

**Village of Wesley Hills  
Planning Board – June 30, 2021  
IN PERSON**

Present: Chairwoman-Vera Brown, Israel Shenker, David Katznelson, Lon Lieberman, Albert Tew, Neal Wasserman-Second Alternate

Also Present: Frank Brown-Deputy Village Attorney, Jeff Osterman-Village Planner, Matt Trainor-Village Engineer, Camille Guido-Downey-Village Clerk, Tara Roberts-Deputy Village Clerk

Absent: Vanessa Caren-First Alternate

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

**CONTINUED PUBLIC HEARING ON THE APPLICATION OF AMS ACQUISITIONS FOR PRELIMINARY PLAT APPROVAL FOR A PROPOSED FOURTEEN-LOT SUBDIVISION.** Affecting property located at the easterly end of Jeremy Court and the westerly end of Rockwood Lane. Designated on the Town of Ramapo Tax Map as Parcel ID #32.19-2-4. Subject property is located at 15 Terrace Road.

Chairwoman Brown stated that this is a continued public hearing from last month. Chairwoman Brown stated that the Applicant has submitted a written request for an adjournment from this meeting to the following meeting due to the need for a TAC meeting.

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

**Resolution #21-12**  
**AMS Acquisitions Subdivision**

**RESOLVED**, that the public hearing on the application of 15 Terrace Road, LLC for approval of the preliminary plat for premises located at the easterly end of Jeremy Court, the westerly end of Rockwood Lane and Terrace Road, and the southerly end of Beatrice Road and designated on the Town of Ramapo Tax Map as Section 32.19, Block 2, Lot 4 is hereby adjourned until July 28, 2021, upon request of the applicant.

Upon vote, this motion carried unanimously.

**PUBLIC HEARING ON THE APPLICATION OF SCOTT DEMBITZER FOR A SPECIAL PERMIT FOR AN OCCUPATIONAL THERAPY OFFICE.** Affecting property located on the north side of Sherri Lane approximately 919 feet from the intersection of Rockingham Road. Designated on the Town of Ramapo Tax Map as Parcel ID# 41.16-1-13. Subject property is located at 27 Sherri Lane.

Chairwoman Brown asked if the public hearing was properly noticed. Tara Roberts, Deputy Village Clerk, answered yes.

Scott and Rebekah Dembitzer were present. Mr. Dembitzer provided the following documents to the Board:

1. Affidavit of Posting
2. Affidavit of Mailing
3. Picture of the new walkway leading to the office entrance
4. Letters of Support from:

Ben and Chanie Berkowitz, 20 Sherri Lane

Chanie Sternberg, 22 Sherri Lane

Elliot Egert, 25 Sherri Lane

Joshua Lowinger and Bracha Newhouse, 29 Sherri Lane

Dr. Lamberto Lopez and Maria Lopez, 28 Sherri Lane

Mr. Dembitzer reiterated that he was applying for his wife to practice occupational therapy in their home. Mr. Dembitzer offered a new plan of the space to the Board to help illustrate the space used for the home business. Mr. Dembitzer advised that a walkway has been added which connects the driveway to the entrance to the home business and a photo has been provided. In addition, Mr. Dembitzer referenced letters that have been provided by neighbors in support of the project (and referenced above).

Jeff Osterman questioned one of the rooms adjacent to the office and how it is utilized. Mrs. Dembitzer stated that she uses that space for reviewing patient files, but there is no client interaction. There is a chalkboard wall that their own children have used, manipulatives, and a table for notes. Mrs. Dembitzer stated that the room is not part of the office and therefore they fell under the square footage requirement.

Chairwoman Brown asked if baby carriages can roll on the new walkway and if it was of concern. Mrs. Dembitzer stated that she tries to advise her clients that family members other than the patient and parents should attend only in cases of emergency as that is typically disruptive and not conducive to a productive session.

Chairwoman Brown asked Matt Trainor and Jeff Osterman if they had any additional comments. They stated that they did not.

Chairwoman Brown moved to close the public hearing, Israel Shenker seconded.

Frank Brown stated that any approval will be subject to the narrative letter regarding the hours of operation and the number of patients permitted on site at one time. In addition, he confirmed that there should be no parking on Sherri Lane. Mr. and Mrs. Dembitzer stated that she will tell her patients not to park on the road.

Israel Shenker read the following resolution into the record. Albert Tew moved to approve the resolution, Lon Lieberman seconded.

**Resolution # 21-13**  
**Dembitzer Special Permit**

**WHEREAS**, Scott Dembitzer and Rebekah Dembitzer have applied to the Planning Board of the Village of Wesley Hills for a special permit for a home business for property located on the northerly side of Sherri Lane, known as 27 Sherri Lane and designated on the Town of Ramapo Tax Maps as Section 41.16, Block 1, Lot 13; and

**WHEREAS**, a public hearing on said application was held by the Planning Board on June 30, 2021, 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 other than the relocation of a walkway, (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 condition imposed hereinbelow; and

**BE IT FURTHER RESOLVED**, that said application for a special permit for a home business for an occupational therapy office 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 Scott Dembitzer and Rebekah Dembitzer dated April 22, 2021, except as modified by the following additional requirement.
2. No parking of patient vehicles shall be allowed on Sherri Lane at any time.

Upon vote, this motion carried unanimously.

**APPROVE 5/26/21 PLANNING BOARD MINUTES.**

Lon Lieberman motioned to approve the 5/26/21 Planning Board minutes, seconded by Israel Shenker. Upon vote, this motion carried unanimously.

PB  
6/30/2021

approved 7.28.21

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

Respectfully Submitted,  
Tara Roberts