



PLANNING BOARD MEETING MINUTES

December 18, 2025 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

Chairman Lieberman called the meeting to order at 7:30 pm.

ROLL CALL

MEMBERS

Chairman Lon Lieberman

PRESENT:

Member Albert Tew

Member Vanessa Newman-Caren

Member Joshua Scheinberg

Ad Hoc Joseph Zupnik

Member Neal Wasserman

Ad Hoc Tzee Rotberg

ABSENT:

OTHERS PRESENT:

Bruce Minsky - Deputy Village Attorney

Willam Brady - Village Planner

Alena Guckian - Village Engineer

Stephanie Caputo - Secretary to the Planning and Zoning Boards

CONTINUED PUBLIC HEARING

1. **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 Public Hearing notice in to record.

Ira Emanuel, the Applicant's Attorney, was present. Mr. Emanuel stated they made changes to the plans previously submitted and are now back for approval. Mr. Emanuel stated they are also asking for a Special Permit for the tennis court.

Rachel Barese, the Applicant's Engineer, was present. Ms. Barese, presented a rendering by the Landscape Architect, which showed the proposed pool, cabana, tennis court and parking pad. Ms. Barese stated that they have incorporated gravel in between the pavers for the driveway to reduce the impervious surface. Ms. Barese stated they made the tennis court smaller by cutting the corners into angles.

William Brady, Village Planner, read his review letter dated December 17, 2025, into the record. Mr. Brady stated that changes that needed to be made to the plan have been addressed.

Alena Guckian, read her review letter dated December 16, 2025 into the record. Ms. Guckian, questioned if the gravel was included in the impervious surface calculations.

Ms. Barese answered that the gravel walkways are made up of pervious materials.

Chairman Lieberman asked if anyone from the public wished to speak.

No one from the public wished to speak on this application.

Neal Wasserman questioned if they were planning to have lights on the tennis court.

Ira Emanuel stated that lighting has not been discussed yet.

Bruce Minsky, Deputy Village Attorney, stated that a Negative Declaration has been drafted and would need approval from the Planning Board.

Joseph Zupnick made a motion to close the public hearing, seconded by Vanessa Newman Caren.

Albert Tew made a motion to approve the Negative Declaration, seconded by Vanessa Newman Caren. Upon vote, the motion carried unanimously.

PLANNING BOARD
VILLAGE OF WESLEY HILLS
RESOLUTION NO. 18 - 2025
ADOPTING A NEGATIVE DECLARATION
IN CONNECTION WITH A SPECIAL PERMIT AND SITE PLAN

A regular meeting of the Planning Board of the Village of Wesley Hills was

convened on December 18, 2025, at 7:30 pm.

The meeting was called to order by the Chairman Lon Lieberman (“Chairman”), and with a quorum present, the following Resolution was offered by Albert Tew, seconded by Vanessa Newman Caren to wit:

WHEREAS, by petition dated March 18, 2025 , Mark and Devorah Friedman petitioned this Board to request a special permit and site plan approval for the construction uses accessory court accessory to a single family dwelling including a pool, pool house and tennis court on the premises 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 currently zoned as R-50, and located on the eastern side of Martha Road, 350 feet south of Grandview Avenue; and

WHEREAS, said Petition was accompanied by Part I of a Short Environmental Assessment Form prepared by the Petitioner; and

WHEREAS, at this Board’s meeting of May 22, 2025, this Board referred the proposed special permit and site plan to the Rockland County Planning Department; and

WHEREAS, at this Board’s meeting of May 22, 2025, declared its intent to be Lead Agency, and this Board classified the action as an Unlisted action under SEQRA; and

WHEREAS, the Village’s planning consultant, Nelson, Pope & Voorhis (“NPV”), prepared a Part II of a SEAF for this Board’s consideration; and

WHEREAS, a public hearing was held by this Board on December 18, 2025; and

WHEREAS, this Board has considered the comments of the public as entered at the public hearing conducted by this Board; and

WHEREAS, NPV has prepared a Part III of a SEAF, including a draft negative declaration for consideration by this Board.

NOW, THEREFORE, BE IT RESOLVED, that this Board hereby adopts the Part II and Part III of the SEAF prepared on its behalf by its consultant, NPV, a copy of which is appended hereto; and be it further

RESOLVED, that this Board hereby finds that the proposed accessory uses creates no significant adverse impacts on the environment as found in, and for the reasons stated in, the draft negative declaration prepared for this Board, a copy of which is appended hereto, and which draft negative declaration is hereby adopted by this Board.

Note, as to this Resolution, the Board gives no approval/advice for any building/site/plot plans submitted, the approval(s) herein being only in regard to the

negative declaration as referenced herein.

The voting in favor was as follows [7 -0]:

In Favor: Chairman Lon Lieberman, Member Albert Tew, Member Vanessa Newman-Caren, Member Joshua Scheinberg, Member Neal Wasserman, Ad Hoc Joseph Zupnik, Ad Hoc Tzee Rotberg

Oppose: NONE ;
Abstain: NONE

DISCUSSIONS

2. **DISCUSSION ON THE APPLICATION OF TZVI LEFKOWITZ FOR A CLEARING/FILLING/EXCAVATING PERMIT.** Designated on the Town on Ramapo Tax Map as Parcel ID#41.07-2-31. Subject property is located at 34 Willow Tree Road.

Chairman Lieberman read the Hearing Notice into the record.

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

3. **DISCUSSION OF THE APPLICATION SUBMITTED BY MENDEL KIRSH FOR SITE PLAN AND SPECIAL PERMIT.** Affecting property located on the southern side of Pearl Drive. Designated on the Town of Ramapo Tax Map as Parcel ID# 41.14-1-38. Subject property is located at 1 Pearl Drive.

Chairman Lieberman read the item into the record.

Mendy Kirsh, the Applicant, was present. Mr. Kirsh stated he is here to get a Special Permit for a home business, as his wife is selling wigs out of their basement.

William Brady, read his review letter dated December 17, 2025, into the record. Mr. Brady stated he would like a description of the overall size of the home to determine if 500 sq feet is less or more than 25% of the home. Mr. Brady read the Department of Planning GML letter into the record dated December 15, 2025. Mr. Brady noted that customers are not allowed to park on the state road.

Joseph Zupnik suggested the applicant obtain records for the property from the Village to see if there is anything that can satisfy the items requested by the Planning Board.

4. Discussion of the Proposed Zoning Law Amendment Regarding Sidewalks.

The Board would like to know what roads are affected by this and would to be provided with a record of lawsuits from the last 5–10 years. The Board would like to know what the

process is and who will be reviewing this.

Bruce Minsky, Deputy Village Attorney, will compose a letter to be sent to the Board of Trustees.

APPROVAL OF MINUTES

November 25, 2025

5. November 25, 2025

Vanessa Newman Caren made a motion to approve the Planning Board minutes from November 25, 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 Joshue Zupnik. Upon vote, this motion carried unanimously.

Respectively submitted,

Stephanie Caputo