



## PLANNING BOARD MEETING MINUTES

January 28, 2026 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

Acting Chairman Tew opened the meeting at 7:30 P.M.

### ROLL CALL

**MEMBERS PRESENT:** Member Albert Tew  
Member Joshua Scheinberg  
Ad Hoc Joseph Zupnik  
Member Neal Wasserman

**ABSENT:** Chairman Lon Lieberman  
Member Vanessa Newman-Caren  
Ad Hoc Tzee Rotberg

**OTHERS PRESENT:** Bruce Minsky - Deputy Village Attorney  
William Brady - Village Planner  
Alena Guckian - Village Engineer  
Stephanie Caputo - Secretary to the Planning and Zoning Boards

### DISCUSSIONS

1. The application submitted by Tzvi Lefkowitz for a Clearing/Filling/and Excavating Permit.

The subject premises is situated on the north side of Willow Tree Road, approximately 280 feet west of Route 306. Designated on the Town of Ramapo Tax Map as Parcel ID#41.07-2-31. The subject property is located at 34 Willow Tree Road in a R -50 Zone.

Tzvi Leftkowitz, 40 Quince Lane, was present and stated he is unsure what needs to be done with the application to move forward.

Bruce Minsky, Deputy Village Attorney, questioned who the correct owner of the property is?

William Brady, Village Planner, answered that they need to apply to the New York State Department of Environmental Conservation for permits along with reviewing the GML letters.

Acting Chairman Tew stated that the Board can not move forward at this time with this application until we have responses to the GML letters and your New York State Department of Environmental Conservation jurisdiction.

Neal Wasserman is concerned that the fill that has already been brought in, could be contaminated.

Bruce Minsky suggested that the application be placed on the Agenda for the March 25, 2026, meeting.

Neal Wasserman made a motion to adjourn the Application until the March 25, 2026, meeting, seconded by Joshua Scheinberg. Upon vote, this motion carried unanimously..

## 2. Proposed Zoning Law Amendment regarding on-street parking.

Bruce Minsky stated that other villages have a similar rule already in place.

The Board members had just received notice of this, and they were not contacted prior to the enactment of the new order.

## **APPROVAL OF MINUTES**

### 3. December 18, 2025

Neal Wasserman made a motion to approve the Planning Board minutes from December 18, 2025, seconded by Joshua Scheinberg. Upon vote, this motion carried unanimously.

## **ADJOURNMENT**

Joseph Zupnik made a motion to adjourn the meeting, seconded by Acting Chairman Albert Tew. Upon vote, this motion carried unanimously.

Respectively submitted,  
Stephanie Caputo - Secretary to the Planning and Zoning Boards