



MEMORANDUM

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

FROM: Jonathan T. Lockman, AICP
Brennan Duarte, Planning Analyst

DATE: August 20, 2024

RE: Congregation Anshei Chesed, 62 Lime Kiln Road
SBL: 41.06-1-26

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Eve Mancuso, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Steven Sparaco, PE, Engineer for the Applicant

Items Reviewed for this Memorandum

- Narrative, by Fast Forward Permits, unsigned, dated August 7, 2024.
- Drainage Narrative, by Steve Sparaco, PE, Sparaco & Youngblood, PLLC, dated August 7, 2024.
- GML Review Letter (GML-24-0109), Rockland County Department of Planning, signed by Douglas J. Schuetz, dated July 17, 2024.
- GML Response Letter, by Fast Forward Permits, unsigned, dated July 28, 2024.
- Amended Site Plan set, 7 pages, stamped by Steven Sparaco, PE, Sparaco & Youngblood, PLLC, dated September 1, 2023, with latest revision date of July 18, 2024.
 - 1: Planimetric Plan
 - 2: Grading, Utilities, and Erosion Control Plan
 - 3: Planting and Lighting Plan
 - 4: Existing Conditions
 - 5: Details – 1
 - 6: Details – 2
 - 7: Fire Truck Turns

Project Summary

The Applicant is constructing a neighborhood House of Worship at 62 Lime Kiln Road. This project was previously approved in August 2019 and the Applicant is now seeking approval for an amended site plan. The original plan called for a two-story building with a new, detached accessory Rabbi's residence. The amendment requested would remove the new Rabbi's residence from the plan and would reduce the House of Worship building from

two stories to one story. The footprint of the building would be increased from 7,393 square feet to 8,147 square feet.

The site is located on the south side of Lime Kiln Road in the R-50 zoning district. The site currently contains a two-story dwelling and driveway. "Neighborhood Facility" uses are permitted in the R-50 zoning district with a special permit, subject to the standards of §230-26C.

Comments

1. Per comment 1 of our previous memorandum dated July 17, 2024, the Bulk Table on sheet 1 has been corrected.
2. Per comment 2 of our previous memorandum, the 2-story rabbi's house is now shown as "TBR" or to be removed, on sheet 1.
3. Per comment 3 of our previous memorandum, the note on the number of parking spaces to be provided has been corrected on sheet 1.
4. Per comment 4 of our previous memorandum, a drainage narrative letter has been submitted, indicating that the proposed impervious area on the site has been reduced. We will defer to the Village Engineer's review of the stormwater management details.
5. Per comment 5 of our previous memorandum, the photometric light spread from the proposed lighting is now shown on sheet 3.
6. Per comment 6 of our previous memorandum, a revised narrative has been submitted. Please demonstrate that with the proposed building reduction, traffic levels and usage levels associated with the prior approval will remain the same or less, so the SEQRA review may be reaffirmed.

SEQR/GML Comments

7. Please complete and submit a SEAF Part 1 form.
8. The applicant should demonstrate that with the proposed building reduction, traffic levels and usage levels associated with the prior approval will remain the same or less, so the Planning Board may find that the SEQRA review may be reaffirmed.
9. It appears that GML Review will be required, as Lime Kiln Road is a County Road.

Items Previously Reviewed

Items Reviewed for our Previous Memorandum, dated July 17, 2024:

- Project Narrative, by Fast Forward Permits, dated June 26, 2024.
- Planning Board Application, signed by Rabbi Yakov Twerski, Trustee, dated February 20, 2024.
- Comment Memorandum for Planning Board, RE: Check Print Review by Matthew Trainor, PE, of Brooker Engineering, dated July 28, 2023.
- Letter from Joan Roth, Rockland County Sewer District #1, to Building Inspector, re: Anshei Chesed, dated June 7, 2023.
- Site Vicinity Map Mailing Labels, undated.
- Email transmission from Frank Brown to Eve Mancuso, PE, dated December 5, 2023
- Email transmission from Building Department to Eve Mancuso, PE, dated December 5, 2023.

Site Plans

- Amended Site Plan set, 7 pages, stamped by Steven Sparaco, PE, dated September 1, 2023.
 - 1: Planimetric Plan
 - 2: Grading, Utilities, and Erosion Control Plan
 - 3: Planting and Lighting Plan
 - 4: Existing Conditions
 - 5: Details – 1
 - 6: Details – 2
 - 7: Fire Truck Turns
- Site Plan set, 8 pages, stamped by Steven Sparaco, PE, dated July 16, 2019, with latest revision date of May 8, 2023, submitted for Check Print Review, with the following sheets:
 - 1: Phase I & Phase II Planimetric Plan
 - 2: Phase I Grading, Utilities, and Erosion Control Plan
 - 3: Phase II Grading, Utilities, and Erosion Control Plan
 - 4: Planting and Lighting Plan
 - 5: Existing Conditions
 - 6: Details – 1
 - 7: Details – 2
 - 8: Fire Truck Turns
- Site Plan set, 8 pages, stamped by Steven Sparaco, PE, dated July 16, 2019, with latest revision date of September 13, 2019, with the following sheets:
 - 1: Phase I & Phase II Planimetric Plan
 - 2: Phase I Grading, Utilities, and Erosion Control Plan
 - 3: Phase II Grading, Utilities, and Erosion Control Plan
 - 4: Planting and Lighting Plan
 - 5: Existing Conditions
 - 6: Details – 1
 - 7: Details – 2
 - 8: Fire Truck Turns

Architectural Plans

- Architectural Plans, 14 pages by Hartman Design, unstamped, dated June 29, 2023, with latest revision date of December 27, 2023, with the following sheets:
 - Cover page
 - N-101: Notes and Code Analysis
 - A-101: Foundation Plan
 - A-102: Basement Floor Plan
 - A-103: First Floor Plan
 - A-104: Roof Plan and Plumbing Riser Diagram
 - A-201: Front Elevation
 - A-202: Right Elevation
 - A-203: Left Elevation
 - A-204: Rear Elevation
 - A-301: Details
 - SP-01: Specifications
 - SP-02: Specifications
 - E-101: Electrical Plans