

**FINAL MEETING MINUTES**  
**VILLAGE OF SLOATSBURG**  
**PLANNING BOARD**

March 19, 2024

The Village of Sloatsburg Planning Board Meeting was called to order on March 19, 2024, 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  
Doug Volpicella  
Lou Zarro, 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.

**100 Sterling Mine Road LLC – Wet Lands Permit**

Publication affidavits and certified mail information have been received by the Clerk.

Chairman Thompson read the Public Hearing notice.

Brian Sinsabaugh, attorney for the applicant, of Zarin & Steinmetz LLP, 81 Main Street, White Plains, New York, and Keith Woodruff, CPESC of Engineering & Surveying Properties, 71 Clinton Street, Montgomery, New York, presented an overview of project. The site plan was amended for the wet lands permit, the application for building enlargement has been approved. Since 1999 the site has been used for light manufacturing, the business has grown and for future manufacturing efficiency, the building needs enlargement. In 2022 the application went before the Planning Board at which time the Board declared lead agency and referred application to the Zoning Board for variances in parking spaces 1 and 2 which are located in the required front yard, and off-street parking where 58 spaces are required and 35 on site with spaces 28-35 on impervious area. Also, a permit is required as property is within 100 feet of the Nakoma Brook protected waterway. There will be no new disturbance on the property and input of the Army Corps of Engineers is not required. A NYSDEC permit is required. The stormwater will be retained on site and not expanding past the parking area.

***A motion was made by Lynn DelDuca and seconded by Doug Volpicella to open the Public Hearing. All in favor. None opposed. Motion carried.***

*The public was invited to speak.*

Jacqueline Rovinsky, of 34 Hamilton Avenue, Sloatsburg, New York, inquired about the water issues since her home is directly across the brook from the subject property. How the water will be retained on the property, where is structure going, will run off be contained in a tank, hours of operation, will construction take place on Sundays, concern for hazardous trees in the Orange and Rockland Utilities easement. Responses included—catch basins through pipe at rear of parking area expanded; disturbance under one acre not increasing impervious surface; there will be grass pavers; will verify hours of operation; the two lots owned by the applicant will be converged to bring property into setback compliance; brook runs in rear of property; the structure on black top will be removed for construction; there will be a NYSDEC permit; gutters run into catch basin on DPW property.

Not all agencies have responded to application review. Brian Sinsabaugh will contact the Fire Department for review.

Village Engineer review:

• Engineering Plans entitled, “Amended Site Plan for 100 Sterling Mine Road, LLC”, sheet C101- C-105, C201, C-301 – C-303, last dated 2/1/24, prepared by Engineering and Surveying Properties. • Application for Wetlands Disturbance. • Letter from ERS Consultants, Inc. dated September 20, 2023. • Survey entitled “Survey for 100 Sterling Mine Road, LLC.”, prepared by Paul Roggeman, PLS, dated 10/15/23. The applicant is proposing to construct an addition to the existing manufacturing and storage building. The current application is for a Wetlands Permit. The applicant is proposing expansion of the building within the wetlands buffer. This area has been previously disturbed, and is currently paved. Our comments are as follows: 1. A parking variance, and relief from parking within the front yard has been granted by the ZBA. The date of the ZBA approval shall be included in the plan set, noting all conditions of the ZBA approval. 2. A signed, stamped Survey of the property has been provided. The applicant is continuing to research the existence of a water main easement for the water main that is located from Hamilton Avenue to Sterling Mine Road. If it is determined no easement exists an easement should be considered for this water main. 3. The proposed sanitary sewer appears to be in close proximity and cross the water line. Required separation distances, and protective measures shall be implemented and details provided on the plan. 4. The re-configuration of the 30 feet wide access to the Village DPW facility is shown on the plan. Submission and approval by the Village Board will be required. The metes and bounds description for this reconfiguration shall be submitted for review, and appropriately filed with the County Clerk. 5. The 100 year Flood Plain line is now shown. The flood plain elevation shall be clearly shown. 6. The existing contours are not clearly visible. There appears to be 2 – 4 feet cut towards the rear of the site in the vicinity of the rear truck dock. Existing and proposed grades shall be clearly shown. 7. A Lighting Plan has been provided indicating ten new wall packs with the levels of proposed lighting throughout the site. The existing spotlights will be removed. The plan indicates one new pole mounted light within the parking lot by space 33 and 34. Details of this pole and fixture shall be provided. 8. All lights shall have the ability to be shielded, and lighting be contained within the property lines. There shall be no glare adversely affecting the neighboring properties. 9. The Erosion Control Plan shall be enhanced to protect the water of Nakoma Brook. Additional erosion control measures shall be considered along the wetland buffer. 10. The limit of disturbance shall be realistically shown to allow for construction of the addition, specifically along the western face of the addition. 11. The detail sheet reflects a six feet chain link fence with privacy slats along the common property line with the DPW property. A gate is proposed

across the 30 feet wide access easement. The applicant shall coordinate with the DPW superintendent regarding the type of gate to be installed as not to adversely impact their operation and to provide appropriate security. 12. The limits of pavement resurfacing shall be shown. 13. The status of the NYSDEC and ACOE approvals regarding the wetlands shall be provided. Outside agency review letters were received for RCDA, RC Sewer District, and RC Highway review and approval is also needed.

In addition, Village Engineer questioned if DPW was asked about the separating fence and gate. Resurfacing as needed with approval of Village Engineer. Would like a condition with on-site inspections prior to C of O. There is limited disturbance within the 100 ft wet lands buffer—no new improvements; erosion control and silt fencing will be installed when needed; stormwater during construction will be inspected and maintained.

***A motion was made to close the public hearing by Joe Hardiman and seconded by Susan McDonagh. All in favor. None opposed. Motion carried.***

Village Attorney stated criteria in code centers around disturbance, a one-year approval for wet land permit, possibly waiting until the site plan is approved.

Chairman Thompson stated the applicant requested an override to Rockland County Planning application response dated December 9, 2022, for #1 through #5. The legal description of the easement with fence will be amended.

***A motion was made by Lynn DeDuca and seconded by Doug Volpicella as an unlisted action, no negative environmental impact, no further action. All in favor. None opposed. Motion carried.***

***The applicant will return at the April 16, 2024, meeting.***

### **Anthony and Jessica Grippo (Jessie's Bagels) – 207 Orange Turnpike**

Donal Stedge, Land Surveyor, of 112 Murray Avenue, Goshen, New York presented the application. Jessie's Bagels currently located at 203-205 Orange Turnpike is planning to relocate to 207 Orange Turnpike, converting Sarkis auto repair shop into a deli. Comments were received from the NYSDOT and various comments challenged with all later agreed upon except for the third curb cut on proposed plan which is actually on a small adjacent property. Ten parking spaces are required and 15 proposed (not counting spaces on smaller adjacent lot) with employees possibly parking in the rear.

Discussions were held regarding delivery trucks, loading area, dumpsters all of which will be located in the rear of the building. There will be no outdoor seating at this time.

The Board requested documentation on possible petroleum contaminants, architectural plans including outdoor lighting and a Fire Chief's report for the April 16, 2024, meeting.

**Change of Use for MU-1 – Referral from the Village Board**

The Village Board has referred to the Planning Board a Change of Use for the MU-1 zoning district, multifamily dwellings, referenced in the zoning code as section 54-1-10. The Planning Board must make its recommendations to the Village Board within 45 days. The document was reviewed by the Board members and various portions were discussed.

The Board agreed that further review and discussions are necessary and will revisit this matter at the April 16, 2024, meeting.

*A motion was made by Joe Hardiman and seconded by Lynn DeDuca to accept the December 19, 2023, meeting minutes with corrections. All in favor. None opposed. Motion carried.*

*A motion was made by Doug Volpicella and seconded by Lynn DeDuca to adjourn the meeting. All in favor. None opposed. Motion carried.*

**Jane  
Thompson**

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Jane Thompson, Clerk