special events such as weddings, confirmations etc. The County suggests that the applicant seek an offsite arrangement with a nearby property owner (Library) to prevent parking on a State highway. Also the F.A.R. calculation is incorrect because it is based on 9,900 sq. ft. not 19,800 sq. ft.

The County comments on the need for D.O.T. review; adequate water supply; no net increase in water runoff; the need for a soil and erosion control plan; onsite should not extend beyond the property line; low evergreen landscaping facing the highway.

Finally, the County states that the applicant needs a 4' height variance. The narrative says the church will be two levels but the site plan depicts a 1 ½ story building. The County believes that it is a two story building.

The Planning Board needs to declare lead agency and complete SEQRA review before referring the applicant to the Village Board and the ZBA.

Mr. Ira Emanuel, Esq 4 Laurel Road New City, NY 10956

Mr. Emanuel appeared for the applicant along with William Youngblood the engineer for the applicant. Mr. Emanuel stated there will be a new church building opposite the Finkelstein Memorial Library. The lot is in the P.O. zone and a church is allowed as of right. The building is two stories high with 9,900 sq. ft. on each level. Worship will occur on the first floor. There will be classrooms and a banquet hall on the other level. 405 of their parishioners arrive via church vans which circulate to pick them up and drop them off. 60% arrive by car with 3-5 people in each vehicle. There are fewer parking spaces needed than for other places of worship.

William Youngblood, 18 North Main Street Harriman, NY 10926

Spoke and explained that the property slopes away from Route 59 and a lot of time was spent designing the best traffic pattern. The driveway was designed to line up with Chestnut Street and provides direct access front to rear for emergency vehicles. The rear access has an elevator to the upper floor.

Michael Kauker:

Stated that the F.A.R is incorrect since it was calculated using 9,900 sq. ft. rather than 19,800 He expressed concern about the sitting of the building so close to the street and stated that screening was required to prevent light from shining off the property. Drainage will require a narrative

Mr. Youngblood:

Offered an explanation for the siting of the building

Mr. Emanuel:

Explained that due to the drop off toward the rear a 14' high wall would be need at the rear, and would be to cost prohibitive.

The Planning Board declared lead agency.

Walter Booker:

Stated that the church owns two lots adjacent to the lot where the new church will be built and suggested that those lots might be used to accommodate parking.

Mr. Emanuel:

Stated that those lots are needed for other church purposes, he stated that parking is sufficient due to van transportation and car pools. 51 spaces are sufficient. The church will ask Verizon which is located next door for permission to use their property for Sunday parking.

Bishop Beard:

There are currently 200 parishioners and the new building will accommodate 350. Bishop Beard stated that most weekday activities take place at night.

Continuation of Public Hearing
Bethune Gardens/ Baja Construction

Mr. Katz

This is a continuation of a public hearing seeking site plan approval. Since the last meeting, the applicant has obtained a variance from the ZBA for parking in the front yard and has appeared before the Architectural Review Board. The Board recommended certain changes in the parking layout and the applicant has made those changes. The Planning Board needs to be satisfied with the amended site plan.

Egon Linzenberg:

Appeared for the applicant, seeking final site plan approval the ZBA granted a variance for parking in the front yard. The Fire Inspector Okayed the plan. A waiver of 1 parking space is needed because of the reconfiguration of the parking.

Mr. Kauker:

Stated that the revised site plan was satisfactory regarding parking and landscaping

The hearing was closed and on a motion by Schwartz, seconded by Thompson the site plan dated 12/14/2010 and last revised 2/21/2010 was approved unanimously along with the waiver of one parking space.

Old Business

Levy Plaza

This Matter was not heard

Mr. Katz:

The Planning Board previously approved the site plan which contained two stories of apartments. That plan called for 84 apartments, above existing retail stores. In the Levy Plaza shopping center adjacent to Village Hall. The development is on two lots. The applicant has filed this new application seeking approval to move the lot lines separating the two parcels and to add three apartments. Units bring the total to 87. The Village Board must grant a special permit to add the three units. The Planning Board should declare lead agency on this project and Mr. Kauker should weigh in on whether the addition of three units and the movement of the lot lines requires a public hearing. In any event, unless Mr. Booker has served the County Planning Department with notice of this application and more than 30 days have elapsed, the Planning Board will have to postpone a decision until the May meeting.