



PLANNING BOARD MEETING MINUTES

January 24, 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, Joshua Scheinberg- First Alternate

Also Present: Frank Brown-Deputy Village Attorney, Brian Brooker & Devon Palmieri-Village Engineers, Max Stach-Village Planner, Alicia Schultz-Deputy Village Clerk

Absent: Vanessa Caren, Joseph Zupnik- Second Alternate

CONTINUED PUBLIC HEARING ON THE APPLICATION SUBMITTED BY YITZCHOK WIEDER FOR A WETLANDS PERMIT. Affecting property located on the west side of Tranquility Road, 575 feet south of Joy Road. Designated on the Town of Ramapo Tax Map as Parcel ID # 41.09-1-28. Subject property is located at 49 Tranquility Road.

Chairwoman Brown opened the continuation of the public hearing. Anthony Celentano, the applicant's Engineer, was present. Mr. Celentano stated that any addition to the home, no matter where they decide to put it, would require a wetlands permit as it would be within the 100-foot wetlands buffer area. Mr. Celentano also stated that there will be no change in impervious surface area because they are taking part of the existing driveway for the addition. Therefore he stated that there will be no change in runoff that would affect the wetlands area.

Brian Brooker stated that they have no objections to the application. Max Stach stated that this proposed action is a Type II action under SEQRA (State Environmental Quality Review Act) and will not have a significant impact on the environment. Mr. Stach added that there are two variances needed for the addition for minimum front yard and for maximum front yard impervious surface ratio. Mr. Celentano stated that they are aware that they must apply to the Zoning Board of Appeals for those two variances.

Chairwoman Brown questioned if anyone from the public would like to speak. No one wished to speak.

All persons wishing to be heard having been heard, Chairwoman Brown made a motion to close the public hearing, seconded by Lon Lieberman. Upon vote, this motion was carried unanimously.

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

Resolution # 24-2
WIEDER WETLANDS PERMIT

WHEREAS, Yitzchok Wieder has applied for a Wetlands Permit for authorization to construct an addition to a house within 100 feet of a freshwater wetland on premises located on the westerly side of Tranquility Road, known as 49 Tranquility Road and designated on the Town of Ramapo Tax Maps as section 41.09, Block 1, Lot 28; and

WHEREAS, a public hearing on said application was held by the Planning Board on January 3, 2024, and was adjourned until January 24, 2024, at which times all members of the public wishing to speak had an opportunity to be heard; and

WHEREAS, the Planning Board has determined that the proposed action is a Type II action as defined in the New York State Environmental Quality Review Act (SEQRA) and that it will not have a significant effect on the environment, for the reasons that the proposed plan allows for the reasonable use of the applicant's property while limiting the amount of disturbance within the 100-foot buffer area to that necessary to allow the proposed activities, there will be no additional net runoff resulting from the proposed activities, and the proposed activities will not have any adverse impact on any wetland; and

WHEREAS, by letter dated November 21, 2023, the Rockland County Drainage Agency has notified the Planning Board that although the subject property is within the jurisdiction of the Drainage Agency, a Stream Control Act permit is not required for the proposed project; and

NOW, THEREFORE, BE IT RESOLVED, that a Wetlands Permit is hereby granted for such construction of an addition to a house as shown on the plot plan designated as "Plot Plan for Wieder, 49 Tranquility Road, located in the Village of Wesley Hills, Rockland County, New York" prepared by Paul Gdanski, PE, PLLC, dated September 11, 2023 and last revised December 17, 2023, subject to the following conditions:

1. The applicant shall obtain variances from the Board of Appeals of the Village of Wesley Hills for minimum front yard setback and maximum front yard impervious surface ratio and shall comply with all conditions that may be imposed by the Board of Appeals in connection with the granting of such variances.
2. The applicant shall either (a) obtain written confirmation from the New York State Department of Environmental Conservation that a Protection of Waters Permit is not required for the proposed project or (b) in the event that a Protection of Waters Permit is required, obtain such permit and comply with all conditions that may be required by the New York State Department of Environmental Conservation.

3. There shall be compliance with all conditions set forth in the letter of Rockland County Department of Planning dated November 27, 2023, a copy of which letter is attached to this Resolution and made a part hereof.
4. There shall be compliance with all conditions set forth in the letter of Brooker Engineering dated January 19, 2024, a copy of which letter is attached to this Resolution and made a part hereof.

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, 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.

Chairwoman Brown opened the continuation of the public hearing. John Wickes, the applicant, Rhonda Smith, the applicant's Engineer, and Ira Emanuel, applicant's Attorney, who arrived late, were present. Ms. Smith stated that the application is still under review and some environmental changes still need to be made to the plan.

Brian Brooker requested a percolation test be performed, as well as an environmental study to include ground and surface waters comparison tests, since the last testing was done 17 years ago. Max Stach stated the applicant also needs an updated traffic study, since traffic has changed in the area significantly since the original study was done. Mr. Stach stated that it would be good to test for solvents and petroleum on site. Chairwoman Brown requested that the applicant have these items completed by the March 27, 2024 Planning Board meeting. Albert Tew questioned if the maintenance on the company vehicles is done on site. John Wickes responded that work is done to their vehicles on and off site.

Chairwoman Brown made a motion to adjourn the public hearing until the March 27, 2024 meeting, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

PUBLIC HEARING ON THE APPLICATION SUBMITTED BY BASYA HOLZBERG FOR ARCHITECTURAL PLAN REVIEW OF A SINGLE-FAMILY HOME. Affecting property located on the west side of Powder Horn Drive. Designated on the Town of Ramapo Tax Map as Parcel ID # 39.19-2-45. Subject property is located at 28 Powder Horn Drive.

Chairwoman Brown opened the public hearing and confirmed with the Deputy Village Clerk that the Notice of Public Hearing had been properly published and posted. Basya Holzberg, the applicant, and Robert Silber, applicant's contractor, were present. Mr. Silber presented the Planning Board with samples of finishes and specifications for the materials that they will be using to build the new single-family home. Mr. Silber also presented plans to the Board to show all four sides of the home. Max Stach stated that the architectural plans do not differ too much from the homes in the area, but they are different enough not to look like a tract house. Mr. Stach

also stated that the proposed action is defined as a Type II Action requiring no further review under the State Environmental Quality Review Act (SEQRA).

Chairwoman Brown questioned if anyone from the public would like to speak. No one wished to speak.

All persons wishing to be heard having been heard, Chairwoman Brown made a motion to close the public hearing, seconded by Lon Lieberman. Upon vote, this motion was carried unanimously.

Chairwoman Brown made a motion to approve the following resolution, seconded by Lon Lieberman:

RESOLUTION # 24-3
HOLZBERG ARCHITECTURAL REVIEW

WHEREAS, Basya Holzberg has applied to the Planning Board pursuant to Section 230-36E(5) of the Code of the Village of Wesley Hills for approval of architectural plans for a new dwelling on property located on the westerly side of Powder Horn Drive, known as 28 Powder Horn Drive and designated on the Town of Ramapo Tax Maps as Section 32.19, Block 2, Lot 44 Lot 3; and

WHEREAS, a duly advertised public hearing was held on said application at the Village Hall, 432 Route 306, Wesley Hills, New York, on January 24, 2024, at which time all interested parties present were given an opportunity to be heard; and

WHEREAS, the proposed action is defined as a Type II Action requiring no further review under the New York State Environmental Quality Review Act (SEQRA);

NOW, THEREFORE, BE IT RESOLVED, that the untitled architectural plans for the dwelling on said lot submitted to the Village of Wesley Hills Building Department on December 29, 2023 are hereby approved, subject to incorporation of the materials set forth in the undated letter of Silber Construction also submitted to Village of Wesley Hills Building Department on December 29, 2023.

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.

Chairwoman Brown read this item into the record. Chairwoman Brown confirmed with the Deputy Village Clerk that Kamran Amona, the applicant, phoned the Village Hall and sent an email to the Village to adjourn the discussion of this matter until the February 28, 2024 Planning

Board meeting. Chairwoman Brown confirmed that all of the present Planning Board members have had a site visit. Chairwoman Brown stated that if the neighbors at 87 Spook Rock Road would like a different landscaping plan than the approved subdivision plan, they must present revised plans and an estimate for the proposed plantings, and the fees due for the revised landscaping cannot exceed the amount that would have been sufficient to implement the landscaping plan that had been approved for the Hurwitz Subdivision.

Chairwoman Brown made a motion to adjourn the discussion until the February 28, 2024 meeting, seconded by Lon Lieberman. Upon vote, this motion was carried unanimously.

APPROVAL OF MINUTES- JANUARY 3, 2024

Lon Lieberman made a motion to approve the January 3, 2024 minutes, seconded by Joshua Scheinberg. Upon vote, this motion was carried 4-0. Neal Wasserman abstained.

ADJOURNMENT

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

Respectfully Submitted,
Alicia Schultz