

FINAL MEETING MINUTES
VILLAGE OF SLOATSBURG
PLANNING BOARD

November 21, 2023

The Village of Sloatsburg Planning Board Meeting was called to order on November 21, 2023, at 7:30 pm by Chairman Glenn Thompson at the Village Offices, 96 Orange Turnpike, Sloatsburg, New York.

Attendance: Glenn Thompson
Lynn DelDuca
Tom Dodrill
Joe Hardiman
Marianna Krichevsky

Ryan Jagard, Alternate
Lou Zarro

Richard Ellsworth, Village Attorney
Eve Mancuso, Village Engineer

Chairman Thompson called the meeting to order at 7:30 pm, opening with the Pledge of Allegiance.

TUXEDO FARMS

Tuxedo Farms has asked to adjourn until the December 19, 2023, meeting.

OAK BROOK CENTER

Oak Brook Center is adjourned until January 16, 2024.

WINTERGREEN SUBDIVISION

The Village Engineer recused herself from this application. Dennis Letson of Letson Engineering, Pearl River, New York will be the acting Engineer.

The Village Attorney stated this is a continuation of the subdivision's site plan public hearing and the opening of the Wetlands public hearing.

The required mailing receipts have been received and notice published in the Journal News. The public hearing notice was read for the wetlands permit. The Chairman stated the ground rules for public hearing and Planning Board regulations.

A motion was made by Joe Hardiman and seconded by Lynn DeIDuca to open the public hearing. All in favor. None opposed. Motion carried. Public Hearing is open.

Brian Brook of Brooker Engineering, Lafayette Avenue, Suffern, New York presented the wetlands application. The Nakoma Brook is on the northwest edge of the property. The addition of sewer services is proposed and paving of Wintergreen Road. There would be no physical disturbance. The Fire Department, after reviewing site plan, is fine with incline of road. The applicant would like to relocate the fire hydrant.

The Chairman asked the public for comments.

Eve Mancuso, 12 Wintergreen Road, submitted a document to the Planning Board and is on file. She stated the location of her home and that her property and that of 10 Wintergreen are not land locked, always had a proper road with frontage. The subdivision lots 1, 2, 3, and 5 are at the rear of the property. Asking who is the owner of Wintergreen Road.

Brian Brooker stated the four homes would be deeded part of the road and separate easements for each deed and easement for the Fire Department also.

Bob Maus, Richard Street– Asked if Wintergreen is to be paved and are the improvements beneficial to the applicant.

Brian Brooker responded that the property owners are part of the agreement and a sewer easement will be established and Wintergreen will be either gravel or pavement.

Member Dodrill asked if the bridge was safe for traffic and recently witnessed a dump truck crossing bridge.

Brian Brook responded that 15 years ago Brooker Engineering planned and certified the bridge reconstruction. The sewer line must go through the bridge and will need appropriate improvements.

Malkhaz Abuladze, owner of Wintergreen Subdivision stated the road will not change but will be improved. The septic of the current Wintergreen homes is not known, so sewers will be established. The home at 10 Wintergreen will be renovated and enlarged and adding sewers.

Brianna Mooney, 59 Eagle Valley Road – Would like to know if pond will be subdivided into one lot and is it the responsibility of the owner to maintain the pond. Also, is there any structure to be built by the pond.

Brian Brooker – bounds of pond will be in Lot #6.

Malkhaz Abuladze stated that he participated in a cleanup with Rockland County Drainage and there is the possibility of a fence enclosing the pond.

Member Dodrill asked about the grade of road going into Navajo Trail.

Brian Brooker stated the road is 30 feet wide with curbs and no road is more than 10% grade and curves no more than 5%. There will be a 50 feet right of way on Navajo Trail cul-va-sac.

Brian Brooker submitted the Fire Department letter of review. There has not been a response from the Department of Public Works or New York State Department of Environmental Conservation, which is needed for the roadway.

Chairman Thompson stated there has not been a response from the Army Corps of Engineers; Brian Brooker feels there would be no permit requirements from them. Chairman also asked about the biodiversity study on the subdivision. The applicant has retained Steve Marino of Tim Miller Associates of Cold Springs, New York to prepare this study. The study is not yet completed.

Alternate Village Engineer, Dennis Letson of Letson Engineering, Pearl River, New York, reviewed the draft Full Environmental Assessment Form (FEAF)—Part 2 prepared for the Board. During the review it was noticed that several questions needed to be changed to reflect possible moderate to large impact. A Revised FEAF Part 2 will be provided. Mr. Letson indicated that the Board's options were to continue, declare a positive declaration or have the applicant prepare a Part 3 EAF to explain the level of impacts and proposed mitigation. The Chairman indicated he would like to see an EAF Part 3. Mr. Brooker indicated that the applicant will prepare same.

Dennis Letson asked about the impact on ground water, flooding and dam ownership. Brian Brooker commented that the New York State Department of Environmental Conservation has not classified the dam; it is a natural spillway. Also discussed was the beaver dam that was removed by the Rockland County Drainage Agency. Dennis Letson showed concern on the impact of air, plants and animals in subdivision. Stated the Planning Board Clerk supplied information to Steve Marino as to the Village's requirements for biodiversity studies. Dennis Letson listed the EAF categories—impact on energy, noise, light, human health, zoning regulations, comprehensive plan, landscape—for the applicant to expand on Part 3. Revisions to the EAF Part 2 will be submitted and Brooker Engineering will submit EAF Part 3.

Chairman Thompson is continuing the Public Hearing until the December 19, 2023, meeting.

101 Sterling Mine Road – BB&D Properties

Ira Emanuel, Esq. of Emanuel Law, 4 Laurel Road, New City, New York, attorney for the applicant presented the application as an unusual matter. The building is 50 years old and the corner of the building projects into a right-of-way. There is a new owner of the property located above 101 Sterling Mine Road and has brought a lawsuit against them for blocking access. The applicant is asking for a revised site plan approval for reduction of the building by 1,165 square feet which is one quarter of the building's square footage. The reduction of building could require variances. This lawsuit is now before the Rockland County Court but the timeframe is questionable; however, the Court wants the building down in 120 days. The Village Attorney stated that if the Planning Board approved the site plan it could be conditional to the Court outcome. The Village Attorney advised the Board to schedule a Public Hearing for the December 19, 2023 meeting.

A motion was made by Doug Volpicella and seconded by Marianna Krichevsky to schedule a Public Hearing on December 19, 2023. All in favor. None opposed. Motion carried.

A motion was made by Joe Hardiman and seconded by Doug Volpicella to approve the October 17, 2023 meeting minutes. All in favor. None opposed. Motion carried.

A motion was made by Tom Dodrdill and seconded by Doug Volpicella to adjourn the meeting. All in favor. None opposed. Meeting is adjourned.

Jane Thompson, Clerk