



PLANNING BOARD MEETING AGENDA

May 27, 2026 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

ROLL CALL

PUBLIC HEARING

1. The application of 23 Timber Trail, LLC, 23 Timber Trail, Suffern NY. The Applicant is seeking a Special Permit for the construction, use and maintenance of a recreational sports court [accessory structure].

The subject property is commonly known as 23 Timber Trail, Suffern, New York. The property is situated on the North Side of Timber Trail, 900 feet East of Wilder Road. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 32.14-1-17 and is in an R-50 zoning district.

CONTINUED PUBLIC HEARING

2. The application of Rockland Tree Expert CO., INC. DBA Ira Wickes/Arbonists for a Final Site Plan.

The affecting property is located on the south side of McNamara Road. Designated on the Town of Ramapo Tax Map as Parcel ID#42.13-1-22. Subject property is located at 11 McNamara Road.

DISCUSSIONS

3. The application(s) of COP Capital LLC, 11 Arcadian Drive, Spring Valley NY 10977 [Lot A], and, Julie Lichtschein, 12 Mark Drive, Wesley Hills NY 10901 [Lot B]. The Applicant(s) are seeking a Sketch Plat Approval for a Subdivision/Lot Line Adjustment.

The subject Property(ies) are commonly known as:[Lot A] – 15 Oz Court, Wesley Hills NY. The property is situated on the east side of Oz Court, 300 feet from the intersection of Arcadian Dr. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.12-2-39 and is in an R-35 zoning district.[Lot B] – 12 Mark Drive, Wesley Hills NY. The property is situated on the east side of Mark Drive, 270 feet from the intersection of Arcadian Drive. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.12-2-45 and is located in an R-35 zoning district.

4. The application of Moshe Potash, 25 Rockwood Lane, Suffern, NY 10901. The Applicant is seeking: a Clearing/Filing/Excavation of Land Permit *[With Construction of Single-Family Residence - Level Side Yard/Add Fill]*.

APPROVAL OF MINUTES

5. February 25, 2026 and March 25, 2026

ADJOURNMENT