



PLANNING BOARD MEETING MINUTES

February 26, 2025 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

Present: Acting Chairman- Albert Tew, Vanessa Caren, Neal Wasserman, Joshua Scheinberg

Absent: Chairman- Lon Lieberman, Tzvee Rotberg- 2nd Alternate, Joseph Zupnik- 1st Alternate

Also Present: Bruce Minsky-Deputy Village Attorney, Devon Palmieri- Village Engineer, Jonathan Lockman & Bill Brady- Village Planners, Camille Guido Downey- Village Clerk, Alicia Schultz-Deputy Village Clerk

CONTINUED PUBLIC HEARING ON THE APPLICATIONS OF BEN GROSSBERGER FOR WESLEY CONSTRUCTION GROUP FOR WETLANDS AND CLEARING AND FILLING PERMITS

Affecting property located on the northernly side of Glenbrook Road. Designated on the Town of Ramapo Tax Map as Parcel ID#41.10-2-20. Subject property located at 41 Glenbrook Road.

Chairman Tew read the item into the record. Neither the applicant nor their professionals showed for the application. They must attend the next meeting, or the application will be revoked from the Planning Board agenda and a new application will have to be submitted.

Chairman Tew questioned if anyone from the public would like to speak.

Jeffrey Nulman, 14 Glenbrook Road, questioned if the property was in the Village of Wesley Hills or the Town of Ramapo.

Camille Guido-Downey replied that the property is in the Village of Wesley Hills that is in the Town of Ramapo.

Chairman Tew made a motion to adjourn this item to the March 26, 2025 meeting, seconded by Neal Wasserman. Upon vote, this motion was carried unanimously.

Upon vote, this motion was carried unanimously.

CONTINUED PUBLIC HEARING ON THE APPLICATION OF ROCKLAND TREE EXPERT CO., INC. DBA IRA WICKES/ARBORISTS FOR AN AMENDED SITE PLAN AND SPECIAL PERMIT.

Affecting property located on the South side of McNamara Road.

Designated on the Town of Ramapo Tax Map as Parcel ID#42.13-1-22. Subject property is located at 11 McNamara Road.

Chairman Tew read the item into the record. Amy Mele, the applicant's Attorney, was present. Ms. Mele stated that all the items that were remaining (traffic pattern & water quality) by the Village Professionals have been fulfilled, have no further comments and they need the negative declaration reaffirmed prior to going to the Zoning Boards of Appeals for variances needed.

Bruce Minsky stated that along with Jonathan Lockman, he has created the negative declaration to be adopted, as well as the resolution for adoption. Mr. Lockman stated that along with the recreated negative declaration, he has attached the original from 2010 for reference as well.

Chairman Tew made a motion to approve the following resolution, seconded by Neal Wasserman:

RESOLUTION 25-2
11 McNAMARA ROAD - WICKES
REVISED SPECIAL PERMIT & SITE PLAN

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on February 26, 2025, at 7:30 pm.

The meeting was called to order by the acting Chairman Albert Tew, and with a quorum present, the following Resolution was offered by Chairman Tew seconded by Neal Wasserman to wit:

WHEREAS, Rockland Tree Experts Co., Inc., d/b/a Ira Wickes has applied to the Planning Board of the Village of Wesley Hills for a Special Permit and approval of a Site Plan for an existing arborist service, consisting of landscaping services & wholesale nursery on/at premises located on the south side of McNamara Road, 0' west from the intersection of Union Road and designated on the Town of Ramapo Tax Map as Section 42.13, Block 1, Lot 22, commonly known as 11 McNamara Road, Wesley Hills NY;

WHEREAS, the Applicant appeared in person and/or by its representative(s) and testified for the Application;

WHEREAS, at the public hearing, the Planning Board gave access to a public hearing and members of the public appeared and/or discussed the Application, and with the Planning Board

considering all input from the public;

WHEREAS, the Planning Board, in reviewing the Application, and the activities at the Premises [existing arborist service, consisting of landscaping services & wholesale nursery] therein, has consulted with its professionals [Planner, Engineer, Legal];

NOW, upon said hearing and the evidence presented, it is hereby found and determined:

BE IT RESOLVED, the Planning Board of the Village of Wesley Hills has, by separate document, the Re-Affirmation of Negative Declaration – Notice of Determination of Non-Significance, dated February 26, 2025, set forth a complete and detailed analysis with respect to the Planning Board’s consideration of the instant Application, with undertaking of a comprehensive review of the Application and its potential impacts on the environment as defined in the State Environmental Quality Review Act (“SEQRA”).

BE IT FURTHER RESOLVED, that the Planning Board determines that the Application/Project will not have a significant impact on the environment as defined in SEQRA.

The Approval granted herein is expressly conditioned and subject to the Applicant’s compliance with: (i) all local laws and ordinances of the Village of Wesley Hills as well as other governing municipalities/authorities; and (ii) any other requirements/conditions imposed by the Village’s Building/Fire Inspector.

Note that the Planning Board gives no approval of any building plans to be submitted, and any plans submitted to this Planning Board are solely for the purposes of the approval(s) as stated herein.

Upon vote, this motion was carried unanimously.

PUBLIC HEARING ON THE APPLICATION OF CONGREGATION AHAVAS YITZCHAK FOR A REVISION OF A SPECIAL PERMIT AND 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.

Chairman Tew read this item into the record. Rachel Barese, applicant's Engineer, stated that years ago they needed and were planning on a new parking lot, but Co-Vid hit, and the project was stalled. In the interim, the applicant decided they are going to change the original plan and split the project into TWO (2) separate Phases: Phase I is going to include adding 40 parking spaces, which is more spaces than the previously approved plans, and a handicapped accessible ramp. Phase II is going to include a smaller handicapped ramp, entrance and patio. Ms. Barese states that they have satisfied all items including the adopted negative declaration and approval from the Zoning Board of Appeals for variances for front yard, side yard, and impervious surface ratio, so their last step is getting site plan approval.

Jonathan Lockman stated that there are a couple items remaining from his February 12, 2025 memo, including a time frame of when they are planning to begin each phase of the project, how long they believe each phase should take, and some conceptual architectural plans including the new addition(s) to be shown. Mr. Lockman stated that this is a Type II SEQRA action and no further environmental review is needed. Mr. Lockman read the following review letters into the record:

1. Rockland County Department of Planning, dated February 25, 2025
2. Rockland County Highway Department, dated February 12, 2025
3. Rockland County Sewer District No. 1, dated February 25, 2025

Ms. Barese stated that they will decrease the curb radii as much as possible as stated in the County Highway Department letter and will work with the County regarding dedication and any easements needed.

Vanessa Caren questioned if there is an elevator being installed anywhere. Ms. Barese answered that there is currently no elevator on the plan, but that is why they are installing the larger handicap ramp. Mr. Lockman added that this is why conceptual plans are needed, so the Board and Village Professionals can see what they are planning to put on the site and some indication that the plans submitted will withstand time.

Devon Palmieri stated that the only remaining item they would like to review is the landscaping as mentioned in the County Planning Department letter, to ensure proper screening from the parking lot and new ramp to be installed from the adjoining street(s). Jeffrey Nulman, 14 Glenbrook Road, questioned if the handicap parking spaces are to be assigned.

Ms. Barese responded that she does not believe they will be assigned.

Mr. Nulman questioned if there is going to be a parking spot at the bottom of the ramp.

Ms. Barese stated that there are (4) handicap parking spaces in close proximity to the beginning of the new walking ramp to be installed, down to the basement and it is not for vehicles.

Bruce Minsky questioned when the applicant was granted variances from the Zoning Board of Appeals of the Village of Wesley Hills, and if it was for the same site plans that the Planning Board has reviewed.

Ms. Barese answered that yes, they are the same site plans that were granted variances in December 2024, they are working with the Village Professionals to complete the check print and tonight are seeking conditional approval on the conceptual plans to be submitted by the architect.

Mr. Minsky stated that the Code states that

Chairman Tew made a motion to approve the following resolution subject to the applied, seconded by Vanessa Caren:

RESOLUTION 25-3
73 FORSHAY ROAD- CONG. AHAVAS YITZCHAK
AMENDED SITE PLAN & SPECIAL PERMIT

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on February 26, 2025, at 7:30 pm.

The meeting was called to order by the acting Chairman Albert Tew, and with a quorum present, the following Resolution was offered by Chairman Tew, seconded by Joshua Scheinberg to wit:

WHEREAS, in regard to the application submitted by **CONGREGATION AHAVAS YITZCHAK** for a Revision of Site Plan and Special Permit, specifically for a Neighborhood Gathering, the same affecting the property(ies) located/designated 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. The subject Property(ies) is/are commonly known as 73 Forshay Road, Wesley Hills NY;

WHEREAS, after due notice, a public hearing on said Application was held by the Planning Board February 26 2025;

WHEREAS, the Applicant appeared in person and by its representative(s) and testified for the Application;

WHEREAS, at the public hearing, the Planning Board gave access to a public hearing and no members of the public appeared and/or no one opposed the Application, and with the Planning Board considering all input from the public;

WHEREAS, the Planning Board consulted with its professionals [Planner, Engineer, Legal], and based on the Application filed reviewed and determined that:

(i) the Application was a Type II action under SEQRA, and was issued an associated negative declaration on the previous application on August 22, 24, 2022, which was herein reinstated – given the now project/application is smaller in scope;

(ii) the Application was subject to GML referrals; and

(iii) except as stated/conditioned below, the Application satisfied the criteria, considerations and standards of the Village of Wesley Hills Code where applicable, except for any further variances that will be required based on a review of the Village’s Building Inspector of the eventual permit application;

NOW, upon said hearing and the evidence presented, it is hereby found and determined.

BE IT RESOLVED that the Application, as per the *Amended/Revised Site Plan* by Civil Tec Engineering & Survey PC, last revised dated December 19, 2024, is approved;

BE IT FURTHER RESOLVED that the Approval granted herein is expressly conditioned and subject to the Applicant’s compliance with: (i) Rockland County’s Department of Planning letter dated February 25 , 2025; (ii) Nelson Pope Voorhis’ letter dated February 12, 2025, specifically the ‘*Submission Comments*’ Nos. 1 and 2 [See Page 2]; (iii) all local laws and ordinances of the Village of Wesley Hills as well as other governing municipalities/authorities; and (iii) any other requirements/conditions imposed by the Village’s Building/Fire Inspector.

Note that the Planning Board gives no approval of any building plans to be submitted, and any plans submitted to this Planning Board are solely for the purposes of the approval(s) as stated herein.

Upon vote, this motion was carried unanimously.

DISCUSSION

Chairman Tew stated that we need to set a time limit for the public to speak. Jonathan Lockman stated that we should have a sign in sheet so we know who is in the audience, and a timer of some sort to be set when each person of the public begins to speak, in 3 or 5 minute intervals.

ADJOURNMENT

Chairman Tew made a motion to adjourn the meeting, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

Respectfully Submitted,
Alicia Schultz