

FINAL MEETING MINUTES
VILLAGE OF SLOATSBURG
ZONING BOARD OF APPEALS

August 17, 2023

The Village of Sloatsburg Zoning Board of Appeals Board Meeting was called to order on August 17, 2023 at 7:30 pm by Chairman Gus Stritmater.

ATTENDEES: Gus Stritmater
 Stephen Hoefler
 Bill Samora
 Kevin Camilleri, Alternate
 John Wissner

Chairman Stritmater opened the meeting with the Pledge of Allegiance.

100 Sterling Mine Road LLC

The Village Attorney addressed the Board with the information that a Public Hearing was published and scheduled for the December 15, 2022 meeting; however, the meeting was adjourned. The meeting tonight is not a public hearing and cannot be heard as one without publication.

The applicant's attorney, Daniel Richmond of Zarin & Steinmetz, 81 Main Street, White Plains, NY and engineer, Daniel Getz of David Getz Engineering, 262 Greenwich Avenue, Goshen NY presented the application. Two variances are requested for the reduction of parking from 58 to 27 and parking in the required front yard. In 2017 the Zoning Board approved the application. Application was again heard at the November 2022 Planning Board meeting where they referred same to the Zoning Board. Property is in the IP district on Sterling Mine Road adjacent to the Sloatsburg Department of Public Works building. There are 16 tax parcels in the IP zone where two are owned by the applicant. Other IP businesses are parking in the front yards. The business on this property, Tri-State Awnings, requires additional space in their building for the large machines to perform operations. There will be no additional clearing of property, parking is screened from residential properties. The parking is adequate for employees. Parking in the required front yard was not always a problem until Rockland County took area in front of the building by eminent domain. The front parking will go to the rear of the building except for handicap parking which is close to the entrance. There is no detriment in the application, area would be in the same flavor as neighborhood, is an allowable use in IP district, applicant cannot run business efficiently if not approved, no adverse or detriment to the community.

Daniel Getz presented the site plan explaining the rerouting of drainage, connection to the sewer system, installation of a guardrail between the Department of Public Works (DPW) building and Tri-State Awning's parking, two new dumpsters to be placed at the rear of the building, a minimum of 26 feet for driveby and emergency purposes and during construction a barrier will be installed.

Chairman Stritmater asked about the loading ramp and the new 11,300 sq. ft. addition at the eastern side of building.

The Village Attorney questioned the guardrail at the last meeting that DPW requested, can be addressed at the Planning Board level. A public hearing and GML review will take place before the September meeting with a SEQRA negative declaration.

Daniel Richmond would like an assessment from the Village Engineer.

The Village Engineer stated she was not the Village Engineer in 2017 but was at the Planning Board 2022 meetings with the existing warehouse in the rear of building. The new addition is encroaching in the wet land buffer and 50 feet buffer to residential with the loading dock. There will be a detrimental impact of light/activity to the nearby residential area. Currently the DPW has concerns that the loading facility is blocking DPW. The setback to building should be 50 feet.

Daniel Richmond stated previously the wet land buffer was covered with impervious surface and will not affect wetland. The plan is to get all awning operations inside the building so there is no impact on DPW and have a 50 feet residential setback.

Daniel Getz stated the dumpsters are now in the 50 feet setback and trash is picked up in the middle of the night. The Department of Environmental Conservation now needs to approve the wetlands buffer, was previously granted.

Member Hoefer stated the parking is good for the current Tri State Awnings; however, what about future operation or business changes. Would the owner need to gain approval again.

The Village Attorney stated if the use changes to additional users, the owner would need new approval. Any future reserve parking should stay off the recorded easement and DPW property. The Village Engineer would like the plans to show parking in reserve for going forward if ownership changes. Daniel Getz will have a conceptual plan for future additional parking.

A motion was made to have a Public Hearing at the September 21, 2023 meeting by Kevin Bonkoski and seconded by Kevin Camilleri. All in favor. None opposed. Motion carried.

A motion was made by Kevin Bonkoski and seconded by Kevin Camilleri to accept the June 15, 2023 meeting minutes. All in favor. None opposed. Motion carried.

A motion was made by Stephen Hoefer and seconded by Kevin Bonkoski to adjourn the meeting. All in favor. None opposed. Motion carried.

Jane Thompson, Clerk