



## PLANNING BOARD MEETING MINUTES

March 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 called the meeting to order at 7:32 P.M.

### ROLL CALL

**MEMBERS PRESENT:** Chairman Lon Lieberman  
Member Vanessa Newman-Caren  
Member Joshua Scheinberg  
Ad Hoc Joseph Zupnik  
Ad Hoc Tzvee Rotberg

**ABSENT:** Member Albert Tew  
Member Neal Wasserman

**OTHERS PRESENT:** Bruce Minsky, Deputy Village Attorney  
Glenn Mc Credy - Village Engineer  
Willam Brady - Village Planner  
Stephanie Caputo - Secretary to the Planning and Zoning Board

### CONTINUED PUBLIC HEARING

1. **Public Hearing to consider the application submitted by Mendel Kirsh, 1 Pearl Drive, Monsey, Ny 10952. 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 business. Mr. Kirsch stated that he had provided the Board with a survey previously, and he had received the GML letters.

Chairman Leiberman read the Department of Planning dated December 15, 2025, and the Rockland County Sewer District No. 1 dated January 21, 2026, into the record. Chairman Leiberman questioned whether wigs are being sold out of the house and what are the hours of operation.

Mr. Kirsch answered that no wigs are to be sold, they are going to be styled. The hours of operation are from 10am to 5pm.

Bruce Minsky, Deputy Village Attorney, stated that the applicant has provided the survey and read the Village Code for a Home Business.

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

No one from the public wished to speak.

Vanessa Newman Caron made a motion to approve the application with the condition that the applicant signs the wastewater questionnaire, seconded by Joseph Zupnik. Upon vote, this motion carried unanimously.

## VILLAGE OF WESLEY HILLS

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on March 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 Vanessa Newman Caren, seconded by Joseph Zupnik to wit:

**WHEREAS**, in regard to the application submitted by **Mendel Kirsh** (“Applicant”) for a/an Special Permit for a Home Business [Sheitel/Wig Salon], as per Village Code Section 230-26(J) (“Application”), the same affecting the property(ies) located/designated on the Southeast corner of Pearl Drive and Route 306, designated on the Town of Ramapo Tax Map as Parcel ID # 41.7-1-38 , in a R-35 zoning district (“Property”). The subject Property(ies) is/are commonly known as 1 Pearl Drive, Wesley Hills NY ;

**WHEREAS**, after due notice, a public hearing on said Application was held by the Planning Board on March 25, 2026;

**WHEREAS**, the Applicant appeared in person and by its representative(s) and testified for the Application;

**WHEREAS**, at the public hearing, the Planning Board gave access to a public hearing and *no members of the public appeared and/or no one opposed the Application*, and with the Planning Board considering all input from the public;

**WHEREAS**, the Planning Board consulted with its professionals [Planner, Engineer, Legal], and based on the Application filed reviewed and determined that:

(i) the Application was a Type II action under SEQRA;  
(ii) the Application was subject to GML referrals;  
(iii) the Application satisfied the criteria, considerations and standards of the Village of Wesley Hills Code, including but not limited to Chapter 230, Article VI – Special Permits, as well as other relevant code sections;

**NOW**, upon said hearing and the evidence presented, it is hereby found and determined.

**BE IT RESOLVED**, that it is hereby determined that the proposed project will not have a significant impact on the environment as defined in the State Environmental Quality Review Act (“SEQRA”) for the reasons that: (1) there will be no external modifications to the building or other construction on the site, (2) the applicant is proposing a reasonable and small number of non-resident visits and hours of operation of the proposed home business, and (3) there are no other potentially significant adverse environmental impacts that are foreseeable from the proposed project so long as it is operated in conformance with the requirements of the Zoning Law of the Village of Wesley Hills and the conditions imposed herein below;

**BE IT FURTHER RESOLVED**, that said Application for a special permit for a home business for a wig salon/sheitel-maker, as per the representations in the Applicant narrative dated August 4, 2025, is hereby granted/approved;

**BE IT FURTHER RESOLVED** that the Approval granted herein is expressly conditioned and subject to the Applicant’s compliance with: (i) Nelson Pope Voorhis’ letter dated December 17, 2025; (ii) Rockland County Department of Planning’s letter, dated December 14, 2025; (iii) Rockland County Sewer Department’s letter, dated January 21, 2026; (iv) the home business shall operate between the hours of 10:00 am to 5:00 pm only; (v) there shall no construction for the home business; (vi) all local laws and ordinances of the Village of Wesley Hills, including Chapter 230, Article VI – Special Permits, Section 230-26(J), as well as other governing/overseeing municipalities/authorities; (vii) the payment of all monies owed to the Village in regard to the Application and/or Applicant, the same to be submitted prior to the issuance of any permit(s); and, (viii) any other requirements/conditions imposed by the Village’s Building Inspector and/or Engineer.

Note that the Planning Board gives no approval of any building plans to be submitted, and any plans submitted to this Planning Board are solely for the purposes of the approval(s) as stated herein, the same being requested as per the Application.

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

*In Favor: Chairman Lon Leiberman, Member Vanessa Newman Caren, Member Joshue Scheinberg, Ad Hoc Tzvee Rotberg and Add Hoc Joseph Zupnik ;*

*Oppose: NONE ;*

*Abstain: NONE.*

2. **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 Leiberman read the Public Hearing Notice into the record.

Steve Sparaco, the Applicant's Engineer, was present and stated they are in front of the Board with the revised plans for a new single-family home.

William Brady, Village Planner, was present and read his Nelson Pope and Voorhis dated March 24, 2026 , into the record. Mr. Brady questioned if architectural plans were submitted.

Steve Sparaco stated that the plans have been submitted.

Chairman Leiberman read the GML letters from the Center for Environmental Health dated March 25 2026, and the Department of Planning dated March 24, 2026,into the record.

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

No one from the public wished to speak.

Joseph Zupnik made a motion to approve the Application, seconded by Joshua Scheinberg. Upon vote, this motion carried unanimously.

*Wetlands Permit/Site Plan*

## **VILLAGE OF WESLEY HILLS**

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on March 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 Joseph Zupnik, seconded by Joshua Scheinberg to wit:

**WHEREAS**, in regard to the application submitted by **Abraham Schwartz/25 Onderdonk** (“Applicant”) for a(n) a **Wetlands Permit [11/17/25] and Site Plan Approval [2/1/26]** [*Wetland relocation to build a single-family home*] (“Application(s)”), the same affecting the property(ies) on the West Side of Onderdonk Road, 380 +/- feet from the intersection of Cains Road located/designated on the Town of Ramapo Tax Map as Parcel ID# 32.19-1-1 and is/are located in a R-35 zoning district (“Property”). The subject Property(ies) is/are commonly known as 25 Onderdonk Road, Suffern NY;

**WHEREAS**, as per the narrative in the Application, the area of disturbance is under one acre and therefore does not require a NYSDEC Stormwater Pollution Plan (SWPPP). The report and site plans depict an underground drainage mitigation system that is required to mitigate the increase in impervious area;

**WHEREAS**, after due notice, the most recent public hearing on said Applications was/were held by the Planning Board on March 25, 2026;

**WHEREAS**, the Applicant appeared in person and/or by its representative(s) and testified for the Application;

**WHEREAS**, at the public hearing, as in the previous scheduled hearings, the Planning Board gave access to a public hearing and *member(s) of the public appeared and/or no one opposed the Application*, and with the Planning Board considering all input from the public;

**WHEREAS**, the Planning Board consulted with its professionals [Planner, Engineer, Legal], and based on the Application filed reviewed and determined that:

(i) the Application was a Type II action under SEQRA, which required no further review;

(ii) the Application was subject to GML referrals;

(iii) the Application provided a ‘No Jurisdiction Letter’ from NYS DEC and a statement from the USACOE that an individual permit is not required, but reverification is required;

(iv) the Application satisfied the criteria, considerations and standards of the Village of Wesley Hills Code, including but not limited to Chapter 221 – *Wetlands*, as well as other relevant code sections, where applicable, except for any variances that will be required based on a review of the Village’s Building Inspector of the eventual permit application;

**NOW**, upon said hearing and the evidence presented, it is hereby found and determined.

**BE IT RESOLVED** that the Application, Wetlands Permit [11/17/25] and Site Plan Approval [2/1/26], as per the Planimetric/Sediment & Erosion/Grading & Utility/Wetlands Relocation/Existing Conditions, by Sparco & Youngblood PLLC, dated/ revised 3/16/26, along with the Updated Detail Sheet Plan(s), by Sparco & Youngblood PLLC, dated/ revised 3/16/26, and the Planting Plan/Detail(s) Sheet, by Sparco & Youngblood PLLC, dated/ revised 3/2/26, are approved;

**BE IT FURTHER RESOLVED** that the Approvals granted herein is expressly conditioned and subject to the Applicant’s compliance with: (i) Rockland County Department of Planning’s letter dated March 24, 2026; (ii) Rockland County Center for Environmental Health’s letter dated March 25, 2026; (iii) Rockland County Sewer District’s letter dated March 2, 2026; (iv) Rockland County’s Department of Health letter dated March 26, 2024; (v) Rockland County Fire/Emergency’s letter of Highway letter dated March 3, 2026; (vi) Civil Design Works’ letter(s) dated February 20, 2026, revised/updated March 20, 2026; (vii) Nelson Pope Voorhis’ letter(s) dated February 24, 2026, revised/updated March 24, 2026; (viii) additional review/approvals by the Army Corps of Engineers as required; (ix) all local laws and ordinances of the Village of Wesley Hills but not limited to Chapter 221 – *Wetlands*; and (x) any other requirements/conditions imposed by the Village’s Building Inspector; (xi) the payment of all monies owed to the Village in regard to the Application and Applicant, the same to be submitted

prior to the issuance of any permit(s).

Note that the Planning Board gives no approval of any building plans to be submitted.

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

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

*In Favor: Chairman Lon Leiberman, Member Vanessa Newman Caren, Member Joshua Scheinberg, Ad Hoc Joseph Zupnik, Ad Hoc Tzvee Rotberg;*

*Oppose: NONE ;*

*Abstain: NONE.*

## **DISCUSSIONS**

3. **Discussion on the application of Tzvi Lefkowitz for a Clearing/Filling/Excavating Permit. Designated on the Town of Ramapo Tax Map as Parcel ID#41.07-2-31. Subject property is located at 34 Willow Tree Road.**

Chairman Leiberman read the Public Hearing into the record.

Tzvi Leftowitz did not appear for the scheduled hearing.

## **APPROVAL OF MINUTES**

4. **February 25, 2026**

The Board could not vote on the minutes due to lack of members.

## **ADJOURNMENT**

Joshua Scheinberg made a motion to adjourn the meeting, seconded by Vanessa Newman-Caren. Upon vote, this motion carried unanimously.

Respectively submitted,

Stephanie Caputo - Secretary to the Planning and Zoning Boards