



MEMORANDUM

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

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

DATE: July 17, 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

- 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, 2024, 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

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. It appears that the bulk and area standards of §230-17 and the Table of Dimensional Requirements for yards can be met without the need for any variances. However, values are missing from the Bulk Table on sheet 1. Please complete the bulk table and show proposed values for Maximum Building Coverage, Maximum Impervious Surface Ratio, Maximum Front Yard Impervious Surface Ratio, and Maximum Exposed Building Height. Please provide the proposed maximum building height in feet, using the methodology of the definition in §230-5. A note indicated that a variance was granted on June 13, 2019, but none of the values in the table are marked with an asterisk. Please clarify.
2. It is unclear whether the existing two-story frame dwelling is proposed to be removed in this version of the site plan. Please confirm the proposed removal of the existing house and indicate with a label on the amended site plan.
3. In general, as the house of worship project is being reduced in size, and the parking lot is remaining the same, it does not appear that parking will be problem. Please provide a required parking calculation, showing that the 33 proposed parking spaces shown will meet Village requirements. The note under the bulk table indicates 35 parking spaces are provided, but it appears that the parking lot has 17 spaces on the north side and 16 spaces on the south side.
4. The proposed building footprint has been enlarged slightly. The Village Engineer should determine whether any adjustments to the previously approved stormwater management system will be required.
5. Please show the photometric light spread from the proposed light poles, path lights, and wall mounted lighting.
6. Overall, there needs to be a more detailed narrative to fully understand what is being proposed, including the operations of the proposed synagogue, and the functions in each of the rooms shown on the new architectural plans. How are the functions and programming at the proposed house of worship changed with the reduction of the building from two stories to one story, and the enlargement of the building footprint? Please specify all the details on numbers of members, seating capacity, uses and purposes as required in §230-26C.(4). 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. It appears that GML Review will be required, as Lime Kiln Road is a County Road.