

Village of Wesley Hills
Planning Board-January 25, 2006

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

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

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

Absent: Marshall Katz-Chairman, Joel Feldman.

CONTINUATION OF THE SKETCH PLAT APPLICATION OF KWILECKI ENTERPRISES & MACCABEE CONSTRUCTION INC. FOR A 21 LOT SUBDIVISION. Affecting property located on the east side of Route 306, -0- feet from the intersection of Village Green. Known as Tax Parcel ID#'s 41.11-2-6-9-11-12. Steve Sparaco, engineer, Paul Savad, attorney, David and Dan Kwilecki, applicants, appeared.

Mr. Sparaco said that he adjusted the setbacks as requested by the Board and that he has been in touch with the DOT. Mr. Sparaco then said that the DOT prefers a two way street and that no left turn be permitted into the subdivision. Mr. Sparaco said that he also made adjustments to Plan "D" but he did not show as much detail on "D" as on Plan "B1". Mr. Sparaco said that the changes requested by Mr. Selig were also complied with.

Vera Brown asked Mr. Osterman and Ms. Winzinger if there was any reason to do a more detailed version of Plan "D".

Mr. Osterman saw no reason to show more detail on plan "D".

Ms. Winzinger said that if both plans are to be presented to the public, she feels that a more detailed version of "D" is required.

A lengthy discussion began between Vera Brown, the Board members, Ben Selig, Jeff Osterman, and Liz Winzinger regarding the proposed plans, if the one way street design is preferable, if a right and left turn should be permitted into the subdivision, the fact that the DOT does not want the entrance to the subdivision directly across the street from the shopping center and that the DOT wants a right turn only into the subdivision, (Mr. Sparaco said that he is creating a gentle curve on the road so that that drivers cannot go straight across Route 306 into the shopping center, and they will have to slow down before entering the subdivision), if it would be better to wait for comments from the DOT before scheduling a public hearing, that the plan that is submitted at the time of public hearing must be the plan that is approved by the DOT, (Mr. Savad, Mr. Kwilecki and Mr. Sparaco agreed to the required DOT approval of the plan).

At this time Vera Brown polled the Board members for their opinion on Plans “B1” and “D”. All the Board members agreed to Plan “B1” but the Board members feel that Plan “D” should be kept as a “back up” plan.

Vera Brown and the Board members then discussed the following issues with the applicant, a clearing limit line be shown on the plan, a detailed planting plan be a part of the plan (Mr. Sparaco said that he would show the clearing limit line on plan “B1”), the proposed FAR (Mr. Selig said that as part of the stipulation no variances will be required, and that a note should be added to the map stating that no variances will be permitted now or in the future on any of the lots for any reason), Mr. Savad said that all deeds will reflect the aforementioned information and that Mr. Savad will send a copy of the note for review and approval by Mr. Selig, the Board requested that one of the streets be named for Greg Sikorsky, (the applicant agreed to the request).

Ben Selig stated for the record that the Village Board is Lead Agency for this application.

A motion was made by Vera Brown and seconded by Allan Fialkoff to adopt Resolution #06-02:

WHEREAS, Kwilecki Enterprises & MacCabee Construction Inc. have applied to the Planning Board for Sketch Plat approval of a 21 lot subdivision on premises located on the east side of Route 306, -0- feet from the intersection of Village Green, designated on the Town of Ramapo Tax Map as Section numbers 41.11-2-6-9-11-12 be it,

RESOLVED that a public hearing for review of the proposed Sketch Plat Application and its impact upon the environment pursuant to SEQRA be scheduled before the Planning Board of the Village of Wesley Hills on the 22nd day of February, 2006 at 7:30 p.m. at the Village Hall, located at 432 Route 306 in the Village of Wesley Hills.

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

After further discussion, a motion was made by Don Isenberg and seconded by Allan Fialkoff to approve the January 4, 2006 minutes.

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

A motion was made by Uri Kirschner and seconded by Allan Fialkoff to adjourn the meeting.

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