

Village of Wesley Hills
Planning Board – May 27, 2009

(Draft 6/8/09)

The meeting was called to order by Marshall Katz, Chairman, at 7:36 p.m.

Present: Marshall Katz-Chairman, Vera Brown-Deputy Chairman, Don Isenberg, Marvin Finker, Uri Kirschner, William Fried-Second Alternate

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

SPECIAL USE PERMITS AND SITE PLAN APPLICATION CONTINUATION FOR CONGREGATION SHAAR HASHAMAYIM TO CONSTRUCT A SYNAGOGUE.

Affecting property located on the south side of East Willow Tree Road at the intersection of Rochelle Lane. Known as Tax Parcel ID#41.12-2-2 on the Ramapo Tax Map.

Todd Rosenblum of Adaptive Architecture and Bill Johnson of Sparaco Engineering represented the applicants. Mr. Rosenblum stated the changes to the floor plan dated May 13, 2009 were generated by the Congregation, not by comments from the Board. The changes include, but are not limited to, the amount and location of seating and the entrance from the parking lot side. These changes generated an addition of approximately 15 feet to the width of the building. Mr. Rosenblum submitted to the Board (3) additional updated plans: the Planimetric Plan, the Lighting Plan and the Proposed Exterior Elevations Plan. Mr. Rosenblum explained that one objective was to give the building more of a residential street presence, thus minimizing the amount of brick by using stucco and adding a large arched window. Mr. Rosenblum explained that eight (8) parking spaces were added bringing the total to 40, and the impervious surface remains just under the 0.40 which is permissible under Zoning Law Section 6.9.13.

Mr. Rosenblum explained that during the May 21, 2009 TAC meeting, the Fire Inspector, Chris Kear, expressed concern about the number of parking spaces. The Fire Inspector also explained at the TAC meeting that the fire access road exceeded 150 feet and has a dead end which requires an approved turnaround. The resolution was adding a hard surface (Grasscrete pad) within 15-30 feet of one side of the building for the fire fighting apparatus turnaround. Mr. Rosenblum stated that the other concern by the Fire Inspector was that if there was not enough parking, people will park illegally in the fire lanes. The pedestrian safety issue was addressed by adding a crosswalk from Rochelle Lane up to the synagogue's 4-foot sidewalk at the main entrance to the building. Bill Johnson commented that the bulk tables on the submitted plan have not yet been updated and the planting plan does not take into consideration the recently added fire access road turnaround which results in a few trees and shrubs not being planted. Jeff Osterman commented that the planting plan is a significant improvement, particularly in the front.

Mr. Johnson asked about how the Grasscrete fire truck turnaround will be calculated in the impervious surface ratio and Liz Mello suggested using a certain type of Grasscrete that is considered more pervious. Mr. Rosenblum explained they may be slightly over the impervious surface maximum once the back patio is reconfigured, but will be removing some concrete to get within 0.40. Marshall Katz confirmed that the Planning Board can only approve impervious surface up to 0.40.

Vera Brown requested and received permission to visit the site. Jeff Osterman recommended getting feedback from the Fire Inspector on the latest plan revisions and asked Frank Brown about status of SEQRA and he responded it is done after hearing from the public. Marshall Katz also asked the applicant with the stack parking to ask their Congregation members to pull all the way into the spot to maximize space. Liz Mello suggested having the Fire Inspector review the need for the mountable curb on the left side of the driveway next to the light poles to reduce potential of cars/trucks hitting the lights especially in the winter. Marvin Finker questioned the steepness of the driveway and about maintenance in the winter months, i.e., sanding. Mr. Johnson responded the driveway at the steepest point is less than 10% and at the entrance it is about 5%.

Frank Brown asked about the status of the SEQRA Environmental Assessment Long Form documentation. Todd Rosenblum responded they completed the SEQRA Environmental Short Form and no issues were identified. Frank Brown replied that it is then at the Board's discretion whether to accept the SEQRA Short Form since it is an unlisted action. Jeff Osterman recommended doing the Long Form because it is one of the first ones the Board has had and to identify all conceivable issues. Todd Rosenblum and Bill Johnson did not agree with the request and as a compromise it was decided to acknowledge that the Planning Board would have the authority to require any study that may come up later.

Marvin Finker motioned to adopt the following resolution. Vera Brown seconded.

Resolution #09-12

RESOLVED, that a public hearing on the application of Congregation Sha'ar Hashamayim for a special permit and site plan approval for a neighborhood gathering on premises located on the southerly side of East Willow Tree Road known as 71 East Willow Tree Road and designated on the Town of Ramapo Tax Map as Section 41.12, Block 2, Lot 2, will be held before the Planning Board of the Village of Wesley Hills on the 24th day of June, 2009 at 7:30 P.M., at the Village Hall, located at 432 Route 306 in the Village of Wesley Hills.

Vote: Marshall Katz-Yes, Vera Brown-Yes, Marvin Finker-Yes, Don Isenberg-Yes, Uri Kirschner-Yes

Motion Approved

PUBLIC HEARING CONTINUATION ON THE SPECIAL PERMIT AND SITE PLAN APPLICATION OF AHAVAT YISRAEL TO CONSTRUCT A SYNAGOGUE.

Affecting property located on the north side of East Willow Tree Road, opposite Rainbow Court. Known as Tax Parcel ID#41.8-1-47 on the Ramapo Tax Map.

Adjournment of public hearing on application of Ahavat Yisrael to June 24, 2009.

APPLICATION FROM WESLEY PLAZA FOOD CORP., d/b/a MEAL MART, AND WESLEY KOSHER SUPERMARKET TO REVISE THE WESLEY SHOPPING CENTER'S 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.

Ryan Karben, Esq., represented the applicants. Liz Mello reviewed the issues and the recommendations that evolved from their January 2009 TAC meeting and site visit with the applicant, Fire Inspector and the Village Planner. Mr. Karben then explained the history of how this proposed revised site plan came about. Liz Mello explained that Chris Kear requested on March 27, 2009 some fire lane changes. Mr. Karben indicated he would work with the landlord to include the changes in the proposed revised site plan. Liz Mello commented that as soon as this plan can be implemented, it will allow better movement of traffic in the rear.

Marvin Finker asked Mr. Karben to discuss with his clients and the landlord about ongoing deliveries in the front. Liz Mello confirmed that there is an 18-month window to implement approved site plan changes.

Marshall Katz motioned to adopt the following resolution. Uri Kirschner seconded.

Resolution #09-13

WHEREAS, on January 7, 2009 by Resolution #09-1, the Planning Board approved a revised site plan for premises known as Wesley Hills Plaza and located at 455 Route 306, designated on the Town of Ramapo Tax Map as Section 41.11, Block 1, Lot 19; and

WHEREAS, Wesley Kosher and Wesley Plaza Food Corp. have applied to the Planning Board, with the consent of Wesley Hills Center L.L.C. (the owner of said premises), for a further revision to that site plan to allow the continued use of storage units at the rear of said premises;

NOW, THEREFORE, BE IT RESOLVED, that it is hereby determined that the proposed action will not have a significant impact on the environment as defined by the State Environmental Quality Review Act (SEQRA) because it will merely authorize the continuation of an existing condition but in a revised location that will improve fire safety; and

BE IT FURTHER RESOLVED, that said revised site plan application is hereby approved for the site plan entitled "Site Plan of Property for Wesley Hills Center L.L.C.: Village of Wesley Hills, Rockland County, New York", dated August 20, 2007 and last

revised April 15, 2009, prepared by Atzl, Scatassa & Zigler, subject to the following conditions:

1. There shall be compliance with all conditions set forth in the memorandum of the Fire Inspector dated March 27, 2009.

2. The 40' x 8' container in the rear of the building shall be relocated to be flush against the rear wall of the building.

3. There shall be compliance with any additional requirements of the Fire Inspector.

4. This approval shall not take effect until the subsequent written approval of the site plan, as so revised, by the Fire Inspector.

and BE IT FURTHER RESOLVED, that all other conditions set forth in Resolution #09-1 shall remain in full force and effect.

Vote: Marshall Katz-Yes, Vera Brown-Yes, Marvin Finker-Yes, Don Isenberg-Yes, Uri Kirschner-Yes

Motion Approved

REQUEST FOR ADJOURNMENT ON THE PUBLIC HEARING CONTINUATION ON THE APPLICATION FOR ROEI GAMIL FOR A WETLANDS PERMIT.

Affecting property located on the north side of Willow Tree Road approximately 1000' west from the intersection of Route 306. Known as Parcel ID#41.7-2-35 on the Ramapo Tax Map.

Marshall Katz read Mr. Gamil's May 27, 2009 request for adjournment until June 24, 2009.

Vote: Marshall Katz-Yes, Vera Brown-Yes, Marvin Finker-Yes, Don Isenberg-Yes, Uri Kirschner-Yes.

Motion Approved

APPROVE APRIL 22, 2009 PLANNING BOARD MINUTES.

Don Isenberg motioned to approve the April 22, 2009 Planning Board minutes. William Fried seconded.

Vote: Marshall Katz-Yes, Vera Brown-Yes, Don Isenberg-Yes, Marvin Finker-Yes, William Fried-Yes.

Motion Approved

Meeting adjourned 8:45 p.m.

