

The minutes of the Village of Haverstraw Planning Board Meeting held on Thursday, January 8, 2018, beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

<u>ROLL CALL</u>	Joseph Natale-Chairman	-Absent
	Gil Carlevaro	-Present
	Diogenes Dominguez	-Present
	Edwin Molina	-Present
	Danny Scaffidi	-Present
	Ruben Berrios, Bldg. Inspector	-Absent
	Eve Mancuso, Village Engineer	-Present
	Dennis Michaels-Attorney	-Present
	Michelle Ventura	-Present

Dennis Michaels, Attorney: Mr. Michaels opened up the meeting by announcing to the public, the application for the Martino Resubdivision/ Lot line change 150 New Main Street and 11 Hillside Avenue in the Village of Haverstraw's Public Hearing shall remain open and continue at the request of the applicant to the next regularly scheduled meeting of the Planning Board on February 12, 2018 at 7pm.

Gil Carlevaro introduced the first item on the agenda, George Margiotta, 82-86 Route 9W S. **27.17-1-14**

George Margiotta, Chestnut Ridge NY: Mr. Margiotta explains to the board his proposal to renovate lot 86 Rte 9W that is currently a body shop. The only change Mr. Margiotta is proposing is to put two garage doors in front of the building rather than just one, and a new roof. He will replace six 2 by 12 roof rafters, put in a rubber membrane, and add an aluminum façade above it to make it appear bigger cosmetically.

Dennis Michaels: Mr. Michaels explained to the board, HB Zoning district uses are permitted by right; automotive and machinery repair shops and automobile and trailer sales lots but would still need to come into the Planning Board for an amended site plan.

Danny Scaffidi: Questioned if the next step would be to appear in front of the architecture review board for colors and over all cosmetic façade?

Dennis Michaels: Yes.

Eve Mancuso: In terms of procedure, Mrs. Mancuso asks the applicant if he has an approved site plan from years ago.

George Margiotta: Mr. Margiotta says he does have it and it's in the plans he submitted.

Eve Mancuso: Mrs. Mancuso states she sees a survey done by Mr. Salontano but doesn't see an approved site plan. For commercial properties you do need a site plan.

George Margiotta: According to the Architect Barbara, he believes this is an approved site plan but now he is not sure.

Eve Mancuso: Mrs. Mancuso explains, typically on site plans you get more information in terms of the parking layout etc. but what's presented here looks more like a survey.

George Margiotta: Mr. Margiotta explains that he's looking forward to starting the project due to weather conditions leading to a leaking roof. He asked the board if he could get a permit to start the renovations.

Dennis Michaels: Mr. Michaels asked if Mr. Margiotta is currently operating legally on site.

George Margiotta: Mr. Margiotta explains to the board he currently doesn't own the property but represented the owner when he removed the previous tenants. The agreement with the property owner was to do renovations first before buying the property.

Dennis Michaels: Mr. Michaels explains legally speaking, it's not up to the board to decide whether Mr. Margiotta can start work or not. That decision is up to the inspector Ruben Berrios. If Mr. Berrios gives the approval to work on certain things while we continue with our process then you may do so.

George Margiotta: Mr. Margiotta asked the board if they have any issues with his proposal.

Eve Mancuso: The important thing is to label where the parking is, the automotive use, how many employees or visitors will be on site at a time, doors, how the cars will go in and out and any changes to lighting as well.

George Margiotta: Mr. Margiotta also mentioned he was told to go to another board for a proposed sign, colors and the esthetic of the roof.

Gil Carlevaro: Yes, that would be the Architectural Review Board.

Eve Mancuso: You may be able to start the interior renovations but not the exterior renovations. You will need permits and updated information regarding plumbing, electrician, and any inspections needed as you move the project along. Do you have a sewer connection or are you on a septic?

George Margiotta: Mr. Margiotta mentions there is only one handicap bathroom and is unsure but will find out.

Dennis Michaels: As far as site plans go, you will need the topography and a drainage plan of some sort. Some sites don't require drainage treatment but we leave that to your Engineer. The goal is to create a zero net increase and surface water runoff. Whatever is there now, the storm water has to remain the same. It cannot be an increase in the surface water runoff after you've completed your improvements. You can change the drainage flow but if you do change it, it still has to result in surface water runoff.

Eve Mancuso: Does the interior of the building have floor drains?

George Margiotta: Mr. Margiotta doesn't believe so.

Dennis Michaels: Mr. Michaels asks the applicant to check with Rubin in regards to what has to be handed in before next month's deadline. The property is located on a state road so this will have to go to the County. The county has to be given at least 30 days to review and we have to mail it out at least 30 days prior to the next meeting in March. The revised site development plan is needed as soon as possible. You are exempt from SEQRA due to having less than 4,000 square footage gross floor area. Depending on your submissions will determine when you will be put on the agenda; it's possible you will not be ready for February's meeting.

George Margiotta: Mr. Margiotta thanked the board for their time.

Gil Carlevaro introduced the second informal on the agenda, PAG Investments LLC, 217 Route 9W N. **26.42-1-9**

Amy Mele, Attorney: My name is Amy Mele, 4 Laurel Road, New City NY. I'm the attorney representing the applicant Gurshnel Alexander, Jeffrey Martel from Stonefield Engineering and Bob Zumesky from Remus Architecture. What my client is proposing is to build a self storage facility at the corner of Gurney Avenue and Route 9w totaling about 110,000 square feet. Unfortunately, they will not be exempt from SEQRA. We did go to TAC and received a lot of valuable feedback. Most of it had to do with discussing some setback issues and not having it create a tunnel on Gurney. We did slight

redesigning and addressed that by squeezing the building in and up; so we will have to go for a height and storage variance. The current proposal is 5 stories with an average height of around 51 feet. The view from the residential neighborhood due to the grade and the slope will not be that big of an impact. In TAC we learned we would have to go to the ZBA for a relatively big variance in terms of the height and the stories. We also need a variance on the number of bays although I think that arises from the fact that the bulk requirements that are being applied here are for warehouse and distribution. I don't believe you have self storage defined in the code but at TAC they weren't concerned with the number of bays that we had for the self storage. It is a very low traffic generator, one of the lowest traffic generators there is. We know we will have to deal with the DOT on our entrance and exists. Going back to TAC, what we had discussed was trying to get to the ZBA to determine whether or not we're going to get a variance. We know the normal process is the Planning Board issues a SEQRA determination before referring us to the ZBA, but we wanted to try and determine what's the minimum that we need to do to get our SEQRA determination to go to the ZBA because my client for obvious reasons doesn't want to spend a lot of time and money if this is just something that is a non starter. We would like to get their feedback, get our variance and then come back and do everything this board wants us to do in terms of the actual site plan application. Just one final note, there was a question whether or not this was split zone. I believe since then that was resolved and is known as a mixed use zone. The building inspector made note that this is an allowable use in the zone. It was some time ago a split zone, but I dug up a resolution and the Village Board clarified a few months ago that this was in fact a mixed use and did amend the map to show that.

Dennis Michaels: Please double check with Mr. Ruben Berrios but this doesn't require a use variance, it's a permissible use. It is zoned as a HB: Highway Business.

Amy Mele: That's correct, HB zone.

Jeffrey Martell, PE, PP, CME, LEED AP: Good evening, my name is Jeffrey Martel from Stonefield Engineering. I have here a colorized version of the site plans similar to sheet C-3 in that package. The property has about a 30 foot grade change from northeast to southeast corners. It has a decent amount of topographic change and there's probably about another 10 foot hump that exists between us and our neighbor. This site plan was developed with the zoning in mind relative to all the setbacks. We believe in the highway business, it's this use group "L" to the warehouse for self storage is a permitted use that meets all the setbacks to the general sighting of the building. We are of course seeking variances for the height of the building. Self storage is kind of an anomaly in terms of the land use because you need a certain bulk to essentially make the use work but it doesn't necessarily translate well to typical site intensity, so it's a low traffic generator. The hours are pretty modest. Most of these facilities close at 10 pm. The way people are using these are less associated with moving and more associated with just additional storage. Most of the customers are showing up in residential cars to unload their goods. Our typical design is for large box trucks however the bulk of the vehicles that actually come in and out on site are in whichever vehicle the customers own. There's no access on Gurney Avenue, it's all on 9w and has one single means of ingress and egress to the site. We've also provided a larger pavement for turnaround area. The door is in the corner from the "L". What we've done from a grading stand point was to try and accommodate the 30 feet, where you enter the building in and out is on second floor. The office will be near the 6 parking spots on the north side that is on the first floor. There is a retaining wall at its max height of about 13 feet. The nice part about this relating to topography is that the neighbors are on the high side of the wall. This gives the vehicles on the self storage property a more muted sense and the headlights won't go over the wall. We did submit what we talked about in the TAQ meeting. Hopefully it is enough material for this board to refer us to the Zoning Board to make our case on the variances. The height is about 56'10" at its full height. We did an average calculation and we came to about 51'. As viewed it would look like a 4 story building from the back and 5 stories from the front because of the grade change on the property. The number of parking spaces we think is adequate. After the initial renting of the lockers, most people will pay online and not need to come on site.

Gil Carlevaro: How many storage units do you have along with parking spaces in total?

Bob Zumesky: Total is close to 850 storage units with 6 parking spaces. But understand, a lot of these storage units average in size from 25 square feet up to the biggest square feet of 300. So you're not talking about a lot of area for bulk storage for a facility this size. Our experience with a facility this size is, during the day there are no cars on site but at most you'll probably have 2-3 cars. We've been designing self storage for 15 years so we're very familiar.

Dennis Michaels: Suggested to the board that this is an informal. Eve Mancuso from Brooker Engineering will review this and do an environmental review the part one environmental assessment form that will be submitted by the applicant that is expected to be submitted by tomorrow. Tonight is just an overview from the applicant. If there's something at this stage that pops off these pages that is something of significant concern to any of you, it would be a good time to mention these concerns so they can maybe address it by the next meeting. But I would defer to the technical engineering and building investigations to the Village Engineer and the Building Inspector. The big issues like off street parking, it doesn't look like Ruben has determined that there's a variance for off street parking. With the SEQRA review the process might take one more meeting.

Bob Zumesky: This is a schematic phase. We're looking at a 5 story building. Our height from the first floor lowest level is 56 feet. As you move upgrade it is a low traffic facility. Curb appeal is very important. From an owners standpoint/perspective clients will not want to store their belongings in a place that doesn't look secure and isn't kept up with well. First floor will be solid base a little robust and the remaining floors after that will be a thin set brick system with the same finish as the brick floor. The main elevation on Gurney Avenue and Rte 9W would all be brick facades. As we turn the corner we continue with the brick a little bit and then we switch to a insulated metal panel system which isn't visible. This is a schematic presentation right now. We wanted to show you it's not going to be your typical warehouse because we are going to go for that curb appeal to draw cliental in. This is meant for people who have seasonal decorations that they want to put away or store their patio furniture. General traffic flow will be minimal at best.

Amy Mele: The parking didn't seem like an issue at TAC.

Dennis Michaels: We don't make that determination; it is the Building Inspector and the Village Engineer.

Jeffrey Martell: This has become a much more dominant land use in the last 10 years. A lot of ordinances don't really have a great parking calculation for it. Warehouse is the use group it falls in but what I found is that some of the larger entities that operate cube smart extra spaces have about 5-12 parking spaces at most. The demand is more likely 3-4 spaces for the employee and the rest for customers.

Danny Scaffidi: Have you done something like this before?

Bob Zumesky: We've done them everywhere from Texas to Massachusetts.

Danny Scaffidi: Anything around here that I can look at and see how much parking it has? I just can't see 6 parking spots for 850 units.

Jeffrey Martell: There's a Cube Smart Extra Space right off of Livingston.

Bob Zumesky: 850 units in the average amount of time someone's going to spend there is probably 30 minutes. So you're talking a total of 400 hours where people are going to have vehicles parked there. If you stretch that out over a 1 year period, that's less than an hour a day.

Danny Scaffidi: So for 850 units, let's say 8 cars show up at a time then what?

Gurshnel Alexander: We own other facilities and you don't see a lot of people. There's a very small volume of people.

Amy Mele: We will get you the information regarding other storage units they've built so you can take a look and send it to Michelle.

Danny Scaffidi: Those places have roads that you can go in and out of what you're proposing has very minimal driveway space and 6 parking spaces.

Bob Zumesky: Like I said the average time someone is there is minimum 20 minutes.

Amy Mele: The building inspector has looked at this and determined these are the bulk requirements for this use. We understand your issues and appreciate your feedback.

Dennis Michaels: Eve, do you feel in your expert opinion that specifically the off street parking be looked at by the Village Planner? We don't ask the Village Planner to look at these things. We know what the bulk regulations state but we, from a zoning perspective, cannot compel the applicant to provide more off street than what our zoning code requires. The Planning Board has a different purview so maybe there's some wiggle room if the Village Planner and the Village Engineer say we think off street parking is adequately addressed or they should throw in a couple more space.

Eve Mancuso: I think it may be a good idea to look at some of the similar buildings in the area.

Amy Mele: We wouldn't be going for a big height variance if we didn't need it to make it work. That being said, we want to make you comfortable. So let's send you a couple representative sights and perhaps supplement a little narrative of what's common these days for self storage self storage facilities. But having reviewed applications in the town, in the municipal environment I find these are notoriously low intensity uses. Although, I can argue that if the Village Planner comes back with an answer of "no" then my response will be to amend your bulk requirements and include a self storage facility and put parking requirements there.

Gil Carlevaro: How much footage are you going to have on 9W?

Bob Zumesky: The footage is 180 feet by 56 feet high.

Amy Mele: We understand this is a gateway to the Village. We decided to mimic the Haverstraw brick so people can see. We have the Haverstraw brick look on anything that's visible. We have the clock tower detail on the corner and one thing we discussed with the applicant is that a lot of buildings have artistic displays and we would be open to reserving some space and let people express what's going on.

Bob Zumesky: We also would add fake windows to open it up but, the big thing here is the brick, the clock tower and curb appeal which is really important.

Eve Mancuso: If the applicant can provide a couple of samples of square footage on the existing parking and the location because the concern here too is no parking on either road. Regarding your TAC meeting, did you define your yards properly? It looks as if the residential side yard is a rear yard. Maybe also clarify yards so you know what variances are needed. The DOT access was my second concern. The turning radius maybe a little tight but lay a template to get your largest vehicle in which would probably be a fire truck not a box truck. You may have to open that up a little bit. In terms of the set back as well in a residential zone watch your buffer because your setback is going to be inside the line of the buffer not on the property line and also the details as far as the drainage, utilities etc.

Amy Mele: We will send a short form tomorrow.

Dennis Michaels: We need a SEQRA form completed and signed sent to Michelle.

Now we have to make a motion to issue the Planning Boards notice of intention to declare itself lead agency under the State Environmental Quarter Review Act. That notice of intention has to go out along with the application submissions with the extent that we have them along with the short form and it has to go to all involved agencies that have any approval authority. So send to Zoning Board of Appeals, Rockland County Planning Department, NYS Departure of Transportation and the Architectural Review Board. Unlisted (replace with correct one)

Diogenes Dominguez made a motion to adopt Attorney Dennis Michaels legal counsel as his motion.

Motion by: Diogenes Dominguez

Seconded by: Danny Scaffidi

Carried by: All

All in favor of issuing the notice of intention to declare the Planning Board lead agency under the SEQRA:

ROLL CALL VOTE

Gil Carlevaro	-Yes
Diogenes Dominguez	-Yes
Edwin Molina	-Yes
Danny Scaffidi	-Yes

Dennis Michaels: As long as Ruben is ok with it, he has no problem letting this go to the Zoning Board and ARB to get feedback from the boards and the public but of course the ZBA or ARB will not be able to make a decision until this board receives feedback from SEQRA.

Edwin Molina entertained a motion to approve the minutes for September 7th.

Motion by: Diogenes Dominguez

Seconded by: Scaffidi

Abstain: Gil Carlevaro

Motion Carries: with a majority of 3 approvals

Diogenes Dominguez entertained a motion to approve the minutes for November 9th.

Motion by: Danny Scaffidi

Seconded by: Edwin Molina

Abstain: Gil Carlevaro

Motion Carries: with a majority of 3 approvals

Gil Carlevaro entertained a motion to approve the minutes for December 7th.

Motion: Edwin Molina

Seconded by: Danny Scaffidi

Abstain: Diogenes Dominguez

Motion Carries: with a majority of 3 approvals

Gil Carlevaro: With no further business to be conducted by the Planning Board, Mr. Carlevaro entertained a motion to adjourn the meeting.

Motion by: Diogenes Dominguez

Seconded by: Danny Scaffidi

Carried by: All

Respectfully submitted by,

Michelle Ventura, Clerk Typist
January 29, 2018