

**Village of Wesley Hills
Planning Board – January 27, 2021
ZOOM**

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

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

Absent:

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

APPLICATION OF EAST LANE SPRING LLC FOR SKETCH PLAT APPROVAL OF A 2 LOT SUBDIVISION KNOWN AS 34 EAST LANE SUBDIVISION. Affecting property located on the north side of East Lane, approximately 2000 feet from the intersection of Pomona Road. Designated on the Town of Ramapo Tax Map as Parcel ID #41.08-2-32. Subject property is located at 34 East Lane.

Rachel Barese, the Applicant's Engineer, appeared before the Board and presented a plan dated 11/30/20 showing a 2-lot subdivision at the property located at 34 East Lane. Ms. Barese stated that the Applicant is proposing a single-family residence on each lot that do not require any variances. Rachel Barese stated that the Applicant is currently proposing private wells.

Chairwoman Brown questioned if the Village Planner, Jeff Osterman, had any comments in regards to the application. Jeff Osterman stated that he suggests that the Applicant reach out to the Pomona Country Club prior to the Public Hearing to discuss the application.

Chairwoman Brown questioned if the Village Engineer had any comments in regards to the application. Matt Trainor stated that he submitted a letter dated 1/26/21 listing all of his comments.

Matt Trainor stated that the neighbor to the south of the property was previously interested in getting a watermain extension. Mr. Trainor stated that the Applicant may want to reach out to the neighbor for more information.

Chairwoman Brown questioned if the Village would have any interest in connecting East Lane and Laura Lane in the future? Jeff Osterman stated that the only reason the Village may be interested in connecting the roads is for better fire access, however, a path can be created for emergency access without connecting the two roads. Matt Trainor stated that he believes there is no reason to connect the roads at the current time.

Rachel Barese stated that the overlap of the two streets is 20 feet wide and therefore does not meet the standards for a full road. Ms. Barese stated that it is possible to have a 10' paved emergency access roadway.

Frank Brown, the Village Attorney, stated that the Pomona Country Club will need to permit the sewer connection and grant the sewer easement through their private road before sketch plat approval is granted.

Rachel Barese questioned if a letter from the Pomona Country Club is sufficient? Frank Brown answered yes. Chairwoman Brown stated that the Village's approval will be contingent to compliance with their letter.

Ira Schwartz, a member from the public, stated that he does not support opening the Road.

Aron Cohen, a member from the public, stated that he was previously granted an easement from the Board. Chairwoman Brown stated that a letter must be submitted by the Pomona Country Club in order to move forward.

Frank Brown stated that a conversation will need to be had with Ben Selig, the Village Attorney for the Village Board, to determine if an approval from the Village Board is needed.

Frank Brown stated that once a letter is received from the Pomona Country Club, the Applicant will reappear before the Board.

Rachel Barese requested that the Planning Board declare itself to be the SEQRA lead agency.

Lon Lieberman motioned to approve the following resolution, seconded by David Katznelson:

Resolution #21-1

34 EAST LANE SUBDIVISION

WHEREAS, East Lane Spring LLC has applied for approval of a sketch plat entitled "Subdivision Plan for 34 East Lane, Village of Wesley Hills – Rockland County – New York", dated November 30, 2020, prepared by Civil Tec Engineering & Surveying PC, affecting property on the northerly side of East Lane and designated on the Town of Ramapo Tax Map as Section 41.08, Block 2, Lot 32, in an R-35 Zoning District,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby declares its intent to be the Lead Agency pursuant to SEQRA for the purpose of conducting a coordinated review.

Upon vote, this motion carried unanimously.

APPROVE 12/23/20 PLANNING BOARD MINUTES.

Lon Lieberman motioned to approve the 12/23/20 Planning Board minutes, seconded by David Katznelson. Upon vote, this motion carried unanimously.

PB
1/27/21

Approved 4/28/21

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

Respectfully Submitted,
Sydney Aliseo