



PLANNING BOARD MEETING MINUTES

April 23, 2025 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, Neal Wasserman, Vanessa Caren, Joshua Scheinberg, Joseph Zupnik- 1st Alternate, Tzvee Rotberg- 2nd Alternate

Also Present: Bruce Minsky-Deputy Village Attorney, Stu Strow- Village Engineer, Bill Brady- Village Planner, Alicia Schultz-Deputy Village Clerk

PUBLIC HEARING ON THE APPLICATION SUBMITTED BY NANCY RUBIN FOR MORDECHAI SCHWAB FOR ARCHITECTURAL PLAN REVIEW. Affecting property located on the northerly side of Rockwood Lane. Designated on the Town of Ramapo Tax Map as Parcel ID #32.19-2-4.11. Subject property located at 43 Rockwood Lane.

Chairman Lieberman read the item into the record.

Jerry Stienfeld, the applicant's contractor, was present with materials being used to construct the home at 43 Rockwood Lane. Bill Brady stated that he had yet to review the application for architectural review and will have a review completed prior to the next Planning Board meeting.

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

No one from the public chose to speak.

Chairman Lieberman made a motion to adjourn this item to the May 22, 2025 Planning Board meeting, seconded by Albert Tew. Upon vote, the motion was carried unanimously.

DISCUSSION ON THE APPLICATION SUBMITTED BY MARK FRIEDMAN FOR SITE PLAN AND SPECIAL PERMIT. Affecting property located on the eastern side of Martha Road, 350 feet south of Grandview Avenue. Designated on the Town of Ramapo Tax Map as Parcel ID# 41.14-1-62. Subject property is located at 12A Martha Road.

Chairman Lieberman read the item into the record.

Neither the applicant nor their representative were present to introduce the application to the Board.

Chairman Lieberman made a motion to adjourn this item to the May 22, 2025 Planning Board meeting, seconded by Neal Wasserman. Upon vote, the motion was carried unanimously.

DISCUSSION ON THE APPLICATION SUBMITTED BY YESHIVA OHR REUVEN FOR REVISED SITE PLAN AND SPECIAL PERMIT. Affecting property located on the northwesterly side of Grandview Avenue, at the intersection of Spook Rock Road. Known as Tax Parcel ID#'s 40.16-1-17 & 18 on the Ramapo Tax Map. Subject property located at 251- 259 Grandview Avenue

Chairman Lieberman read the item into the record.

Neither the applicant nor their representative were present to introduce the application to the Board.

Chairman Lieberman made a motion to adjourn this item to the May 22, 2025 Planning Board meeting, seconded by Neal Wasserman. Upon vote, the motion was carried unanimously.

DISCUSSION ON THE APPLICATION SUBMITTED BY RACHEL COHEN FOR A CLEARING/FILLING/EXCAVATING PERMIT. Affecting property located on the west side of Fieldcrest Drive, 175 feet from the intersection of Suhl Lane. Designated on the Town of Ramapo Tax Map as Parcel ID#41.14-1-17. Subject property is located at 9 Fieldcrest Drive.

Chairman Lieberman read the item into the record.

Benny Silber, the applicant's contractor, and Todd Rosenblum, the applicant's architect, were present. Todd Rosenblum stated that the reviews from the Village Engineer and Village Planner stated that the application submitted was incomplete, and they were still waiting on the retaining wall certification from an Engineer, as the retaining wall(s) placed were not on the originally approved swimming pool plans. Mr. Rosenblum handed out revised site plans for the Village Engineer and Village Planner to review prior to the next Planning Board meeting on May 22, 2025.

Neal Wasserman questioned how much fill was tested and if there is a chance of contamination in the future, as 1,200 cubic yards of fill seems excessive and could not possibly all be tested. Chairman Lieberman also questioned how many kinds of tests are needed to test the fill brought onto the property.

Stu Strow answered that there is standard New York State testing parameters for testing fill and the applicant still needs to provide the delivery tickets stating the source of the fill brought onto the property. Mr. Strow added that this hardship was self-created by the applicant and the contractor for not following the approved construction plans and for not applying for the Planning Board permit when it was suggested in 2022 when the property was in violation.

Joseph Zupnik read the letter from CATGO laboratory into the record and pointed out the chain of custody statements in their soil report. Mr. Zupnik points out that the Board relies on their professionals (Attorney, Engineer & Planner) to view the documentation presented to the Board and come to an informed decision regarding the applications in front of them.

Albert Tew makes note that the Village Engineer's review letter dated April 23, 2025 states that a soil sample custody letter, soil testing report and soil analysis spreadsheet have all been reviewed by the Village Engineer.

Chairman Lieberman made a motion to adjourn this item to the May 22, 2025 Planning Board meeting, seconded by Albert Tew. Upon vote, the motion was carried unanimously.

APPROVAL OF MINUTES- FEBRUARY 26, 2025

Albert Tew made a motion to approve the February 26, 2025 minutes, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

ADJOURNMENT

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

Respectfully Submitted,
Alicia Schultz