

The minutes of the Village of Haverstraw Planning Board Meeting held on Monday, February 12, 2018, beginning at 7:00 PM.

## PLEDGE OF ALLEGIANCE

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

Joseph Natale: Mr. Chairman introduced the first informal of the night, Carp Associates, 57 N Route 9W; Enclosure of front entrance breezeway. **26.60-1-15**

Bao-Wen Yang: Mr. Yang resides in Nyack, NY. He's proposing a front entrance breezeway. The enclosure would be 5ft by 35ft to provide additional insulation and security. During the winter time, the office becomes so cold and due to this, they have to add additional heaters. This office is for an engineer company and not for retail so this will help save energy. This breezeway will be added under the existing overhang and will be enclosed with glass door and windows sitting on top of cultured stone and cap. The stone will match the existing stones in front of the building. Mr. Yang submitted a foundation plan and the wall section done by Architect Kier B. Levesque, R.A.

Ruben Berrios: Mr. Berrios explains the breezeway will go under the existing overhang, building right up to it.

Joseph Natale: Mr. Natale asked Mr. Berrios if it would change the parking situation where he would need variances.

Ruben Berrios: Mr. Berrios explained the parking will not change. However, the Village Engineer Eve brought up a good point. One thing Mr. Yang might want to consider, is putting some sort of protection there so cars don't hit it.

Eve Mancuso: Mrs. Mancuso explains a curb or bollard would be better in case there's a situation where someone inadvertently hits it.

Bao-Wen Yang: Mr. Yang says he spoke with a contractor and mentions he doesn't exactly have that design but, is looking into something to protect the building.

Eve Mancuso: Mrs. Mancuso stated now that it's enclosed, its part of the building so front yard setback dimensions would be needed, so tell your architect. Do you have a survey for your property?

Bao-Wen Yang: We do have a survey of the property but I also measured it before coming here. If you look at the front part of the building, one side measures 49.5 feet and the other half measures 56 feet.

Eve Mancuso: Mrs. Mancuso states the clinical dimension is 49.5 feet to the face of the building. This may need a variance; we'd have to take a look at it. The other question was ADA access because now I know you're on grade on the south side of the parking lot, so I imagine the handicap stalls will be to the left of this atrium.

Ruben Berrios: The front yard is 30 feet so he won't need front yard variance.

Bao-Wen Yang: Correct, that's why we enclosed the side because of the step up. So now the new door will be on ground level.

Joseph Natale: Mr. Natale stated a ramp will no longer be necessary.

Eve Mancuso: Mrs. Mancuso stated a ramp wouldn't be necessary. Her concern is if your outside dimensions to the outside of your wall are 4'10, there's an 8" block wooded finish. Make sure you have enough width for ADA access because when you make a right hand turn into the building I believe you need 5 by 5 area when the wheel chair is turning 90 degrees into the building. Make sure the door swing doesn't block the path. Mrs. Mancuso asked if the applicant could double check with his architect. She also asked if the applicant will be changing out the doors in the front.

Bao-Wen Yang: No.

Eve Mancuso: It looks like you had a large door where the vehicles would come in and out.

Joseph Natale: It's a walk through double door.

Bao-Wen Yang: It used to be for vehicles to go in. We aren't changing anything on the existing building except enclosing the outside.

Danny Scaffidi: Mr. Scaffidi questioned the sidewalks.

Ruben Berrios: Mr. Berrios explained if you look at the top picture, there is a sidewalk already but they have to make it wider once they do the footings.

Danny Scaffidi: Will there be any drainage being done?

Eve Mancuso: It's all impervious already.

Bao-Wen Yang: There's no alteration of the drainage needed.

Eve Mancuso: Would you like to add plantings?

Bao-Wen Yang: We do plan on adding planting in the front of the building but will have to speak with the county and DOT as per the inspector Ruben Berrios.

Eve Mancuso: That will help direct the flow of traffic also.

Dennis Michaels: Can we approve this today or no?

Joseph Natale: We have to wait for the response from the DOT and County. Since the information was sent out, we should hear back from them before the next meeting for March 12, 2018 at 7pm.

Bao-Wen Yang: Thank you all.

Dennis Michaels: Mr. Michaels suggested although the next applicant on the agenda JP Bricktowne LLC, 236-244 Route 9W was not present, they could set it as a formal for our next board meeting March 12, 2018.

Ruben Berrios: Mr. Berrios explained they plan on changing the door in the back and split it to put a business in the front. They're also doing the facade and some additional parking.

Dennis Michaels: Does this have to go to Architectural Review Board?

Ruben Berrios: Yes, the applicant needs to be seen by the ARB.

Joseph Natale: Has this application been sent out to the County.

Ruben Berrios: It has not.

Dennis Michaels: Site Plans, Under the NYS General Municipal Law 239- (m), adoption or amendment of a comprehensive plan, adoption or amendment of a zoning ordinance or local law, issuance of special permits (or conditional use permits), approval of site plans, granting of use or area variances, or other authorizations which a referring body may issue under the provisions of any zoning ordinance or local law, such as a change of zone, must be referred to the Commissioner of Planning if it is within 500 feet of any of the following:

- A municipal boundary;
- A boundary of an existing or proposed state or county park or recreation area, including the Long Path (a regional hiking trail that traverses Rockland County);
- The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway (including the Palisades Interstate Parkway and the New York State Thruway);
- A right-of-way for any existing or proposed stream or drainage channel owned by the county or for which the county has established channel lines;
- Or the existing or proposed boundary of any county or state owned land on which a public building or institution is situated.

We can have this applicant come in as a formal next month but we might not have the County's feedback by next month's meeting.

Chairman Joseph Natale entertained a motion to approve the minutes for January 8, 2018.

**RESOLUTION 06-2018**

Motion by: Edwin Molina

Seconded by: Diogenes Dominguez

Abstained by: Joseph Natale  
Carried by: Majority vote

With no further business to be conducted by the Planning Board, Chairman Natale entertained a motion to adjourn the meeting.

RESOLUTION **07-2018**

Motion by: Edwin Molina  
Seconded by: Danny Scaffidi  
Carried by: All

Respectfully Submitted by,

Michelle Ventura  
Clerk Typist  
March 3, 2018