

**Village of Wesley Hills
Planning Board – February 27, 2019**

The meeting was called to order by Vera Brown, Chairman, at 7:32 p.m.

Present: Vera Brown-Chairman, Alexandra Wren, Israel Shenker, Joe Moskowitz-First Alternate, David Katznelson-Second Alternate.

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

Absent: Rachel Taub

PUBLIC HEARING ON THE HOME BUSINESS APPLICATION OF AVIGAYIL SCHEINERMAN FOR A WIG SALON. Affecting property located on the west side of Fieldcrest Drive approximately 850 feet from the intersection of Grandview Avenue. Designated on the Town of Ramapo Tax Map as Parcel ID#41.14-1-15.

Vera Brown confirmed with Janice Golda that the public hearing notice was published, posted and mailed.

Mark Kurzmann, Esq. appeared on behalf of the applicant.

Mr. Kurzmann explained to the Board that his client, Avigayil Scheinerman, resides in an approximately 15,000 square-foot dwelling and wants to continue operating a home wig salon business, by appointment only, located in her residence utilizing approximately 200 square feet of the premises on the lower level (which is approximately 5,000 square feet). Mr. Kurzmann presented a layout of the original building and site plan and informed the Board that there is ample parking for the proposed 2 to 3 cars.

Matt Trainor, Village Engineer, confirmed that there was adequate parking in the driveway but with 3 cars parked, there may be some difficulty navigating out of the garage.

Vera Brown opened the public hearing and asked if anyone from the public wished to speak. No one wished to speak.

Vera Brown asked the Board if there were any additional questions. No one had additional questions.

Israel Shenker motioned to close the public hearing. Vera Brown seconded.

Vote: Vera Brown-Yes, Alexandra Wren-Yes, Israel Shenker-Yes, Joe Moskowitz-Yes, David Katznelson-Yes.

Motion Approved and the public hearing was closed.

David Katznelson motioned to adopt the following resolution. Israel Shenker seconded.

Resolution #19-12

WHEREAS, Avigayil Scheinerman has applied to the Planning Board of the Village of Wesley Hills for a special permit for a home business for property located on the westerly side of Fieldcrest Drive, known as 5 Fieldcrest Drive and designated on the Town of Ramapo Tax Maps as Section 41.14, Block 1, Lot 15; and

WHEREAS, a public hearing on said application was held by the Planning Board on February 27, 2019, at which time all members of the public wishing to speak had an opportunity to be heard;

NOW, THEREFORE, BE IT RESOLVED, that it is hereby determined that the proposed project will not have a significant impact on the environment as defined in the State Environmental Quality Review Act (SEQRA) for the reasons that (1) there will be no external modifications to the building or other construction on the site, (2) the applicant is proposing a reasonable and small number of non-resident visits and hours of operation of the proposed home business, and (3) there are no other potentially significant adverse environmental impacts that are foreseeable from the proposed project so long as it is operated in conformance with the requirements of the Zoning Law of the Village of Wesley Hills and the conditions imposed hereinbelow; and

BE IT FURTHER RESOLVED, that said application for a special permit for a home business for a wig salon is hereby granted, subject to the following conditions:

1. The home business shall be operated in conformance with the representations set forth in the narrative statement of Kurzmann Law Offices, P.C. dated December 12, 2018, except as modified by the following additional requirement.
2. No parking of customer vehicles shall be allowed on Fieldcrest Drive at any time.
3. The applicant shall comply with the comments set forth on the Fire & Safety Inspection Report for inspection date February 20, 2019.

Vote: Vera Brown-Yes, Alexandra Wren-Yes, Israel Shenker-Yes, Joe Moskowitz-Yes, David Katznelson-Yes.

Motion Approved

**REQUEST FOR ADJOURNMENT OF THE PUBLIC HEARING ON THE
APPLICATION OF CONGREGATION ANSHEI CHESED FOR A SPECIAL PERMIT
FOR A NEIGHBORHOOD GATHERING AND SITE PLAN APPROVAL TO**

CONSTRUCT A SYNAGOGUE. Affecting property located on the south side of Lime Kiln Road. Designated on the Town of Ramapo Tax Map as Parcel ID#41.06-1-26.

Frank Brown explained the coordination and timing involved between the Planning Board and the Zoning Board of Appeals procedures and processes. The applicant is presently appearing before the ZBA for their required variances. Mr. Brown referenced the referral agency review letters from the Rockland County Department of Planning, Rockland County Highway Department, and the Rockland County Sewer District and asked if any of the open items have been addressed. Matt Trainor, Village Engineer, said he received no updates. Mr. Brown asked the Village Engineer and Village Planner, Jeff Osterman, to review the agency letters for the March 27, 2019 meeting to determine what is needed for a SEQRA determination so the applicant can prepare.

Israel Shenker motioned to adopt the following resolution. Alexandra Wren seconded.

Resolution #19-13

WHEREAS, the Planning Board is conducting a public hearing on the application of Anshei Chesed, Inc. for approval of a special permit and a site plan for a neighborhood gathering on premises located on the southerly side of Lime Kiln Road known as 62 Lime Kiln Road and designated on the Town of Ramapo Tax Map as Section 41.06, Block 1, Lot 26; and

WHEREAS, on November 28, 2018, by Resolution #18-40, the applicant was referred to the Zoning Board of Appeals for consideration of its application for numerous variances, but the Zoning Board of Appeals has not yet made a determination on such application;

NOW, THEREFORE, BE IT RESOLVED, at the request of and with the consent of the applicant, that the public hearing is hereby adjourned until March 27, 2019.

Vote: Vera Brown-Yes, Alexandra Wren-Yes, Israel Shenker-Yes, Joe Moskowitz-Yes, David Katznelson-Yes.

Motion Approved

REQUEST FOR ADJOURNMENT OF THE PUBLIC HEARING ON THE APPLICATION OF CONGREGATION DERECH EMES TO REVISE A PREVIOUSLY APPROVED SPECIAL USE PERMIT FOR A NEIGHBORHOOD GATHERING AND A PREVIOUSLY APPROVED SITE PLAN FOR A SYNAGOGUE. Affecting property located on the east side of Wilder Road approximately 228 feet north of Carter Lane. Designated on the Town of Ramapo Tax Map as Parcel ID#41.10-2-3.

Frank Brown explained that he spoke to the Congregation representative, David Mattel, and was informed that although they are close to wrapping up new plans for a stand-alone shul, they want to go through the TAC review process first with the Village consultants before a final decision on direction is determined. At this point in the process, they are requesting an adjournment.

David Katznelson motioned to adopt the following resolution. Vera Brown seconded.

Resolution #19-14

WHEREAS, the Planning Board is conducting a public hearing on the application of Congregation Derech Emes for approval of a revised special permit and a revised site plan for a neighborhood gathering on premises located on the easterly side of Wilder Road known as 34 Wilder Road and designated on the Town of Ramapo Tax Map as Section 41.10, Block 2, Lot 3; and

WHEREAS, on November 28, 2018, by Resolution #18-35, the public hearing was adjourned until February 27, 2019, so that the applicant could consider revising its plans for the subject application;

NOW, THEREFORE, BE IT RESOLVED, at the request of and with the consent of the applicant, that the public hearing is hereby further adjourned until April 24, 2019.

Vote: Vera Brown-Yes, Alexandra Wren-Yes, Israel Shenker-Yes, Joe Moskowitz-Yes, David Katznelson-Yes.

Motion Approved

REQUEST FOR EXTENSION OF TIME FOR FILING OF THE HURWITZ

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.

Vera Brown motioned to adopt the following resolution. Joe Moskowitz seconded.

Resolution #19-15

WHEREAS, on March 28, 2018, by Resolution #18-7, the Planning Board approved the final plat entitled “Subdivision Plat for Hurwitz Located in Village of Wesley Hills, Town of Ramapo, Rockland County, New York”, and

WHEREAS, the period of conditional subdivision approval heretofore granted to the said subdivision was extended until February 28, 2019, and

WHEREAS, the filing of the said plat is still delayed due to problems with acceptance for filing by Rockland County,

NOW, THEREFORE, BE IT RESOLVED, that the period of conditional subdivision approval heretofore granted to the said subdivision is hereby extended until March 31, 2019.

Vote: Vera Brown-Yes, Alexandra Wren-Yes, Israel Shenker-Yes, Joe Moskowitz-Yes, David Katznelson-Yes.

Motion Approved

APPROVE 1/30/19 PLANNING BOARD MINUTES.

Vera Brown motioned to approve the 1/30/19 Planning Board minutes. Israel Shenker seconded.
Vote: Vera Brown-Yes, Israel Shenker-Yes, Joe Moskowitz-Yes, David Katznelson-Yes.
Motion Approved

PUBLIC HEARING CONTINUATION ON THE APPLICATION OF EMILY BURNBAUM TO REVISE A PREVIOUSLY APPROVED SPECIAL PERMIT FOR AN ACCESSORY STRUCTURE IN EXCESS OF 2500 SQUARE FEET. Affecting property located on the westerly side of East Lane at the intersection of Pomona Lane. Designated on the Town of Ramapo Tax Map as Parcel ID#32.20-1-37.

Applicant was not present.

Alexandra Wren motioned to adjourn the public hearing until March 27, 2019. Joe Moskowitz seconded.

Vote: Vera Brown-Yes, Alexandra Wren-Yes, Joe Moskowitz-Yes, David Katznelson-Yes, Israel Shenker-recused.
The public hearing continuation adjourned until March 27, 2019.

Alexandra Wren motioned to adjourn the meeting. Joe Moskowitz seconded.
Vote: Vera Brown-Yes, Alexandra Wren-Yes, Israel Shenker-Yes, Joe Moskowitz-Yes, David Katznelson-Yes.

Meeting adjourned 8:05 p.m.