



PLANNING BOARD MEETING MINUTES

March 27, 2024 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

Present: Chairwoman-Vera Brown, Albert Tew, Lon Lieberman, Neal Wasserman, Vanessa Caren, Joshua Scheinberg- First Alternate, Joseph Zupnik- Second Alternate

Also Present: Frank Brown-Deputy Village Attorney, Eve Mancuso-Village Engineer, Jonathan Lockman, Alicia Schultz-Deputy Village Clerk

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

Lon Lieberman read this item into the record. Ira Emanuel, the applicant's attorney, sent a letter to the Village requesting an adjournment to the May 29, 2024 meeting, as the applicant does not have finalized environmental reports yet.

Chairwoman Brown made a motion to adjourn the discussion until the May 29, 2024 meeting, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

CONTINUED DISCUSSION ON THE APPLICATION SUBMITTED BY NANCY RUBIN ON BEHALF OF MARK NUSSEN FOR A CLEARING/ FILLING/ EXCAVATING PERMIT. Affecting property located on the west side of Astor Place, 600 feet from the intersection of Ardley Place. Designated on the Town of Ramapo Tax Map as Parcel ID#41.06-1-78. Subject property is located at 33 Astor Place.

Lon Lieberman read this item into the record. Paul Baum, the applicant's attorney, sent a letter to the Village requesting an adjournment to the May 29, 2024 meeting, as the applicant does not have finalized soil testing reports yet.

Chairwoman Brown made a motion to adjourn the discussion until the May 29, 2024 meeting, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

**CONTINUED DISCUSSION ON APPLICATION SUBMITTED BY ZAHAV GROUP
FOR REVISION OF THE FINAL PLAT KNOWN AS THE HURWITZ SUBDIVISION.**

Affecting property located on the westerly side of Spook Rock Road, approximately 750 feet north of the intersection of Grandview Avenue. Designated on the Town of Ramapo Tax Map as Parcel ID #40.16-1-10.2. Subject property is located at 89 and 91 Spook Rock Road.

Lon Lieberman read this item into the record. Kamran Amona, the applicant, was present and passed out plans. Mr. Amona stated that Mr. Ruttner at 87 Spook Rock Road, has not presented any changes he would like made to the approved subdivision plans, and would like the note #32 removed from the final plans, and would like his escrow due back for the trees that now do not have to be planted. Frank Brown agreed that we have given Mr. Rutter ample time to send in any plans he would like for the screening facing his property and has not done so to date.

Chairwoman Brown made a motion to approve the following resolution, seconded by Neal Wasserman:

Resolution# 24-4
HURWITZ SUBDIVISION

WHEREAS, on March 28, 2018, by Resolution# 18-7, the Planning Board approved the final platentitled "Subdivision Plat for Hurwitz Located in Village of Wesley Hills, Town of Ramapo, Rockland County, New York", which plat was subsequently recorded in the Rockland County Clerk's Office; and

WHEREAS, Note 32 on the said plat required thecomplete implementation of the Planting and Erosion Control Plan associated with the said subdivision; and

WHEREAS, the said Planting and Erosion Control Plan included, among other things, the planting of certain trees on the adjacent lot to the north known as 87 Spook Rock Road, atthe request of the then owners of said lot for privacy reasons;and

WHEREAS, the then owners of said lot known as 87 Spook Rock Road subsequently sold that lot to new owners who do not wantthe plantings shown on the Planting and Erosion Control Plan to be planted on their lot; and

WHEREAS, the current owners of said lot known as 87 Spook Rock Road have been given the opportunity by the Planning Board to present a revised landscaping plan that they would prefer, provided that the cost of implementation of such plan would not exceed the cost of the previously approved landscaping plan,but they have failed to provide any such plan to the PlanningBoard;

NOW, THEREFORE, BE IT RESOLVED, that the aforementioned subdivision plat for the Hurwitz Subdivision is hereby revisedto delete Note 32 therefrom; and

BE IT FURTHER RESOLVED, that the currently existing plantings on Lot 2 of the Hurwitz Subdivision are herebyaccepted as representing satisfactory implementation of the Planting and Erosion Control Plan associated with the said subdivision.

Upon vote, this motion was carried unanimously.

DISCUSSION: Recommendation to Board of Trustees on proposed Zoning Law Amendment.

Lon Lieberman read this item into the record. The Board had a discussion on whether the timing for the notice is correct, as they are unaware if the Public Hearing has been scheduled or not. Alicia Schultz explained to the Board that the Village Board of Trustees had not yet had a Public Hearing for this matter. The Board decided they were going to hold off on making any decisions on the proposed Zoning Law, until after the Public Hearing is held.

Lon Lieberman made a motion to adjourn the discussion until the May 29, 2024 meeting, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

CONSIDERATION OF REQUEST FOR EXTENSION OF TIME FOR FINAL PLAT APPROVAL FOR A FOUR-LOT SUBDIVISION FOR SARELCO, LLC. Affecting property located on the westerly 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.

Lon Lieberman read this item into the record.

Albert Tew made a motion to approve the following resolution, seconded by Chairwoman Brown:

Resolution# 24-5
231 McNAMARA ROAD SUBDIVISION

WHEREAS, on January 4, 2023, by Resolution# 23-2, the Planning Board approved the final plat entitled "Final Plat for 231 McNamara Road, Village of Wesley Hills, Town of Ramapo, Rockland County, New York", which period of conditional subdivision approval was previously extended until March 27, 2023, and

WHEREAS, the filing of the said plat could not be accomplished by that expiration date,

NOW, THEREFORE, BE IT RESOLVED, that the period of conditional subdivision approval heretofore granted to the said subdivision is hereby further extended until June 25, 2024.

Upon vote, this motion was carried unanimously.

APPROVAL OF MINUTES- February 28, 2024

Albert Tew made a motion to approve the February 28, 2024 minutes, seconded by Neal Wasserman. Upon vote, this motion was carried unanimously.

ADJOURNMENT

Chairwoman Brown made a motion to adjourn the meeting, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

Respectfully Submitted,
Alicia Schultz