



## PLANNING BOARD MEETING MINUTES

August 27, 2025 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

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### CALL TO ORDER

**Present:** Chairman Lon Lieberman, Albert Tew, Neal Wasserman, Joshua Scheinberg, Tzvee Rotberg- 2<sup>nd</sup> Alternate

**Absent:** Vanessa Caren, Joseph Zupnik- 1<sup>st</sup> Alternate,

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

**DISCUSSION 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. Subject property is located at 26 Spook Rock Road.

Chairman Lieberman read the item into the record.

Henry Gonzalez for Cool Pool, the applicant's contractor, was present. Mr. Gonzalez stated that the applicant would like to put a pool and small addition at the rear of the property. Mr. Gonzalez stated that the entire property is in a wetlands buffer area, as there is a pond on the western side of the property. Mr. Gonzalez presented the Board with a letter from the New York State Department of Environmental Conservation (NYSDEC) stating that they do not take jurisdiction over the wetlands area on the property, therefore they will not be needed during the application process.

Bill Brady stated that the Village must review the received letter from the NYSDEC, as well as some revisions need to be made to the plan and resubmitted to the Village Professionals for review.

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 September 25, 2025 Planning Board meeting, seconded by Albert Tew. Upon vote, the motion was carried unanimously.

**PUBLIC HEARING ON THE APPLICATION SUBMITTED BY WILLOW TREE MANAGEMENT FOR ARCHITECTURAL PLAN REVIEW.** Affecting property located on the western side of Rochelle Lane, 0 feet from the intersection of East Willow Tree Road. Designated on the Town of Ramapo Tax Map as Parcel ID #41.08-1-58.1. Subject property located at 1 Rochelle Lane.

Chairman Lieberman read the item into the record.

Sol Menche, of Willow Tree Management, was present. Mr. Menche presented samples of stone, accompanied by a color rendering and elevations of the home currently under construction. Bill Brady stated that the materials presented are satisfactory, and they are not too similar nor too dissimilar in kind to the neighboring properties. Mr. Brady stated that Bruce Minsky stated that the application does not require GML review from the County.

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

No one from the public chose to speak.

All persons wishing to be heard being heard, Chairman Lieberman made a motion to close the Public Hearing, seconded by Neal Wasserman.

Albert Tew made a motion to approve the following resolution, seconded by Neal Wasserman:

**RESOLUTION 25-13**  
**ARCHITECTURAL REVIEW**  
**1 ROCHELLE LANE- WILLOW TREE MANAGEMENT**

**WHEREAS, WILLOW TREE MANAGEMENT LLC** 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 Mayerfeld Architecture, PLLC, 12/28/23, the subject premises are situated/are commonly known as 1 Rochelle Lane, Wesley Hills, NY 10952 and is designated on the Town of Ramapo Tax Map as Section 41.08, Block 1 , Lot 58.1; and

**WHEREAS,** a duly advertised public hearing was held on said Application at the Village Hall, 432 Route 306, Wesley Hills, New York, on August 27, 2025 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 – Residence at 1 Rochelle Lane, prepared by Mayerfeld Architecture, PLLC, dated 12/28/23, are hereby approved, subject to incorporation of the 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 August 25, 2025, 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.

Upon vote, the motion carried unanimously.

**DISCUSSION 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. Subject property is located at 39 Wilder Road.

Chairman Lieberman read the item into the record.

Stanley Mayerfeld, the applicant's architect, was present. Mr. Mayerfeld stated that the applicant is proposing a cabana and sports court requiring a wetlands permit, as well as variances from the Zoning Board of Appeals for side yard setback. Mr. Mayerfeld stated that while both proposed improvements are outside the actual delineated wetland boundary, they are located within the 100-foot regulated necessitating this permit application. Mr. Mayerfeld stated that a Parcel Jurisdictional Determination request has been submitted to the New York State Department of Environmental Conservation (NYSDEC) to officially confirm both jurisdiction and the wetland delineation status but have not received any corresponding information as of yet.

Bill Brady read his 8/ 25/ 2025 review letter, as well as the Village Engineer's 8/ 26/ 2025 review letter, into the record. Mr. Brady stated that the drainage information needs to be revised by their engineer, as well as the plans themselves need to be cleaned up. Mr. Brady stated that the NYSDEC has 90 days from day of submission to respond.

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 September 25, 2025 Planning Board meeting, seconded by Albert Tew. Upon vote, the motion was carried unanimously.

#### **APPROVAL OF MINUTES- JULY 23, 2025**

Chairman Lieberman made a motion to approve the July 23, 2025 minutes, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

#### **ADJOURNMENT**

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

Respectfully Submitted,  
Alicia Schultz