

**VILLAGE OF SPRING VALLEY
PLANNING BOARD
MINUTES
August 4, 2011**

A Regular Meeting of the Spring Valley Planning Board was held in the Board Room of the Village Offices on Thursday, August 4, 2011.

PRESENT: Chairman Lorenzo Garner, presiding

Members:

Rosner Dorvil (Absent)

Freddie Crump

Aaron Sternberg

Sylvestre Georges Michel

Levi Schwarz (Absent)

JoAnne Thompson

Juan Carlos Fabbiani (Absent)

Asst. Village Attorney: Edward Katz
Assoc. Planning Consultant: Michael Kauker
Building Inspector: Walter Booker
Office Services Aide: Reine Lamarre

Chairman Lorenzo Garner called the meeting to order at 7:10 p.m.

Minutes

07/07/11

On a motion by Mr. Sternberg and seconded by Mr. Michel, the Board voted to approve the minutes of the July 7, 2011 meeting.

**Continuation of Preliminary Hearing
Valley Side Gardens 275-287 Route 59**

Mr. Katz

The ZBA did grant the requested variances at the July meeting. I believe Mr. Licata will address the traffic studies. Last month there was a discussion by Mr. Kauker, stating he thought the access between the development and the adjacent one could be removed to improve the parking lay out. Mr. Schwarz said he did not believe that to be true; Walter had some concerns. The public hearing can continue, but I do not know if that issue has been resolved. Other than that, I have nothing to add.

**VILLAGE OF SPRING VALLEY
PLANNING BOARD
MINUTES
August 4, 2011
(2)**

Mr. Jim Licata, Esq., 222 Route 59 Suite 111, Suffern, NY 10901

The plan changed significantly from last time we were here. There were concerns Mr. Kauker, the County, and an adjoining neighbor had some concerns for which the application changed. The number of units was reduced by six. Mr. Kauker had a concern with parking and its flow. He was concerned about dead-end parking aisles and wanted those to go around. The parking aisles changed; the plan is complete. We are here this evening to schedule a public hearing and by next Friday, we should have a full set of plans to look at including the landscape, lighting, traffic study, and all the elements. The Board and Mr. Kauker will have a month to review this before the September meeting. Hopefully, we will have a public hearing next month. If no further important issues come up, we should then be able to proceed with our project.

The property is owned by a different entity but it is the same principal. They are building on this property. I believe Mr. Katz is referring to the area originally scheduled as a crash gate so that ambulances and fire emergency vehicles could go through if they need to. We no longer think they do because of the complete circle, but that would be up to the Board. Based on Mr. Katz statements maybe the Board can come to a consensus tonight so that we can change our plan if necessary. The applicant will leave it open, will put a crash gate, or close it; he does not object to those three options.

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

Yes, that was an issue at the last meeting. I thought if it were eliminated then the parking area would be concentrated. Fire trucks and emergency services need to have access to both properties. I think it can be easily done if eliminated, but that is up for the Board's determination. I do not know if the fire department and emergency services are waiting on this or have seen anything, but that is something to address this evening.

Mr. Booker

I have nothing to add.

Mr. Jim Licata, Esq., 222 Route 59 Suite 111, Suffern, NY 10901

One thing we did not want to do is leave it completely open because then it will serve as a bypass through Route 59. It either is closed or has a crash gate for emergency purposes; you would not want to leave it open. Anyone living there or nearby would not want people taking shortcuts; that is not good for the kids. Can we eliminate the first choice so that it either is a crash gate or closed?

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

You would want to consider something that is critical for fire and emergency services; it would be something you would want to do. If it is not critical for them, it is not something to do.

**VILLAGE OF SPRING VALLEY
PLANNING BOARD
MINUTES
August 4, 2011
(3)**

Mr. Jim Licata, Esq., 222 Route 59 Suite 111, Suffern, NY 10901

Can we eliminate the first choice or third choice, which was to leave it open? Can we eliminate that so it either will be a crash gate or closed?

Mr. Katz

It is really up to the Board, there is no legal decision. Emergency Services has not commented on it. If you ask and they say it is not needed then ultimately, the decision is up to you.

Mr. Glenn D. McCreedy, P.E., C.M.E. 76 Lafayette Avenue, Suffern, NY 10901

We were able to gain additional parking along the southern boundary by stretching it out. We have made some accommodations to smooth out this transition and to blend it so it is not so invasive. There was a second means to doing this, not just ingress and egress between the two properties. There was a supplement of additional parking. Our goal was to line up the intersection by stretching it, resulting in an awkward entrance location not quite in line with the parking aisle.

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

How about leaving the axis point where it is, shift parking, have more of a box in the middle, and push everything off to the right. It is creating an awkward "S" turn at the entrance.

Mr. Glenn D. McCreedy, P.E., C.M.E. 76 Lafayette Avenue, Suffern, NY 10901

It is something we do not think will accommodate the flow properly, especially for fire access. I will show you how I softened it by pushing over the axis. It is not so far over and blended slightly more; we added a radius. If we eliminate it, we can reconfigure it for additional parking. By removing the spaces and making it an island we can probably get an additional two spaces.

Chairman Garner

Will that support fire and emergency service access?

Mr. Glenn D. McCreedy, P.E., C.M.E. 76 Lafayette Avenue, Suffern, NY 10901

Yes, it will.

Mr. Booker

Will that allow a crash gate? My thinking is to put in chains. People will walk through. You do not want the foot traffic. They cannot walk through if you have a regular fence that is a crash gate. There is also a play area, so you probably want the place more secure from strangers having the ability to walk through the property. I am suggesting a crash gate; it will be a fence. I see it as a benefit to have the property separated physically from walking traffic to prevent people from taking shortcuts through, but a gate is still needed for the fire departments to get through. I will have Ray, the Fire Chief, look at that and comment.

**VILLAGE OF SPRING VALLEY
PLANNING BOARD
MINUTES
August 4, 2011
(4)**

Chairman Garner

Are there any questions or comments from the Board at this time? Ladies and Gentleman, do you feel we have enough information to consider a public hearing for this applicant? You will have the survey with you at the next meeting and we will receive it before then?

Mr. Jim Licata, Esq., 222 Route 59 Suite 111, Suffern, NY 10901

We will have it with us for explanation, but you will have it before the meeting, along with the plans, landscaping, lighting, and the traffic study. You will just mark the traffic study with your questions. We will have the traffic person and Mr. McCreedy here to answer your questions.

Chairman Garner

We will see you here on September 1, 2011.

**Continuation of a Preliminary Hearing
French Speaking Baptist Church**

Mr. Anthony Celentano, R, PE, 31 Rosman Rd. Thiells, NY 10984

I am the engineer for the French Speaking Baptist Church. They own a piece of property across the street from the Church. They would like to develop the property as a private parking lot for Church-use. They are going to enclose the street so it is available as a parking lot. We have a layout of what we would like to do including landscape, lighting, and drainage. We would like direction, comments, concerns, and feedback from the Board before we continue with the plan.

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

Looking at this initially, it looks like the purpose is to squeeze in as much parking as possible. The only issue I see is in the front area where the one-way circulation looks tight; you may have to lose some parking. Overall, it needs a better design. One other thing, you may want to provide more of a buffer between the front property line and parking. I like the curb cuts. The only other thing to consider is having one way in and one way out.

Chairman Garner

I think you should have two lanes in and out.

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

I do not think the code permits tandem parking. You can do something like a wider lane, and then have a separate left-turn lane and right-turn lane.

**VILLAGE OF SPRING VALLEY
PLANNING BOARD
MINUTES
August 4, 2011
(5)**

Mr. Anthony Celentano, R, PE 31 Rosman Rd. Thiells, NY 10984

Maybe we can think about putting one big entrance in the middle.

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

Coming in is not the problem.

Mr. Booker

You are surrounding residential premises. In the middle of the "U" is the backyard of a home on Myrtle Avenue. Room is needed for screening because you would have to provide screening. Looking at the plan, what generated or dictated the number of parking spaces? I have an idea. If you are not fixed on that number of spaces then one option is to take spaces 92-99, landscape the area, and move spaces 100-108 towards the east, which opens up that one aisle between two. You would lose eight spaces but will have a nice wide aisle to prevent a traffic problem. People can go two ways on the north side and two ways on the south side, but they could only go one way back and forth, from north and south between the two. Option number two would be to have two separate parking lots with a landscaped island. You can open either both lots or just one lot depending on the need. You can have spaces against the island facing each other. You have the option of having two smaller lots.

Mr. Garner

Walter, with the way you explain it they will lose five spaces with the second option?

Mr. Booker

We would not know until we lay it out

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

We may lose some parking, but you may be able to put more in.

Mr. Garner

When parking spaces are usually slanted, you have to pull in a certain way.

Mr. Booker

The design would allow you to pull in from either direction. The parking will straighten out and give you a landscaped island in the front.

Mr. Katz

Can we can agree that it does not make sense to send the documents to the County or Drainage Agency until you have final plans? You will send the documents to them and they will send them back with comments and the changes. I do not want to hold anyone up, but it does not make sense to send it until you know what you want to do.

**VILLAGE OF SPRING VALLEY
PLANNING BOARD
MINUTES
August 4, 2011
(6)**

Mr. Anthony Celentano, R, PE 31 Rosman Rd. Thiells, NY 10984

I will explore the options and see which ones you like better. I can do the drainage, landscape design, lighting, and the full package and then hand it in.

Chairman Garner

My suggestion is to get the options done and show it to Mr. Kauker so he may comment. The Board will give you insight on what they want and then you will give it to the County. Any questions, comments, or concerns for the applicant from Board members? The preliminary hearing is set for September 1, 2011.

**Public Hearing / For Final Site Approval
9 Zeissner Lane**

Mr. Goldman, 9 Zeissner Lane Spring Valley, NY 10977

I would like to add three walls under an existing second floor to provide more living space.

Chairman Garner

Is this your first time for this public hearing? The clerk confirmed that the publications and mailings have been received.

Mr. Katz

As I understand the plan, he has a second floor up on stilts. He wants to fill in where the stilts are and put living space underneath. He is not expanding the footprint of the house. He has gone through the ZBA and through the Village Board for a special permit. It looks like a very simple plan.

Mr. Booker

During the flood, you did not have any water at that level, so there should not be any reservations. The drawings he provided for the Building Permit conform with the regulations.

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

I have nothing further to add. No site plans have been made concerning the application.

Chairperson Garner

Are there any questions or concerns for the members of the Board or the applicant? On a motion to close the public hearing, all in favor say Aye. Does anyone oppose? The motion carries. The site plan has an original date of September 18, 2009; the last revision was on March 23, 2011. On the motion to approve the site plan of 9 Zeissner Lane, all those in favor say aye. Does anyone oppose? The Motion carries.

As there was no further business to go before the Board, Chairman Garner made the motion to close the meeting at 7:45 p.m., so moved by Mr. Sternberg and seconded by Ms. Thompson.