

**Village of Wesley Hills  
Planning Board – June 24, 2020**

Present: Chairwoman-Vera Brown, Israel Shenker Joe Moskowitz, Rachel Taub, Lon Lieberman-First Alternate, Albert Tew-Second Alternate

Also Present: Frank Brown-Deputy Village Attorney, Matt Trainor-Village Engineer, Sydney Aliseo-Deputy Village Clerk

Absent: David Katznelson,

The meeting was called to order by Chairwoman, Vera Brown, at 7:35p.m.

**CONTINUATION OF PUBLIC HEARING ON THE APPLICATION OF CONGREGATION KHAL CHASIDIM OF WESLEY HILLS FOR A SPECIAL PERMIT AND SITE PLAN APPROVAL FOR A NEIGHBORHOOD GATHERING.** Affecting property located on the west side of Martha Road approximately 220 feet from the intersection of Grandview Avenue. Designated on the Town of Ramapo Tax Map as Parcel ID#41.14-1-66. Subject property is located at 15 Martha Road.

Chairwoman Brown stated that the public hearing on the application was last held on February 26, 2020 and could not be continued until tonight due to the Covid-19 pandemic. Chairwoman Brown questioned if the continuation of the public hearing was re-noticed. Sydney Aliseo, the Deputy Village Clerk, answered yes.

Mark Kurzmann, the Applicant's Attorney, appeared before the Board and stated that a revised landscaping plan was submitted to the Village Hall dated 6/9/20 as per the Board members comments.

Steve Sparaco, the Applicant's Engineer, stated that 25 Colorado blue spruce trees and 28 Norway spruce trees have been proposed on the revised plan to provide privacy to the neighboring lots.

Chairwoman Brown questioned if the Board members are satisfied with the proposed lighting? Joe Moskowitz stated that he is satisfied with the proposed exterior lighting. Jeff Osterman stated that the resolution should allow the applicant to add more shielding on the exterior lighting fixtures if need be as it is hard to determine if the lighting is sufficient based on the plan.

Chairwoman Brown stated that no report was received from the Fire Inspector due to the Covid-19 pandemic. She stated that she had spoken with him earlier today and he promised that his report would be submitted by July 1, 2020. He also told her that he believes that the report will request only minor modifications to the site plan, and therefore he has no objection to the Planning Board granting approval subject to the conditions to be set forth in his report.

Vera Brown (based on her conversation with the Fire Inspector) and Matt Trainor, the Village Engineer, expressed their concerns in regards to the width of the driveway. Steve Sparaco stated that he will widen the driveway if need be and if a problem arises in regards to the impervious surface ratio, grass-crete can be proposed.

Chairwoman Brown questioned if anyone from the public wished to speak?

Janice Golda questioned how the Planning Board determines the parking requirement? Chairwoman Brown stated that the parking requirement was determined at the Planning Board meeting on February 26,

2020, and that if the amount of parking is not sufficient, the Applicant will be required to appear before the Board to discuss additional parking. Chairwoman Brown then asked Ms. Golda if she had comments or concerns about the site plan. She said no.

Chairwoman Brown asked if anyone else from the public wished to speak. No one else wished to speak.

Rachel Taub made a motion to close the public hearing, seconded by Israel Schenker. Upon vote this motion carried unanimously.

Rachel Taub made a motion to approve the following resolution, seconded by Lon Lieberman:

Resolution #20-20  
CONGREGATION KHAL CHASIDIM SITE PLAN

WHEREAS, on February 26, 2020, by Resolution #20-13, the Planning Board granted a special permit for a neighborhood gathering on premises located on the westerly side of Martha Road known as 15 Martha Road and designated on the Town of Ramapo Tax Map as Section 41.14, Block 1, Lot 66; and

WHEREAS, Congregation Khal Chasidim has applied to the Planning Board for approval of a site plan for the said neighborhood gathering;

WHEREAS, a duly advertised public hearing has been held on said application at the Village Hall, 432 Route 306, Wesley Hills, New York, on January 8, 2020, and was continued on January 29, 2020 and February 26, 2020, and was further continued via a Zoom meeting noticed to the public and available to the public on June 24, 2020, at which times all interested parties present were given an opportunity to be heard; and

WHEREAS, said application was referred to the Rockland County Department of Planning for review pursuant to General Municipal Law sections 239-1 and 239-m, and by letter report dated February 26, 2020, the Rockland County Department of Planning notified this Planning Board that it had approved the application subject to conditions set forth therein; and

WHEREAS, heretofore on February 26, 2020, by Resolution #20-12, this Board determined that the proposed project will not have a significant impact on the environment as defined by the State Environmental Quality Review Act (SEQRA);

NOW, THEREFORE, BE IT RESOLVED, that said application for approval of a site plan is hereby granted for the site plan titled "Planimetric Plan for 15 Martha Road, Located in the Village of Wesley Hills, Town of Ramapo, Rockland County, New York", dated November 12, 2019 and last revised June 9, 2020, prepared by Sparaco & Youngblood, PLLC, subject to the following conditions:

1. There shall be compliance with all conditions set forth in the letter report of the Rockland County Department of Planning dated February 26, 2020, a copy of which letter report is attached to this Resolution and made a part hereof. However, with regard to recommendation #16, the Planning Board has determined that it is not practical for pervious pavers to be used on the subject lot due to the high groundwater level on and in the vicinity of the site.
2. There shall be compliance with all conditions set forth in the letter of the Rockland County Sewer District No.1 dated February 11, 2020, a copy of which letter is attached to this Resolution and made a part hereof.

3. There shall be compliance with all conditions set forth in the letter of the Town of Ramapo Department of Public Works dated February 11, 2020, a copy of which letter is attached to this Resolution and made a part hereof.
4. There shall be compliance with all conditions set forth in the letter of Brooker Engineering, PLLC dated June 15, 2020, a copy of which letter is attached to this Resolution and made a part hereof.
5. There shall be compliance with all conditions and recommendations that will be set forth in the letter of the Fire Inspector regarding the subject application to be submitted to the Village of Wesley Hills.
6. If, at any time within one year of the issuance of a certificate of occupancy for the new structure on the subject lot, the Planning Board shall determine that the light emanating from the subject property is excessive, the applicant shall appear before this Board for approval of a revised landscaping plan and/or shielding of exterior pole lights.

And BE IT FURTHER RESOLVED, that the architectural plans entitled “Cong. Khal Chassidim, 15 Martha Road, Wesley Hills, NY”, dated November 21, 2019, prepared by Adaptive Architecture, are hereby approved, subject to incorporation of the materials presented to the Planning Board on February 26, 2020 and described in the Minutes of that meeting.

Upon vote, this motion carried unanimously.

**CONTINUATION OF PUBLIC HEARING ON WETLANDS PERMIT APPLICATION OF ISSAC YITZCHOK WEIDER.** Affecting property located on the west side of Tranquility Road, approximately 400 feet from the intersection of Joy Road. Designated on the Town of Ramapo Tax Map as Parcel ID #41.09-1-28. Subject property located 49 Tranquility Road.

Stanley Mayerfeld, the Applicant’s Architect, appeared before the Board and stated that the Applicant proposed two different plans showing an addition to an existing house at the Planning Board meeting in February. Mr. Mayerfeld stated that the first plan showed an addition closer to the lake and the second option showed an addition located near the garage. Mr. Mayerfeld stated that he is waiting on a response from DEC in reference to option 2.

Matt Trainor stated that option 2 is a cleaner option, however, a revised plan must be submitted to the Board and permits from the DEC must be obtained if required.

Stanley Mayerfeld requested that a resolution be drawn up in reference to option 2.

Chairwoman Brown stated that a final plan must be submitted and reviewed by the Planning Board before a resolution is granted.

Chairwoman Brown made a motion to adjourn the public hearing to July 22, 2020, seconded by Lon Lieberman. Upon vote, this motion carried unanimously.

**APPROVE 6/10/20 PLANNING BOARD MINUTES.**

Chairwoman Brown motioned to approve the 6/10/20 Planning Board minutes, seconded by Rachel Taub. Upon vote, this motion carried unanimously.

PB  
6/24/20

Approved 7/22/20

Rachel Taub made a motion to adjourn the meeting to July 22, 2020, seconded by Israel Schenker. Upon vote, this motion carried unanimously.

Respectfully Submitted,  
Sydney Aliseo