



PLANNING BOARD MEETING AGENDA

June 24, 2026 at 7:30 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

ROLL CALL

CALL TO ORDER

PUBLIC HEARING

1. To consider the application of Kamran Amona/12 JEREMY LLC, 435 Buena Vista Road, New City NY 10952. The Applicant is seeking approval, pursuant to the Zoning Law of the Village of Wesley Hills — Section 230-36(E)(5), for architectural plans for a new single-family residence.

The subject property, now commonly known as 12 Jeremy Court, Wesley Hills, New York, is located/designated on the South Side of Jeremy Court 365 +/- Feet South of Powder Horn Drive. The property is now currently designated on the Town of Ramapo Tax Map as Parcel ID #(s): 32.19 – 2–4.5 in an R-50 Zoning District.

2. To consider the application of Kim Thomas Sippel - Architect/Tammy Wolchok, 11 Camberra Drive, Wesley Hills, NY 10901. The Applicant is seeking: a Wetlands Permit [*Wetland – Deck Renovations to Proposed Residence*].

The subject property is commonly known as 11 Camberra Drive, Wesley Hills, NY. The property is situated on the Northerly and Easterly Sides of Camberra Drive. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.13 -1 - 17 and is located in an R-50 zoning district.

3. To consider the application of LARRY KATZ, 16 Judith Lane, Monsey NY 10952. The Applicant is seeking: a Wetlands Permit [*Wetland – Pool Permit*].

The subject property is commonly known as 16 Judith Lane, Monsey, NY. The property is situated on the North Side of Judith Lane, 562 +/- feet West of Martha Road. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.18 -1 - 6 and is located in an R-35 zoning district.

CONTINUED PUBLIC HEARING

4. 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.

5. To consider the application of 23 Timber Trail, LLC, 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.

DISCUSSIONS

6. 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.

APPROVAL OF MINUTES

7. May 27, 2026

ADJOURNMENT