

Village of Wesley Hills
Planning Board – January 27, 2011 (Re-scheduled from 1/26/11)

The meeting was called to order by Vera Brown, Deputy Chairman, at 7:35 p.m.

Present: Vera Brown-Deputy Chairman, Marvin Finker, Uri Kirschner, Rachel Taub-First Alternate

Also Present: Frank Brown-Deputy Village Attorney, Liz Mello-Village Engineer, Jeff Osterman-Village Planner, Janice Golda-Deputy Village Clerk

Absent: Marshall Katz-Chairman, Don Isenberg, Ruth Ivey-Second Alternate

Due to inclement weather, the regular January 26, 2011 Planning Board meeting was postponed. Vera Brown confirmed with Janice Golda that notices were distributed and posted re-scheduling the meeting to January 27, 2011 at 7:30 p.m. Vera Brown also confirmed with Janice Golda whether there were any calls and/or faxes indicating that anyone had showed up on the 26th. Janice Golda responded there were no calls or faxes. Janice Golda said that e-mails were distributed to the Village mailing list and that the Journal News was also notified to place a notice of cancellation and re-schedule date and time on their message board.

REQUEST FOR ADJOURNMENT ON THE PUBLIC HEARING CONTINUATION ON THE APPLICATION FOR CHAIM DAHAN AND SEPHARDIC CONGREGATION OF ROCKLAND FOR A SPECIAL PERMIT FOR A NEIGHBORHOOD GATHERING, AND A SPECIAL PERMIT TO INCREASE THE IMPERVIOUS SURFACE TO 0.40, AND SITE PLAN APPROVAL FOR A SYNAGOGUE ADDITION TO A SINGLE FAMILY RESIDENCE. Affecting property located on the south side of Lois Lane at the intersection of Route 306. Known as Tax Parcel ID#41.15-2-21.

Frank Brown explained that the reason for the adjournment was because feedback from the NYSDOT on the proposed two option plans has not been received. Mr. Brown said that the Board needs to know which plan the NYSDOT prefers and if the Planning Board says yes to either one of the plans, is the NYSDOT prepared to approve it since they have veto power over the decision.

Marvin Finker motioned to adopt the following resolution. Uri Kirschner seconded.

Resolution #11-1

WHEREAS, the Planning Board is conducting a public hearing on the application of Chaim Dahan and Sephardic Congregation of Rockland for a special permit and site plan

approval for a neighborhood gathering and for a special permit for increased impervious surface on premises located on the southerly side of Lois Lane and the easterly side of Route 306 known as 380 Route 306 and designated on the Town of Ramapo Tax Map as Section 41.15, Block 2, Lot 21; and

WHEREAS, following the last Planning Board meeting, two alternative site plans that were discussed at that meeting were forwarded to the New York State Department of Transportation for its review; and

WHEREAS, no response has yet been received from the New York State Department of Transportation, and it is not possible for the Planning Board to make an informed decision concerning which of those plans is preferable until it knows which plan is preferred by the New York State Department of Transportation and whether the New York State Department of Transportation will refuse to approve either of those plans;

NOW, THEREFORE, BE IT RESOLVED, upon consent of the applicant, that the public hearing is hereby adjourned until February 23, 2011.

Vote: Vera Brown-Yes, Marvin Finker-Yes, Uri Kirschner-Yes, Rachel Taub-Yes

Motion Approved

PUBLIC HEARING ON THE APPLICATION FOR CONGREGATION KEHILAS YESHORIM OF WESLEY HILLS FOR A SPECIAL PERMIT FOR A NEIGHBORHOOD GATHERING, A SPECIAL PERMIT TO INCREASE IMPERVIOUS SURFACE TO 0.40, AND SITE PLAN APPROVAL FOR A SYNAGOGUE ADDITION TO A SINGLE FAMILY RESIDENCE. Affecting property located on the southwest corner of Tammy Road and Harriet Lane approximately 550 feet from the intersection of McNamara Road. Known as Tax Parcel ID#41.16-1-45.

Vera Brown confirmed with Janice Golda that all public hearing notices were published, posted and mailed.

Todd Rosenblum, representing the applicant, reviewed the floor plans with the Board which include but not limited to: the proposed addition is u-shaped and wraps around the western projection of the existing building; a proposed addition on the east side which includes a lobby, a new staircase, a coatroom and porch; conversion of a bathroom to handicap accessible; increased seating capacity for men and women; addition of a kitchen for warming of food; additional storage capacity and a multi-purpose room. Mr. Rosenblum explained that the entry facade to the synagogue will have cultured stone and vinyl shakes and a covered porch. Parking spaces were revised to 36 and Mr. Rosenblum discussed their locations.

Liz Mello confirmed that there are a number details missing from the site plan because the Board wanted additional input from the neighbors first. Jeff Osterman commented that some

of those details are lighting, landscaping, and restriction of parking on the neighboring streets.

Vera Brown opened the public hearing.

Ari Senter, 14 Harriet Lane, informed the Board that he and/or members of his congregation have met with all of the neighbors on this proposed project. Rabbi Senter explained that he believes they have a good plan and if there are any concerns, they will work together with the Board in order to address any concerns.

Scott Dembitzer, 27 Sherri Lane, said that the synagogue is very good about not infringing upon their neighbors and cognizant of not creating any issues.

Liz Mello referred to the Village Fire Inspector Chris Kear's January 18, 2011 letter asking about no parking signs which were not included on the site plan. Mr. Rosenblum explained that this comment followed a conversation he had with Mr. Kear explaining that the congregation would be open to no parking on one side of the street but that no formal plan has been submitted until feedback is received from the public and the Board. Rabbi Senter explained that presently parking is contiguous to the property but they are open to either side of the street. A discussion on parking options continued whereby Jeff Osterman recommended no parking on the synagogue side of the street around the corner to about 10 feet past the last driveway.

Liz Mello inquired about entrance and service locations for the congregation during the construction phase. Mr. Rosenblum replied that the congregation will use the existing basement during construction. Ms. Mello requested additional information on the site plan to include grading and utilities (existing and proposed), drainage design, landscaping and lighting, no parking signs, and screening for the northwest neighbor affected by car headlights.

Frank Brown said that in regard to no parking signs, there was a recent issue with the previously approved Congregation Ateres Rosh application. Mr. Brown explained that prior to implementing the no parking signs, the neighbors were polled and two residents who did not attend the public hearing voiced an objection to the no parking signs decision. The Village Board therefore decided to leave everything on Charlotte Drive as it is and do away with the designated no-parking zone. Mr. Brown explained that a condition of the special permit was that parking associated with the use was not allowed on Charlotte Drive. Mr. Brown suggested proposing no parking by the synagogue for the congregants without the posting of no parking signs and if violated would not be a vehicle and traffic law violation but rather a zoning law violation (because it would violate a condition of the special permit). If there was a designated no parking zone, violations would be enforceable by the police department. If the Board chooses to proceed with a designated no parking zone, Mr. Brown recommended sending out letters to the neighbors, who may not be at the public hearing, to get their feedback.

Uri Kirschner re-confirmed that he has recused himself for this application because he is a congregant but he wanted to address the no parking issue. Mr. Kirschner clarified that the congregation did poll the neighbors on this issue and the response was that a no parking zone contiguous to the synagogue as proposed was desired.

Marvin Finker asked the applicant if congregants who attend morning or evening services park on the street or in private home spaces. Rabbi Senter replied that the 10-15 congregants who attend morning/evening services park contiguous to the synagogue and also on site which is sufficient. Parking for Sunday services are provided primarily by private parking.

Mr. Brown said that the technical details need to be provided by the applicant and recommends the public hearing be adjourned until February or March. Liz Mello proposed a TAC meeting for February 16, 2011 to review the revised plans and to include Chris Kear, the Village Fire Inspector. Mr. Rosenblum was informed that the updated site plans should be submitted by February 10, 2011.

Mr. Dembitzer of 27 Sherri Lane expressed concern that some members of the public present at this meeting may not be able to attend the next scheduled meeting.

Vera Brown responded that the Board will have more information by the next meeting and that this meeting was a postponed date and although every effort was made to inform the public of the date change, an adjournment will allow adequate opportunity for the public to attend. Mr. Brown also confirmed with Janice Golda that this project is outside the jurisdiction of the Rockland County Dept. of Planning GML review.

Vera Brown asked Mr. Lazarus of Tammy Road, who is the northwest neighbor to the proposed synagogue, about screening preferences. Mr. Lazarus replied possibly a fence and tree combination that would be acceptable to blocking the potential light from cars. Marvin Finker asked Mr. Lazarus about his objection to the potential no parking zone on the synagogue side of the street. Rabbi Senter explained that they are presently in negotiation with Mr. & Mrs. Lazarus about the boundary line for a no parking zone and once there is agreement, a confirmation letter will be submitted to the Board for the record. Vera Brown requested confirmation by the next meeting.

The public hearing was adjourned until February 23, 2011 at 7:30 p.m.

APPROVE 12/22/10 PLANNING BOARD MINUTES.

Marvin Finker motioned to approve the 12/22/10 Planning Board minutes. Vera Brown seconded.

Vote: Vera Brown-Yes, Marvin Finker-Yes, Uri Kirschner-Yes, Rachel Taub-Yes

Motion Approved

Meeting adjourned at 8:40 p.m.

