

10/26/22

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**Village of Wesley Hills  
Joint Meeting of the Planning Board and Zoning Board of Appeals  
Wednesday, October 26, 2022  
Village Hall  
7:30 P.M.**

Present for the Planning Board: Chairwoman-Vera Brown, Neal Wasserman, Vanessa Caren, Joshua Scheinberg-First Alternate, Joseph Zupnik-Second Alternate

Also Present: Frank Brown-Deputy Village Attorney, Matt Trainor-Village Engineer (by phone), Tara Roberts-Deputy Village Clerk

Absent: Albert Tew, Lon Lieberman, Jeff Osterman-Village Planner

Present for Zoning Board of Appeals: Chairman-Mordechai Schwab, Jonathan Gewirtz-Deputy Chairman, Richard Weinberger, Dennis Dale, Stefanie Collantes

Absent: Carole Anderson, Randi Marlin, Ad Hoc

Also Present: Doris Ulman- Assistant Village Attorney

The meeting was called to order by Chairwoman Brown and Chairman Schwab, at 7:40 p.m.

**JOINT PUBLIC HEARING ON THE APPLICATIONS OF CONGREGATION TRISK TOLNA, INC FOR A SPECIAL PERMIT AND SITE PLAN APPROVAL FOR A NEIGHBORHOOD GATHERING and for the following variances: front yard of 32.2 feet instead of the minimum required of 50 feet, total side yard of 51.7 feet instead of the minimum required of 60 feet, building coverage of .15 instead of the maximum permitted of .10, front yard impervious surface ratio of .26 instead of the maximum permitted of .20, impervious surface ratio of .52 instead of the maximum permitted of .25 and for expansion of the dimensional nonconformity.** 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. Richard Weinberger stated that the Zoning Board members had recently conducted a site visit on this property. Chairman Schwab read this item into the record and stated the variances that the applicant is seeking. John Atzl, engineer for the project and Ryan Koyithara, architect for the applicant, were present and affirmed to tell the truth. Chairwoman Brown stated that there was a site plan dated September 30, 2022, a review by the Village Engineer dated October 12, 2022 which included 33 items, and Planning Board Resolution # 22-34 declared the Planning Board the lead agency for this application. In addition, Chairwoman Brown stated that an updated narrative has been submitted today for both Boards to consider.

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Matt Trainor stated that stormwater is the focus of the concerns referenced in his review letter. Mr. Trainor stated that there are 8 items that are required to move forward: Items 2, 3, and 10 which concern parking and traffic safety, and 16, 20, 31, 32, and 33 which concern stormwater.

Frank Brown, attorney for the Planning Board, stated that the reason for the joint meeting is that no action can be taken by either Board until SEQRA has been completed. Any concerns related to SEQRA must be resolved before a decision of environmental significance can be made. Mr. Brown further stated that the Zoning Board of Appeals is unable to make a decision until SEQRA has been completed.

Matt Trainor stated that the original narrative statement was cursory and did not include enough detail. Mr. Trainor stated that there is the need to address: offsite parking to abide by the 17 space requirement, perc testing, rain garden, calculations of perc tests, peak flow rates are not indicated.

Ryan Koyithara stated that the lower level of the structure is currently a minor neighborhood gathering. Mr. Koyithara stated that there is a mikvah proposed for both men and women and that parking is proposed in the rear of the property.

John Atzl stated that the Rabbi does not have a car. With this in mind, the Congregation may seek a variance from the requirement of two spaces for the residence.

Chairwoman Brown asked what the expected population is for the congregation. Mr. Koyithara stated that the maximum expected during the week is 10 people per week for the mikvah, 20 people twice a day for the neighborhood gathering and a maximum of 40 people on sabbath. Chairwoman Brown asked if Mr. Atzl and Mr. Koyithara believed that 15 spaces would be sufficient for the congregation. Both responded yes. Stefanie Collantes asked how many spaces are available now. Mr. Koyithara stated that none are available at this time, that street parking and neighbors' driveways are currently being utilized. Joseph Zupnik stated that this property backs up to Willow Tree Park and suggested that overflow could be there.

Doris Ulman stated that the survey for this property from 2,000 indicates that the front yard is 40 feet, currently the front yard is 32 feet. Ms. Ulman asked if Mr. Atzl knew how the change occurred. Mr. Atzl stated that he does not know. Ms. Ulman asked that Mr. Atzl research this concern prior to the next meeting.

Doris Ulman stated that there is a metal container on the east property line. John Atzl stated that he believes that this belongs to the neighbor and he will request that they remove it.

Doris Ulman asked if pavers could be used for the walkway in order to reduce the impervious surface ratio. Mr. Atzl stated that they can and agreed to have this revised prior to the next meeting.

Chairwoman Brown asked if anyone from the public wished to be heard.

Frieda Gelbman

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31 Glenbrook Road

Ms. Gelbman was present and affirmed to tell the truth. Ms. Gelbman stated that she lives to the east of this property and believes that the metal container has been removed. Ms. Gelbman stated that she is concerned about privacy in her backyard and is particularly concerned about the parking lot. Ms. Gelbman stated that her rear porch is in the line of site of the windows for the congregations. Ms. Gelbman stated that there is currently no privacy for her on her deck, as the trees that are currently on the property line are too short to provide screening. John Atzl stated that the proposed landscaping plan includes screening at the parking lot including a solid wall of arbor vitae on the east side that are 6-8 feet tall. Mr. Atzl stated that the trees that are currently there are 5 feet tall. Mr. Atzl suggested that blinds/shades could be added to the upper windows of the congregation. Mr. Koyithara stated that he would review and advise at the next meeting.

Neal Wasserman asked how high the trees should need to be in order to provide screening. Ms. Gelbman stated that the current trees are approximately 4 feet short, due to a berm. Based on the average tree growth of one foot per year, Mr. Wasserman stated that there would be no screening for four years. Mrs. Gelbman stated that they have privacy in their yard but not in the house.

Chairwoman Brown suggested that a site visit be conducted at 31 Glenbrook to understand the neighbor's concerns.

Mrs. Gelbman also stated that she is concerned about noise and light coming from the site, from the parking lot in particular. John Atzl stated that the lighting proposed is a zero foot candle, directed down and dark sky compliant.

William Hirshfeld  
37 Glenbrook Road

Mr. Hirshfeld was present and affirmed to tell the truth. Mr. Hirshfeld stated that he lives down the street from this site to the west. Mr. Hirshfeld stated that the intensity of the needs of this site concerns him. Mr. Hirshfeld stated that he agrees that one side of the street parking should be implemented. Mr. Hirshfeld stated that he is concerned with sound and light emitting from this site.

Chairwoman Brown stated that there is not enough information before the Boards to make a decision at tonight's meeting. Responses to the Village Engineer, a more robust narrative, and updated the name on the documents for consistency are needed.

Chairman Schwab suggested that the applicant work with the neighbors to address their concerns prior to the next meeting.

Chairwoman Brown made a motion to adjourn this application to the January 4, 2023 Planning Board meeting, seconded by Joseph Zupnik. Upon vote, this motion carried unanimously.

Jonathan Gewirtz made a motion to adjourn this application to the January 18, 2023 Zoning Board meeting, seconded by Chairman Schwab. Upon vote, this motion carried unanimously.

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Jonathan Gewirtz made a motion to adjourn the meeting, seconded by Stefanie Collantes. Upon vote, this motion carried unanimously.