



TECHNICAL ADVISORY COMMITTEE (T.A.C.) MEETING MINUTES

March 4, 2026 at 2:30 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

ROLL CALL

MEMBERS PRESENT: Assistant Village Attorney Bruce Minsky
Village Engineer Alena Guckian
Village Planner William Brady

ABSENT:

OTHERS PRESENT: Village Clerk Treasurer Camille Guido-Downey
Jerry Steinfeld, General Contractor
Issac Braun, Expeditor
COP Capital, LLC - 15 Oz Court
Julie Lichtschein - 12 Mark Drive

DISCUSSIONS

1. A proposed lot line adjustment between the properties located at 12 Mark Drive and 15 Oz Court.

Summary:

The homeowner located at 15 Oz Court would like to subdivide a 69x95 square foot of property to the property located at 12 Mark Drive. A concept plan dated 1/20/2026 was presented and was prepared by Civil Tec.

Village Engineer Comments:

The Village Engineer pointed out the following items of concern: both properties will need several variances and there is a general municipal purpose easement that runs through both properties which will need to be revised.

Village Planner Comments:

The Village Planner agreed and noted that the variances may be able to be reduced if the new proposed lot line is shifted.

Village Attorney Comments:

Village Attorney requested a copy of the easement for further review to determine the actual intent of the easement.

All parties discussed different ways to move the lot lines to eliminate variances and restrictions on the property.

Mr. Steinfeld stated that he would go over the concept plan with their Engineer and come up with other concepts. However, at this time, this is the plan that the homeowners want to move further with.

Mr. Braun will obtain the easement and supply it to the Village for further direction.