

**Village of Wesley Hills  
Planning Board – September 22, 2022  
Village Hall**

Present: Chairwoman-Vera Brown, Neal Wasserman, Albert Tew, Lon Lieberman, Vanessa Caren

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

Absent: Joshua Scheinberg-First Alternate, Joseph Zupnik-Second Alternate

The meeting was called to order by Chairwoman Brown, at 7:38 p.m.

**RESCHEDULING OF PUBLIC HEARING ON THE APPLICATION OF THE VILLAGE GREEN SHUL FOR A SPECIAL PERMIT AND SITE PLAN APPROVAL FOR A NEIGHBORHOOD GATHERING.** Affecting property locates on the southerly side of Village Green approximately 250 feet East of NYS Route 306. Designated on the Town of Ramapo Tax Map as Parcel ID#41.11-2-17. Subject property is located at 4 Village Green.

Chairwoman Brown read this item into the record. Chairwoman Brown stated that she is in receipt of a request to adjourn this item to the October 26, 2022 meeting, because the applicant also has a pending application for variances before the Zoning Board of Appeals. Chairwoman Brown requested that Matt Trainor work with Zoning Board of Appeals Chairman Schwab and Doris Ulman to author a letter of advice concerning engineering issues raised by the variance application. Chairwoman Brown made a motion to reschedule this item to the October 26<sup>th</sup> meeting, seconded by Albert Tew.

Resolution #22-31  
VILLAGE GREEN SHUL SPECIAL PERMIT AND SITE PLAN

WHEREAS, by Resolution #22-18, the Planning Board scheduled a public hearing on the applications of Village Green Shul for approval of a special permit and site plan approval for a neighborhood gathering on premises located on the southerly side of Village Green known as 4 Village Green and designated on the Town of Ramapo Tax Map as Section 41.11, Block 2, Lot 17, to be held before the Planning Board of the Village of Wesley Hills on the 22<sup>nd</sup> day of September, 2022; and

WHEREAS, by email submitted to the Building Department on September 22, 2022, the applicant has requested that the Planning Board adjourn the public hearing on its application until October 26, 2022; and

WHEREAS, a Notice of Public Hearing has not yet been published or posted;

NOW, THEREFORE, BE IT RESOLVED, that Resolution #22-18 is hereby rescinded,  
and

BE IT FURTHER RESOLVED, that the public hearing on the aforementioned applications shall be held before the Planning Board of the Village of Wesley Hills on the 26<sup>th</sup> day of October, 2022 at 7:30P.M., at the Village Hall, located at 432 Route 306 in the Village of Wesley Hills, upon the request of the applicant.

Upon vote, this motion carried unanimously.

**CONSIDERATION OF THE APPLICATION OF SHIMON RIEDER FOR A REVISION OF A SUBDIVISION PLAT NOTE TO AUTHORIZE A DRIVEWAY.** Affecting property located on the east side of Astor Place approximately 300 feet south of Woodcrest Road. Designated on the Town of Ramapo Tax Map as Parcel ID# 41.10-1-39. Subject property is located at 14 Astor Place.

Chairwoman Brown read this item into the record. Chairwoman Brown stated that this item was before the Planning Board because of a note on an old subdivision plat and asked if Matt Trainor had any concerns. Matt Trainor stated that he believes that all issues will be worked out during review, including any slope concerns.

Frank Brown explained that this is a situation that the Board has not had to deal with before. This is a plat that was created by the Town of Ramapo which contained a note (note 28) stating that only the driveways shown on the final plat can be built, but it is not clear why this note is included on the plat. The applicant now wants to construct a new driveway in a different location. Frank Brown asked the Board if they believed that a public hearing was necessary to address this proposed change, as the plat was created at public hearing. Vanessa Caren asked if this would affect everyone in the subdivision. Chairwoman Brown stated that the resolution could be worded so as to only affect this lot, and in addition this applicant has an application before the ZBA.

Frank Brown stated that this Board has two options (1). Wait until the Zoning Board grants the variances being sought, or (2). This Board can approve subject to compliance with the conditions of the ZBA's decision as a condition of the approval of this Board.

Albert Tew made a motion to approve subject to the ZBA's approval of variances sought, seconded by Vanessa Caren.

Resolution #22-32  
14 ASTOR PLACE DRIVEWAY

WHEREAS, prior to the incorporation of the Village of Wesley Hills, the Town of Ramapo Planning Board approved a subdivision plat for the subdivision titled "Willow Brook Glen", and Note 28 on that plat requires that only those driveways shown on the final site grading plan for that subdivision are permitted to be constructed; and

WHEREAS, the lot located on the easterly side of Astor Place known as 14 Astor Place, designated on the Town of Ramapo Tax Map as Section 41.10, Block 1, Lot 39 is one of the lots created by and shown on that subdivision plat; and

WHEREAS, Shimon Rieder has applied to this Planning Board for authorization to construct a semi-circular driveway that differs in design and location from the driveway for that lot shown on the final site grading plan for that subdivision, which driveway is depicted on a plot plan entitled "Plot Plan for 14 Astor Place Located in the Village of Wesley Hills, Rockland County, New York" prepared by Paul Gdanski, PE, PLLC dated August 9, 2021 and last revised April 24, 2022, and therefore the applicant is requesting that this Planning Board approve a revision of the aforementioned plat Note 28 as it relates to the subject lot; and

WHEREAS, the construction of the proposed driveway depicted on that plot plan also requires variances as specified in the letter of Brooker Engineering, PLLC dated June 22, 2022; and

WHEREAS, the Planning Board is satisfied that the proposed driveway depicted on that plot plan will not create any safety or environmental problems, including, without limitation, sight distance and drainage;

NOW, THEREFORE, BE IT RESOLVED, that this Planning Board hereby approves the revision of the aforementioned plat Note 28 as it relates to the subject lot to authorize the construction of the driveway shown on the said plot plan, subject to the following conditions:

1. There shall be compliance with all conditions set forth in the letter of Brooker Engineering, PLLC dated June 22, 2022, a copy of which letter is attached to this Resolution and made a part hereof.
2. This approval is conditioned upon the applicant being granted variances by the Board of Appeals of the Village of Wesley Hills for all of the variances that are required for the construction of the proposed driveway exactly as depicted on the aforementioned plot plan now being considered by this Planning Board. In the event that all such variances shall be granted, there shall be compliance with all conditions imposed by the Board of Appeals in connection with those variances. In the event that all necessary variances are not granted, this conditional approval shall not take effect and shall be null and void, and the applicant shall be required to return to the Planning Board for approval of a driveway shown on a revised plot plan.

Upon vote, this motion carried unanimously.

#### CONSIDERATION OF THE REQUEST RELATED TO APPLICATION FOR APPROVAL OF 231 MCNAMARA ROAD SUBDIVISION

Chairwoman Brown stated that the Board is in receipt of a letter from Ryan Karben, attorney for the applicant for the 231 McNamara Road Subdivision, requesting that the Board hold public hearings for preliminary plat and final plat approval at the same time. Chairwoman Brown stated that the Board has approved this procedure in the past with input from the Village professionals, but only for subdivisions smaller than this one.

Matt Trainor stated that he does not have any major objections, as there is no public improvements, three driveway entrances are to a private road and no major environmental impact was noted during initial review.

Jeff Osterman stated that he would not recommend the concurrent review and approval. Mr. Osterman stated that basic information was missing originally, as noted in the review letter from Brooker Engineering. In addition, from the perspective of a neighbor, why is the Board skipping a step? Mr. Osterman stated his concern that granting the applicants' request in this situation might create a precedent leading to similar requests in the future for larger subdivisions.

Chairwoman Brown took a poll of the Board. The Board agreed to deny the request and hold its hearing only on the preliminary plat application. Matt Trainor noted that drainage and SWPPP information need to be updated and submitted to the Board for review.

**CONSIDERATION OF THE APPLICATION OF DVORA GINSBERG FOR A WETLANDS PERMIT FOR CONSTRUCTION OF A SINGLE-FAMILY HOME.**

Affecting property located on the east side of Vanessa Drive, approximately 450 feet south of Lime Kiln Road. Designated on the Town of Ramapo Tax Map as Parcel ID#41.07-2-21. Subject property is located at 6 Vanessa Drive.

Chairwoman Brown read this item into the record. Dvora Ginsberg, applicant, and Rachel Barese, engineer for the applicant, were present. Ms. Barese stated that this project includes a single-family home with a wetlands delineation on the south side of the property. The proposed home is outside of the wetlands but in the 100-foot buffer. Peter Torgersen delineated the wetland. Ms. Barese stated that his site visit was not in the winter, so he was able to see the relevant conditions.

Jeff Osterman asked how close the impervious surface is to the wetlands. Ms. Barese stated that impervious surface is approximately 50 feet on the south side and is closer on the east side, but the homeowner plans to keep the trees and the grassy area.

Matt Trainor stated that he believes that the impervious surface is 15 feet from the wetlands on the southeast side. Mr. Trainor requested that the grading be tightened up on the plans and that testing needs to be conducted as soon as possible to address questions on the infiltration system. Mr. Trainor stated that a rain garden may be an option.

Jeff Osterman stated that there was a very limited usable rear yard with this proposed layout. Mr. Osterman stated that the applicant is sticking with the existing tree line for now but is concerned about what happens a few years later. Mr. Osterman stated that he is concerned about cutting trees in the future and disturbing the wetlands. Chairwoman Brown stated that even if approval is granted, no disturbance of the wetland would be permitted in the future.

Chairwoman Brown made a motion to schedule a public hearing for the October 26<sup>th</sup> meeting, seconded by Neal Wasserman.

Resolution #22-33

GINSBERG WETLANDS PERMIT

RESOLVED, that a public hearing on a Wetlands Permit application by Dvora Naomi Ginsberg for property located on the easterly side of Vanessa Drive known as 6 Vanessa Drive, designated on the Town of Ramapo Tax Map as Section 41.07, Block 2, Lot 21, for authorization to construct a one-family dwelling, driveway, and patios within 100 feet of a freshwater wetland, will be held before the Planning Board of the Village of Wesley Hills on the 26<sup>th</sup> 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 carried unanimously.

**CONSIDERATION OF THE APPLICATION OF CONGREGATION TRISK TOLNA, INC FOR A SPECIAL PERMIT AND SITE PLAN APPROVAL FOR A NEIGHBORHOOD GATHERING.** Affecting property located on the northerly side of Glenbrook Road approximately 300 feet west of Moccasin Place. Designated on the Town of Ramapo Tax Map as Parcel ID# 41.10-2-24. Subject property is located at 33 Glenbrook Road.

Chairwoman Brown read this item into the record. The applicant did not appear before this Board. Chairwoman Brown stated that the Board was expecting updated plans that address the concerns raised at a recent TAC meeting with the Village professionals. Those plans have not been submitted by the applicant. Revised plans are expected to include updated information regarding erosion, parking, lighting, landscaping, and topography. In addition, there is no narrative that speaks to the project.

Chairwoman Brown stated that there is a large variance being sought from the Zoning Board of Appeals for impervious surface of .52, where the maximum permitted is .25. Chairwoman Brown stated that a coordinated review may be an option in this case, as the Zoning Board could benefit from the input of the Village professionals. If the Board approves a combined meeting, the Planning Board would be the lead agency for this review. After a brief discussion with the Board, it was agreed that a combined meeting would be best.

The Zoning Board has adjourned this matter to the October 26<sup>th</sup> Planning Board meeting.

Matt Trainor requested a hard deadline of October 1<sup>st</sup> on a submission from this applicant. This submission should include an EAF, a page 2, hours of operation on the Sabbath, mikvah hours and capacity, etc. Chairwoman Brown added that a condition of approval by this Board will be to operate the neighborhood gathering in conformance with the narrative statement.

Frank Brown stated that the only floor plan received thus far is for the basement. The Board needs to review a plan of the synagogue.

Albert Tew made a motion to approve the following resolution making the Planning Board the lead agency for this application, seconded by Neal Wasserman.

Resolution # 22-34  
CONGREGATION TRISK TOLNA, INC. SPECIAL PERMIT & SITE PLAN

Whereas, Congregation Trisk Tolna, Inc. has applied for approval of a special permit and site plan approval for a neighborhood gathering on premises located on the northerly side of Glenbrook Road known as 33 Glenbrook Road and designated on the Town of Ramapo Tax Map as Section 41.10, Block 2, Lot 24,

NOW, THEREFORE, BE IT RESOLVED, that such application and proposed project is hereby determined to be an Unlisted Action as defined in the State Environmental Quality Review Act (SEQRA), and

BE IT FURTHER RESOLVED, that the Planning Board hereby declares its intent to be the Lead Agency pursuant to SEQRA for the purpose of conducting a coordinated review.

Upon vote, this motion carried unanimously.

Chairwoman Brown made a motion to schedule the public hearing, seconded by Neal Wasserman.

Resolution #22-35

CONGREGATION TRISK TOLNA, INC. SPECIAL PERMIT AND SITE PLAN

RESOLVED, that a public hearing on the applications of Congregation Trisk Tolna, Inc. for approval of a special permit and site plan approval for a neighborhood gathering on premises located on the northerly side of Glenbrook Road known as 33 Glenbrook Road and designated on the Town of Ramapo Tax Map as Section 41.10, Block 2, Lot 24 will be held before the Planning Board of the Village of Wesley Hills on the 26<sup>th</sup> 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 carried unanimously.

The Planning Board did not vote on approval of the minutes of its 8/24/22 meeting because an insufficient number of Board members who were present at that meeting were present for this meeting.

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

Respectfully Submitted,  
Tara Roberts