



PLANNING BOARD MEETING MINUTES

September 25, 2025 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

ROLL CALL

MEMBERS PRESENT: Chairman Lon Lieberman
Member Albert Tew
Member Vanessa Newman-Caren
Member Joshua Scheinberg
Ad Hoc Joseph Zupnik
Member Neal Wasserman

ABSENT: Ad Hoc Tzee Rotberg

OTHERS PRESENT: Bruce Minsky - Attorney
William Brady-Village Planner
Alena Guckian-Village Engineer
Camille Guido Downey - Village Clerk-Treasurer
Alicia Schlutz-Village Clerk
Stephanie Caputo-Secretary to the Planning & Zoning Boards

CALL TO ORDER

Chairman Lieberman opened the meeting at 7:30pm.

Howard Richman introduced himself as the Village Attorney for Wesley Hills starting October 1, 2025, and welcomed anyone to contact him should they need to.

Camille Guido-Downey thanked Alicia Schultz for being the secretary for the Planning and Zoning Board for the past 2 years and introduced Stephanie Caputo as the new part-time employee for the Village of Wesley Hills.

PUBLIC HEARING

- 4. PUBLIC HEARING ON THE APPLICATION SUBMITTED BY STANLEY MAYERFELD FOR A WETLANDS PERMIT.** Affecting property located on the

western side of Wilder Road, 500 feet from the intersection of Carter Lane, designated on the Town of Ramapo Tax Map as Parcel ID#41.06-1-70, located in both R-35 & R-50 Zoning Districts. Subject property is located at 39 Wilder Road.

Camille Guido-Downey, Village Clerk-Treasurer, has stated that Stanley Mayerfeld, Architect, verbally requested an adjournment.

Albert Tew made a motion to adjourn this application to the October 29, 2025, meeting, seconded by Vanessa Newman Caren.

Upon vote, this motion was carried unanimously.

1. **PUBLIC HEARING ON THE APPLICATION SUBMITTED BY ELI GLASSMAN FOR ARCHITECTURAL PLAN REVIEW.** Affecting property located on the eastern side of Rockwood Lane, designated on the Town of Ramapo Tax Maps as Section 32.19, Block 2, Lot 4.13, located in an R-50 Zoning District. Subject property located at 24 Rockwood Lane.

Chairman Lieberman read the item into the record.

Eli Glassman, applicant, was present and presented the architectural materials to be used on this project.

William Brady, Village Planner, was present, and presented to the board his review letter dated September 25, 2025. Mr. Brady stated that the materials provided are satisfactory and noted that the applicant needs to amend the Short Environmental Assessment Form. Mr. Brady noted this is a Type II action.

Eli Glassman acknowledges the EAF Form and will provide it as soon as possible.

Bruce Minsky, Village Attorney, stated that he is satisfied with the application and wants to confirm the date of the architectural plans.

Mr. Brady confirmed the date of the architectural plans is July 25, 2025.

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

No one wished to speak.

Albert Tew made a motion to approve the architectural plan for 24 Rockwood Lane, seconded by Vanessa Newman Caren.

RESOLUTION 25-14 ***ARCHITECTURAL PLAN REVIEW***

WHEREAS, ELI GLASSMAN (“Applicant”) has applied to the Planning Board pursuant to

the Zoning Law of the Village of Wesley Hills - Section 230-36(E)(5) - for approval of architectural plans for a new single family residence - Architectural Plan, by Goldklang Architecture, PLLC, 7/25/25 [13 Pages: C-1/A-1 to A-10 / EP1 to EP2 (Electric Plans) (“Application”), the subject premises are situated/are commonly known as 24 Rockwood Lane, Wesley Hills NY 10901 and is designated on the Town of Ramapo Tax Map as Section 32.19, Block 2 , Lot 4.13 (“Premises”); 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 25, 2025 (“Hearing Date”), at which time

(i) the Applicant appeared in person and by its representative(s) and testified for the Application;

(ii) at the public hearing, as in the previous scheduled hearings, if applicable, the Planning Board gave access to a public hearing and *no members of the public appeared and/or no one opposed the Application*, and,

(iii) the Planning Board considered all input from the public, and with the Planning Board consulting with its professionals [Planner, Engineer, Legal];

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 Architectural Plan – Single Family Plan/24 Rockwood Lane [13 Pages: C-1/A-1 to A-10 (*Elevations/Foundation Plan/Floor Plans/Details*)/EP1 to EP2 (*Electric Plans*)], prepared by Goldklang Architecture, PLLC, dated 7/25/25 (“Plans”), are hereby approved, subject to incorporation of the samples/materials presented to and incorporated by the Planning Board on the Hearing Date, and subject to the letters/comment from Nelson Pope Voorhis’ letter dated September 23, 2025 (“NPV Letter”), and those items 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, and any other requirements/conditions imposed by the Village, as well as compliance with the contents of the NPV Letter and those items described in the Minutes of that meeting on the Hearing Date;

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.

ACTION: A motion to grant/approval this Resolution was made by Joseph Zupnik, with a second from Vanessa Newman Caren.

The voting in favor was as follows [5 - 0]: *In Favor: Chairman Lon Lieberman, Member*

Albert Tew, Member Joshua Scheinberg, Member Neal Wasserman and Member Vanessa Newman Caren. Oppose: NONE; Abstain: NONE.

Upon vote, this motion was carried unanimously.

2. PUBLIC HEARING ON THE APPLICATION SUBMITTED BY MOSHE TEIGMAN FOR MAIER ARM FOR ARCHITECTURAL PLAN REVIEW.

Affecting property located on the westerly side of Rockwood Lane, designated on the Town of Ramapo Tax Maps as Section 32.19, Block 2, Lot 4.10, located in an R-50 Zoning District. Subject property located at 37 Rockwood Lane.

Chairman Lieberman read the item into the record.

Benny Silber, Silber Construction, was present and presented to the board the architectural materials to be used.

William Brady, provided the board with a review letter dated September 23, 2025 and noted that the architectural plans are acceptable. Mr. Brady noted for the record to apply to the ZBA for possible variances.

Chairman Lieberman asked if anyone from the public to speak.

No one from the public wished to speak.

Albert Tew made a motion to approve the architectural plan for 37 Rockwood Lane, seconded by Vaness Newmann Caren.

RESOLUTION 25-15
ARCHITECTURAL PLAN REVIEW

WHEREAS, MOSHE TEIGMAN (“Applicant”) has applied to the Planning Board pursuant to the Zoning Law of the Village of Wesley Hills - Section 230-36(E)(5) - for approval of architectural plans for a new single family residence - Architectural Plan, by Zampolin & Associates Architects, 7/27/25 [24 Pages: T1-T2; A100 – A104; A200 – A202; A300 – A302; A400 – A403; A500 – 501; A600; A700 – A703C-1/A-1 to A-10 (“Application”), the subject premises are situated/are commonly known as 37 Rockwood Lane, Wesley Hills NY 10901 and is designated on the Town of Ramapo Tax Map as Section 32.19, Block 2 , Lot 4.10 (“Premises”); 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 25, 2025 (“Hearing Date”), at which time

(i) the Applicant appeared in person and by its representative(s) and testified for the Application;

(ii) at the public hearing, as in the previous scheduled hearings, if applicable, the Planning Board gave access to a public hearing and *no members of the public appeared*

and/or no one opposed the Application, and,

(iii) the Planning Board considered all input from the public, and with the Planning Board consulting with its professionals [Planner, Engineer, Legal];

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 Architectural Plan –ARM/37 Rockwood Lane [A300 – A302], prepared by Zampolin & Associates Architects, dated 5/27/25 (“Plans”), are hereby approved, subject to incorporation of the samples/materials presented to and incorporated by the Planning Board on the Hearing Date, and subject to the letters/comment from Nelson Pope Voorhis’ letter dated September 23, 2025 (“NPV Letter”), and those items 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, and any other requirements/conditions imposed by the Village, as well as compliance with the contents of the NPV Letter and those items described in the Minutes of that meeting on the Hearing Date;

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.

ACTION: A motion to grant/approval this Resolution was made by Albert Tew, with a second from Vanessa Newman Caren.

The voting in favor was as follows [5 - 0]: *In Favor: Chairman Lon Lieberman, Member Albert Tew, Member Joshua Scheinberg, Member Neal Wasserman and Member Vanessa Newman Caren. Oppose: NONE ; Abstain: NONE.*

Upon vote, this motion was carried unanimously.

3. **PUBLIC HEARING ON THE APPLICATION SUBMITTED BY COOL POOL FOR RAJIV DIWAN FOR A WETLANDS PERMIT.** Affecting property located on the southeastern side of Spook Rock Road, 0 feet from the intersection of Joy Road, designated on the Town of Ramapo Tax Map as Parcel ID#41.05-1-19, located in an R-50 Zoning District. Subject property is located at 26 Spook Rock Road.

Chairman Lieberman read the item into the record.

Henry Gonzales, Cool Pool, was present along with Rajiv Diwan, owner. Mr. Gonzales described the project to the board.

William Brady provided the board with the review letter dated September 23, 2025. Mr. Brady noted that the applicant revised the plan to move the patio back to avoid a side yard setback variance.

Mr. Diwan provided the board with a letter from the NYSDEC dated July 8, 2025, which states that there is no DEC jurisdiction.

Alena Guckian, Village Engineer, provided the board with a review letter dated September 22, 2025. Ms. Guckian stated that the applicant revised, which is dated September 19, 2025. The plan was revised to include impervious pavers and the pool location was set back to 15ft. The applicant is required to obtain a permit from the RC Drainage Agency.

Bruce Minsky questioned if the applicant reviewed the RC Drainage Agency memo dated May 29, 2025.

Rajiv Diwan answered yes, and they had satisfied all the conditions except for item # 1.

Alena Guckian noted that the requested letter will come from the Villages Building Inspector.

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

No one from the public chose to speak.

Vanessa Newman Caren made a motion to approve the Wetlands permit for 26 Spook Rock Road, plan dated September 19, 2025, subject to RC Drainage Agency memo dated May 29, 2025, seconded by Albert Tew.

Resolution 25-16 Wetlands Permit

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on September 25, 2025, 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 Vanessa Newman Caren, seconded by Albert Tew to wit:

WHEREAS, in regard to the application submitted by **RAJIV DIWAN, submitted by Cool Pool** for a(n) Wetlands Permit [7/17/25] , the same affecting the property(ies) located/designated on the Town of Ramapo Tax Map as Parcel ID# 41.05-1-19. The subject Property(ies) is/are commonly known as 26 Spook Rock Road, Wesley Hills/Monsey NY;

WHEREAS, after due notice, the most recent public hearing on said Applications was/were held by the Planning Board September 25, 2025;

WHEREAS, the Applicant appeared in person and/or by its representative(s) and testified for the Application;

WHEREAS, at the public hearing, as in the previous scheduled hearings, the Planning Board gave access to a public hearing and *member(s) 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, which required no further review;
- (ii) the Application was not subject to GML referrals;
- (iii) the Application received a ‘Letter of No Jurisdiction – Freshwater Wetlands’, from the NYS Department of Environmental Conservation, dated 7/8/25;
- (iv) the Application satisfied the criteria, considerations and standards of the Village of Wesley Hills Code, including but not limited to Chapter 221 – *Wetlands*, as well as other relevant code sections;

NOW, upon said hearing and the evidence presented, it is hereby found and determined.

BE IT RESOLVED that the Application, as per the *Plot Plan*, by Paukl Gdanski, P.E., dated/revised August 30, 2025, is approved;

BE IT FURTHER RESOLVED that the Approval granted herein is expressly conditioned and subject to the Applicant’s compliance with: (i) the payment of all monies owed to the Village in regard to the Application and Applicant, the same to be submitted prior to the issuance of any permit(s); (ii) Rockland County’s Drainage Agency letter dated May 29, 2025; (iii) Civil Design Works LLC’s letter dated September 22, 2025; (iv) Nelson Pope Voorhis’ letter dated September 23, 2025; (v) all local laws and ordinances of the Village of Wesley Hills; and (vi) 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.

ACTION: A motion to grant/approval this Resolution was made by Vanessa Newman Caren, with a second from Albert Tew.

The voting in favor was as follows [5- 0]: *In Favor: Chairman Lon Lieberman, Member Albert Tew, Member Joshua Scheinberg, Neal Wasserman and Vanessa Newman Caren; Oppose: NONE ; Abstain: NONE.*

Upon vote, this motion carried unanimously.

DISCUSSIONS

5. **DISCUSSION ON THE APPLICATION SUBMITTED BY NANCY RUBIN FOR A WETLANDS PERMIT.** Affecting property located on the western side of Marcus Drive, 500 feet from the intersection of Village Green, designated on the Town of Ramapo Tax Map as Parcel ID#41.12-1-40, located in an R-35 Zoning District. Subject property is located at 12 Marcus Drive.

Chairman Lieberman read the item into the record.

Mr. Rozenberg, the applicant, was present and wishes to put a pool behind his house which is located within the wetlands. Mr. Rozenberg submitted a plan through Mr. Gdanski dated July 21, 2025.

William Brady, Village Planner, provided the board with a review letter dated September 23, 2025. Mr. Brady questioned whether any trees were going to be removed from the rear of the property. Mr. Brady wants clarification on whether the drywells are acceptable because of the setbacks. Mr. Brady stated that the applicant needs to provide a letter from the NYS DEC.

Alena Guckian, Village Engineer, provided the board with a review letter dated September 25, 2025. Ms. Guckian stated that the drywells need to be moved to higher ground to avoid the stream in the rear of the yard. Ms. Guckian stated they would need to provide a letter from an engineer pertaining to the retaining walls being built.

Mr. Rozenberg clarified that there are no trees at the rear of the property that will be removed and questioned what his next steps would be to get a public hearing.

Bruce Minsky answered the applicant that he needed to provide the board with a letter from the NYS DEC on jurisdiction.

6. **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.

Bruce Minsky, Village Attorney, stated that after reviewing the file, he determined that they haven't been to a meeting since May 2025 and that the board declared themselves as lead agency. The board is waiting for the applicant to respond to the outstanding comments from the May 2025 meeting.

APPROVAL OF MINUTES

7. August 27, 2025

Neal Wasserman made a motion to approve the Planning Board minutes from August 27, 2025, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

ADJOURNMENT

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

Respectfully submitted,

Stephanie Caputo