



## **PLANNING BOARD MEETING MINUTES**

**February 25, 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**

Chairman Lieberman opened the meeting at 7:34 pm.

Chairman Lieberman read the standard of a Special Permit into the record.

### **ROLL CALL**

#### **MEMBERS PRESENT:**

Chairman Lon Lieberman  
Member Albert Tew  
Member Joshua Scheinberg  
Ad Hoc Joseph Zupnik  
Member Neal Wasserman

#### **ABSENT:**

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 Planning & Zoning Board

### **PUBLIC HEARING**

1. **Public Hearing to consider the application submitted by Mendel Kirsh. The Applicant is seeking a Special Permit for a Home Business.**

The subject property is commonly known as 1 Pearl Drive, Wesley Hills, NY. The property is situated on the southeast corner of Pearl Drive and Route 306. The property is designated on

**the Town of Ramapo Tax Map as Parcel ID # 41.7-1-38 and is located in a R-35 zoning district.**

Chairman Lieberman read the Public Hearing Notice into the record.

Mendel Kirsch, 1 Pearl Drive, was present and stated he is here applying for a Special Permit for a home occupation. Mr. Kirsch stated that he had provided the Board with a survey regarding the overall size of the home.

Chairman Lieberman questioned if any construction had been done and is the space equal to or less than 500 square feet?

Mr. Kirsch answered that no construction had taken place and the space being used is equal to or less than 500 square feet.

William Brady, Village Planner, was present and read his letter dated December 17, 2025, into the record. Mr. Brady stated that the applicant did provide a survey with the total home square footage.

Alena Guckian, Village Engineer, was present and said they had no comments.

Bruce Minsky, Deputy Village Attorney, stated the homeowner should look at the code 230-26(J).

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

No one from the public wished to speak.

Neal Wasserman makes a motion to adjourn the Application until the March 25, 2026, meeting seconded by Albert Tew. Upon vote, this motion carried unanimously.

2. **Public Hearing to consider the application of Congregation Trisk Tolna. The Applicant is seeking a Special Permit and Site Plan approval for the use of the existing structure as a Neighborhood Gathering.**

**The subject property is commonly known as 33 Glenbrook Road, Wesley Hills, NY. The property is situated on the north side of Glenbrook Road, 400 feet West of Moccasin Place. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.10-2-24 and is located in an R-35 zoning district.**

Chairman Lieberman read the Public Hearing Notice into the record.

Todd Roseblum, the Applicant's Architect, was present and stated the applicant is seeking a Special Use Permit and a Site Plan Approval for a neighborhood gathering. Mr. Rosenblum stated the space has expanded, but it is still a single family residence and has kept a residential appearance. Mr. Rosenblum stated that they have provided parking in existing driveways within 300 feet of the site.

Chairman Lieberman questioned if this was going to be rented out?

Todd Rosenblum stated that this space will not be rented out.

Alena Guckian stated that the building coverage does not match the bulk table.

Bruce Minsky stated that the Planning Board will declare lead agency tonight and send them a referral to the Zoning Board.

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

Felicia Hirschfeld, 37 Glenbrook Road, was present. Ms. Hirschfeld stated she has been living in the Village since 1987, and is concerned about the traffic becoming worse on Glenbrook Road, being that at certain times of the year it makes it difficult to get down the road.

Todd Rosenblum stated that the traffic is not going to change since everything has been completed at the property.

Albert Tew, Planning Board Member, stated that if you are not satisfied with how the traffic is, reach out to the Board.

Rabbi Twersky, 33 Glenbrook Road, was present and stated that he would make sure that people would be able to make it down the road.

Chairman Lieberman suggested the Board members do a site visit.

Albert Tew stated that the concerns of the neighbors will be addressed.

Chairman Lieberman declares the Planning Board lead agency.

Neal Wasserman made a motion to approve the Planning Board as Lead Agency, seconded by Albert Tew.

Bruce Minsky stated that he will write a referral to the Zoning Board of Appeals for variances, and a resolution for SEQRA Type II.

Joshua Scheinberg made a motion to send to the Zoning Board of Appeals with a referral, seconded by Joseph Zupnik.

## **VILLAGE OF WESLEY HILLS**

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on  
February 25, 2026, 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 Neal Wasserman, seconded by Albert Tew to wit:

**WHEREAS**, the **CONGREGATION TRISK TOLNA** are seeking a Special Permit and Site Plan approval for the use of the existing structure as a Neighborhood Gathering at the subject property commonly known as 33 Glenbrook Road, Wesley Hills NY, which Property are situated on the North Side of Glenbrook Road, 400 feet West of Moccasin Place and is/are designated on the Town of Ramapo Tax Map as Parcel ID # 41.10-2-24, located in a R-35 zoning district.

**WHEREAS**, pursuant to the requirements of the State Environmental Quality Review Act (“**SEQRA**”), the Village must consider pursuant to criteria set forth in SEQRA the environmental implications of the Application;

**WHEREAS**, certain actions are classified under SEQRA as Type II actions, those actions which have been found categorically to not have significant adverse impacts on the environment, or actions that have been statutorily exempted from SEQRA review, and Type II actions do not require preparation of an Environmental Assessment Form, a negative or positive declaration, or an Environmental Impact Statement;

**WHEREAS**, Type II actions do not require any further SEQRA review by the Village;

**WHEREAS**, the Village has reviewed the Application under SEQRA and finds that the Application meets the requirement for a Type II action;

**NOW, THEREFORE, BE IT RESOLVED**, that the Applicant is hereby determined to constitute SEQRA Type II Action as defined under said regulation and does not require an environmental impact statement or any other determination or procedure.

The Planning Board gives no approval of any building plans, any plans, at this juncture, submitted to this Planning Board solely for the purposes of the approval(s)/referral(s)/determination(s) being referenced herein.

**ACTION:** A motion to grant/approve this Resolution was made by Joshua Scheinberg, with a second from Joseph Zupnik.

The voting in favor was as follows [5-0]:

*In Favor: Chairman Lon Lieberman, Member Albert Tew, Member Josha Scheinberg, Member Neal Wasserman and Member Joseph Zupnik.*

*Oppose: NONE Abstain: NONE.*

*ZBA Referral*

## **VILLAGE OF WESLEY HILLS**

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The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Neal Wasserman, seconded by Albert Tew to wit:

**WHEREAS**, the **CONGREGATION TRISK TOLNA** are seeking a Special Permit and Site Plan approval for the use of the existing structure as a Neighborhood Gathering at the subject property commonly known as 33 Glenbrook Road, Wesley Hills NY, which Property are situated on the North Side of Glenbrook Road, 400 feet West of Moccasin Place and are designated on the Town of Ramapo Tax Map as Parcel ID # 41.10-2-24, located in a R-35 zoning district.

**WHEREAS**, the proposed Site Plan cannot be approved without the granting of a certain variance(s), as identified in the Application [*Minimum lot area, as the minimum requirement is*

35,000 SF, and 28,631 SF is listed; Minimum lot width, as the minimum requirement is 125 FT, and 100 FT is listed; Minimum effective square side, as the minimum requirement is 125 FT, and 100 FT is listed; Minimum front yard, as the minimum requirement is 50 FT, and 32.5 FT is listed; Minimum side yard, as the minimum requirement is 25 FT, and 22.1 FT is listed; and, Minimum total side yard, as the minimum requirement is 60 FT, and 45.1 FT is listed].

**NOW, THEREFORE, BE IT RESOLVED**, that the Applicant is hereby referred to the Zoning Board of Appeals for a consideration of its Application for the necessary variance(s).

The Planning Board gives no approval of any building plans, any plans, at this juncture, submitted to this Planning Board solely for the purposes of the approval(s)/referral(s)/determination(s) being referenced herein.

**ACTION:** A motion to grant/approve this Resolution was made by Joshua Scheinberg, with a second from Joseph Zupnik.

The voting in favor was as follows [5-0]:

*In Favor: Chairman Lon Lieberman, Member Albert Tew, Member Joshua Scheinberg, Member Neal Wasserman and Member Joseph Zupnik;*

*Oppose: NONE ; Abstain: NONE.*

3. **Public Hearing to consider the application of Abraham Schwartz/25 Onderdonk LLC, 14 Scenic Drive, Suffern, NY 10901. The Applicant are seeking a Wetlands Permit and Site Plan Approval [Wetland relocation to build a single-family home].**

**The subject Property is commonly known as 25 Onderdonk Road, Suffern, NY. The Property is situated on the west side of Onderdonk Road, 380 feet from the intersection of Cains Road. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 32.19-1-1 and is located in an R-35 zoning district.**

Chairman Lieberman read the Public Hearing Notice into the record.

Todd Rosenblum, the Applicant's Architect, was present and stated that a new home is being built that includes a swimming pool and pool house. Mr. Rosenblum stated that a Wetlands Permit has a NYS DEC No Jurisdiction waiver and a statement from the Army Core of Engineers, which is attached to the application. Mr. Rosenblum stated that Sparaco Engineering has a long history of working on this property and has prepared the site plans for this project. Mr. Rosenblum presented new site plans to the Board and the Village Professionals for review.

Steve Sparaco, the Applicant's Engineer, was present and stated that he had worked on the property site plan previously in 2015 and the plans have changed. Mr. Sparaco stated that the house is larger, a pool and pool house have been added to the plans.

Alena Guckian, Village Engineer, was present and read the review letter dated February 20, 2026, into

the record. Ms. Guckian stated that she has not had a chance to review the revised plan.

William Brady, Village Planner, was present and read the review letter into the record dated February 24, 2026, into the record. Mr. Brady stated that he would like a list of the easements on the property and prepare a proposed conservation easement for the Village of Wesley Hills.

Todd Roseblum stated that the legal address is on Onderdonk Road, but the applicant would prefer a Powder Horn address.

Chairman Lieberman asked if anyone from the public would like to speak?

No one from the public wished to speak.

Chairman Lieberman declares a Type II Action under SEQRA.

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

## **DISCUSSIONS**

4. **Local Law Amending the Code of the Village of Wesley Hills Allowing the Use of Catering Facilities in the Village of Wesley Hills.**

Chairman Lieberman reads the item into the record.

The Board agrees that this needs to be made clearer on where a catering facility should be.

William Brady will draft the Boards concern and send it out.

## **APPROVAL OF MINUTES**

5. January 25, 2026

Joseph Zupnik made a motion to approve the Planning Board minutes from the January 28, 2026, meeting, seconded by Albert Tew. Upon vote, this motion carried unanimously.

## **ADJOURNMENT**

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

Respectively submitted,

Stephanie Caputo - Secretary to the Planning and Zoning Boards