

**Village of Wesley Hills  
Planning Board – October 6, 2021  
ZOOM MEETING**

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

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

Absent: none

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

**CONSIDERATION OF THE APPLICATION OF SUEZ WATER NEW YORK FOR A REVISED SPECIAL PERMIT AND A REVISED SITE PLAN APPROVAL FOR A PROPOSED WATER TREATMENT BUILDING.** Affecting property located on a 3.01 acre parcel in the R-50 and R-35 zoning districts having frontage on Willow Tree and Forshay Road (County Route No. 81)

Sean Peters, civil engineer at H2M and Steven Garabed at SUEZ were present. Also present was Lino Sciarretta, Esq., the Applicant's Attorney.

Mr. Peters addressed the color for the building and referenced the terracotta color that had been suggested. He also mentioned that in another location the 4 foot concrete base has been changed to a 4 foot brick face material. Mr. Peters asked if this would be satisfactory to the Board.

Mr. Peters added that he has consulted with a landscaper, Carmela Shomer. The plan is to provide additional screening on Forshay Road; 6-8 evergreens with a height of 50-60 feet at maturity and 3 pines with a height of 50-80 feet at maturity.

Vera Brown asked if it would be possible to have the brick on the entire building, as it blends in with the setting. Mr. Peters stated that structural integrity would be an issue with all a brick-face building.

Mr. Peters suggested a green option-Hemlock Green. Albert Tew and Lon Lieberman were in favor of the green option. Chairwoman Brown agreed that the Hemlock Green was the least obtrusive.

Jeff Osterman inquired if any similar buildings had been installed yet at other locations. Mr. Garabed from SUEZ stated that there were not. He further commented that all of the buildings needed to be constructed by August 2022.

Matt Trainor mentioned screening, his preference for the Hemlock Green color and confirming that the flood plain needed to be addressed. Mr. Trainor requested that a tree be added at the southeast corner of the entrance.

Mr. Osterman stated that he liked the Hemlock Green, as the best color from the limited palette, but perhaps a darker green may be better. In addition, he mentioned that while reviewing the lighting specifications, he noticed that there were only two fixtures over the doors. He suggested that the lighting be changed from 4,000 to 3,000 degrees kelvin for more natural lighting.

Mr. Peters was open to the lighting change.

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

**Resolution # 21-17**  
**SUEZ WATER NEW YORK, INC. REVISED SPECIAL PERMIT**

WHEREAS, pursuant to Section 230-13 (2) of the Code of the Village of Wesley Hills, SUEZ Water New York, Inc. (the successor in interest to United Water New York) is deemed to have a special permit for a public utility well pump station on premises located on the westerly side of Forshay Road and the southerly side of Willow Tree Road and designated on the Town of Ramapo Tax Map as Section 41.10, Block 2, Lot 44; and

WHEREAS, on August 27, 2008, by Resolution #08-18, the Planning Board approved a revised special permit for United Water New York for the aforesaid premises; and

WHEREAS, SUEZ Water New York, Inc. has now applied to the Planning Board for revisions to that special permit to allow the addition of a water treatment facility on the said premises; and

WHEREAS, a public hearing on said application was held by the Planning Board on August 25, 2021, and was continued via a Zoom meeting noticed to the public and available to the public on October 6, 2021, at which times 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) the project is intended to enhance the quality of water provided to the public, (2) visual impacts are minimized to the practical extent that is possible by appropriate additional screening, (3) no adverse impacts to the wetlands buffer area will be created, and (4) there are no other potentially significant adverse environmental impacts that are foreseeable from the proposed project; and

BE IT FURTHER RESOLVED, that said application for a revised special permit for a public utility well pump station is hereby granted, subject to the following conditions:

1. This approval shall not take effect until the granting of a variance for maximum building height by the Zoning Board of Appeals of the Village of Wesley Hills, and thereafter there shall be compliance with all conditions that may be imposed in connection with the granting of such variance.
2. There shall be compliance with all recommended modifications set forth in the letter report of the Rockland County Department of Planning dated September 13, 2021, a copy of which letter report is attached to this Resolution and made a part thereof.
3. There shall be compliance with all conditions set forth in the letter of the Rockland County Highway Department dated August 18, 2021, a copy of which letter is attached to this Resolution and made a part thereof.
4. There shall be compliance with all conditions set forth in the letter of Rockland County Sewer District No. 1 dated August 13, 2021, a copy of which letter is attached to this Resolution and made a part thereof.
5. There shall be compliance with all conditions set forth in the letter of Brooker Engineering, PLLC dated September 28, 2021, a copy of which letter is attached to this Resolution and made a part thereof.

Upon vote, this motion carried unanimously.

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

**Resolution #21-18**  
**SUEZ WATER NEW YORK, INC. REVISED SITE PLAN**

WHEREAS, pursuant to Section 230-13(2) of the Code of the Village of Wesley Hills, SUEZ Water New York, Inc. (the successor in interest to United Water New York) is deemed to have a special permit for a public utility well pump station on premises located on the westerly side of Forshay Road and the southerly side of Willow Tree Road and designated on the Town of Ramapo Tax Map as Section 41.10, Block 2, lot 44; and

WHEREAS, on August 27, 2008, by Resolution #08-19, the Planning Board approved a revised site plan for United Water New York for the aforesaid premises; and

WHEREAS, SUEZ Water New York, Inc. has now applied to the Planning Board for revisions to that site plan to allow the addition of a water treatment facility on the said premises; and

WHEREAS, a public hearing on said application was held by the Planning Board on August 25, 2021, and was continued via a Zoom meeting noticed to the public and available to the public on October 6, 2021, at which times all members of the public wishing to speak had an opportunity to be heard; and

WHEREAS, heretofore on October 6, 2021, by Resolution #21-17, this Board determined that the proposed project will not have a significant impact on the environment as defined in the State Environmental Quality Review Act (SEQRA) and this Board conditionally granted a revised special permit for such proposed water treatment facility;

NOW, THEREFORE, BE IT RESOLVED, that said site plan application is hereby approved for the site plan entitled "SUEZ Water New York, PFAS Compliance for Willow Tree Well Site", last revised September 20, 2021, prepared by H2M Architects + Engineers, subject to the following conditions:

1. This approval shall not take effect until the granting of a variance for maximum building height by the Zoning Board of Appeals of the village of Wesley hills, and thereafter there shall be compliance with all conditions that may be imposed in connection with the granting of such variance.
2. There shall be compliance with all recommended modifications set forth in the letter report of the Rockland County Department of Planning dated September 13, 2021, a copy of which letter report 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 Rockland County Highway Department dated August 18, 2021, 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 the Rockland County Sewer District No. 1 dated August 13, 2021, a copy of which letter is attached to this Resolution and made a part hereof.
5. There shall be compliance with all conditions set forth in the letter of Brooker Engineering, PLLC dated September 28, 2021, a copy of which letter is attached to this Resolution and made a part hereof.
6. The exterior color of the new building shall be Hemlock Green.
7. The color temperature of the proposed lighting shall be revised to be 3, 000 degrees kelvin.
8. A new tree, either white pine or green giant arborvitae, shall be added to the southeast corner of the site.

Upon vote, this motion carried unanimously.

**CONSIDERATION OF THE APPLICATION OF JOSEPH KARASH FOR WETLANDS PERMIT AND A CLEARING/FILLING/EXCAVATION PERMIT.** Affecting the property located at the northerly side of Glenbrook Road known as 39 Glenbrook Road. Designated on the Town of Ramapo Tax Map as Parcel ID #41.10-2-21.

Mr. Karash was present for the meeting. He stated that he had recently bought the home and when he purchased it the land had been neglected. There were dead trees, overgrown landscaping and a fence in need of repair. Mr. Karash went on to say that his intention was to make the property safe for his children and was unaware that cutting trees and grading required permits.

Matt Trainor stated that there were issues addressed in his review letter and that Mr. Karash's engineer, Anthony Celentano is addressing those issues. Mr. Celentano believes that he can address all of the issues by next week. Mr. Karash would like to wait until the December 1, 2021 meeting for the public hearing to ensure that all issues can be addressed prior to the meeting.

Vera Brown made a motion to approve the following resolution, seconded by Albert Tew:

**Resolution #21-19**  
**KARASH WETLAND PERMIT**

RESOLVED, that a public hearing on a Wetlands Permit application by Joseph Karash for property located on the northerly side of Glenbrook Road, known as 39 Glenbrook Road and designated on the Town of Ramapo Tax Maps as Section 41.10, Block 2, Lot 21, for authorization to re-grade the rear yard and to remove trees 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 1<sup>st</sup> day of December, 2021 at 7:30 P.M., via Zoom meeting available to the public.

Upon vote, this motion carried unanimously.

**APPLICATION OF MOSHE LIBEROW FOR CLEARING, FILLING OR EXCAVATING OF LAND PERMIT.** Affecting property located on the westerly side of Lois Lane. Designated on the Town of Ramapo Tax Map as Parcel ID #41.15-2-11. Subject property is located at 8 Lois Lane.

Moshe Liberow was in attendance for the meeting.

Matt Trainor has no problem with the current building coverage at the property. Mr. Trainor stated that the applicant had not gone through the proper application process but believes that the applicant is now in compliance and ready for approval.

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

**Resolution #21-20**  
**LIBEROW FILLING AND EXCAVATION PERMIT**

WHEREAS, a formal application from Moshe Liberow for a clearing, filling and excavation permit for filling and regrading on property located on the westerly side of Lois Lane, known as 8 Lois Lane and designated on the Town of Ramapo Tax Maps as Section 41.15, Block 2, Lot 11, was received by the Planning Board and was referred to the Village Engineer

for review and report pursuant to Section 95-4C(1) of the Code of the Village of Wesley Hills (the Clearing, Filling and Excavation Law), and

WHEREAS, the Planning Board has received the report of the Village Engineer and has considered said application,

NOW, THEREFORE, BE IT RESOLVED, that said application for a filling and excavation permit is hereby approved for the creation of the revised topography shown on the plot plan entitled "Fill Plan for 8 Lois Lane, 41.15-2-11, Located in the Village of Wesley Hills, Rockland County, New York", dated July 20, 2021 and last revised September 23, 2021, prepared by Paul Gdanski, PE, PLLC, subject to the following conditions and modifications:

1. The applicant shall pay a non-refundable application fee in the amount of \$800.00, as determined by the Village Engineer.
2. A performance bond or equivalent security (escrow cash or a letter of credit as approved by the Board of Trustees) shall be provided by the applicant in the amount of \$10, 600.00, as determined by the Village Engineer, on condition that such security shall be provided to the Village prior to the continuation of additional construction activities.
3. There shall be compliance with all conditions set forth in the letter of Brooker Engineering, PLLC dated September 29, 2021, a copy of which letter is attached to this Resolution and made a part hereof.
4. The erosion control devices shall be properly installed and continuously maintained until the completion of the project.
5. Certification, to the satisfaction of the Village Engineer, shall be provided to document that the work as depicted on said plot plan has been completed.
6. All work required hereby, including topsoil and seeding, shall be completed no later than July 1, 2022, to the satisfaction of the Village Engineer.

Upon vote, this motion carried unanimously.

**CONSIDERATION ON THE APPLICATION OF JOSEPH MAUSE FOR SPECIAL PERMIT FOR INCREASED IMPERVIOUS SURFACE FOR A SPORTS COURT.**

Affecting property located on the east side of Sherri Lane, 500 feet north of Skylark Drive. Designated on the Town of Ramapo Tax Map as Parcel ID #41.16-1-29. Subject property is located at 6 Sherri Lane.

Joseph Mause, Todd Rosenblum, architect for the applicant and Anthony Celentano, engineer for the applicant were present at the meeting.

Chairwoman Brown questioned if there would be hours of operation of the sports court, as the lights around it may negatively impact neighbors. Mr. Rosenblum stated that there have been conversations with the neighbors involved and that the lights would be controlled by computer. In addition, Mr. Mause stated that the lights would be tied to motion detectors, assisting in having them turn off when there is no activity.

Todd Rosenblum stated that the plans allow for ample screening to mitigate any noise or light concerns.

Israel Shenker stated that he is familiar with the Mause property and that the proposed sports court does not face a bedroom. Chairwoman Brown has requested that measurements be taken to confirm how far the court will be from the neighboring house. Mr. Celentano will provide this information.

Mr. Celentano stated that the lights are directed at the court, and the light bleed drops off after the court.

Matt Trainor stated that if a fence is to be constructed, it should not be higher, at the perimeter, than 8 feet. Mr. Mause responded that there is no intention to install a fence around the court. In addition, Mr. Trainor stated that the landscaping is dense and the drainage would need to be moved.

Vera Brown made a motion to approve the following resolution, seconded by Israel Shenker:

**Resolution #21-21**  
**MAUSE SPECIAL PERMIT**

RESOLVED, that a public hearing on the application of Joseph and Karen Mause for special permits for (1) an accessory structure (sports court) larger than 2,500 square feet and (2) increased impervious surface for property located on the easterly side of Sherri Lane, known as 6 Sherri Lane and designated on the Town of Ramapo Tax Maps as Section 41.16, Block 1, Lot 29, will be held before the Planning Board of the Village of Wesley Hills on the 27<sup>th</sup> day of October, 2021 at 7:30 P.M., via a Zoom meeting available to the public.

**APPLICATION OF ZAHAV GROUP FOR REVISION OF THE FINAL PLAT KNOWN AS THE HURWITZ SUBDIVISION TO REVISE ONE PLAT NOTE.** Affecting property located on the westerly side of Spook Rock Road, approximately 750 feet north of the intersection of Grandview Avenue. Designated on the Town of Ramapo Tax Map as Parcel ID #40.16-1-10.2. Subject property is located at 89 Spook Rock Road.

Kamran Amona was present. He stated that he is building a house on Lot 2 of the Hurwitz Subdivision. Vera Brown stated that note 28 on the subdivision plat required that all driveways be constructed as shown on the grading plan unless the Planning Board approves a change. Mr. Amona wants to change the driveway.

PB  
10/6/2021

approved 10.28.21

Because the proposed new driveway would be on the east side of the new house, closer to Lot . Israel Shenker asked if the owner of that lot is aware of this application. Mr. Amona replied that the owner of that lot is Bassie Hurwitz, who sold Lot 2 to him. He presented a letter from Mrs. Hurwitz stating her approval of the application.

David Katznelson made a motion to approve the following resolution, seconded by Israel Shenker:

**Resolution #21-22**  
**HURWITZ SUBDIVISION**

WHEREAS, on March 28, 2018, by Resolution #18-7, the Planning Board approved the final plat entitled "Subdivision Plat for Hurwitz Located in Village of Wesley Hills, Town of Ramapo, Rockland County, New York", and the said plat subsequently was recorded in the Rockland County Clerk's Office; and

WHEREAS, Note 28 on the said plat states that "Only those driveways shown on the site grading plan are allowed without further Planning Board approval"; and

WHEREAS, Kamran Amona has applied to the Planning Board for approval of a different driveway on Lot 2 of the said subdivision;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby approves the driveway for Lot 2 as depicted on the plot plan entitled "Proposed Planimetric Plan for 89 Spook Rock Road, Town of Ramapo, Rockland County, Wesley Hills, New York", prepared by Anthony R. Celentano, P.E., dated June 16, 2021 and last revised September 20, 2021, subject to the following condition:

1. There shall be compliance with all conditions set forth in the letter of Brooker Engineering, PLLC dated September 28, 2021, a copy of which letter is attached to this Resolution and made a part hereof.

**APPROVE 8/25/21 PLANNING BOARD MINUTES.**

Israel Shenker made a motion to approve the 8/25/21 Planning Board minutes, seconded by Vera Brown. Upon vote, this motion carried unanimously.

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

Respectfully Submitted,  
Tara Roberts