



PLANNING BOARD MEETING MINUTES

September 11, 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, Neal Wasserman, Tzvee Rotberg- 2nd Alternate

Absent: Joseph Zupnik- 1st Alternate

Also Present: Bruce Minsky-Deputy Village Attorney, Devon Palmieri, Stuart Strow & Alena Guckian-Village Engineers, Jonathan Lockman-Village Planner, Alicia Schultz-Deputy Village Clerk

PUBLIC HEARING ON THE APPLICATION OF MOSHE POTASH FOR ARCHITECTURAL PLAN REVIEW. Affecting property located on the south side of Rockwood Lane. Designated on the Town of Ramapo Tax Map as Parcel ID# 32.19-2-4.8. Subject property located at 25 Rockwood Lane.

Chairman Lieberman read this item into the record. Architect Todd Rosenblum was present, accompanied by Moshe Potash. Mr. Rosenblum showed the Board samples of all materials to be used for Architectural review of the proposed dwelling. Jonathan Lockman read his review letter aloud.

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

Jonathan & Mrs. Gross, 15 Rockwood Lane, stated that they had multiple issues with the Village noise ordinance being violated when the subdivision was being constructed and would like to be assured that the project will be done during the hours allowed by the Village Code.

Chairman Lieberman questioned if anyone else from the public would like 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.

Chairman Lieberman made a motion to approve the following resolution, seconded by Vanessa Caren:

RESOLUTION 24-15 **25 ROCKWOOD LANE-MOSHE POTASH** **ARCHITECTURAL PLAN REVIEW**

WHEREAS, Moshe Potash has applied to the Planning Board pursuant to the Zoning Law of the Village of Wesley Hills for approval of architectural plans for a new single family home, the subject premises are situated southernly side of Rockwood Lane, commonly known as 25 Rockwood Lane and is designated on the Town of Ramapo Tax Map as Section 32.19, Block 2, Lot 4.8; and

WHEREAS, a duly advertised public hearing was held on said Application at the Village Hall, 432 Route 306, Wesley Hills, New York, on September 11, 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 State Environmental Quality Review Act ("SEQRA");

WHEREAS, the proposed action at the Premises is not subject to General Municipal Law review;

NOW, THEREFORE, BE IT RESOLVED, that the architectural plans for the Premises on said lot entitled "Potash Residence", dated May 22, 2024, prepared by Rosenblum Architecture, are hereby approved, subject to incorporation of the materials presented to and incorporated by the Planning Board on the Hearing Date, including the letters/comments from Nelson, Pope, Voorhis, dated August 1, 2024 and Civil Design Works, dated August 16, 2024, and described in the Minutes of that meeting on the Hearing Date;

NOW, THEREFORE, 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.

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

Upon vote, the motion carried unanimously.

PUBLIC HEARING ON THE APPLICATION OF ANDREW GOJCAJ FOR ARGO CONSTRUCTION CORP. FOR ARCHITECTURAL PLAN REVIEW. Affecting property on the northern side of Jeremy Court. Designated on the Town of Ramapo Tax Map as Parcel ID# 32.19-2-4.3. Subject property located at 11 Jeremy Court.

Chairman Lieberman read this item into the record. Architect Kevin Brody was present, accompanied by Andrew Gojcay. Mr. Brody showed the Board samples of all materials to be used for Architectural review of the proposed dwelling. Jonathan Lockman read his review letter aloud.

Chairman Lieberman questioned why the garage door was to be made of steel. Mr. Brody replied that the longevity of the material and ease of maintenance were the main factors in choosing the garage door proposed.

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 Vanessa Caren. Upon vote, this motion was carried unanimously.

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

RESOLUTION 24-16
11 JEREMY COURT- ANDREW GOJCAJ FOR ARGO CONSTRUCTION CORP.-
ARCHITECTURAL PLAN REVIEW

WHEREAS, Andrew Gojcay for Argo Construction Corp has applied to the Planning Board pursuant to the Zoning Law of the Village of Wesley Hills for approval of architectural plans for a new single family home, the subject premises are situated southernly side of Jeremy Court, commonly known as 11 Jeremy Court and is designated on the Town of Ramapo Tax Map as Section 32.19, Block 2, Lot 4.3; and

WHEREAS, a duly advertised public hearing was held on said Application at the Village Hall, 432 Route 306, Wesley Hills, New York, on September 11, 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 State Environmental Quality Review Act ("SEQRA");

WHEREAS, the proposed action at the Premises is not subject to General Municipal Law review;

NOW, THEREFORE, BE IT RESOLVED, that the architectural plans for the Premises on said lot entitled "New Single Family Residence for Samuel and Leah Backenroth", dated June 17, 2024, prepared by Kevin Brodie, Architect, are hereby approved, subject to incorporation of the materials presented to and incorporated by the Planning Board on the Hearing Date, including the letters/comments from Nelson, Pope, Voorhis, dated August 20, 2024 and Civil Design Works, dated August 16, 2024, and described in the Minutes of that meeting on the Hearing Date;

NOW, THEREFORE, 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.

The Planning Board gives no approval of any building plans, the Plans submitted to this Planning Board solely for the purposes of the approval(s) being requested as per the Application. Upon vote, the motion carried unanimously.

PUBLIC HEARING ON THE APPLICATION SUBMITTED BY BEN GROSSBERGER FOR WESLEY CONSTRUCTION GROUP FOR A WETLANDS PERMIT. Affecting property located on the northernly side of Glenbrook Road, located as 41 Glenbrook Road. Designated on the Town of Ramapo Tax Map as Parcel ID# 41.10-2-20.

Chairman Lieberman read this item into the record. Herbert & Mrs. Jacobs, residents of the property, were present and stated that the individual they purchased the home from is doing all of the renovations to the site and was not aware that the property was in violation and needed Planning Board approval. Mr. Jacobs stated that a dump truck recently dropped off a load of fill onto the property and was not given any information on what company it was, how much fill was brought into the property, and whether the fill had been tested or not.

Jonathan Lockman read his review letter aloud and stated that the applicant needs to submit revisions for this application, most importantly soil testing needs to be done. Devon Palmieri read his review letter aloud and concurred with Mr. Lockman's statement that revisions need to be made, and soil testing must be done.

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

Chairman Lieberman made a motion to adjourn the Public Hearing until the October 9, 2024 meeting, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

PUBLIC HEARING ON THE APPLICATION OF ANSHEI CHESED 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 the Board will have to reaffirm the SEQRA negative declaration for this project. Stuart Strow read his review letter aloud, as well as the Rockland County Planning Department's GML review letter. Mr. Ortner requested that the Board override item #12 on the Rockland County Planning GML letter, as the plants being planted on the site were already approved by the Village Engineer with the previous site plan approval.

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, Albert Tew made a motion to close the public hearing, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

Chairman Lieberman made a motion to approve the following resolution, dependent on the applicant adhering to the items in the Village Planner & Village Engineer's review letters, as well as the Rockland County GML review letters listed below, seconded by Albert Tew:

1. Rockland County Highway Department review letter, dated August 1, 2024
2. Rockland County Sewer District #1 review letter, dated July 24, 2024
3. Rockland County Department of Planning review letter, dated July 17, 2024

RESOLUTION 24-17
62 LIME KILN ROAD-CONGREGATION ANSHEI CHESED
REVISED SITE PLAN & SPECIAL PERMIT

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on September 11, 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 Chairman Lieberman, seconded by Albert Tew to wit:

WHEREAS, in regard to the application submitted by **CONGREGATION ANSHEI CHESED** for a Revised of Site Plan and Special Permit, specifically for a Neighborhood Gathering to Construct a Synagogue, the revision being an mended of a previously approved site plan, the amendment herein seeking to remove the 'Rabbi's residence' and to slightly adjust the building footprint, reducing the building from two stories to one story, the same affecting the property located/designated on the south side of Lime Kiln

Road, designated on the Town of Ramapo Tax Map as Parcel ID#41.06-1-26. The subject Property is commonly known as 62 Lime Kiln Road, Wesley Hills NY;

WHEREAS, after due notice, a public hearing on said Application was held by the Planning Board September 11, 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 on the previous application on August 28, 2019, which was/has herein reinstated – given the now project/application is smaller in scope;

(ii) the Application was subject to GML referrals;

(iii) the Application satisfied the criteria, considerations and standards of the Village of Wesley Hills Code where applicable, except for any variances that will/would 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 Site Plan* by Sparaco & Youngblood, with revisions, dated July 18, 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 July 17, 2024; (ii) Rockland County's Sewer District letter(s) dated June 7, 2023/July 24, 2024; (iii) Rockland County's Department of Highway letter dated August 1, 2024; (iv) Civil Design Works LLC's letter(s) dated July 22, 2024; (v) Nelson Pope Voorhis' letter(s) dated July 17, 2024/August 20, 2024; (vi) all local

laws and ordinances of the Village of Wesley Hills; (vii) the conditions as per the approval contained in the Planning Board Resolutions # 19-36 and 19-37 *[From August 28, 2019/Minutes dated October 23, 2019]*; and (viii) 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.

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. Ira Emanuel, the applicant's Attorney, emailed the Deputy Village Clerk requesting an adjournment to the December 18, 2024 Planning Board meeting, due to the fact that the Village Engineer was not satisfied with the processes used for their water testing and need ample time to have the testing and reporting completed again.

Albert Tew made a motion to adjourn the Public Hearing until the December 18, 2024 Planning Board meeting, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

APPROVAL OF MINUTES- July 24, 2024

Albert Tew made a motion to approve the July 24, 2024 minutes, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously. Neal Wasserman abstained.

ADJOURNMENT

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

Respectfully Submitted,
Alicia Schultz