

**Village of Wesley Hills
Planning Board – December 2, 2020
ZOOM**

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

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

Absent: Joe Moskowitz

The meeting was called to order by Chairwoman, Vera Brown, at 7:30p.m.

REMOVAL OF THE PUBLIC HEARING AND APPLICATION OF SICHA HYMAN

Affecting property located on the east side of Beatrice Road approximately 171 feet from the intersection of Buena Vista Road. Designated on the Town of Ramapo Tax Maps as Parcel ID#32.19-1-1-2. Subject properties are located at 21 & 25 Onderdonk Road.

Chairwoman Brown stated that the Applicant sent an email dated November 18, 2020, stating that he had decided not to proceed with the project at this time and was discontinuing his Planning Board application.

RECOMMENDATION TO THE BOARD OF TRUSTEES ON TWO PROPOSED AMENDMENTS TO THE ZONING LAW.

Chairwoman Brown stated the proposed amendment dealing with accessory buildings was being redrafted and was not ready for the Planning Board to consider. At this meeting the Planning Board will consider only the proposed amendment dealing with requirements for residential driveways.

The Board members and the Village Professionals discussed the proposed law in detail.

Lon Lieberman made a motion to approve the following resolution, seconded by Israel Shenker:

Resolution #20-31

RECOMMENDATION CONCERNING PROPOSED AMENDMENT TO ZONING LAW

WHEREAS, the Board of Trustees of the Village of Wesley Hills is considering the adoption of a proposed local law entitled “A Local Law Amending the Code of the Village of Wesley Hills in Relation to Semicircular Driveways”; and

WHEREAS, the Board of Trustees has referred such proposed local law to this Board for review and report pursuant to Section 230-76 of the Code of the Village of Wesley Hills, and this Board has thereupon considered such proposed Local law;

NOW, THEREFORE, BE IT RESOLVED, that this Board hereby recommends that such proposed local law be modified in the following respects:

- (1) Sections 1 and 2 of such proposed local law should be deleted. It is the opinion of this Board that those sections are unnecessary.
- (2) Section 3 of such proposed local law should be replaced in its entirety by a provision adding a new Subsection D to Section 230-34 of the Code of the Village of Wesley Hills, to read as follows:

“D. Design of new driveways serving one-family dwellings. All new driveways serving one-family dwellings, including enlargement or relocation of an existing curb cut, shall comply with the following regulations:

1. The driveway shall have adequate sight distance, as determined by the Village Engineer, from its entrance. A semicircular driveway shall have adequate sight distance, as so determined, from both of its entrances.
2. Driveways shall have a maximum slope of 3% for 20 feet from the edge of the curb. This requirement shall apply to both ends of semicircular driveways.
3. All curb cuts shall have drop curbs installed.
4. The portion of a semicircular driveway that does not lead directly to a garage shall have a maximum width of 12 feet.
5. Driveways on corner lots shall be located as far away as a practical from the intersection of the two streets.”

- (3) Existing Subsection D of Section 230-34 of such Code should be re-lettered as Subsection E.

And BE IT FURTHER RESOLVED, that this Board hereby approves the form of such proposed local law, as so modified, and recommends its adoption, as so modified, for the following reasons:

1. The purpose and effect of such proposed local law is to add provisions of the Zoning Law applying generally to all new driveways connecting to streets and to add specific provisions relating to requirements for semicircular driveways, in the interest of safety, so as to clearly provide standard to be used by the Village Engineer in connection with the review and approval of new driveway connections; and
2. For the foregoing reasons, such proposed local law would be in furtherance of the purposes of the Zoning Law; and

BE IT FURTHER RESOLVED, that a copy of this Resolution, which shall be deemed to be a report of this Board, shall be transmitted to the Board of trustees forthwith.

Upon vote, this motion carried unanimously.

The Board members tabled the proposed local law in regards to accessory structures until a representative of the Village is present to discuss the need for the law.

APPROVE 11/12/20 PLANNING BOARD MINUTES.

Lon Lieberman motioned to approve the 11/12/20 Planning Board minutes, seconded by David Katznelson. Upon vote, this motion carried unanimously.

Chairwoman Brown made a motion to close the meeting, seconded by Israel Shenker. Upon vote, this motion carried unanimously.

Respectfully Submitted,
Sydney Aliseo