



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

June 3, 2026 at 2:00 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
Secretary of Planning & Zoning Board Stephanie Caputo

ABSENT:

OTHERS PRESENT:

DISCUSSIONS

1. 21 Astor Place — Clearing, Filling, and Excavation

Chaim Witzniter -Applicant's representative
Todd Rosenblum-Architect
Rachel Barese - Civil Tech

Todd Rosenblum stated that the property is steep and that is why they are here to discuss Clearing, Filling and Excavation Permit. Mr. Rosenblum stated that this property will be before the Zoning Board of Appeals for the location of the cabana.

Alena Guckian stated that comments were issued in January, and she was not sure if they had been addressed.

Chaim Wetzner stated that the owner of this property also bought the property on the right side.

Bruce Minsky stated that go to the ZBA and PB together.

2. 3 Kentor Lane — Subdivision

Stanley Mayerfeld - Applicant's Architect
Joseph and Esther Chill — Property Owners

Stanley Mayerfeld stated that the owners would like to subdivide the property. Mr. Mayerfeld stated that Lot A has the existing home and the property will be just shy of the zoning for the Brownswell Park subdivision, which is located on Kentor Ln.

Alena Guckian questioned if the Earl Ct Subdivision bulk table requirements were looked at?

Stanely Mayerfeld answered no.

William Brady stated that this will have to go to the ZBA for variances.

Bruce Minsky stated that they need to make sure that the house that remains does not have any intentions of expanding.

Mr. Chill stated the only thing they would be doing is upgrade the exterior of the home.

William Brady questioned if the lot is level and if the sewer was public or septic?

Stanley Mayerfeld answered that the lot is level and the existing home sewer is public.

Alena Guckian stated that they can move forward to the Planning Board with a Sketch Plat.

William Brady stated that the the variances that will be needed must reflect in the bulk table.

3. **23 Lime Kiln Rd — Utilizing KBY of Wesley Hills as a School**

Jonathon Most
Jonathon Gross
Rabbi Aaron Metzger

Jonathan Most stated that they want to move the girls' high school that is in Spring Valley to the Shul on Lime Kiln Rd. Mr. Most stated that there will be minimal staff and only three buses for the girls.

Alena Guckian questioned if any interior improvements are to be made.

Jonathan Most stated that no changes need to be made.

William Brady questioned if the existing school would be both at the Spring Valley site and the Shul?

Jonathan Most stated that the Spring Valley will close and be moved to the Shul.

Alena Guckian questioned if the buses would have enough room to turn around.

Jonathan Gross answered that there are several spots parallel to the building that the bus could turn around.

Alena Guckian questioned if 2 uses would be allowed.

Bruce Minsky answered that a school has different requirements. Look at the Village Code 230-16. Mr. Minsky made a suggestion that they should have this looked at by a land-use attorney.