

Comprehensive Plan Commission  
December 19, 2016 7:00 p.m.

Present:

Melanie Golden, Commission Chairperson  
Amy Rapoport, Member  
Janet Gigante, Member  
Lisa Levin, Member  
Tony Piazza, Member  
Donald Wanamaker, Member  
Carl Wanderman, Member  
Matt Ryan, Village Planner  
Regina Rivera, Planning, Zoning and Building Clerk

Absent

Max Stach, Village Planner  
Jack Barbera, Member

Note: Ira Emanuel, Assistant Village Attorney was advised that he did not need to attend this meeting.

- Chairperson Golden advised the Comp. Plan Commission that its recommendation to extend the moratorium to July 1, 2017 was on the December 21, 2016 Village Board agenda.
- Matt Ryan distributed a Matrix (copy on file) identifying the status of 2003 and 2009 Comprehensive Plan recommendations. Different members of the Commission had assignments to help Mr. Ryan update the Matrix. Although the Matrix was not yet complete, Mr. Ryan wanted the Commission members to understand the Matrix and begin their review. The Commission began reviewing Matrix items and will discuss prior Comp Plan recommendations in more detail at subsequent Commission meetings, in connection with updating each Element contained in the prior plans.
  - Commission went through the Matrix, touching on issues such as adopting design guidelines, pedestrian and vehicular connections, sign regulations, natural resources such as wetlands, aquifer protection zones, trail systems, and traffic-calming measures, among other issues.
  - The 2009 Comprehensive Plan recommended establishment of a formal “Greenprint” map, coded to indicate environmental importance of identified areas (green spaces, environmental overlay district). The Matrix showed that this was not implemented. The Commission identified this as one of the 2009 recommendations that it thinks should be forwarded to the Village Board as an interim priority recommendation, but it will be discussed further at Commission’s next meeting.

- The Matrix also identified the 2009 recommendation concerning the replacement of the Village’s Conservation Overlay District with an Environmental Overlay District, to be implemented in connection with the Greenprint. This recommendation has not been implemented and the Commission thinks it should be forwarded to the Village Board as an interim priority recommendation as well, to be discussed further at the Commission’s next meeting.
  - Discussed conducting inventory of possible critical environmental areas (“CEA”) pursuant to SEQRA. CEAs are outlined areas that possess a unique natural or cultural asset. Designating areas as such is a way to make the environmental review process recognize its presence, making projects near a CEA a Type I action. This recommendation will be reviewed at a future meeting, with our Planner providing us with information as to any area that would be an appropriate candidate for CEA status.
  - Architectural review was mentioned in the matrix. Commission had general discussion of the pros and cons of implementing design guidelines in additional Village Zones, both residential and commercial, and expanding the role of the Architectural Review Board. The Comprehensive Plan Commission will look further at this issue at a future meeting.
  - Chair Golden mentioned the possibility of designating certain Village roads identified in the 2009 Comp Plan, as Scenic or Historic Road districts, which would make development around those roads subject to additional developmental guidelines. For example, the Town of Ramapo has a Scenic Roads District Law.
- Mr. Ryan is will continue to collected data, including from Comprehensive Plan members, and will complete his update of the Matrix over the course of the net few weeks.
  - Mr. Joshua Goldstein, one of the principal owners of 18 acres on Rella Boulevard, attended the meeting to discuss possible zone changes and/or additional allowable uses for the property he owns. Although he understood that the Commission would never comment on any particular plans, he presented a conceptual Layout Plan titled “Rella Warehouse/Office” dated 9/7/16 (copy on file). Mr. Goldstein explained that a New Jersey company with several facilities in northern New Jersey expressed interest in building a warehouse on the parcel. ( “Rella Boulevard Proposal” on file). He explained

that the one story warehouse could be constructed to look like a one-story office, with attached conditions that would address possible community concerns.

- Chairperson Golden asked if there were any other possible uses for the parcel that he thought appropriate and viable for the area, e.g. mixed use retail, senior residence, etc. Mr. Goldstein explained that brick & mortar retail is weak. Mr. Piazza asked about mixed use—residential and retail. Mr. Goldstein said that Montebello Commons, right next to this parcel, is 14% vacant and, again, they are having trouble with retail and office spaces. A commercial/industrial use on this parcel would be the most profitable. Mr. Piazza also noted that an 18-wheelers coming up Airmont Road to a warehouse could be very problematic. Mr. Goldstein said that traffic studies would surely be done if this is a use that is considered.
- Chairperson Golden again asked Mr. Goldstein to follow up with the Commission after he leaves, and identify any other suggested possible uses for the property. Mr. Goldstein said they have been weighing different options and considered things like retirement communities and nursing facilities, but reiterated the questionable success rates of such uses in this area, especially given the Montebello Crossing project. He agreed to look further into other uses.
- Mr. Ryan noted another possible use as a park and ride for rapid bus transit, something that will be in demand particularly when the new Tappan Zee Bridge is built.
- The Commission discussed that Rella Boulevard area will require more research and discussion, to be continued at a later meeting.
- The Village Building Inspector will attend the Commission's next meeting on January 9, 2017 to update the Commission on undeveloped parcels and other issues. In addition, the Commission will focus on recommendations from the 2009 Comp Plan]] that it wants to forward to the Village Board as priority interim recommendations.