

**VILLAGE OF SPRING VALLEY
PLANNING BOARD
MINUTES
October 6, 2011**

A Regular Meeting of the Spring Valley Planning Board was held in the Board Room of the Village Offices on Thursday, October 6, 2011.

PRESENT: Chairman Lorenzo Garner, presiding

Members:

Rosner Dorvil (Absent)
Freddie Crump
Aaron Sternberg
Sylvestre Georges Michel
Levi Schwarz
JoAnne Thompson (Absent)
Juan Carlos Fabbiani (Alternate)

Asst. Village Attorney: Edward Katz
Assoc. Planning Consultant: Michael Kauker
Building Inspector: Walter Booker
Deputy Village Clerk: Kathryn Ball

Chairman Lorenzo Garner called the meeting to order at 7:05 p.m.

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09/01/2011

On a motion by Mr. Crump and seconded by Mr. Schwarz, the Board voted to approve the minutes of September 1, 2011.

Continuation of Preliminary Hearing
Church of God of Prophecy

Ira Emanuel, 4 Laurel Road New City, NY 10956:

This is a continuation of a preliminary hearing on an application seeking site plan approval to construct a new church. The proposed church is located on Route 59, next to the Verizon Building. Since the last time we have been before this Board the ZBA on September 13, 2011 granted the variances that we need. The applicant was also able to obtain permission from Spring Valley High School to use their parking lot, and that most of the church attendees will do so and will be provided transportation from the High School to the church. So now the only thing left is to ask for this matter to be set for a public hearing.

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Chairman Garner then deferred to Mr. Katz the legal counsel for the Board for any comments or concerns on the application. Mr. Katz stated that he had no additional comments at this time, and does not see why the application cannot be set for a public hearing in November.

Chairman Garner then deferred to Mr. Kauker for any comments on this application. Mr. Kauker stated that he did not have any additional comments; Mr. Booker as well stated that he did not have any comments on the application.

The Board unanimously agreed to set this matter for a public hearing For the November 3, 2011 Planning Board meeting. Mr. Garner reminded the applicant to make sure that all postings and mailings go out for the application.

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

Anthony Celentano 31 Rosman Road Thiells, NY 10984:

The first time we came before the Board with a preliminary lay out, and the Board made some suggestions on how to improve the layout. We came back the following month and showed the layouts with the suggestion the Board had made. The Board agreed that they liked this layout the best. Now these plans in front of you are the full set of plans, the full site plan the first page shows the planimetric layout for the site, the second page shows the grading, drainage, the third page shows the landscaping and lighting, and the fourth page is the details for the construction. We are here tonight to get a Neg. Dec, and referral to the Village Board for a special permit to build.

Mr. Katz:

This is a continuation of a preliminary hearing on an application seeking site plan approval to construct a parking lot on a church property. Last month the Board declared lead agency. The applicant was directed to submit a narrative for a special permit to build in the flood zone so that the Planning Board could then refer the matter to the Village Board. Also Walter Booker was going to check on the status of the application for Drainage Agency approval.

Mr. Kauker suggested to the applicant that he place a crosswalk for the pedestrians. Walter Booker suggested that sidewalks be built on both sides of the parking lot, the applicant agreed to both proposals. Walter also advised that the Drainage agency had not acted on this application as yet.

Chairman Garner entered a motion to adopt the Negative Declaration dated October 6,2011, this was so moved by Mr. Sternberg and seconded by Mr. Michel, all in favor; all opposed the motion carries.

Chairman Garner entered a motion to refer the applicant to the Village Board; this was so moved by Mr. Schwarz and seconded by Mr. Sternberg, all in favor; all opposed the motion carries.

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**Preliminary Hearing
Turner Gardens**

James D. Licata 222 Route 59 Suite 111 Suffern, NY 10901:

The property is located on the west side of Bethune Avenue, Right now there are three existing structures located on the property including a 2 story two-family dwelling, a 1-story one family dwelling and a large 1-story warehouse. The applicant plans to construct a multi-family development containing of 19 dwelling units in three separate buildings.

Mr. Katz:

This is an initial preliminary hearing on an application seeking site plan approval to convert an existing concrete warehouse into 16 apartments and to add a third floor to an existing 2 story house. The applicant needs to be referred to the Village Board for a special permit to construct multi-family housing in the R-2 PRD overlay zone and to the ZBA for variances. The Board needs to declare lead agency and complete SEQRA review before referring this application to the other Boards.

Mr. Michael Kauker:

Mr. Kauker, Stated that the applicant has submitted a site plan application in order to construct a multi-family development. The property is regular in shape and is located along the west side of Bethune Avenue. The site is located within the planned Residential Overlay District (PRD) in the R-2 District. The PRD District permits multi-family uses by a special permit from the Village Board. The proposed development will require site plan approval from the Planning Board, variances from the ZBA and a special permit from the Village Board. In addition the applicant needs to provide a Long EAF and to delineate the variances required and the parking spaces; the location of the dumpsters; how garbage disposal will be addressed from the several buildings. Finally, a narrative for the special permit must be submitted.

Walter Booker stated that the fire inspector needs to review the plan. He also suggested a CDRC meeting be scheduled. The applicant agreed to the CDRC meeting which is to be scheduled next week some time.

Chairman Garner asked if there were any questions from members of the Board. There were no questions or comments from the members of the board.

Chairman Garner entered a motion to declare lead agency this was so moved by Mr. Schwarz and seconded by Mr. Sternberg, all in favor; all opposed the motion carries.

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**Continuation of Preliminary Hearing
Monsey Lumber**

Alex Goldberger 168 North Main Street Spring Valley, NY 10977:

I am here tonight to ask the Board to set a Public Hearing; we have been through all the necessary Boards. We received the Variances that we needed from the Zoning Board of Appeals, as well as a zone change from the Village Board, and now the only thing left is to come back to you for site plan approval.

Mr. Katz:

This is a continuation of a preliminary hearing seeking site plan approval to construct a ware house in a GB zone. The Village Board granted a zone change and a special permit to build the warehouse. The ZBA then granted the necessary variances. The applicant wants the Planning Board to schedule the matter for a public hearing on the proposed site plan.

Mr. Kauker:

Stated he had no additional comments in regards to the application.

Mr. Booker:

Chairman Garner asked the applicant if he planned to provide landscaping between the parking area and the street. The applicant agreed to provide the landscaping.

The Board unanimously agreed to set this matter for a public hearing For the November 3, 2011 Planning Board meeting. Mr. Garner reminded the applicant to make sure that all postings and mailings go out for the application.

**Preliminary Hearing
Ramapo Wholesalers**

Jan Degenshein 205 S. Broadway South Nyack, NY 10960:

As the architect on the project Mr. Degenshein stated, that the proposed site is located at the Kennedy Driver Shopping. Ramapo Wholesalers is expanding its use there. It provides plumbing supplies for the trade, not the public. The changes are mostly internal ones.

Mr. Katz:

Stated that this is an initial preliminary hearing on an application seeking site plan approval to make internal changes in an existing building, this is a type 2 action under SEQRA.

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Mr. Michael Kauker:

Stated that he had a chance to review the application, the applicant proposes to remove an existing movie theater and expand the Ramapo Wholesalers Business. The extent of the proposed changes is not clear from the information provided. It is not clear whether or not the building will be enlarged or reduced or whether the other site changes are proposed. Furthermore it does not indicate whether or not variances or other referrals will be required. More detailed information should be provided for this application, and the applicant needs to provide a revised survey since the present one is not accurate.

Mr. Booker:

Stated that a sidewalk is needed, so that those leaving from the new entrance. Do not walk immediately into the roadway.

The matter was adjourned to the December meeting to allow the applicant to get in what they needed in order to proceed to the other Boards.

**Preliminary Hearing
Union Avenue Site Plan**

Mordchay Dirnfeld 152 Bates Drive Monsey, NY 10952:

Mr. Dirnfeld, spoke and stated that he plans to build 21 units of affordable housing. He asked the Board to make the necessary referrals so that his project could proceed quickly.

Mr. Katz:

Stated that this initial preliminary hearing on an application seeking site plan approval to construct seven three family homes (21 units). The applicant requires a referral to the Village Board for Special Permit to build multi-family homes in the zone and then to the ZBA for variances. The Board needs to declare lead agency and complete SEQRA review before referring this application to the other Boards.

Mr. Michael Kauker:

Stated that the applicant did submit a site plan application, to construct a multi-family apartment development containing 21 units. The property is located within the GB General Business District with a small portion of the property located in the R3 Residential District. The property is currently vacant with the exception of a small garage which will be removed. The site is heavily wooded. The project would involve the construction of one three-story building containing a total of 21 units. It appears that the design will model a town home design but have one unit on each floor or a total of 3 units separated by a common wall from the other 3 units. The applicant needs to confirm the numbers of bed rooms in each unit. The applicant proposes 26 parking spaces, where the ordinance requires 42 parking spaces, so the applicant requires a variance from the ZBA.

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Mr. Katz:

Stated a SEQRA full EAF should be provided. Once the Part 1 of the Full EAF is provided we will prepare a Part 2 which will identify any potential impacts to the environment. The applicant would then be responsible for preparation of a Part 3 and indicate how the potential impacts would be mitigated and if they can't be mitigated, then changes to the plan would have to be made. Consistent with the Villages policy regarding SEQRA the Village Board can not act on the special permit until the SEQRA review is completed.

Mr. Booker:

Mr. Booker stated that he had forward the application to the necessary agencies. He is now waiting to hear back from those agencies with their comments in respect to this application.

Chairman Garner asked if any members of the Board had any questions or comments for the applicant.

There were not any questions or comments from members of the Board. Chairman Garner then entered a motion to declare lead agency this was so moved by Mr. Sternberg and seconded by Mr. Crump, all in favor; all opposed the motion carries.

The Planning Board declared Lead Agency and adjourned the matter to the November 3, 2011 meeting.

**Preliminary Hearing
Avon Gardens**

James D. Licata 222 Route 59 Suite 111 Suffern, NY 10901:

Mr. Licata stated that the applicant proposes to the 50 year old site and reconstruct the buildings to meet current building standards. The no. of units is reduced to 190 from 196. The parking area will be re-graded; the driveway onto Union Road will be removed; drainage will be much improved. Mr. Licata also passed out a letter dated August 9, 2011 from the East Ramapo School District Transportation Office endorsing the proposed improved site plan.

Leonard Jackson 26 Firemens Memorial Drive Pomona, NY 10970:

Mr. Jackson stated that the proposed redevelopment will provide improved walkways, landscaping, and other site amenities. They are also proposing increased green space and landscaping to help beautify this community. We also propose to place compactors eliminating large dumpsters. Site lighting will be enhanced, and overall the redeveloped site will be visually enhanced.

Mr. Katz:

Stated that this is an initial preliminary hearing on an application seeking site plan approval for the renovation of Avon Garden, the project involves gutting of the existing structures and reconstruction of new apartments being built utilizing the existing foundations, improving parking and runoff among other things.

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The planning Board needs to declare lead agency status and after completing SEQRA review, refer the applicant to the ZBA for variances.

Mr. Michael Kauker:

The applicant has submitted Layout Sketch Plan consisting of 1 sheet prepared for Avon Gardens showing the renovation and redevelopment of the existing Avon Gardens development. The site is located within the R-3 Residential district and has a lot area of 8.6 acres. The existing multi-family use of the property is permitted by right in the R-3 District. The applicant's proposal consists of demolition of the existing buildings down to the foundation and constructing within the same footprint. There will be a slight reduction in the overall unit count because the units will be made larger, and there is a slight increase in the number of parking spaces as 210 is now proposed. The applicant is going to need variances from the ZBA for the parking, and the density of the new proposed building, the applicant needs to provide landscaping, and lighting plans and a Storm water management plan which has also not been provided. We have received preliminary elevations and we have no comment at this time. Pursuant to SEQRA regulations this action is identified as an unlisted action and the Planning Board should declare its intent to act as the Lead Agency for the project.

Mr. Booker:

The only comment I have at this time is that fire and emergency service departments should review the plan specifically with respect to the private driveway and the ability to handle emergency situations. We could also schedule a CDRC Meeting.

Chairman Garner asked if there were any questions from members of the Board. Mr. Michel asked what was going to happen to the tenants that are already living in the buildings.

Mr. Menashe Horowitz PO Box 185 Monsey, NY 10952:

Mr. Horowitz stated that almost 50% of the apartments are vacant, so they plan on moving the tenants into a vacant apartment while construction is being completed on their building, and then after construction is complete they will be able to move back into the newly renovated apartment.

There were no more questions or comments from members of the Board for the applicant. A CDRC meeting is to be scheduled.

Chairman Garner then entered a motion to declare lead agency this was so moved by Mr. Crump and seconded by Mr. Schwarz, all in favor; all opposed the motion carries.

On a motion to refer the applicant to the ZBA, this was so moved by Mr. Sternberg and seconded By Mr. Crump, all in favor; all opposed the motion carries.

As there was no further business to come before this Board, on a motion by Mr. Schwartz and seconded by Mr. Crump the Planning Board unanimously voted to adjourn the meeting 8:40 p.m.