

**Village of Wesley Hills
Planning Board – March 24, 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.

Chairwoman Brown stated that Rachel Taub has submitted her resignation from the Village of Wesley Hills Planning Board. Vera Brown thanked Rachel Taub for her years of service.

Rachel Taub thanked the Board members and the Village Professionals for their time and concern for the Village.

DISCUSSION ON THE WETLANDS PERMIT APPLICATION OF ELLIOT APPEL.

Affecting property located on the west side of Roble Road approximately 300 feet from the intersection of Ari Drive. Designated on the Town of Ramapo Tax Maps as Parcel ID#32.18-2-37. Subject property is located at 21 Roble Road.

Stanley Mayerfeld, the Applicant's Architect, appeared before the Board and stated that there is a conservation easement in the rear of the property and all along the rear yards of the lots on the westerly side of Roble Road. Mr. Mayerfeld stated that the Applicant is proposing an addition that is located within the 100-foot buffer and requires a Wetlands Permit. Stanley Mayerfeld stated that the Applicant is proposing the addition to the existing house on the side of the property, in line with the existing home, in order to avoid the conservation easement and in turn caused the addition to require variances. Mr. Mayerfeld stated that the Applicant appeared before the Zoning Board of Appeals on 3/17/21 and was granted the requested variances.

Rachel Barese, the Applicant's Engineer, presented a plan dated 1/15/21 showing the proposed addition. Ms. Barese stated that the proposed addition is in line with the current home.

Chairwoman Brown questioned if the Village professionals had any concerns. Matt Trainor, the Village Engineer, stated that he provided the Applicant with a letter dated 3/19/21. Mr. Trainor stated that he has no concerns in regards to the application as the proposed addition is going over the existing driveway and therefore does not require a variance for impervious surface. Mr. Trainor stated that some of the items on the letter can be addressed during their review through the building department.

Stanley Mayerfeld questioned if the Applicant can avoid delineating the wetlands as the addition is in line with the existing home and it would require the Applicant to obtain another professional

service. Mr. Trainor answered yes and stated that the Applicant can complete an approximate boundary of where the wetlands are located and offset it 100 feet. Rachel Barese agreed.

Chairwoman Brown questioned if the Village Planner had any concerns in regards to the application. Jeff Osterman answered no and stated that the application is straight forward.

Lon Lieberman made a motion to approve the following resolution, seconded by David Katznelson:

Resolution #21-2

APPEL WETLANDS PERMIT

RESOLVED, that a public hearing on a Wetlands Permit application by Elliot Appel for property located on the westerly side of Roble Road, known as 21 Roble Road and designated on the Town of Ramapo Tax Maps as Section 32.18, Block 2, Lot 37, for authorization to construct an addition to an existing house within 100 feet of the boundary of a freshwater wetland, will be held before the Planning Board of the Village of Wesley Hills on the 28th day of April, 2021 at 7:30P.M., at the Village Hall, located at 432 Route 306 in the Village of Wesley Hills, subject to the condition that a revised plot plan that satisfied the comments set forth in the letter of Brooker Engineering, PLLC dated March 19, 2021 shall be submitted no later than April 7, 2021.

Upon vote, this motion carried unanimously.

APPROVE 1/27/21 PLANNING BOARD MINUTES.

Chairwoman Brown made a motion to adjourn the approval of the 1/27/21 Planning Board minutes in order to make changes, seconded by David Katznelson.

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

Respectfully Submitted,
Sydney Aliseo