

TAC MINUTES OF JULY 24, 2024

TAC REVIEW: SIROIS, SD 44.15-1-38 (127-G-3) CONGERS

PROJECT DESCRIPTION: Proposed two-lot subdivision, with existing single family dwelling and garage to remain. Property is located on 0.55 acres of R-10 zoned land located on the west side of S. Conger Avenue, approximately 235 feet south of Lake Road in Congers.

ARCHITECT/APPLICANT: J. Greenwell, D. Sirois

CONSULTANTS PRESENT: J. Simoes, C. Wagner, C. Maneri, D. Katz, J. Gillies, K. Hobbs

CONSULTANTS WRITTEN INFORMATION AND/OR RECOMMENDATIONS:

1. DEPT. OF ENGINEERING & FACILITIES MANAGEMENT: 7/24/24

1. Provide stormwater management report for the proposed drywells.
2. Can the sewer house connection for lot 2 be connected to existing sewer main in South Conger Avenue?

2. BUILDING DEPARTMENT: 7-22-24

PLANS SET DATED 6/4/24

1. Lot 1 will require variances for Front Yard setback, Rear yard setback, Lot Coverage and Building Height.
2. Lot 2 will require variances for Rear Yard setback, Lot Coverage, Floor Area Ratio and Building height.
3. Revise note 20 - change Dept. of Environment Control to Dept. of Engineering and Facilities Management.

3. TOWN ATTORNEY: No written comments.

4. PLANNING: 7-18-24

1. Given the proposed reduced rear yard setbacks, particularly on Lot 2, some form of screening, vegetative or otherwise, should be considered along the rear lot lines.
2. The Tree Preservation Plan must include a list of all existing trees 8" in DBH and greater, indicating their size and those to remain and to be removed. Additionally, information on the species and size of replacement trees must be provided on the plan
3. A money in lieu of land fee of \$10,550 will be required for this project.

Submittal Requirements

(1). Summary of application The applicant shall submit a brief written narrative of the proposal, describing pertinent facts, previous submissions to the Board, changes since the last submission, further anticipated actions or other Agency approvals and any other pertinent information necessary for the Board to be aware of the basic facts and circumstances of the application.

(2). Location map A location map, at a scale of one (1) inch equals one thousand (1,000) feet with the following information shown on the location map:

(2) (d) Streams and water bodies (secure official number from the Department of Environmental Control).

(2) (e) District boundaries; zoning (secure from the office of the Building Inspector), school, fire and sewer district boundaries (secure from the Department of Environmental Control). District names shall be used to identify each district.

(3) Vicinity map:

(3) (c) Lot pattern as on current Tax Maps (state the revision date), tax lot numbers, names of owners and the use of each property.

(4) Preliminary subdivision plat.

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(4) (a) Provide a preliminary subdivision plat at a scale of one (1) inch equals fifty (50) feet, with the following information:

(4) (a) [11] Property abutting across a street from the property to be developed, with Tax Map numbers and names of owners of record.

(4) (a) [17] Zoning, school, sewer and other district boundary lines.

(4) (a) [25] Proposed on-site circulation, location, grade and width of proposed streets and driveways.

5. HWY: 7-23-24 No comment from CHD

6. FI: 7-22-24 No written comments.

ADDITIONAL COMMENTS:

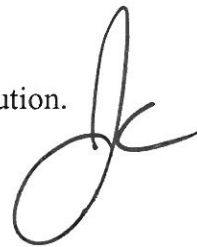
- J. Simoes began the meeting. He explained that this is a meeting of the Technical Advisory Committee, and as with any meeting of the TAC the purpose is to go over the technical sufficiency of any site plan or subdivision prior to Planning Board submittal. He acknowledged that members of the public have dialed into the teleconference, and explained that this is not a public hearing. Therefore, no comments will be taken from the public. He advised the public to reach out to the Planning Department with any questions or comments on a project via: email to planning@clarkstown.org, or telephone (845) 639-2070. He introduced the members of the TAC, and the applicant.
- **J. Simoes** proceeded to introductions, and offered a brief project description.
- **J. Greenwell**, land surveyor for the project stated this is a 24,000 square foot property in the R10 zone, which **D. Sirois** has owned for approximately 5 years. The property has frontage on Grant Avenue and S. Conger Avenue. Initially, the plan was to knock the house down and do an east/west line to subdivide the property, however, proved to be cost prohibitive. The decision was made to bisect the property so that one house faces Grant Avenue and one house faces S. Conger Avenue. **J. Greenwell** stated that that even after road widening on each frontage, each lot will have in excess of the required minimum 10,000 square feet. The application will require a number of variances. Drainage mitigation is being provided for the new impervious areas on S. Grant. **J. Greenwell** concluded that the proposal makes sense, and is compatible with the neighborhood.
- **C. Maneri** read his written comments.
- **C. Wagner** read his written comments and stated that mitigation will be required for Lot #2, as it will be non-conforming with respect to lot coverage.
- **C. Wagner** commented that the applicant is proposing a sanitary easement over Lot #1 and questioned why they can't connect Lot #2 out to S. Conger Ave. **J. Greenwell** responded that he'd look into that. Further discussion ensued.
- **J. Simoes** read his written comments.
- **J. Greenwell** stated that all the pine trees are scheduled to be removed, but the rest of the trees will remain and the landscape plan will be revised to "X" out the trees being removed and will indicate which existing trees will remain. Additional discussion ensued regarding the tree removal. **J. Simoes** inquired if it was necessary to remove all of the indicated trees. **J. Greenwell** responded they're scrubby and not attractive and felt it would be nicer to landscape the new house with new trees and that the installation of the drywells in the front yard will require the removal of the southerly trees.

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- **J. Simoes** inquired if the dirt/gravel drive will be relocated. **J. Greenwell** responded that the driveway will be moved.
- **D. Sirois** inquired about the installation of a permeable paver driveway with a drywell and stated he is agreeable with whatever the Town recommends.
- **J. Greenwell** inquired if the lot area of the pervious driveway can be removed from the coverage area calculation. **C. Wagner** responded that the applicant will need to confirm the infiltration calculation. If the numbers work, it may be removed from the calculation.
- **K. Hobbs** inquired about the need for an easement.
- **J. Greenwell** inquired whether the TAC members felt the variances seemed reasonable. **J. Simoes** responded that both lots would be greater than the 10,000 square foot minimum lot area and noted that most of the lots to the north and south don't meet that minimum. **J. Simoes** also stated that most of the neighboring lots do not have conform to setback requirements.
- **J. Greenwell** stated the required variances are exacerbated by the road widening dedication.
- **K. Hobbs** inquired about the size of the proposed home. **D. Sirois** responded that the new house is proposed to be approximately 2,200 square feet. **K. Hobbs** commented that it's consistent with the house on the existing lot. **J. Simoes** commented that the Lot #1 FAR is conforming.
- **C. Maneri** advised **J. Greenwell** that he could deduct up to the first 400 feet from the covered porch on lot #2, which may reduce the FAR enough to be conforming. **C. Maneri** stated this could apply to Lot #1 as well. **J. Greenwell** responded they'd likely still need a variance. **C. Maneri** agreed, but stated that might lessen the variance.
- **J. Simoes** commented he did not feel it was necessary to return to TAC. All committee members agreed that the application would be sent to the County. The applicant was advised to respond to written comments and the additional comments made at TAC and submit an application to the Planning Board.

DETERMINATION:

Apply to Planning Board for a concurrent Lead Agency and GML distribution.

A handwritten signature in black ink, appearing to be the initials 'JK' with a large loop on the left side.