

**Village of Wesley Hills
Planning Board – November 17, 2010**

The meeting was called to order by Marshall Katz, Chairman, at 7:30 p.m.

Present: Marshall Katz-Chairman, Vera Brown-Deputy Chairman, Don Isenberg, Marvin Finker, Rachel Taub-First Alternate, Ruth Ivey-Second Alternate

Also Present: Frank Brown-Deputy Village Attorney, Janice Golda-Deputy Village Clerk

Absent: Uri Kirschner, Liz Mello-Village Engineer, Jeff Osterman-Village Planner

REQUEST FOR ADJOURNMENT ON THE PUBLIC HEARING CONTINUATION AND 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.

Marshall Katz read the November 18, 2010 e-mail from Todd Rosenblum requesting an adjournment.

Marshall Katz motioned to adopt the following resolution. Vera Brown seconded.

Resolution #10-36

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, on November 16, 2010 the applicant requested in writing that the public hearing be adjourned because revised drawings in accord with Planning Board comments received at the previous meeting would not be available on November 17, 2010.

NOW, THEREFORE, BE IT RESOLVED, that the public hearing is hereby adjourned until December 22, 2010, upon the request of the applicant.

Vote: Marshall Katz-Yes, Vera Brown-Yes, Don Isenberg-Yes, Marvin Finker-Yes, Rachel Taub-Yes.

Motion Approved

REQUEST FOR ADJOURNMENT ON THE PUBLIC HEARING CONTINUATION AND APPLICATION FOR VERIZON WIRELESS FOR A SPECIAL PERMIT AND SITE PLAN FOR A WIRELESS COMMUNICATIONS SERVICES FACILITY.

Affecting property located on the west side of Spook Rock Road 370 feet north of Joy Road. Known as Tax Parcel ID#41.5-1-23.

Marshall Katz referenced the November 12, 2010 letter from Snyder and Snyder, LLP, requesting an adjournment.

Marshall Katz motioned to adopt the following resolution. Marvin Finker seconded.

Resolution #10-37

WHEREAS, the Planning Board is conducting a public hearing on the application of New York SMSA Limited Partnership d/b/a Verizon Wireless for a special permit and approval of a site plan for a wireless communication services facility on premises located on the westerly side of Spook Rock Road known as 15 Spook Rock Road and designated on the Town of Ramapo Tax Map as Section 41.5, Block 1, Lot 23; and

WHEREAS, on February 1, 2010 the Planning Board determined that the applicant should provide additional information as set forth in that resolution and therefore it adjourned the public hearing on such application until March 24, 2010; and

WHEREAS, on March 24, 2010, upon the written request of the applicant, the Planning Board adjourned the public hearing until May 26, 2010; and

WHEREAS, on May 26, 2010, upon the written request of the applicant, the Planning Board again adjourned the public hearing until August 25, 2010; and

WHEREAS, on August 25, 2010, upon the written request of the applicant, the Planning Board again adjourned the public hearing until December 1, 2010, which meeting was subsequently re-scheduled for November 17, 2010; and

WHEREAS, on November 12, 2010 the applicant requested in writing that the public hearing be further adjourned in light of such requests for additional information;

NOW, THEREFORE, BE IT RESOLVED, that the public hearing is hereby adjourned until May 25, 2011, upon the request of the applicant.

Vote: Marshall Katz-Yes, Vera Brown-Yes, Don Isenberg-Yes, Marvin Finker-Yes, Rachel Taub-Yes.

Motion Approved

DISCUSSION ON THE WESLEY HILLS SHOPPING PLAZA.

The Board discussed the Wesley Hills Shopping Plaza and compliance issues related to the latest approved site plan. Frank Brown said that enforcement of a revised site plan should be followed up by the Village Code Enforcement Officer since it is not under the purview of the Planning Board.

The Board also discussed the Zoning Law related to Certificates of Use and Frank Brown explained that when a business changes from one type of business to a different type of business which has a different parking requirement, there is a requirement to re-apply to the Planning Board.

Meeting adjourned 8:25 p.m.