

**Village of Wesley Hills
Planning Board – August 24, 2022
Village Hall**

Present: Chairwoman-Vera Brown, Neal Wasserman, Joshua Scheinberg-First Alternate, Joseph Zupnik-Second Alternate

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

Absent: Albert Tew, Lon Lieberman, Vanessa Caren

The meeting was called to order by Chairwoman Brown, at 7:42 p.m.

CONTINUATION OF A PUBLIC HEARING ON THE APPLICATION OF CONGREGATION KOL YAKOV FOR A SPECIAL PERMIT AND SITE PLAN APPROVAL FOR A NEIGHBORHOOD GATHERING. Affecting property located on the west side of Wilder Road, approximately 170 feet north of Ardley Place. Designated on the Town of Ramapo Tax Map as Parcel ID #41.10-1-19. Subject property is located at 29 Wilder Road.

Chairwoman Brown read this item into the record. Amy Mele, attorney, was present for the applicant. Ms. Mele stated that the applicant is seeking a special permit for the temporary use of this building for 24 months. Ms. Mele inquired regarding what lighting the Board would require for this temporary use. Ms. Mele stated that in her opinion perhaps the parking lot, walkway and/or driveway would be appropriate places to focus additional lighting and stated that motion detectors would be an option. Ms. Mele stated that the applicant is requesting an override on the Rockland County Department of Planning's review comment regarding lighting.

Matt Trainor confirmed that he has no objections if the Board is satisfied with the lighting. Mr. Trainor further stated that if the curbs are waived, the applicant must demonstrate that no stormwater problems would occur, and he would like to see updated site plans showing the gravel parking lot proposed. Jeff Osterman stated that lighting and landscaping are priorities. Mr. Osterman verbalized his concerns with temporary uses as his experience is that this type of use creates difficulty in confirming that improvements get done and that it is difficult to delineate parking.

Frank Brown stated that if, at the end of the temporary special permit period, the applicant wants more time, the Board has three options: (1) do not grant any additional time for the temporary use, (2) convert the special permit to a permanent use, or (3) extend a finite amount of time in extension.

Chairwoman Brown asked if anyone from the Board wished to be heard. Chairwoman Brown stated that she and Mr. Wasserman had been out to the site and agree that because there is existing dense vegetation, no additional landscaping is required. However, she noted that there is an approximate 3-foot drop beyond the northern edge of the driveway and parking area, and

there is a concern about someone going over. Adding boulders along that entire edge has been recommended. Ms. Mele stated that she believes that the applicant is open to motion detectors, boulders, reflectors or a combination of these items in the interest of safety. Mr. Wasserman agreed that action needs to be taken in this area of the property in the interest of safety and common sense.

Chairwoman Brown asked if anyone from the Public wished to be heard. No one wished to speak.

Chairwoman Brown made a motion to close the public hearing, seconded by Neal Wasserman. Upon vote, this motion passed unanimously.

Chairwoman Brown made a motion to approve the special permit including the overrides of the Rockland County Department of Planning letter, seconded by Joseph Zupnik.

Resolution # 22-26
CONGREGATION KOL YAKOV SPECIAL PERMIT

WHEREAS, Congregation Kol Yakov has applied for a special permit for a neighborhood gathering on premises located on the westerly side of Wilder Road known as 29 Wilder Road and designated on the Town of Ramapo Tax Map as Section 41.10, Block 1, Lot 19; and

WHEREAS, a duly advertised public hearing was held on said application at the Village Hall, 432 Route 306, Wesley Hills, New York, on April 27, 2022, via a Zoom meeting noticed to the public and available to the public, and was continued via Zoom meetings noticed to the public and available to the public on May 25, 2022 and June 29, 2022 and in-person meetings on July 27, 2022 and August 24, 2022, at which times all interested parties present were given an opportunity to be heard; and

WHEREAS, said application was referred to the Rockland County Department of Planning for review pursuant to General Municipal Law sections 239-l and 239-m, and by letter report dated March 30, 2022, the Rockland County Department of Planning notified this Planning Board that it had approved the application subject to conditions set forth therein; and

WHEREAS, the Planning Board has considered the Environmental Assessment Form and supporting documentation submitted by the applicant;

NOW, THEREFORE, BE IT RESOLVED, based upon such consideration, informal site inspection by Board members, and the representations of the applicant concerning the proposed use of the premises (including the proposed temporary use of the structure, the absence of a multi-purpose room, and the representation that the use of the subject premises will be limited to religious services and religious study), it is hereby determined that the proposed project will not have a significant impact on the environment as defined by the State Environmental Quality Review Act (SEQRA), for the following reasons: (1)

the proposed project is not anticipated to cause an increase in peak stormwater runoff, and (2) the proposed number of on-site parking spaces will be sufficient for the applicant's intended use, the site is located on a County road which has adequate capacity for the additional traffic that may be generated, and adequate sight distance has been demonstrated;

And BE IT FURTHER RESOLVED, that said application for a special permit for a neighborhood gathering is hereby granted, subject to the following conditions:

1. The neighborhood gathering shall be operated in conformance with the representations set forth in the letter submitted by Ira M. Emanuel, Esq. dated February 14, 2022, except for the duration of this temporary special permit.
2. There shall be compliance with recommended modifications 1 through 3, 5 through 10, and 12 through 14 set forth in the letter report of the Rockland County Department of Planning dated March 30, 2022, 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 Rockland County Sewer District No. 1 dated March 15, 2022, a copy of which letter is attached to this Resolution and made a part hereof.
4. No parking associated with the special permit use shall be allowed on Wilder Road.
5. Vehicles associated with the special permit use shall not back out onto Wilder Road. A sign shall be added, to the satisfaction of the Village's engineering consultant, stating that drivers shall turn around in the driveway and exit onto Wilder Road facing forward.
6. Pursuant to section 230-26G (1) (f) of the Code of the Village of Wesley Hills, the Planning Board has determined that the provision of 20 parking spaces, as shown on the applicant's site plan, will be sufficient for the neighborhood gathering to be able to operate in a manner that is consistent with public safety and neighborhood character. That determination is based on the applicant's representations concerning its presently intended operation of the neighborhood gathering. All such required parking spaces are to be provided on-site. The Planning Board reserves the authority, at any time hereafter during the duration of this temporary special permit, if it shall have determined that a genuine issue has arisen concerning the sufficiency of the parking requirement to enable the neighborhood gathering to continue to operate in a manner that is consistent with public safety and neighborhood character, and on notice to the then owner of the subject premises and the then operator of the neighborhood gathering on said premises, to adopt a resolution directing the then owner of the subject premises and the then operator of the neighborhood gathering on said premises to appear before the Planning Board at a subsequent public hearing for

a consideration of whether the special permit shall be revised to require additional parking spaces.

7. There shall be compliance with all conditions set forth in the memorandum of Brooker Engineering, PLLC dated July 19, 2022, a copy of which memorandum is attached to this Resolution and made a part hereof.
8. The special permit use shall be operated, at all times, in full compliance with the requirements of the Noise Pollution Control Law of the Village of Wesley Hills (chapter 140 of the Code of the Village of Wesley Hills).
9. If, at any time during the during of this temporary special permit, the Planning Board shall determine that the light emanating from the subject property is excessive, the applicant shall appear before this Board for approval of a plan to mitigate that situation, including new lighting, landscaping, window treatments, and/or other techniques.
10. The applicant has stated its intention that the proposed use of the subject premises is temporary and has requested that the Planning Board not require certain improvements to the premises that otherwise would have been required if the use had been intended to be permanent. Therefore, this special permit shall expire on August 31, 2024, being approximately 24 months from the present date. In the event that the applicant wishes to have the special permit extended beyond that date, it shall be required to apply to the Planning Board for such extension no later than April 30, 2024.
11. When the special permit terminates, either at the expiration of the special permit pursuant to the condition 10 hereinabove or the earlier voluntary cessation of such use, the subject lot will be restored to a condition that the Planning Board deems to be satisfactory for a one-family residence.

And BE IT FURTHER RESOLVED, that this Board hereby overrides, and compliance shall not be required with, the following modifications set forth in said letter report of the Rockland County Department of Planning for the reasons set forth hereinbelow:

- (a) Modification 4, because this site plan approval and the associated special permit are only temporary in nature, no later than the expiration of the temporary period the subject property will revert to single-family residential use, the owners/occupants of the adjacent property to the north (which is the only lot that would benefit from the additional screening landscaping) have not requested such additional planting, and dense vegetation providing sufficient screening already exists along the northerly boundary of the subject lot; and

- (b) Modification 11, because that modification contradicts Section 230-54B (10) of the Code of the Village of Wesley Hills which establishes exterior lighting requirements for special permit uses in the Village, and the applicant must comply with the Village's requirements.

Upon vote, this motion passed unanimously.

Neal Wasserman made a motion to approve the site plan including the overrides of the Rockland County Department of Planning letter, seconded by Joshua Scheinberg.

Resolution # 22-27
CONGREGATION KOL YAKOV SITE PLAN

WHEREAS, Congregation Kol Yakov has applied for approval of a site plan for a neighborhood gathering on premises located on the westerly side of Wilder Road known as 29 Wilder Road and designated on the Town of Ramapo Tax Map as Section 41.10, Block 1, Lot 19; and

WHEREAS, a duly advertised public hearing was held on said application at the Village Hall, 432 Route 306, Wesley Hills, New York, on April 27, 2022, via a Zoom meeting noticed to the public and available to the public, and was continued via Zoom meetings noticed to the public and available to the public on May 25, 2022 and June 29, 2022 and in-person meetings on July 27, 2022 and August 24, 2022, at which times all interested parties present were given an opportunity to be heard; and

WHEREAS, said application was referred to the Rockland County Department of Planning for review pursuant to General Municipal Law sections 239-l and 239-m, and by letter report dated March 30, 2022, the Rockland County Department of Planning notified this Planning Board that it had approved the application subject to conditions set forth therein; and

WHEREAS, heretofore on August 24, 2022, by Resolution #22-26, this Board determined that the proposed neighborhood gathering on the subject premises will not have a significant impact on the environment as defined by the State Environmental Quality Review Act (SEQRA); and

WHEREAS, heretofore on August 24, 2022, by Resolution # 22-26, this Board granted a special permit for such proposed neighborhood gathering;

NOW, THEREFORE, BE IT RESOLVED, that said site plan application is hereby approved for the site plan entitled "Planimetric Plan for 29 Wilder, 41.10-1-19, Located in the Village of Wesley Hills, Rockland County, New York", dated June 10, 2022 and last revised August 10, 2022, prepared by Paul Gdanski, PE, PLLC, subject to the following conditions:

1. There shall be compliance with recommended modifications 1 through 3, 5 through 10, and 12 through 14 set forth in the letter report of the Rockland County

Department of Planning dated March 30, 2022, a copy of which letter report is attached to this Resolution and made a part hereof.

2. There shall be compliance with all conditions set forth in the letter of Rockland County Sewer District No.1 dated March 15, 2022, a copy of which letter is attached to this Resolution and made a part hereof.
3. No parking associated with the special permit use shall be allowed on Wilder Road.
4. Vehicles associated with the special permit use shall not back out onto Wilder Road. A sign shall be added, to the satisfaction of the Village's engineering consultant, stating that drivers shall turn around in the driveway and exit onto Wilder Road facing forward.
5. There shall be compliance with all conditions set forth in the memorandum of Brooker Engineering, PLLC dated July 19, 2022, a copy of which memorandum is attached to this Resolution and made a part hereof.
6. The applicant has stated its intention that the proposed use of the subject premises is temporary and has requested that the Planning Board not require certain improvements to the premises that otherwise would have been required if the use had been intended to be permanent. Therefore, this site plan approval shall expire on August 31, 2024, being approximately 24 months from the present date and the date of expiration of the associated special permit. In the event that the applicant wishes to have the special permit extended beyond that date, it shall be required to apply to the Planning Board for the extension of this site plan approval and/or modification of this site plan no later than April 30, 2024.
7. Because this site plan approval and the associated special permit are only temporary in nature, paving of the gravel portion of the parking lot is waived, subject to the terms of comment 4 set forth in the memorandum of Brooker Engineering, PLLC dated July 19, 2022.
8. Because this site plan approval and the associated special permit are only temporary in nature, curbing is waived, subject to the terms of comment 5 set forth in the memorandum of Brooker Engineering, PLLC dated July 19, 2022.
9. The site plan shall be revised to add boulders along the entire northerly edge of the driveway and gravel parking area.
10. Because this site plan approval and the associated special permit are only temporary in nature, implementation of the Lighting Plan submitted by the applicant (sheet 4 of the proposed site plan) shall not be required, and instead the Lighting Plan shall be

revised to demonstrate only sufficient exterior lighting, mounted to the existing structure, to illuminate the rear corners of the parking area at the times such parking area is in use to the minimum extent necessary to provide safety to the users of the parking area.

And BE IT FURTHER RESOLVED, that this Board hereby overrides, and compliance shall not be required with, the following modifications set forth in said letter report of the Rockland County Department of Planning for the reasons set forth hereinbelow:

- (a) Modification 4, because this site plan approval and the associated special permit are only temporary in nature, no later than the expiration of the temporary period the subject property will revert to single-family residential use, the owners/occupants of the adjacent property to the north (which is the only lot that would benefit from the additional screening landscaping) have not requested such additional planting, and dense vegetation providing sufficient screening already exists along the northerly boundary of the subject lot; and
- (b) Modification 11, because that modification contradicts Section 230-54B(10) of the Code of the Village of Wesley Hills which establishes exterior lighting requirements for special permit uses in the Village, and the applicant must comply with the Village's requirements.

And BE IT FURTHER RESOLVED, as a result of the override set forth in the preceding paragraph, that implementation of the proposed Landscaping Plan submitted by the applicant (Sheet 3 of the proposed site plan) shall not be required.

Upon vote, this motion passed unanimously.

CONTINUATION OF A PUBLIC HEARING ON THE APPLICATION OF CONGREGATION AHAVAS YITZCHAK FOR REVISED SITE PLAN APPROVAL FOR A NEIGHBORHOOD GATHERING. Affecting property located on the west side of Forshay Road at the intersection with Parker Blvd. Designated on the Town of Ramapo Tax Map as Parcel ID #41.18-1-12. Subject property is located at 73 Forshay Road.

Chairwoman Brown read this item into the record. Todd Rosenblum, architect, was present for the applicant. Todd Rosenblum stated that the plan for an enlarged parking area was previously reviewed and approved, but the expanded parking area has not yet been constructed. The applicant now intends to knock down a portion of the existing structure and replace it with a new structure, as it is currently not ADA-compliant, there is no elevator and there are renovations needed in the kitchen in the basement. Mr. Rosenblum stated that the applicant intends to make the synagogue ADA-compliant, replace the kitchen in the basement, add a library, add an elevator, add a handicapped accessible bathroom, and replace the Rabbi's office. Mr. Rosenblum also stated that the social hall is not planned to be any larger than its current size, there will be an added emergency stairwell, and seating will be added in the women's balcony to be used for High Holidays.

Jeff Osterman stated that some municipalities require native landscaping but he is not concerned, as this is a smaller job. Todd Rosenblum stated that the parking and lighting plans have already been approved.

Mr. Rosenblum provided renderings of the proposed renovations and samples of the roofing, stone and Hardie Plank. The Board agreed to the following:

- GAF Timberline Charcoal-roofing
- Cultured Stone Eldorado Nantucket Stack Stone-exterior stone
- James Hardie Pearl Gray Hardie Plank

Chairwoman Brown asked if anyone from the Board wished to be heard. No one wished to speak.

Chairwoman Brown asked if anyone from the public wished to be heard. No one wished to speak.

Joseph Zupnik made a motion to approve this application, seconded by Neal Wasserman.

Resolution # 22-28
CONGREGATION AHAVAS YITZCHOK REVISED SITE PLAN

WHEREAS, heretofore on December 10, 2003, by Resolution # 03-18, the Planning Board granted approval of a revised site plan for a neighborhood gathering on premises located on the westerly side of Forshay Road known as 73 Forshay Road and designated on the Town of Ramapo Tax Map as Section 41.18, Block 1, Lot 12; and

WHEREAS, heretofore on July 24, 2019, by Resolution # 19-29, the Planning Board granted approval of a further revised site plan for the said neighborhood gathering on the said premises, but the enlarged parking lot depicted thereon has not yet been constructed; and

WHEREAS, Congregation Ahavas Yitzchok of Wesley Hills has applied to the Planning Board for approval of a further revised site plan for the said premises, which revised site plan incorporates the revisions included in the site plan approved on July 24, 2019 as well as additional revisions to the building on the said premises; and

WHEREAS, a duly advertised public hearing was held on said application at the Village Hall, 432 Route 306, Wesley Hills, New York, on July 27, 2022, and was continued on August 24, 2022, at which times all interested parties present were given an opportunity to be heard; and

WHEREAS, said site plan application was referred to the Rockland County Department of Planning for review pursuant to General Municipal Law sections 239-l and 239-m, and by letter report dated August 22, 2022, the Rockland County Department of Planning notified this Planning Board that it had approved the application subject to conditions set forth therein; and

WHEREAS, heretofore on June 26, 2019, by Resolution # 19-26, this Board determined that the proposed project as depicted on the revised site plan approved on July 24, 2019 would

not have a significant impact on the environment as defined by the State Environmental Quality Review Act (SEQRA), and nothing proposed on the revised site plan currently under review would change that determination;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to section 230-26G(1) (f) of the Code of the Village of Wesley Hills the Planning Board has determined that the provision of 58 parking spaces, all of which as to be provided on-site, as shown on the applicant's proposed revised site plan, will continue to be sufficient for the neighborhood gathering to be able to operate in a manner that is consistent with public safety and neighborhood character, even taking into consideration the proposed enlargement of the building on the premises; and

BE IT FURTHER RESOLVED, that said site plan application is hereby approved for the site plan entitled "Amended Site Plan for Cong. Ahavas Yitzchak – 73 Forshay Road, Village of Wesley Hills, Rockland County, New York", dated March 9, 2022 and last revised June 15, 2022, prepared by Civil Tec Engineering & Surveying PC, subject to the following conditions:

1. There shall be compliance with all conditions set forth in the letter of Brooker Engineering, PLLC dated June 28, 2022, a copy of which letter is attached to this Resolution and made a part hereof.
2. There shall be compliance with recommended modifications 1 through 9, 11, 14, and 18 through 19 set forth in the letter report of the Rockland County Department of Planning dated August 22, 2022, a copy of which letter report is attached to this Resolution and made a part hereof.

And BE IT FURTHER RESOLVED, that this Board hereby overrides, and compliance shall not be required with, the following modifications set forth in said letter report of the Rockland County Department of Planning for the reasons set forth hereinbelow:

- (a) Modification 10, subject to confirmation by the applicant to the satisfaction of the Village's engineering consultant that the total area of disturbance is under the threshold for a stormwater pollution prevention plan (SWPPP), because (1) previous soil testing observed seasonally high groundwater in the area of the proposed parking lot, making porous pavers or pavement not feasible in that area, (2) an underground detention system was previously designed and approved that results in a zero-net increase in peak stormwater discharge from the site, (3) subject to the aforementioned confirmation, the project is not subject to green infrastructure criteria because it is under the disturbance threshold for SWPPP, (4) the applicant plans to utilize porous pavers outside the parking area where feasible, contingent on additional soil testing, and (5) the basement is currently existing and exhibits dry conditions;

- (b) Modification 12 and 13, because the Planning Board believes that the proposed design of the parking area is more rational considering the anticipated use of the site (in light of the facts that most users will arrive at approximately the same time as each other and will leave at a different time that is approximately the same for each of those users), while avoiding wither an unnecessary reduction in the number of parking spaces or an unnecessary increase in the impervious surface ratio;
- (c) Modification 15, because the pedestrian pathway will most often be used at times that congregants are not permitted to drive, and the unnecessary continuation of the pathway through the parking area will result in the loss of more useful parking spaces;
- (d) Modification 16, because the Planning Board suggested and discussed the landscaping recommendation with the applicant, the applicant explained to the satisfaction of the Planning Board why it prefers the landscaping shown on its proposal, and the Planning Board does not believe that the amount of landscaping involved is significant enough to impose that revision upon the applicant; and
- (e) Modification 17, because that modification contradicts Section 230-54B (10) of the Code of the Village of Wesley Hills which establishes exterior lighting requirements for special permit uses in the Village, and the applicant must comply with the Village's requirements (as set forth as condition 11 in the aforementioned letter of Brooker Engineering, PLLC dated June 28, 2022).

And BE IT FURTHER RESOLVED, that the architectural plans entitled "Kahal Ahavas Yitzchok, 73 Forshay Road, Wesley Hills, New York", dated January 27, 2022, prepared by Rosenblum Architecture, are hereby approved, subject to incorporation of the materials depicted in the rendering of elevations presented to the Planning Board on August 24, 2022 and described in the Minutes of that meeting.

Upon vote, this motion passed unanimously.

CONTINUATION OF THE CONSIDERATION OF THE APPLICATION OF KHAL CHASIDIM OF WESLEY HILLS FOR A SPECIAL PERMIT AND SITE PLAN APPROVAL FOR A NEIGHBORHOOD GATHERING. Affecting property located on the east side of Deerwood Road 0 feet north of East Willow Tree Road, known as 2 Deerwood Road, designated on the Tax Map as Section 41.12 Block 1 Lot 4. Subject property is located at 2 Deerwood Road.

Chairwoman Brown read this item into the record. Todd Rosenblum, architect, was present for the applicant. Mr. Rosenblum stated that there is a single-family residence currently being

constructed on this site for Rabbi Hager's family. The applicant is proposing a neighborhood gathering in the lower level of the structure. Mr. Rosenblum stated that this project does not include a social hall or kiddish. Mr. Rosenblum stated that CivilTec is completing the parking map and letters from the neighbors regarding parking will be submitted to the Board prior to the October meeting.

Jeff Osterman suggested that a site visit be conducted to identify potential screening needs. Chairwoman Brown suggested that two or three alternative dates for the site visit be provided by the applicant (not including Saturdays) and coordinated with the Deputy Village Clerk. Mr. Osterman requested that this site inspection be completed in advance of the October meeting date.

Chairwoman Brown asked the Village Planner and Village Engineer if there was any reason not to schedule the public hearing for October. Both professionals stated that they were comfortable with moving forward.

Chairwoman Brown made a motion to schedule a public hearing on this application at the October 26th meeting, seconded by Joseph Zupnik.

Resolution # 22-29

KHAL CHASIDIM OF WESLEY HILLS SPECIAL PERMIT AND SITE PLAN

RESOLVED, that a public hearing on the application of Khal Chasidim of Wesley Hills for approval of a special permit and site plan approval for a neighborhood gathering, and for increased impervious surface ratio, on premises located on the easterly side of Deerwood Road and the northerly side of East Willow Tree Road known as 2 Deerwood Road and designated on the Town of Ramapo Tax Map as Section 41.12, Block 1, Lot 4 will be held before the Planning Board of the Village of Wesley Hills on the 26th day of October, 2022 at 7:30 P.M., at the Village Hall, located at 432 Route 306 in the Village of Wesley Hills.

Upon vote, this motion passed unanimously.

CONSIDERATION OF THE APPLICATION OF SARELCO LLC FOR SKETCH PLAT APPROVAL FOR A FOUR LOT SUBDIVISION. Affecting property located on the east side of McNamara Road 0 feet north of Pomona Lane. Designated on the Town of Ramapo Tax map as Section 33.17 Block 2 Lot 6. Subject property is located at 231 McNamara Road.

Chairwoman Brown read this item into the record. Ryan Karben, attorney for the applicant, and Anthony Celentano, engineer for the applicant, were present. Mr. Karben stated that prior to submitting this application there had been discussion regarding where traffic for these proposed lots was going to discharge. Mr. Karben stated that the applicant has spoken with the Pomona Country Club regarding roadway use and they have preliminarily consented to the applicant using their private roadways.

Chairwoman Brian asked which way the driveways faced. Mr. Karben stated that the applicant does not have a preference and that they are open to direction from the Planning Board. Jeff

Osterman stated that he would prefer that the driveways for three lots connect to the Country Club roads. Mr. Osterman stated that the cul-de-sac on McNamara Road as shown on the alternate layout would be brand new and is less desirable. Matt Trainor stated that he agrees. Chairwoman Brown asked if it was possible for the Board to have something in writing from the Country Club granting permission for the applicant to use its roadways. Mr. Karben stated that they are waiting to confirm details with the Country Club based on the outcome with this Board.

Joseph Zupnik made a motion to approve sketch plat for this application, seconded by Neal Wasserman.

Resolution # 22-30
231 McNamara Road Subdivision

WHEREAS, a formal application from Sorelco LLC for approval of a sketch plat entitled “Plat for 231 McNamara Road, Village of Wesley Hills, Town of Ramapo, Rockland County, New York”, dated August 27, 2021 and last revised July 18, 2022, prepared by Paul Gdanski P.E., PLLC, affecting property on the westerly side of McNamara Road, the easterly side of East Lane, and the northerly side of Pomona Lane, designated on the Town of Ramapo Tax Map as Section 33.17, Block 2, Lot 6, in an R-35 District, was considered by the Planning Board at its regular meeting on August 24, 2022,

NOW, THEREFORE, BE IT RESOLVED, that said sketch plat is hereby approved, subject to compliance with all conditions set forth in the letter of Brooker Engineering, PLLC dated August 23, 2022, a copy of which letter is attached to this Resolution and made a part hereof (but with the clarification that the sight easement on proposed Lot 3 shall be given to Pomona Country Club, which is the owner of the private roads East Lane and Pomona Lane, and shade tree easements along East Lane and Pomona Lane, if they are requested by Pomona Country Club, shall be given to Pomona Country Club).

Upon vote, this motion carried unanimously.

APPROVE 7/27/22 PLANNING BOARD MINUTES.

Joseph Zupnik made a motion to approve the 7/27/22 Planning Board minutes, seconded by Chairwoman Brown. Upon vote, this motion carried unanimously.

Chairwoman Brown made a motion to adjourn the meeting, seconded by Joshua Steinberg. Upon vote, this motion carried unanimously.

Respectfully Submitted,
Tara Roberts