

**Village of Wesley Hills
Planning Board – March 5, 2008**

The meeting was called to order by Marshall Katz, Chairman, at 7:37 p.m.

Present: Marshall Katz-Chairman, Vera Brown-Deputy Chairman, Marvin Finker, Uri Kirschner, Ester Shucht-First Alternate, William Fried-Second Alternate

Also Present: Ben Selig-Deputy Village Attorney, Jeff Osterman-Village Planner, Liz Mello-Village Engineer, Janice Golda-Deputy Village Clerk.

Absent: Don Isenberg

APPLICATION OF JAMES AND DEVORAH WIEDER FOR A CLEARING, FILLING, AND EXCAVATION PERMIT. Affecting property located on the westerly side of Astor Place and known on the Ramapo Tax Map as 41.10-1-1.

Mr. Wieder stated that the purpose of this work is to extend the backyard for the kids. Liz Mello asked (Wieder) why there wasn't an application for a permit since this type of work had been done by them once before and the need for a permit was known by the homeowner. The contractor (Peter Pytel) stated that this omission was his mistake. Mr. Wieder stated that the biggest problem on his property is the dip in the land which even with the previous landfill has continued to recess. Liz Mello asked how the property line was determined without a plan. Marshall Katz stated that Mr. Wieder needs to submit a plan to be reviewed by the Village Engineer and no other landfill is to be done. In the meantime, Mr. Wieder needs to ensure that the land does not erode. Liz Mello stated that a silt fence and hay bales should be placed around the full perimeter. Mike Caputo of MCM Paving claimed that all the dirt was virgin fill. The Board requested a letter of confirmation to support this claim. Uri Kirschner questioned whether the slope was compacted properly. Jeff Osterman expressed concern why this procedure won't happen again. Ben Selig stated that the required erosion controls be done within (1) week. Steve Abrams, Village Code Enforcement Officer, was asked to check that these erosion controls are done including cleanup of the road. Steve Abrams stated that a summons is being processed for these violations and the court appearance is scheduled the day before the next Planning Board meeting. Mr. Wieder was informed that the plans for this project need to be submitted no later than March 18, 2008 so the Engineer can review same prior to the March 26, 2008 Planning Board meeting. In addition, the installation of the silt fence and placement of hay bales around perimeter must be completed within one week. A comment letter could be given to Mr. Wieder to present at his court appearance on March 25, 2008 if the Planning Board receives required plans in time.

CONTINUATION OF THE APPLICATION OF DALZELL MANAGEMENT FOR A REVISION TO A PREVIOUSLY APPROVED SITE PLAN. Affecting property located on the west side of Route 306, at the corner of East Willow Tree Road. Known as Tax Parcel ID# 41.11-1-19 on the Ramapo Tax Map.

Mr. Sena addressed the December 20, 2007 letter from the Village of Wesley Hills referencing the 3/28/91 covenant executed with the Village of Wesley Hills regarding the maintenance of Wesley Plaza.

Mr. Sena proposed adding back the stucco columns to the northern end to balance the southern end and leave the ones in the middle the same.

- Column Rust - Mr. Sena requested painting in a deeper color. Ester Shucht recommended whatever is done to upgrade the outside be consistent. The Board requested keeping the color the same as now and place stucco on columns in front of the bank for consistency.
- Paving – Mr. Sena indicated that the parking lot will be fully re-paved soon.
- Metal Drain Cover Height will be corrected when re-paving is done.
- Trees/Shrubs will be upgraded in the spring.
- Uneven Pavers are to be worked on as part of the continuing process of restoration.
- Front Doors/Lower Facade – Mr. Sena is looking into what can be done.
- Fence – A continuing process of repair.

Mr. Sena questioned the easement and drainage from across the street (Kwilecki). Liz said the easement is private property and does not belong to the Village.

Marshall Katz stated a complaint was received about truck activity (food deliveries, etc.) during the early morning hours (e.g., 3 a.m - 4 a.m). Ben Selig reviewed the Declaration of Covenants which does not cover the hours of operation. Marshall Katz asked Mr. Sena to poll the tenants to find out what can be done about the trucks coming thru during these early morning hours. Ben Selig stated that between now and the public hearing that the principals be approached to determine what can be done about truck activity during early morning hours.

Steve Abrams questioned Mr. Sena about the status of the following violations: Trucks parked in the fire lane in the rear and the refrigerators and storage units also in the rear. Mr. Sena stated that the issues were being addressed with the tenants. Mr. Sena also asked about a traffic light due to entrance/exit issues especially now with the new development across the street and Liz Mello stated this was denied by the DOT.

Marvin Finker proposed revision to the southern egress out of the plaza whereby cars would also be allowed to cross Rt. 306 to the Village Green. Liz Mello stated she would reach out to the DOT.

Mr. Sena was asked if he was ready for a public hearing and he stated yes.

Resolution #08-03 – APPLICATION OF DALZELL MANAGEMENT FOR A REVISION TO A PREVIOUSLY APPROVED SITE PLAN.

RESOLVED, that the public hearing on the application of Dalzell Management for a revision to a previously approved site plan affecting property located on the west side of Route 306 at the corner of East Willow Tree Road, known as Tax Parcel ID#41.11-1-19 on the Ramapo Tax Map be scheduled for the Planning Board of the Village of Wesley Hills on the 26th day of March 2008, at 7:30 P.M., at the Village Hall located at 432 Route 306, I the Village of Wesley Hills.

Board Vote: Unanimous approval

Board decided the April Planning Board meeting would be scheduled April 30, 2008.

Motion to adjourn meeting. Seconded. Meeting adjourned at 8:30 p.m.

