

VILLAGE OF WESLEY HILLS
VILLAGE BOARD MEETING
MARCH 14, 2006

PRESENT: MAYOR R. FRANKL
Deputy Mayor E. Mc Pherson
Trustee D. Goldsmith
Trustee J. Rosenstein
Trustee R. Fortunato
Village Attorney, F. Brown
Village Clerk J. Pagliaroli

Meeting was called to order by Mayor Frankl at 8:00 P.M. Mr. Steve Sparoco was before the Board representing Kwilecki Enterprises for the subdivision. He gave the Village Board an overview of the Planning Board progress on this application. He informed the Board that Mr. Collivi, a Traffic Engineer, has reported to the Planning Board and that several conversations have been held regarding the ingress and egress from Route 306. Mr. Sparoco stated that this application will be before the Planning Board next Wednesday. Trustee Goldsmith asked about the sidewalks on the interior streets of the subdivision. Mr. Sparoco informed him that this has been the subject of several discussions, also; however, no set decisions have been made. Messer Kwilecki and their attorney, Mr. Savid, were before the Board. Mr. Brown reminded Mayor Frankl that this is a continuation of a public hearing so the public should be able to speak. No comments were forthcoming from the public. Mr. Brown stated that detail work cannot be done until the sketch plat is approved and that may be done at the next Planning Board Meeting. Mr. Brown suggested a meeting with the Village Board and the Planning Board, along with the Planner for scoping. He suggested that the meeting take place before this month's Planning Board Meeting. Some of the questions to be addressed are traffic, drainage plans etc. Mayor Frankl wanted to set a date for the scoping session. Mayor Frankl again asked if there were any comments from the public. No comments were forthcoming. The dates suggested for the joint meeting are April 6th or 7th. If those dates cannot be set then April 3rd, 6th or 14th would be considered. The Village Clerk was instructed to arrange the meeting after checking with the Village Planner, Jeff Osterman, first. Trustee Goldsmith made the following resolution:

RESOLUTION 14-06

RESOLVED, that the public hearing on the proposed local law entitled "A Local Law Amending Local Law No. 14 of 1984, as Amended, to Revise the Zoning Law of the Village of Wesley Hills to Establish Two New Zoning

Districts and to Amend the Zoning Map of the Village of Wesley Hills” is hereby adjourned until May 9, 2006 at 8:00 P.M.

The resolution was seconded by Trustee Rosenstein and so carried with a vote of 5 ayes and 0 nays.

Mr. Brown reported to the Board that the Rockland County Planning Department has not completed the review on the proposed law to authorize additional special permit uses. Mayor Frankl asked if there were any comments from the public. No comments were forthcoming. Trustee Rosenstein made the following resolution:

RESOLUTION 15-06

RESOLVED, that the proposed local law entitled “A Local Law Amending Local Law No. 14 of 1984, as Amended, to Revise the Zoning Law of the Village of Wesley Hills to Authorize Additional Special Permit Uses” is hereby adjourned until April 11, 2006 at 8:00 P.M.

The resolution was seconded by Trustee Goldsmith and so carried with a vote of 5 ayes and 0 nays.

Corrections were made to the February 14, 2006 minutes submitted by the Village Clerk. The corrections were minor in nature and did not change the content of the minutes. Trustee Goldsmith made the following resolution:

RESOLUTION 16-06

RESOLVED, that the Minutes of the meeting of the Board of Trustees of the Village of Wesley Hills on February 14, 2006, submitted by the Village Clerk with corrections requested by the Board, be approved, and that the reading of such Minutes be waived.

The resolution was seconded by Trustee Rosenstein and so carried with a vote of 4 ayes, 0 nays and one abstention of Trustee Fortunato.

Mayor Frankl reported on his discussion with Cal Mart and Tilcon. He reported that Wesley Hills will be the first community slated for paving when the plant opens. He anticipated that the initial paving will be done the first week in April depending on the weather, and having all the work done within five weeks.

Mayor Frankl also reported to the Board that Calmart has still not been paid with regard to the work at the Willow Tree Bridge. He also reported that the voucher

had been received at the Village Hall today. Trustee Goldsmith asked about the road signs not being put back up. Mayor Frankl to check on the signs tomorrow.

Mayor Frankl reminded the Board that there will be a budget workshop meeting on March 28th at 8:00 p.m.

Marvin Finker was before the Board. He stated that Rabbi Bush on Willow Tree Road has too many people there. Trustee Goldsmith said that Dory had been contacted and there was no progress at the Planning Board level. Mr. Finker was concerned about fire and or health hazard. Trustee Goldsmith said that it appeared they would require another reminder to obtain a special permit. Frank Brown said that the next step would be a Justice Court appearance ticket.

Mr. Finker also wanted to talk about 6 Village Green. Mr. Abrams, the Village Code Enforcement Officer, reported that he had seen no viable signs from the street of any illegal activity. He asked Mr. Finker to document what he was seeing. Mr. Abrams was to discuss this with Jeff Fortunato.

Trustee Goldsmith made the following resolution:

RESOLUTION 17-06

RESOLVED, that the Board of Trustees hereby requests that the Town of Ramapo Highway Department install the following reflective traffic control signs: "stop ahead" signs on eastbound Willow Tree Road and westbound Willow Tree Road approaching the intersection of Forshay Road/ Wilder Road.

The resolution was seconded by Trustee Fortunato and so carried with a vote of 5 ayes and 0 nays.

Mr. Salkin was before the Board thanking them for passing the resolution requesting the reflective traffic control signs. He also asked about the installation of the flashing light at the two intersections. Trustee Goldsmith reported that he had spoken to the Village Engineer, Brian Brooker, and told him to go forward with the ground work for the lights. The first step was the surveyor determining where the poles can be placed. Mr. Gantshar asked if there were a time table as to when this would be done.

Trustee Goldsmith made the following resolution:

RESOLUTION 18-06

RESOLVED, that the Fee Schedule of the Village of Wesley Hills is hereby revised, effective immediately, to add the following item:

“23 – COMMERCIAL FIRE INSPECTION FEE	\$50.00 per inspection”
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The resolution was seconded by Trustee Fortunato and so carried with a vote of 5 ayes and 0 nays.

Trustee Goldsmith made the following resolution:

RESOLUTION 19-06

WHEREAS, the Board of Trustees of the Village of Wesley Hills deems it to be in the interests of the Village to consider the enactment of a local law amending the Zoning Law of the Village of Wesley Hills in order to revise the regulations pertaining to the permitted sizes of one-family detached dwellings, and

WHEREAS, the Village Attorney, at the request of this Board, has prepared such a proposed local law, a copy of which proposed local law is made a part of the Minutes of this Board,

NOW, THEREFORE, BE IT RESOLVED, that it is hereby determined that the enactment of such proposed local law will not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act for the reasons that such proposed local law does not change any permitted uses in any district in the Village, such proposed local law merely changes the method of regulating maximum permitted size of dwellings by relating such size to maximum building coverage instead of floor area ratio, such new method of regulation will enhance clarity in determining the maximum dwelling size without causing any significant change in the amount of impervious surface coverage on a lot, and such proposed local law changes the definition and measurement of building height in a manner that will enhance clarity without permitting any additional stories, and therefore such proposed local law does not involve any matter having any adverse impact on the environment; and

BE IT FURTHER RESOLVED, that in accordance with the provisions of Section 13.5 of the Zoning Law of the Village of Wesley Hills, such proposed local law, entitled "A Local Law Amending Local Law No. 14 of 1984, as Amended, to Revise the Zoning law of the Village of Wesley Hills Concerning the regulation of Permitted Size of Dwellings", is hereby referred for review and report to the Planning Board, Zoning Board of Appeals, Village Attorney, Village Engineer, Building Inspector, and Code Inspector of the Village of Wesley Hills; and

BE IT FURTHER RESOLVED, that the Village Clerk is hereby directed to forward copies of such proposed local law to such boards and officials forthwith.

The resolution was seconded by Trustee Rosenstein and so carried with a vote of 5 ayes and 0 nays.

Deputy Mayor Mc Pherson asked that an addition be made to the proposed law to allow consideration for houses with one level footprint with a portion of second story. Language will be prepared by Mr. Brown and submitted to the Board.

Trustee Goldsmith made the following resolution:

Resolution 20-06

RESOLVED, that a special meeting of the Board of Trustees of the Village of Wesley Hills shall be held on March 28,,2006 at 8:00 P.M. at the Village Hall, 432 Route 306, for the following purposes:

- (1) Consideration of tentative budget;
- (2) scheduling of public hearing on tentative budget; and
- (3) such other matters as may properly be brought before the Board of Trustees.

The resolution was seconded by Trustee Fortunato and so carried with a vote of 5 ayes and 0 nays.

Trustee Goldsmith made the following resolution:

RESOLUTION 21-06

RESOLVED, that a special meeting of the Board of Trustees of the Village of Wesley Hills shall be held on April 4, 2006 at 8:00 P.M. at the Village Hall, 432 Route 306, for the following purposes:

- (1) annual reorganization meeting; and
- (2) such other matters as may properly be brought before the Board of Trustees

Resolution was seconded by Trustee Fortunato and so carried with a vote of 5 ayes and 0 nays.

Trustee Goldsmith made the following resolution:

RESOLUTION 22-06

RESOLVED, that the general fund claims #306 through 332 in the aggregate amount of \$96520.91, as set forth in Abstract #3-06 dated March 14, 2006, a copy of which abstract of audited claims is made a part of the Minutes of this Board, are hereby approved.

The resolution was seconded by Trustee Fortunato and so carried with a vote of 5 ayes and 0 nays.

Trustee Goldsmith discussed the Village Clerk's memo indicating that Orange & Rockland Utilities have been told that the electric bill for the traffic light on Grandview Avenue and Forshay be paid for by the Village. He said that this is a boarder street and the costs at best should be shared. He wants to tell Orange & Rockland we do not agree to this change. Mr. Brown said he wanted to consult with Doris Ulman to see what is being done in other communities. Mayor Frankl to call Orange & Rockland tomorrow to discuss this.

Frank Brown had no report for the Village Board. Trustee Fortunato had no report for the Village Board. Deputy Mayor Mc Pherson had no report for the Village Board.

Trustee Goldsmith was concerned about the hydrant problem on Arcadian. He is to speak to Chris Kear about adding additional hydrants as requested by the Fire Department.

Trustee Rosenstein asked if there had been any progress from Nathan Rothchild regarding the use of the barn as a fire station. Mayor Frankl said that nothing has changed. He reported that the fire department had been promised property but nothing has come to pass. Trustee Goldsmith suggested the Mitch Miller property.

Trustee Goldsmith made a motion to adjourn and was seconded by Trustee Rosenstein and so carried.

Respectfully submitted,

Julie Pagliaroli
Village Clerk