

**Village of Wesley Hills
Planning Board – December 1, 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.

PUBLIC HEARING ON 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 and the southerly side of Forshay Road known as 39 Glenbrook Road. Designated on the Town of Ramapo Tax Map as Parcel ID #41.10-2-21.

Chairwoman Brown opened the public hearing. Chairwoman confirmed with the Deputy Clerk that the notice of public hearing had been properly published and posted. Tara Roberts stated that it had.

Paul Baum, attorney for the applicant, was present. Mr. Baum stated that Anthony Celentano, the applicant's engineer, had not completed his drawings and is requesting the opportunity to finish the drawings for this project.

Lon Lieberman made a motion to adjourn this matter to the December 22nd meeting, seconded by Albert Tew. Upon vote, this motion was passed unanimously.

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 continuation of the public hearing on the application for preliminary plat approval.

Amy Mele, attorney for the applicant, was present. Ms. Mele stated that the applicant is requesting preliminary approval and a SEQRA determination at this meeting.

Zachary Chaplin, engineer for the applicant, was present. Mr. Chaplin stated that the engineering plans had been worked on with access on both Jeremy Court and Rockwood Lane. Updates were made to the promenade, pedestrian walk, connection to the park to the south, and the grey areas on the current plans denote areas that are to be dedicated to the Village.

Mr. Chaplin went on to state that the promenade may be an ideal location for the drainage easement. Matthew Trainor, Village Engineer, stated that the Village should not be responsible for the maintenance of the easement. Mr. Chaplin asked whom should be responsible. Mr. Trainor believes this should fall on the applicant.

Frank Brown stated that HOAs (homeowners' associations) have not been a positive experience in the Village. Mr. Brown suggested that the applicant provide escrow to cover the maintenance.

Amy Mele stated that it is not necessarily appropriate to burden the lot owners with maintenance costs.

Mathew Trainor stated that there is a need to revise the walking path near Beatrice , as it does not appear to be ADA compliant if it is a paved path.

Mr. Trainor continued that there is a 50 foot stretch of roadway near Rockwood Lane that slope is also an issue. He went on to state that he appreciated that the applicant reduced the slope and widened the curve by 50 feet at the Rockwood Lane extension.

Mr. Trainor further noted that the stormwater retention pads were not noted on the plans.

Mr. Trainor stated that the soil erosion control plan had been well developed.

Regarding tree removal, Mr. Trainor suggested that a separate landscaping plan be provided that included a planting schedule for the perimeter of the ponds and the dedicated area.

Mr. Trainor requested a lighting plan.

Mr. Trainor also noted that there is a significant amount of fill that was expected to be brought in-approximately 26, 000 cubic yards had been proposed. In addition, Mr. Trainor stated that he was concerned about the amount of rock breaking proposed, as 750 cubic yards are proposed to be removed.

The Village Engineer also expressed his concern regarding rattle snakes. Mr. Chaplin stated that they intend to avoid snake season in an attempt to avoid this concern. Mr. Trainor would prefer confirmation from the DEC and stated that perhaps snake fencing would be appropriate.

Jeff Osterman, Village Planner stated that there are four main areas to review in order to make a SEQRA determination:

1. Water
2. Sewer-The Rockland County review letter is in agreement
3. Stormwater
4. Traffic-Mr. Osterman stated that he is concerned about the major amount of truck traffic and noise that is expected for the construction of this project.

Mr. Osterman asked for clarification on the need for 26,000 cubic yards. Mr. Chaplin responded that the fill will be used to soften slopes, backyards, and grading. Mr. Chaplin further stated that the need for the fill may also evolve during the project.

Mr. Osterman stated that he would like to see a phasing plan that speaks to the range of time that residents can expect to be under construction and the proposed method of rock removal and the timeline. Raymond Hedaya works with the developer and stated that he would assist in preparing the plan including the number of trucks expected, hours of work while working within the Village's noise ordinance, days of operation, etc.

Mr. Osterman asked the estimated length of the project. Mr. Chaplin responded that with clearing, earth work, infrastructure, roadways and the building of the homes he would approximate 18 months to 2 years.

Matt Trainor stated that stormwater is a concern, and he does not believe that the plan is ready for preliminary approval.

Mr. Brown questioned the decision to have sidewalks in the subdivision. Mr. Brown stated that sidewalks have been waived in other subdivisions for the past twenty years, and they do not connect to other sidewalks in the neighborhood. In addition, Mr. Brown referenced that the sidewalks are proposed to be stone and the concern for the maintenance of the sidewalks.

David Katznelson asked if the fire department had been consulted on the plans for the new subdivision. Mr. Chaplin stated that they had been consulted and that he would share their letter with the Board.

Albert Tew stated that he is concerned about the maintenance and liability of the area to be dedicated to the Village. Amy Mele stated that this is one of the topics to be discussed with the Mayor in a future meeting.

Neal Wasserman also stated that he was concerned with maintenance and liability and recommended that these items be carefully detailed to ensure that all parties had the same understanding.

In addition, Ms. Mele requested a TAC meeting with the Village professionals to address issues prior to the next meeting.

Chairwoman Brown asked if anyone from the Public would like to be heard. Robert Waitman, 19 Powder Horn Drive, was present for the meeting. Mr. Waitman stated that he likes the 7 and 7 plan and that he believes there will be significant foot traffic between neighborhoods. Mr. Waitman appreciates that there is more tree conservation on the current plan. Mr. Waitman raised the issue of snow removal in the new subdivision and will be following to see what plan is confirmed.

Goldie Kigler, 17 Powder Horn Drive, agreed with Mr. Waitman's comments and added that the catch basin was a concern for her regarding maintenance. Mr. Chaplin that the detention basin is by Beatrice Road. Each lot has oversized roof leaders to underground pipes.

Vera Brown made a motion to adjourn the public hearing to the December 22, 2021 meeting, seconded by David Katznelson. Upon vote, this motion was passed unanimously.

CONSIDERATION ON THE APPLICATION OF CHANA GOLD FOR A SPECIAL PERMIT FOR AN ACCESSORY STRUCTURE (SPORTS COURT) IN EXCESS OF 2500 SQUARE FEET. Affecting property are situated on the north side of Willow Tree Road approximately 250 feet east of Wilder Road, known as 146 Willow Tree Road, designated on the Tax Map as Section 41.10 Block 2 Lot 47, in an R-35 Zoning District.

Paul Baum, attorney for the applicant, was present. The applicant is proposing a 7200 square foot sports court. It will be fenced in with 8 10-foot light poles. Mr. Baum stated that the neighbor that will be the most affected by the court is in support of the project. Chairwoman Brown requested that the neighbor provide a letter to the Planning Board.

Frank Brown asked if the Zoning Board of Appeals has granted the variances needed for this project. Mr. Baum confirmed that they had.

Matt Trainor requested an update to the lighting plan prior to the next meeting.

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

GOLD SPECIAL PERMIT

Resolution #21-27

RESOLVED, that a public hearing on the application of Chana Gold for a special permit for an accessory structure (sports court) larger than 2,500 square feet for property located on the northerly side of Willow Tree Road, known as 146 Willow Tree Road and designated on the Town of Ramapo Tax Maps as Section 41.10, Block 2, Lot 47, will be held before the Planning Board of the Village of Wesley Hills on the 22nd day of December, 2021 at 7:30 P.M., Via a Zoom meeting available to the public.

Upon vote, this motion was passed unanimously.

APPROVE 10/27/21 PLANNING BOARD MINUTES.

David Katznelson made a motion to approve the 10/27/21 Planning Board minutes, seconded by Neal Wasserman. Upon vote, this motion carried unanimously.

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

Respectfully Submitted,

PB
12/1/2021
Tara Roberts

approved