

Village of Wesley Hills
Planning Board-October 24, 2007

The meeting was called to order by Vera Brown, Deputy Chairman, at 7:40 P.M.

Present: Vera Brown-Deputy Chairman, Don Isenberg, Marvin Finker, Uri Kirschner-First Alternate.

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

Absent: Marshall Katz-Chairman, Ester Shucht-Second Alternate.

WETLANDS APPLICATION OF DAVID LICHTENSTEIN. Affecting property located on the west side of Grand Park Drive, 400' north of the intersection of Grandview Avenue. Known as Tax Parcel ID# 41.14-1-6 on the Ramapo Tax Map.

Vera Brown read a letter from Robert Sherwood, Landscape Architect, into the record. Mr. Sherwood requested an adjournment to allow time to develop a planting plan for the applicant.

SPECIAL PERMIT APPLICATION OF AHAVAT YISOREL. 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. Steve Sparaco, engineer, appeared for the applicant.

A lengthy discussion began between Vera Brown, the Board members, Ben Selig, Liz Mello, Jeff Osterman, and Mr. Sparaco regarding the proposed parking and the possibility of an "overflow" area to allow for additional parking spaces for special events. Mr. Sparaco was then asked if there were any plans to construct a home for the Rabbi. Mr. Sparaco said that there were no plans at this time to construct a house on the property. Mrs. Brown and the Board asked if a mikvah is proposed at this time. Mr. Sparaco said that there was a discussion of the possibility of constructing a mikvah in the future but that there are no plans for a mikvah at this time. Mrs. Brown then suggested that the additional parking requirements for the mikvah and special events become a part of the current plan. Mr. Selig said that the applicant could consider creating a "Part Two" phase on the current application that would include future plans. The question was then asked if there were plans to have the building be used as a school. Mr. Sparaco and the applicant said that there were no plans to use the building for a school. It was then discussed that according to local zoning code, 109 parking spaces are required and 44 are provided on the plan. The applicant said that they would appeal the requirement to the Zoning Board. At this time the applicant was reminded that at previous appearances it was requested that floor plans be submitted. Mr. Sparaco said that they would submit floor plans. Ms. Brown then said that the parking spaces were discussed in 2004 and that at that time the applicant was advised that 144 parking spaces were required. Mr. Osterman expressed his concern with the lack of additional parking due to safety issues

crossing Willow Tree Road in the dark and during inclement weather. The discussion continued in great detail regarding the proposed driveway. It was decided that the driveway shown would work the best as far as sight distance and safety in entering and exiting the site. The Board then discussed the possibility of constructing sidewalks along the front of their property, the type of exterior lighting that is proposed, the possibility of installing a street light in front of the property, the possibility of making the proposed parking area one way, if the and that the Fire Inspector inspect the proposed plans for review.

Mr. Selig then said that the applicant has appeared before the Board and was previously granted neg. dec. and at that time the Planning Board declared itself Lead Agency.

After further discussion the applicant was advised to submit a detailed narrative, plans that have a bulk table and a floor plan that reflects exactly what is proposed for the property.

A motion was made by Marvin Finker and seconded by Uri Kirschner to adjourn the meeting.

The following vote was taken: Vera Brown-yes, Don Isenberg-yes, Marvin Finker-yes, Uri Kirschner-yes.