

**Village of Wesley Hills  
Planning Board – November 29, 2017**

The meeting was called to order by Vera Brown, Chairman, at 7:38 p.m.

Present: Vera Brown-Chairman, Alexandra Wren, Israel Shenker, Joe Moskowitz-First Alternate, Marilyn Blocker-Second Alternate

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

Absent: Uri Kirschner, Rachel Taub

**SKETCH PLAT APPLICATION CONTINUATION OF BASSIE HURWITZ FOR A TWO-LOT SUBDIVISION.** Affecting property located on the west side of Spook Rock Road approximately 700 feet north of Grandview Avenue. Designated on the Town of Ramapo Tax Map as Parcel ID#40.16-1-10.2.

Steve Sparaco, applicant's engineer, appeared on behalf of the applicant.

Mr. Sparaco reviewed the subdivision application and plan details and explained that the owner wants to keep the existing house and proposes a new house in the rear with a flag lot driveway. Vera Brown informed the Board that the applicant requested a lot width variance for Lot 2, but the ZBA inadvertently did not refer to that variance in its resolution. Frank Brown said the Board can move forward with sketch plat approval while the ZBA resolves the lot width variance omission, because it clearly intended to grant it when it granted all the other requested variances, but a revised ZBA resolution granting the lot width variance would be necessary before the Planning Board could proceed beyond sketch plat review.

Vera Brown reviewed the municipal agency reports received by the ZBA including the 9/28/17 letter from the Rockland County Dept. of Planning, the 9/1/17 letter from the Rockland County Highway Dept., and the 8/18/17 letter from the Rockland County Drainage Agency. Liz Mello, Village Engineer, suggested that the applicant contact the Rockland County Dept. of Planning and go over some of their requirements that do not apply, since there will be another review done in the Planning Board process. Ms. Brown also brought attention to a 11/16/17 Rockland County Times Legal Notice regarding this property and asked the applicant's representative to provide ownership confirmation for this parcel. ZBA conditions 4 & 5 regarding ownership of the fence and placement of the well and septic system were also discussed.

Mr. Sparaco explained that the requested variances (except the lot width discrepancy) were granted by the ZBA. He also explained that the septic system will be relocated and the data report dated 11/15/16 was submitted to the Rockland County Health Dept. for approval. A full drainage review report dated 11/30/17 was submitted, the SEQR EAF short form was completed,

and the project review by the NYS Historic Preservation Office (SHPO) was completed and cleared. The wetlands review will be addressed.

Liz Mello referred to the Rockland County Highway Department's 9/1/17 letter report stating per filed map 6892 that the gratuitous dedication deed for the road widening strip of land along Spook Rock Road was never filed the Highway Department requests that while both lots are still under the same ownership, this dedication deed should be filed in the Rockland County Clerk's Office as soon as possible. Ms. Mello explained that this deed filing will need to be done before the required Rockland County Highway Dept. permit can be issued and a Note should be added to the subdivision map with this requirement.

Jeff Osterman, Village Planner, asked the applicant to review the existing sight distance for the entrance of the existing driveway. He explained that should there be a larger proposed house than what is shown on the plat, and with the size of lot very tight, further variances would be needed. Mr. Osterman recommended that based on the ZBA's granted variances, this application should proceed separately through the preliminary and final approval process. He also recommended that the Planning Board be declared as lead agency for the SEQR review process.

Israel Shenker motioned to adopt the following resolution. Vera Brown seconded.

#### **Resolution #17-23**

WHEREAS, a formal application from Bassie Hurwitz for approval of a sketch plat entitled "Subdivision Plat for Hurwitz Located in Village of Wesley Hills, Town of Ramapo, Rockland County, New York", dated November 28, 2016, prepared by Sparaco & Youngblood, PLLC, affecting property on the westerly side of Spook Rock Road, designated on the Town of Ramapo Tax Map as Section 40.16, Block 1, Lot 10.2, in an R-50 District, was considered by the Planning Board at its regular meeting on November 29, 2017, and

WHEREAS, on November 15, 2017, the Zoning Board of Appeals of the Village of Wesley Hills granted variances for such subdivision subject to conditions set forth therein,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby declares itself to be the lead agency for purposes of review of the proposed project pursuant to the New York State Environmental Quality Review Act (SEQRA), and

BE IT FURTHER RESOLVED, that said sketch plat is hereby approved subject to the following condition:

1. Compliance with all conditions imposed by the Zoning Board of Appeals in connection with the granting of such variances.

Vote: Vera Brown-Yes, Alexandra Wren-Yes, Israel Shenker-Yes, Joe Moskowitz-Yes, Marilyn Blocker-Yes.

**Motion Approved**

**REQUEST FOR CONSIDERATION TO REVISE THE PREVIOUSLY APPROVED EAST LANE SUBDIVISION NOTE REQUIREMENT FOR A WALKWAY TO THE MAILBOX ON LOT 2.** Affecting property located on the southerly side of Pomona Road, the easterly side of East Lane, and the westerly side of McNamara Road, designated on the Town of Ramapo Tax Map as Parcel ID# 33.17-2-1.

Steve Sparaco, applicant's engineer, and Steve Saffer, the developer/homeowner's representative, appeared on behalf of the applicant.

Mr. Sparaco summarized the approved subdivision details and explained that the owner of the property (Lot 2) is not satisfied with having an unsightly walkway constructed across his front lawn to the proposed mailbox located on Pomona Road. Mr. Sparaco read to the Board the Note requirement for the previously approved subdivision plat related to the walkway. Mr. Sparaco submitted a letter from the homeowner, Jack Spaeth, dated November 28, 2017 requesting removal of this walkway requirement.

Vera Brown explained that the walkway was requested by E-911 during the discussion for using a Pomona Road address versus an East Lane address for Lot 2 in order to prevent changing the existing addresses of residents on East Lane. In order to approve the removal of this walkway requirement from the conditions of subdivision approval, the Board requested an official letter of acceptance to this change from E-911 for submission to the Board at the next scheduled meeting on January 3, 2018.

#### **APPROVE 10/25/17 MINUTES**

Israel Shenker motioned to approve the 10/25/17 Planning Board minutes. Joe Moskowitz seconded.

Vote: Vera Brown-Yes, Alexandra Wren-Yes, Israel Shenker-Yes, Joe Moskowitz-Yes.  
Motion Approved

Meeting adjourned at 8:30 p.m.