

FINAL MEETING MINUTES
VILLAGE OF SLOATSBURG
PLANNING BOARD

October 17, 2023

The Village of Sloatsburg Planning Board Meeting was called to order on October 17, 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
Susan McDonagh
Ryan Jagard, Alternate

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.

Seven Lakes Plaza LLC

A motion was made by Joe Hardiman and seconded by Lynn DelDuca to declare the Planning Board Lead Agency. All in favor. None opposed. Motion carried.

Rhonda Smith of Civil-Tec Engineering, Lafayette Avenue, Suffern, NY presented the application to renovate 85 Orange Turnpike zoned in VC-1 mixed use, consisting of three upper apartments and retail establishment on the first floor, to all apartments—three on upper level and two apartments on the first floor. There will be no changes to the outer structure, only internal renovation. Striping of the parking spaces will be done. The zoning code in VC-1 permits one- and two-family houses and mixed use of upstairs apartments with retail on first level. The application was previously rejected by the Zoning Board.

The Village Attorney stated an area and use variances would have to be resubmitted. The Planning Board will refer applicant to the Zoning Board.

Submission comments have been received from Rockland County Planning, Rockland County Environmental Health, Rockland County Sewer, New York State Department of Transportation, and Village Engineer.

Reapproval will be needed for the parking in the required front yard.

The Village Attorney conveyed that the Planning Board acts as the Architectural Review Board for the project.

A motion was made by Lynn DelDuca and seconded by Joe Hardiman to refer application to the Zoning Board of Appeals. All in favor. None opposed. Motion carried.

Comments of the Village Engineer: New York State DOT request change in the driveway curb cuts to 25 feet; one way signage; would like details of light fixtures, trash enclosure (not a dumpster) size and design; state lane parking; new pavement; would like architectural plans of façade change which would be addressed at the Architectural Review Board.

Applicant to appear at Zoning Board of Appeals on November 16, 2023.

WINTERGREEN SUBDIVISION

The applicant did not appear for this Planning Board meeting as the Board was not satisfied with the Wetlands Disturbance Permit.

A motion was made by Marianna Krichevsky and seconded by Susan McDonagh to adjourn the meeting. All in favor. None opposed. Meeting is adjourned.

***Jane
Thompson***

Jane Thompson, Clerk