

The minutes of the Village of Haverstraw Planning Board Meeting on Thursday, May 4th, 2017, beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Tom Watson, Chairman	- Present
	Gil Carlevaro	- Present
	Diogenes Dominguez	- Present
	Edwin Molina	- Present
	Joseph Natale	- Present
	Ruben Berrios, Bldg. Insp.	- Present
	Liz Mello, Engineer	- Present
	Dennis Michaels, Vil. Atty.	- Present

Tom Watson: Chairman Watson opened the meeting with the first and only item on the agenda, the Amended Site Plan for Dreamscapes located at 150 Route 9W. **266.51-1-25**

Terry McMahon, Senior Project Architect representing DCAK · MSA, he thanked and appreciates the board for coming out for only item of the agenda. He then stated this should be fairly simple matter, is to add another used to the amended the site plan to include used car sales. The applicant would like to amend the site plan to include both the used car sales and the fencing company. He then demonstrated the site plan.

Antonio Matias, owner of Dreamscapes introduced himself to the board.

Joseph Natale: Mr. Natale inquired if they came into TAC.

Liz Mello, Engineer: Ms. Mello answered yes about nine month ago.

Joseph Natale: Mr. Natale inquired is there going to be a formal delegation between the two parties or businesses.

Antonio Matias: Mr. Matias demonstrated on the plan where each business has there designated area. Use Car Business is on the left and Fencing Company is on the right.

Joseph Natale: Mr. Natale asked who is the property owner and has he ever presented how many cars could be on the lot at one time.

Antonio Matias: Mr. Matias answered Luigi Savone is the property owner. Mr. Matias stated he is the property manager and rents the lot.

Liz Mello, Engineer: Ms. Mello explained the plan shows there are twelve spaces for used car display that is a maximum of twelve and no junk cars. There are ten spaces dedicated to employees and customers of the fence company.

Antonio Matias: Mr. Matias explained the trailer is partitioned, has a fence I between each entrance. Each business has its own designated entrance. Used Car Business owner is on site on call basis.

Liz Mello, Engineer: Ms. Mello inquired was the trailer approved by the Village Board.

Ruben Berrios, Bldg. Insp: Inspector Berrios stated yes. As a reminder special permit must be renewed every two year with the building department.

Gil Carlevaro: Mr. Carlevaro inquired is most of parking is gravel, could that be paved at any point.

Antonio Matias: Mr. Matias answered no it could not pave because of an issue with drainage and he rents the lot so that is something that could be discussed with the property owner. Currently he has asphalt millings, it looks nice and clean.

Liz Mello, Engineer: Ms. Mello inquired existing sign does it have both businesses on it.

Antonio Matias: Mr. Matias responded the sign only has Dreamscapes; the other business only has a sign on the door. The other business owner is coming to see Ruben for a sign.

Liz Mello, Engineer: Ms. Mello explained the other business owner would have to come to Architectural Review Board to add or change sign. She also inquired about the debris on the other business owner's side. That needs to get removed.

Ruben Berrios, Bldg. Insp: Inspector Berrios stated they have been in court for quite some time and the court is rectifying the issue. Before it is cleared in court all the debris must be cleaned up.

Liz Mello, Engineer: Ms. Mello inquired about a proposed landscaping in the area that has 3 x 3 foot high junipers in front of the used car sale area, does other owner know those junipers as shown in site plan.

Antonio Matias: Mr. Matias responded we are just going to duplicate the landscaping from the other side with the same size junipers. They will be 3 feet apart and low in height.

Terry McMahon: Mr. McMahon proposed to the board if it would be ok to have the three feet and one inch in height junipers. He also stated they will revise the site plan drawing showing the junipers three feet apart and one and half foot in height.

Tom Watson, Chairman: Chairman Watson stated that would be the appropriate way to do it.

Liz Mello, Engineer: Ms. Mello went over the landscaping of the site plans and stated it's going to mimic what is on the other side, Dreamscape Fencing's landscaping.

Tom Watson, Chairman: Chairman Watson entertained a motion to the approve Amended Site Plan for Dreamscapes located at 150 Route 9W with stipulations. **266.51-1-25**

Jospeh Natale: Mr. Natale stated the following stipulations the violations on property must be cleared; the debris on the site must be cleaned up, the change in landscape is to be noted on the revise site plan before finalized and signed my Chairman Watson.

RESOLUTION # 14-2017

Motion by: Joseph Natale
Seconded by: Diogenes Dominguez
Motion Carries: All

ROLL CALL VOTE

Tom Watson, Chairman	- Yes
Gil Carlevaro	- Yes
Diogenes Dominguez	- Yes
Edwin Molina	- Yes
Joseph Natale	- Yes

Tom Watson, Chairman: Chairman Watson entertained a motion to approve the minutes from the April meeting.

RESOLUTION # 15-2017

Motion by: Gil Carlevaro
Seconded by: Edwin Molina
Abstain: Chairman Tom Watson & Joseph Natale
Motion Carries: with a majority of 3 approvals

Tom Watson, Chairman: Chairman Watson with no further business to be conducted by the Planning Board, Chairman Watson entertained a motion to adjourn the meeting.

RESOLUTION #16 -2017

Motion by: Joseph Natale
Seconded by: Diogenes Dominguez
Motion Carries: All

Respectfully submitted by,

Erica M. Alejandro, Clerk Typist
May 31, 2017

Date filed with the Village Building Department:

Date filed with the Village Clerk: