



PLANNING BOARD MEETING MINUTES

July 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: Chairman- Lon Lieberman, Albert Tew, Vanessa Caren, Joshua Scheinberg, Tzvee Rotberg- 2nd Alternate

Absent: Neal Wasserman, Joseph Zupnik- 1st Alternate

Also Present: Bruce Minsky-Deputy Village Attorney, Stuart Strow & Alena Guckian-Village Engineers, Jonathan Lockman-Village Planner, 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.

Chairman Lieberman read this item into the record. Rhonda Smith, the applicant's Engineer, was present. Ms. Smith stated that the items remaining that the Village requested are a traffic analysis and water testing, which is currently being reviewed by the Village's Professionals, and hopefully will be completed by the following Planning Board meeting.

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

Neal Marcus was present and opposes the application. Mr. Marcus has been before the Board many times expressing his opposition to the way the property has been run for more than TWO (2) decades now and has shared documentation from the past which he believes can support his point of view. Mr. Marcus stated that he believes the prior SEQRA review was done improperly, even though he lost that argument in Supreme Court. Mr. Marcus stated that even though he realizes testing takes time, he feels that the required information from the Planning Board and Village Professionals have not been received in a timely manner, as this application has been in front of the Board for over a year.

Ms. Smith stated that the applicant's Lawyer, Ira Emanuel, will be present at the next Planning Board meeting and will draft a response letter to Mr. Marcus' claims prior to the next scheduled meeting.

Albert Tew made a motion to adjourn the Public Hearing until the September 11, 2024 meeting, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

PUBLIC HEARING ON THE APPLICATION SUBMITTED BY JAY COURT HOLDINGS, LLC FOR PRELIMINARY & FINAL PLAT APPROVAL OF THE 3 LOT SUBDIVISION KNOWN AS JAY COURT HOLDINGS SUBDIVISION. Affecting property located on the north side of East Willow Tree Road, approximately 200 feet from the intersection of Rainbow Court. Designated on the Town of Ramapo Tax Map as Parcel ID #41.08-1-34 & 41.08-1-44.2. Subject property is located at 2 Charlotte Drive & 106 East Willow Tree Road.

Chairman Lieberman read this item into the record. Rhonda Smith, applicant's Engineer, stated that this proposed subdivision is currently THREE (3) lots and is to be changed into TWO (2) lots, requires no variances, and is a TYPE II SEQRA action. Ms. Smith stated that the owner is proposing a single-family dwelling on each new lot.

Jonathan Lockman stated that the revisions he requested have been satisfied, as well as the items in the Brooker Engineering letter dated June 26, 2024, and all remaining items shall be adhered to by the applicant and their professionals.

Chairman Lieberman questioned if anyone from the public would like to speak. No one wished to speak.

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

Albert Tew made a motion to approve the following resolution, seconded by Vanessa Caren:

RESOLUTION 24-12
2 CHARLOTTE DRIVE & 106/110 E WILLOW TREE ROAD-JAY COURT HOLDINGS
THREE-TO-TWO LOT SUBDIVISION

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on July 24, 2024, at 7:30 pm.

The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Albert Tew, seconded by Vanessa Caren to wit:

WHEREAS, in regard to the application submitted by **JAY COURT HOLDINGS LLC** for a Preliminary and Final Plat Approval of the three lot merger culminating into a two lot subdivision, the same affecting the properties located/designated on the north side of East Willow Tree Road, approximately 200 feet from the intersection of Rainbow Court, designated on the Town of Ramapo Tax Map as Parcel ID #

41.08-1-34 and 41.08-1-44.2. The subject Properties are commonly known as 2 Charlotte Drive, Wesley Hills, New York and 106 East Willow Tree Road, Wesley Hills NY;

WHEREAS, after due notice, a public hearing on said Application was held by the Planning Board July 24 2024;

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 issued an associated negative declaration;

(ii) the Application was not subject to GML referrals;

(iii) the Application satisfied the criteria, considerations and standards of the Village of Wesley Hills Code, including but not limited to Chapter 193 – Subdivision of Lands Wesley Hills, as well as other relevant code sections;

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

BE IT RESOLVED that the Application, as per the *Subdivision Plat* by Civil Tec Engineering & Survey PC, dated April 29, 2024, is approved;

BE IT FURTHER RESOLVED that the Approval granted herein is expressly conditioned and subject to the Applicant's compliance with: (i) Brooker Engineering's letter dated June 26, 2024; (ii) Nelson Pope Voorhis' letter dated June 11, 2024; (iii) all local laws and ordinances of the Village of Wesley Hills; and (iv) any other requirements/conditions imposed by the Village's Building Inspector.

Note that the Planning Board gives no approval of any building plans to be submitted, and any plans submitted to this Planning Board solely for the purposes of the approval(s) being requested as per the Application.

Upon vote, this motion was carried unanimously.

DISCUSSION ON THE APPLICATION OF ANSHEI CHESD FOR REVISED SITE PLAN AND SPECIAL PERMIT APPROVAL FOR A NEIGHBORHOOD GATHERING TO CONSTRUCT A SYNAGOGUE. Affecting property located on the south side of Lime Kiln Road. Designated on the Town of Ramapo Tax Map as Parcel ID#41.06-1-26. Subject property located at 62 Lime Kiln Road.

Chairman Lieberman read this item into the record. Mendy Ortner with Fast Forward permits was present and stated that the Congregation would like to amend their approved site plan to reduce it from TWO (2) approved stories to ONE (1) and remove the proposed Rabbi's residence.

Jonathan Lockman stated that most of the comments from his review letter have already been answered. Stuart Strow stated that he had the same comments as Mr. Lockman and added that the applicant needs to add the proposed items to the bulk table that are incomplete.

Chairman Lieberman made a motion to schedule the Public Hearing for the September 11, 2024 meeting, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

CONSIDERATION OF REQUEST FOR EXTENSION OF TIME FOR FINAL PLAT APPROVAL FOR A THREE-LOT SUBDIVISION FOR ABY EAST, LLC. Affecting property located at the intersection of McNamara Road and Pomona Road. Designated on the Town of Ramapo Tax Map as Parcel ID #33.17-2-1. Subject property located at 1 East Lane.

Chairman Lieberman read this item into the record.

Vanessa Caren made a motion to approve the following resolution, seconded by Albert Tew:

RESOLUTION 24-13
1 EAST LANE-ABY EAST, LLC-
3-LOT SUBDIVISION FINAL PLAT EXTENSION

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on July 24, 2024, at 7:30 pm. The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Vanessa Caren, seconded by Albert Tew to wit:

WHEREAS, in regard to the application submitted by **ABY EAST LLC** for a Final Plat for a Three Lot subdivision, the same affecting the property(ies) located/designated on the Town of Ramapo Tax

Map as Parcel ID# 33.17-2-1. The subject Property(ies) is/are located: at the intersection of McNamara Road and Pomona Road, and/or commonly known as and/or 1 East Lane, Wesley Hills NY;

WHEREAS, the Applicant has advised the Planning Board that the filing of the said Final Plat cannot be accomplished by the current expiration date;

NOW, THEREFORE, BE IT RESOLVED, that the time period for filing the Final Plat approval for the Application is extended to September 24, 2024.

BE IT FURTHER RESOLVED, the approval(s) herein are subject to compliance with all local laws and ordinances of the Village of Wesley Hills, as well as other applicable laws/regulations.

Note that the Planning Board gives no approval of any building plans to be submitted.

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.

Chairman Lieberman read this item into the record.

Vanessa Caren made a motion to approve the following resolution, seconded by Albert Tew:

RESOLUTION 24-14
231 McNAMARA ROAD-SARELCO, LLC
4-LOT SUBDIVISION FINAL PLAT EXTENSION

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on July 24, 2024, at 7:30 pm. The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Vanessa Caren, seconded by Albert Tew to wit:

WHEREAS, in regard to the application submitted by **SARELCO LLC** for a Final Plat for a Four Lot subdivision, the same affecting the property(ies) located/designated on the Town of Ramapo Tax Map as Parcel ID# 33.17-2-6. The subject Property(ies) is/are located: on the westerly side of McNamara Road 0 feet north of Pomona Lane, and/or commonly known as and/or 231 McNamara Road, Wesley Hills NY;

WHEREAS, the Applicant has advised the Planning Board that the filing of the said Final Plat cannot be accomplished by the current expiration date;

NOW, THEREFORE, BE IT RESOLVED, that the time period for filing the Final Plat approval for the Application is extended to September 24, 2024.

BE IT FURTHER RESOLVED, the approval(s) herein are subject to compliance with all local laws and ordinances of the Village of Wesley Hills, as well as other applicable laws/regulations.

Note that the Planning Board gives no approval of any building plans to be submitted. Upon vote, this motion was carried unanimously.

APPROVAL OF MINUTES- June 26, 2024

Chairman Lieberman made a motion to approve the June 26, 2024 minutes, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

ADJOURNMENT

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

Respectfully Submitted,
Alicia Schultz