



# PLANNING BOARD MEETING MINUTES

July 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, Joshua Scheinberg, Vanessa Caren

**Absent:** Joseph Zupnik- 1<sup>st</sup> Alternate, Tzvee Rotberg- 2<sup>nd</sup> 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 KAMRAN AMONA FOR ARCHITECTURAL PLAN REVIEW.** Affecting property located on the eastern side of Rockwood Lane. Designated on the Town of Ramapo Tax Map as Parcel ID #32.19-2-4.9. Subject property located at 31 Rockwood Lane.

Chairman Lieberman read the item into the record.

Kamran Amona, the applicant’s contractor, was present. Mr. Amona showed samples of stone, stucco and shingles, accompanied by a color rendering and elevations of the proposed home. Bill Brady stated that the materials presented are satisfactory, and they are not too similar nor too dissimilar in kind to the neighboring properties. 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 Vanessa Caren.

Albert Tew made a motion to approve the following resolution, seconded by Vanessa Caren:

**RESOLUTION 25-10**  
**ARCHITECTURAL REVIEW**  
**31 ROCKWOOD LANE- MAZEL 18 BUILDERS, INC.**

**WHEREAS**, SHAI & CHEDVA DAHAN//Mazal 18 Builders Inc., by Kamran Amona has applied to the Planning Board pursuant to the Zoning Law of the Village of Wesley Hills for approval of architectural plans for a new single family, dated June 25, 2025, the subject premises are situated/are commonly known as 31 Rockwood Lane, Suffern/Wesley Hills NY 10901 and is designated on the Town of Ramapo Tax Map as Section 32.19, Block 2 , Lot 4.9; and

**WHEREAS**, a duly advertised public hearing was held on said Application at the Village Hall, 432 Route 306, Wesley Hills, New York, on July 23, 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 “Dahan Residence”, [Proposed Floor Plan A1 – A3/Exterior Elevations – Front and Rear and Sides], prepared by Rosenblum Architecture, dated 8/13/24, are hereby approved, subject to incorporation of the materials presented to and incorporated by the Planning Board on the Hearing Date, including the letters/comment from Nelson Pope Voorhis’ letter dated July 21, 2025, and 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.

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.

**PUBLIC HEARING ON THE APPLICATION SUBMITTED BY KAMRAN AMONA 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 #32.19-2-4.12. Subject property located at 18 Rockwood Lane.

Chairman Lieberman read the item into the record.

Kamran Amona, the applicant’s contractor, was present. Mr. Amona showed samples of stone, stucco and shingles, accompanied by a color rendering and elevations of the proposed home. Bill Brady stated that most of the materials presented are satisfactory, and they are not too similar nor too dissimilar in kind to the neighboring properties. Mr. Brady stated that the rendering needed to be changed to include the garage windows. 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 Vanessa Caren.

Vanessa Caren made a motion to approve the following resolution, seconded by Joshua Scheinberg:

**RESOLUTION 25-11**  
**ARCHITECTURAL REVIEW**  
**18 ROCKWOOD LANE- MAZEL 18 BUILDERS, INC.**

**WHEREAS**, ISAAC KARMEL/Mazal 18 Builders Inc., by Kamran Amona has applied to the Planning Board pursuant to the Zoning Law of the Village of Wesley Hills for approval of architectural plans for a new single family, dated June 6, 2025, the subject premises are situated/are commonly known as 18 Rockwood Lane, Suffern/Wesley Hills NY 10901 and is designated on the Town of Ramapo Tax Map as Section 32.19, Block 2 , Lot 4.12; and

**WHEREAS**, a duly advertised public hearing was held on said Application at the Village Hall, 432 Route 306, Wesley Hills, New York, on July 23, 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 “Proposed Residence For Mr. & Mrs. Isaac Karmel”, [Basement – Elevations Front/Rear & Right/Left A1 – A4, 3/11/25; Main Floor Plan A5, 3/11/25; Second Floor Plan A6, 3/18/25; Roof Plan A7, 3/18/25], prepared by Eric Knute Osbourn Architect, dated 3/11/25 and 3/18/25, are hereby approved, subject to incorporation of the materials presented to and incorporated by the Planning Board on the Hearing Date, including the letters/comment from Nelson Pope Voorhis’ letter dated July 21, 2025, and 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.

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.

**PUBLIC HEARING ON THE APPLICATION SUBMITTED BY KAMRAN AMONA FOR ARCHITECTURAL PLAN REVIEW.** Affecting property located on the northerly side of Jeremy Court. Designated on the Town of Ramapo Tax Map as Parcel ID #32.19-2-4.4. Subject property located at 17 Jeremy Court.

Chairman Lieberman read the item into the record.

Kamran Amona, the applicant’s contractor, was present. Mr. Amona showed samples of stone, stucco and shingles, accompanied by a color rendering and elevations of the proposed home. Bill Brady stated that the materials presented are satisfactory, and they are not too similar nor too dissimilar in kind to the neighboring properties. 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 Vanessa Caren.

Albert Tew made a motion to approve the following resolution, seconded by Vanessa Caren:

**RESOLUTION 25-12**  
**ARCHITECTURAL REVIEW**  
**17 JEREMY COURT- MAZEL 18 BUILDERS, INC.**

**WHEREAS**, JOSHUA LOWINGER /Mazal 18 Builders Inc., by Kamran Amona has applied to the Planning Board pursuant to the Zoning Law of the Village of Wesley Hills for approval of architectural plans for a new single family, dated June 6, 2025, the subject premises are situated/are commonly known as 17 Jeremy Court , Suffern/Wesley Hills NY 10901 and is designated on the Town of Ramapo Tax Map as Section 32.19, Block 2 , Lot 4.4 ; and

**WHEREAS**, a duly advertised public hearing was held on said Application at the Village Hall, 432 Route 306, Wesley Hills, New York, on July 23, 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 “Proposed Residence For Josh & Brachas Lowinger”, [Elevations/Side Elevations/Basement Floor Plan/Main Floor Plan/Upper Floor Plan, prepared by Eric Knute Osbourn Architecture, dated 8/13/24, are hereby approved, subject to incorporation of the materials presented to and incorporated by the Planning Board on the Hearing Date, including the letters/comment from Nelson Pope Voorhis’ letter dated July 21, 2025, and 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.

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 passed unanimously.

**APPROVAL OF MINUTES- MAY 22, 2025**

Albert Tew made a motion to approve the May 22, 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 Joshua Scheinberg. Upon vote, this motion was carried unanimously.

Respectfully Submitted,  
Alicia Schultz