

**FINAL MEETING MINUTES**  
**VILLAGE OF SLOATSBURG**  
**ZONING BOARD OF APPEALS**

September 21, 2023

The Village of Sloatsburg Zoning Board of Appeals Board Meeting was called to order on September 21, 2023 at 7:30 pm by Chairman Gus Stritmater.

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

Richard Ellsworth, Attorney  
Eve Mancuso, Engineer

Chairman Stritmater opened the meeting with the Pledge of Allegiance.

**100 Sterling Mine Road LLC**

***A motion was made by Kevi Camilleri and seconded by John Wissner to open the Public Hearing. All in favor. None opposed. The Public Hearing is open.***

The Public Hearing notice was read.

All the public hearing notification receipts were submitted to the Clerk.

The applicant's attorney, Brian Sinsabaugh Esq. of Zarin & Steinmetz, 81 Main Street, White Plains, New York, gave a presentation of the application. The property is located in the IP zone on Sterling Mine Road where the applicant would like to expand the building at the rear on existing paved area to accommodate large cutting tables thereby allowing all operations and storage to be housed inside the building. The employee parking will also be altered from the existing 57 spaces to the adjusted spaces of 27, not including the two handicap spaces which are on a paved area at the front of the building which is on a Rockland County right of way. The building is 88 feet from the street line and 15 feet from the Rockland County line. The property is consistent with other IP properties in the area, has no problem with stormwater, no odor, no noise above limits, no operation using explosives that could cause fire and does not encroach on wetlands. The variances needed are parking in the required front yard and the required parking spaces of 57 adjusted to 27.

The Village Engineer requested, at a previous meeting, the addition of reserved parking be included on the site plan, a floor plan and breakdown in square footage of the existing building, any available

information on sewer and water easements coming in from Hamilton Avenue to Sterling Mine Road, and proposed drainage in the easement.

Brian Sinsabaugh stated that large tables were necessary for the cutting operation, the office space is located on the second floor and will expand with an additional 200 square feet, storage in the rear of building increasing from 7,500 square feet to approximately 22,000 square feet. These numbers will be confirmed at the next meeting.

The Village Attorney said the number of parking spaces in the proposed site plan is on the verge of exceeding the number of parking spaces required for the existing daily number of employees. It would be better to reassess the parking spaces required and possibly increase the number, rather than to exceed the number and be in violation. This would not require an amended GML; however, the agencies should be notified. The Attorney also asked what additional real parking spots are needed.

David Getz of Getz Engineering, Waldwick, NY responded that 8 additional spaces are needed.

The Village Attorney informed the applicant's attorney that the Board needs to see a new plan before voting and the Department of Public Works needs to review site plan regarding the Village easement which is different than on the original site plan.

***A motion was made by Stephen Hoefler and seconded by John Wissner to continue the Public Hearing on October 19, 2023. All in favor. None opposed. Motion carried.***

***A motion was made by Stephen Hoefler and seconded by Bill Samora to accept the August 17, 2023 meeting minutes. All in favor. None opposed. Motion carried.***

***A motion was made by Kevin Camilleri and seconded by John Wissner to adjourn the meeting. All in favor. None opposed. Motion carried.***

**Jane  
Thompson**

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Jane Thompson, Clerk