



## Memorandum

**To:** Lon Lieberman, Chairman  
Members, Village of Wesley Hills Planning Board

**From:** William C. Brady, AICP  
Gerard Chesterman, Planner

**Re:** Yeshivas Ohr Reuven Amended Site Plan  
259 Grandview Avenue, Wesley Hills, New York  
SBL# 40.16-1-17 & 18; R-50 Zoning District

**Date:** May 16, 2025

**cc:** Stewart Strow, P.E., Village Engineer  
Bruce Minsky, Esq., Planning Board Attorney  
Alicia Schultz, Deputy Village Clerk  
John Layne, Building Inspector  
Mark Friedman, Applicant

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### Received and reviewed for this memorandum:

- Project Narrative Summary, prepared by Ira M. Emanuel, Esq., dated March 19, 2025.
- Proposed Improvements Narrative, prepared by David J. Berman, Executive Director Yeshivas Ohr Reuven.
- Short Environmental Assessment Form, Part 1, for Yeshivas Ohr Reuven Amended Site Plan, prepared and signed by Steve Sparaco, P.E., dated March 19, 2025.
- Special Permit Application for Yeshivas Ohr Reuven Amended Site Plan, prepared by David J. Berman, dated March 20, 2025.
- Site Plan for Yeshivas Ohr Reuven, prepared stamped and signed by Steven Michael Sparaco of Sparaco & Youngblood, PLLC., dated June 3, 2021, last revised January 1, 2025:
  - DWG # 1 of 8 / Overall Site Plan
  - DWG # 2 of 8 / Part Plan (School)
  - DWG # 3 of 8 / Part Plan Dormitory Addition & Erosion Control
  - DWG # 4 of 8 / Part Plan (Staff Housing & Erosion Control
  - DWG # 5 of 8 / Existing Conditions
  - DWG # 6 of 8 / Details (Sheet 1)
  - DWG # 7 of 8 / Details (Sheet 2)
  - DWG # 8 of 8 / Details (Sheet 3)

## Project Summary

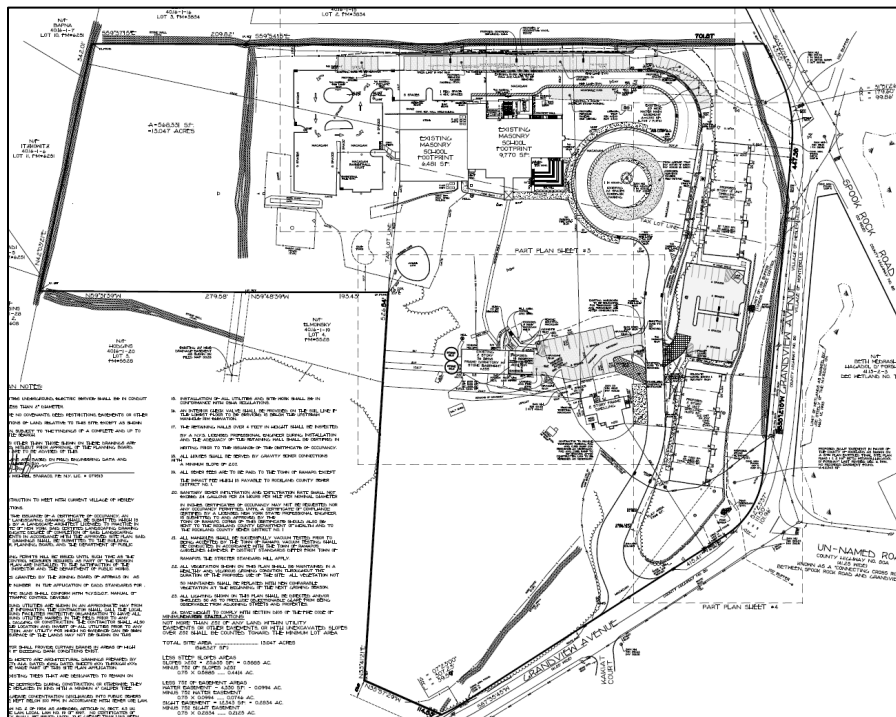
The Yeshiva Ohr Reuven (YOR) school is proposing to expand their facilities on the 12.32 acres site. The existing campus currently consists of:

- Two school buildings on the northern end of the campus, totaling 65,000 s.f.
- A two-story dormitory building with 36 beds in the center of the site.

- A two-story frame residential building for a caretaker in the center of the site.
- A total of 94 parking spaces in several paved and unpaved parking areas (which include 63 paved spaces, and 31 “overflow” unpaved spaces). The campus also includes a basketball court, paved play areas and lawn areas.
- The site is served by one existing driveway from Grandview Avenue (a local road on this portion of the road). The site also has frontage on a portion of Grandview Avenue which is County road, and a smaller frontage on Spook Rock Road, also a County road.
- The site is located directly across Grandview Avenue and Spook Rock Road from the Village of Montebello.



*Existing Campus Aerial Photo (Google)*



**Proposed Site Plan**

The proposed expansion of the campus facilities includes:

- **New Faculty Housing:** 24 units of new faculty housing are proposed in the eastern portion of the site within a currently wooded area along Grandview Avenue. The housing will be divided between two two-story townhouse buildings with basements. Each building will have a total floor area of 14,070 s.f., for a combined total of 28,140 s.f. As noted above, a dedicated parking area with 24 spaces will be provided for the housing.
- **Additional Parking:** to meet the parking needs of the existing and expanded facility, a total of 178 parking spaces are proposed. As noted above, 94 parking spaces serve the campus currently. A total of 84 new parking spaces are proposed in several areas; to accommodate the expanded facilities, ten total parking spaces will be lost. Some of the new parking is proposed to be paved, with some utilizing pervious pavers:
  - 51 new parking spaces using pervious pavers along the northern edge of the campus.
  - 19 spaces using pervious pavers adjacent to the proposed expanded dormitory building.
  - 24 paved spaces adjacent to the new faculty housing.
- **Student Dormitory Expansion:** as noted above, a 36-bed dormitory exists on the site. An 18-bed, 3,264 s.f. expansion is proposed on the southeasterly side of the building, for total of 54 beds.

### Submission Comments

1. Please reconcile the correct address for this project, as most of the submittal materials indicate the address as 259 Grandview Avenue, while the project narrative indicates the address to be 239 Grandview Avenue.
2. Please correct the overlapping text for "Calculations" with Site Plan Note #24.
3. As the application progresses, please submit:
  - a. A Stormwater Pollution Prevention Plan (SWPPP).
  - b. A narrative and associated plans for drainage associated with the proposed improvements.
  - c. Architectural floor and rendering plans for the proposed faculty and student housing.
  - d. Further information regarding the series of previous special use permits and amended site plans approved by the Village.

- e. Proposed landscaping plan showing location and list of proposed landscaping items.

### **Zoning Comments**

4. A variance for building height was previously granted on June 20, 2000 for the east end of the existing dormitory. A maximum height of 25' is permitted and the existing dormitory is 39.7' in height.
5. As per § 230-26.l(16)(e), please confirm that no cooking will be permitted in a dormitory, make sure that is reflected in the architectural floor plans.
6. The application notes one variances will be required for:
  - a. Impervious surface, as the maximum is 0.20, while the existing impervious area is non-conforming at 0.21 and the proposed impervious area is 0.24.
7. **We recommend the applicant clearly show all front, side and rear yard setbacks on the site plans to determine the location of proposed buildings and parking areas in relation to the required setbacks. This will help determine any yard setback variances.**

### **Planning Comments**

8. The 24 units of new faculty townhouses and associated 24 parking spaces for the faculty housing will be constructed in an area which is currently wooded and serves as a buffer for the campus and the adjacent Grandview Avenue. **We recommend that the Planning Board carefully assess the visual impacts on the surrounding area, which will relate to the provision of a landscaping plan, with g proposed plantings and locations. As noted above, it should be determined whether these improvements are within any required yard setbacks and therefore, and which variances may be necessary.**
9. **Similarly, the new parking spaces at the northern portion of the site appear to be approximately 10' from the northern property line. New lighting is also proposed in the new parking area. The Board should carefully consider the impacts of these spaces and new lighting, including any removal of trees and vegetation, and impacts on the adjacent residential properties. It should be determined whether these spaces are within the yard setback and would require a variance.**
10. The townhouses and parking are close to the 100' buffer from the nearby NYSDEC wetland, located across Grandview Avenue to the east. **In the Village's review of this project, the proposed drainage improvements, including a proposed underground drainage system to the south of the townhomes, must be more fully described and assessed by the Village Engineer.**
11. **Please identify any stormwater facilities along the property's frontage on Grandview Avenue, which will be related to drainage on the site.**
12. The Short EAF Part 1 notes that Spook Rock Road and surround areas within the Village of Montebello has been identified as a Critical Environmental Area (CEA) by the Village of Montebello. This CEA is across Grandview Avenue and Spook Rock Road from the site.
13. **The applicant should discuss the existing silos identified on the plans as adjacent to the dormitory building, including their use, condition, etc.**

### **SEQRA and GML Comments**

14. We recommend that the site plan and any Special Permit be listed as an "Unlisted" action under SEQRA. The Planning Board should notify its intent to be lead agency in a coordinated review. The ZBA will be precluded from making any final decisions on any variance requests until the Planning Board completes its SEQRA review and issues a negative declaration.
15. Under General Municipal Law §§ 239-l, -m, and -nn, the project must be submitted to the Rockland County Planning Department for review, as the site is adjacent and/or within 500 to three county roads (Grandview Avenue, Spook Rock Road and Route 80A), and Willow Tree Brook, a county stream.

Please let me know if you have any questions or comments regarding this review.