



## PLANNING BOARD MEETING MINUTES

May 22, 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, Stu Strow- Village Engineer, Bill Brady- Village Planner, Alicia Schultz-Deputy Village Clerk

**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.

Pat Loftus, the applicant's attorney, was present. Mr. Loftus stated that the house and pool area are currently under construction, they are building a dwelling on the larger scale, and they were approved for (3) variances by the Zoning Board of Appeals in September 2020. Mr. Loftus stated that they have made revisions to the plans to include a cabana, pool, parking area and tennis court. Mr. Loftus stated that due to the size of the tennis court, the application must be presented to the Planning Board for special permit & revised site plan and must also apply to the Zoning Board of Appeals for FIVE (5) variances. Mr. Loftus added that the application had to be sent to the County for GML review and the Rockland County Planning Department did not have any comments or objections to the application submitted.

Bill Brady stated that after reviewing the plan, he stated that the tennis court's size needs to be displayed on the proposed site plan, as well as a few other items that need to be cleaned up on the proposed plan as referenced in his April 18, 2025 review memo. Mr. Brady added that the location of the tennis court is sufficient and encourages proper screening.

Stu Strow stated there may be SIX (6) variances needed for the proposed plans and his memo dated April 24, 2025 states there are a few items that need to be addressed, including drainage calculations to be provided to account for the new tennis court.

Bruce Minsky stated that the applicant must apply to the Zoning Board of Appeals for the variances needed on the proposed plan and then return to the Planning Board, who will claim Lead Agency, for special plan & revised site plan approval, if the variances are granted by the Zoning Board.

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

No one from the public chose to speak.

Chairman Lieberman made a motion to approve the following resolution seconded by Neal Wasserman:

**RESOLUTION 25-6**  
**NOTICE OF INTENT TO BE LEAD AGENCY**  
**12A MARTHA ROAD-MARK FRIEDMAN**

This Notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Village of Wesley Hills of Planning Board, Rockland County, New York has declared its intent to be the sole Lead Agency with respect to the proposed action identified below. Unless written objection is received from an Involved Agency within thirty (30) days of the date of this notification the Board will designate itself sole Lead Agency.

Date: 5/22/2024

Name of Action: Mark Friedman

Location/Property: The proposed project site is commonly known as 12A Martha Road, Wesley Hills NY 10952 and designated on the Tax Map of the Town of Ramapo as Section 41.14, Block 1, Lot 62 ("Premises"). The Premises are currently zoned as R-50. The Premises is located on the eastern side of Martha Road, 350 feet south of Grandview Avenue.

SEQRA Status: Unlisted

Description of Action: Applicant is proposing: a revised site plan that adds a tennis court, relocates the swimming pool, replaces a gazebo with a pool cabana, and reconfigures the driveway and parking pad. The size of the proposed tennis court triggers the need for a special permit from the Planning Board under Village Code §230-140(4)(b). The existing home was demolished. In its place the Applicant is/are building a new single-family home with decks, patios, a swimming pool and a pool cabana.

Lead Agency: Village of Wesley Hills Planning Board.

Lead Agency Contact Person: Alicia Schultz, Deputy Village Clerk-Treasurer  
Village of Wesley Hills  
432 Route 306, Wesley Hills NY 10952  
Telephone: 845-354-0500

A Copy of This Notice Has Been Sent to the Following Involved and Interested Agencies:

Hillcrest Fire Company No. 1, Hillcrest Fire Co. #1/Moleston Fire District, 374 N Main St Spring Valley, NY 10977

Rockland County Health Department 50 Sanatorium Road, Pomona, NY 10970

Rockland County Highway Department, 23 New Hempstead Road, New City, NY 10956

Rockland County Planning Department, Building T, 50 Sanatorium Road, Pomona, NY 10970

Rockland County Sewer District No. 1, 4 Route 340, Orangeburg, NY 10962

Town of Ramapo, Highway Department, 16 Pioneer Ave Tallman 10982

Town of Ramapo, Department of Public Works, 18 Pioneer Avenue, Tallman, NY 10982

Town of Ramapo, 237 Route 59, Suffern, NY 10901, Attn.: Supervisor Michael Specht

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.

Pat Loftus, the applicant's attorney, and Steve Sparaco, the applicant's engineer, were present. Mr. Loftus stated that this school has been functioning for many years, the Village recently passed a Law that allows for faculty housing, and the proposed plan is the best option the professionals could come up with in the area designated for said housing units. Mr. Loftus added that the NYSDEC is not concerned about the wetlands area, and they will be constructing a four-foot retaining wall with adequate screening to separate the school and housing units from the neighboring property(ies).

Chairman Lieberman questioned if the driveway was going to be changing from the current driveway in any way. Chairman Lieberman stated that the traffic flow is going to change, and a traffic study must be provided to the Village Professionals and Planning Board for review.

Steve Sparaco stated that the driveway is not changing, just the traffic pattern will be changing, and they will be conducting a traffic study and will provide a report for review when complete. Mr. Sparaco added that the drainage is mostly underground, they will be providing a Stormwater Pollution Prevention Plan (SWPPP) and full details on a revised set of plans for review by the Village Professionals. Mr. Sparaco showed the Board the plans for the faculty housing; there are currently TWENTY-FOUR (24) proposed housing units and each unit is 1,400 square feet in size. Mr. Sparaco stated that the applicant has been discussing making the units a bit larger and constructing TWENTY (20) housing units, as opposed to the currently proposed TWENTY-FOUR (24) housing units.

Bill Brady stated that the most recent plan referenced a newly located wetlands buffer area. Mr. Brady stated that once they have completed their construction, they should replace the wooded area with some landscaping to benefit the property.

Stu Strow stated the plans received and reviewed were not a complete set of plans, they were a preliminary plan to get feedback from the Village prior to completing the plans with full details. Mr. Strow added that the SWPPP must be provided as they are going to need to review the breakdown of the drainage system(s). Mr. Strow added that the wetlands area must be reviewed and find out if it is redirecting or a detention pond. Mr. Strow stated he is concerned with the walls on the east side of the driveway and requested that they are neighborhood friendly, as they are in a residential area. Mr. Strow went over the rest of his April 23, 2025 review memo.

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

No one from the public chose to speak.

Chairman Lieberman made a motion to approve the following resolution seconded by Albert Tew:

**RESOLUTION 25-7**  
**NOTICE OF INTENT TO BE LEAD AGENCY**  
**259 GRANDVIEW AVENUE-YESHIVA OHR REUVEN**

This Notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Village of Wesley Hills of Planning Board, Rockland County, New York has declared its intent to be the sole Lead Agency with respect to the proposed action identified below. Unless written objection is received from an Involved Agency within thirty (30) days of the date of this notification the Board will designate itself sole Lead Agency.

Date: 5/22/2024

Name of Action: Yeshiva Ohr Reuven

Location/Property: The proposed project site is commonly known as 251-259 Grandview Avenue, Wesley Hills NY 10952 and designated on the Tax Map of the Town of Ramapo as Section 40.06, Block 1, Lot 17 and 18 ("Premises"). The Premises are currently zoned as R-50. The Premises is located on the northwesterly side of Grandview Avenue, at the intersection of Spook Rock Road.

SEQRA Status: Unlisted

Description of Action: Applicant, having, at the Premises, an existing school campus [consisting, of amongst other things, two buildings, an existing dormitory, caretaker building, an existing parking area with 32 parking spaces, a macadam basketball court and an outdoor "gym" structure adjacent to the parking area] wishes to expand its existing dormitory, add faculty housing, and add parking spaces. Besides the need for the Amended Site Plan approval, the addition of the proposed faculty housing triggers the further need for a special permit from the Planning Board under Village Code §230-26I(17).

Lead Agency: Village of Wesley Hills Planning Board.

Lead Agency Contact Person: Alicia Schultz- Deputy Village Clerk  
Village of Wesley Hills  
432 Route 306, Wesley Hills NY 10952  
Telephone: 845-354-0400

A Copy of This Notice Has Been Sent to the Following Involved and Interested Agencies:

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Town of Ramapo, Department of Public Works, 18 Pioneer Avenue, Tallman, NY 10982

Town of Ramapo, 237 Route 59, Suffern, NY 10901, Attn.: Supervisor Michael Specht

Upon vote, the motion was carried unanimously.

**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 the materials presented are satisfactory, and they are not too similar nor too dissimilar in kind to the neighboring properties.

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 approve the following resolution, seconded by Albert Tew

**RESOLUTION 25-8**  
**ARCHITECTURAL PLAN REVIEW**  
**43 ROCKWOOD LANE- SCHWAB**

**WHEREAS**, Mordechai Schwab 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 March 4, 2025, the subject premises are situated/are commonly known as 43 Rockwood Lane, Suffern NY 10901 and is designated on the Town of Ramapo Tax Map as Section 32.19, Block 2 , Lot 4.11 ("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 May 22, 2025, at which time

(i) the Applicant appeared in person and by its representative 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, Legall];

**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 "Schwab Residence", dated March 4, 2025, prepared by Rosenblum Architecture, are hereby approved, subject to incorporation of the materials presented to and incorporated by the Planning Board on the Hearing Date, described in the Minutes of that meeting on the Hearing Date;

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, the approval herein is subject to compliance with all local laws and ordinances of the Village of Wesley Hills, as well as other applicable laws/regulations, any other requirements/conditions imposed by the Village and any other requirements/conditions imposed by the Village's Building Inspector.

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 Chairman Lieberman with a second from Albert Tew.

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.

Todd Rosenblum, the applicant's architect, was present. Todd Rosenblum stated that the only items that remain are the well certification from the County Health Department, and any fees due to the Village.

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 approve the following resolution, seconded by Neal Wasserman

**RESOLUTION 25-9**  
**CLEARING/ FILLING/ EXCAVATING PERMIT**  
**9 FIELDCREST DRIVE- RACHEL COHEN**

A regular meeting of the Planning Board of the Village of Wesley Hills was convened on May 22, 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 Chairman Lieberman, seconded by Neal Wasserman to wit:

**WHEREAS,** in regard to the application submitted by Rachel Cohen for a Clearing/Filling/Excavation [12/11/24], the same affecting the property located/designated on the Town of Ramapo Tax Map as Parcel ID# 41.14-1-17. The subject Property is commonly known as 9 Fieldcrest Drive, Wesley Hills, Monsey NY;

**WHEREAS,** after due notice, the most recent public hearing on said Applications was/were held by the Planning Board May 22 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 satisfied the criteria, considerations and standards of the Village of Wesley Hills Code, including but not limited to Chapter 95 – Clearing, Filling and Excavations, 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 Updated Survey, by Anthony Celentano, P.L.S., dated/ revised January 19, 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) the time limit obtain the requisite certificate of well from the governing municipalities/agency by July 22, 2025; (iii) all local laws and ordinances of the Village of Wesley Hills, including but not limited to Chapter 95 – Clearing, Filling and Excavations, and Chapter 221 – Wetlands; and (iv) any other requirements/conditions imposed by the Village’s Building Inspector.

**BE IT FURTHER RESOLVED** that the associated work prompting the permit Application has already been completed [adding approximately 2,593 cubic yards of fill to create a flat area held by retaining walls for construction of a pool and sports court], thus the amount of a performance bond, usually determined by the Village Engineer, the bond insuring conformance with the approved plans and all applicable regulations, restrictions and special conditions, is not necessary.

Note that the Planning Board gives no approval of any building plans to be submitted.

**ACTION:** A motion to grant approval for this Resolution was made by Chairman Lieberman, with a second from Neal Wasserman.

Upon vote, the motion passed unanimously.

**APPROVAL OF MINUTES- MARCH 26, 2025**

Albert Tew made a motion to approve the March 26, 2025 minutes, seconded by Neal Wasserman. Upon vote, this motion was carried unanimously.

**ADJOURNMENT**

Neal Wasserman made a motion to adjourn the meeting, seconded by Joshua Scheinberg. Upon vote, this motion was carried unanimously.

Respectfully Submitted,  
Alicia Schultz