



PLANNING BOARD MEETING MINUTES

February 4, 2026 at 2:30 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

ROLL CALL

Todd Rosenblum - Applicant's Architect

Hershy Friedman - Applicant's Representative

William Brady - Village Planner

Alena Guckian - Village Engineer

Bruce Minsky - Deputy Village Attorney

Stephanie Caputo - Secretary to the Planning and Zoning Boards

DISCUSSIONS

1. Discussion of an addition to 4 Village Green.

Todd Rosenblum stated that they are coming to T.A.C before going in front of the Board of Trustees. The property 4 Village Green is proposing a new addition to the existing house. They were previously approved by the Planning and Zoning Board for a knock-down and rebuild, but that was expensive. They have eliminated the onsite parking and have written permission from the office across the street on Route 306 and several homes in the surrounding area. They proposed a wheelchair access ramp starting at the street and continuing alongside the structure. They also plan on creating an area for the fire trucks to get behind the structure. The proposed addition will have less seating than the one that is there now.

Alena Guckian, Village Engineer, questioned how many cars you expect to be there?

Todd Rosenblum stated that the majority of the people live on Village Green and the side streets.

Bill Brady, Village Planner, stated he was able to pull up the previous County GML letter. It sounds good that it will be operating smaller.

Todd Rosenblum stated that they need a modification to the previous special use permit and site plan and would likely have to go to the Zoning Board.

Bruce Minsky, Deputy Village Attorney, stated that the special use permit should still be OK, but will need approval for the site plan.

Alena Guckian, Village Engineer, questioned if there was any drainage being put in?

Todd Rosenblum stated it should be on the previous site plan.

Bill Brady, Village Planner, stated that fire access is the most significant.

Alena Guckian, Village Engineer, stated that she would like to look at the previous site plan. Ms. Guckian, questioned if this would be an everyday gathering. If so, how many people will be coming?

Todd Rosenblum stated that this is an everyday gathering that will have fewer people during the week than the weekends and holidays and the Village has NO parking on one side of the street for parking during holidays.

Bill Brady questioned if there is permission from the homeowners about allowing parking in their driveway. Mr. Brady questioned if the property would be a hall for weddings?

Todd Rosenblum stated that they have permission from the surrounding homeowners to use their driveways for parking and the property will not be used as a hall.

Todd Rosenblum stated that he would like to have the Fire Inspector review the plan.

ADJOURNMENT