



PLANNING BOARD MEETING MINUTES

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

Chairman Lieberman opened the meeting at 7:32 P.M.

Chairman Lieberman made a motion to limit public comments to 5 minutes, Albert Tew seconded. Upon vote, this motion carried unanimously.

ROLL CALL

MEMBERS

Chairman Lon Lieberman

PRESENT:

Member Albert Tew

Member Vanessa Newman-Caren

Member Joshua Scheinberg

Ad Hoc Joseph Zupnik

Member Neal Wasserman

Ad Hoc Tzee Rotberg

ABSENT:

OTHERS PRESENT:

Bruce Minsky - Deputy Village Attorney

William Brady - Village Planner

Alena Guckian - Village Engineer

Stephanie Caputo - Secretary to the Planning & Zoning Boards

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.

Chairman Lieberman read the Public Hearing Notice into the record.

Aj Ginsburg, 23 Timber Trail, was present and affirmed to tell the truth. Mr. Ginsburg stated that they are

in front of the Board for a Special Permit for a Sports Court. Mr. Ginsburg stated that he and his wife have five children, and they are active.

William Brady, Village Planner, was present and affirmed to tell the truth. Mr. Brady read the NPV review letter dated May 22, 2026, into the record. Mr. Brady stated they would like an estimate of all earthworks, including how much soil has been brought or removed from the site and a landscape plan. Mr. Brady questioned if a Clearing, Filling, and Excavation permit would be needed.

Aj Ginsburg stated that he had provided the Board with a plan tonight that shows the property is lined with 250 to 260 arborvitaes. Mr. Ginsburg stated that a Clearing, Filling and Excavation permit is not needed, per the Village Engineer.

Alena Guckian, Village Engineer, was present and affirmed to tell the truth. Ms Guckian read into the record the Civil Design Works letter dated May 26, 2026, which indicated the tree removal may require a permit.

Albert Tew questioned if the soil needs to be tested.

Alena Guckian stated that it does not.

Bruce Minsky, Deputy Village Attorney, stated that the Board is not going to vote tonight. The new plan will have to be reviewed, and the applicant may need a Clearing, Filling, and Excavation permit.

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

David Nelson, 7 Prosperity Drive, was present and affirmed to tell the truth. Mr. Nelson stated that he has concerns regarding the project at 23 Timber Trail. Mr Nelson stated that there is a path along the property that, since the trees have been removed, is now flooding. Mr. Nelson stated there was a wall that may have been removed. He questioned if a berm could be placed. Mr. Nelson questioned if the sports court could be moved.

Aj Ginsburg stated that he has submitted a drainage plan to the Building Department, and he would like to keep the sports court where it is. This way, he does not have to go to the ZBA.

Alena Guckian stated that they have reviewed the drainage plans and they are acceptable.

Blyne Prescott, 27 Timer Trail, was present and affirmed to tell the truth. Ms. Prescott stated that there is a large slope towards her property, and she is concerned about flooding. Ms. Prescott stated that since the trees have been removed, she has no shade and is concerned about what the noise level will be once the Sports Court is built.

Albert Tew questioned if Ms. Prescott had seen any flooding in her yard when it had rained.

Ms. Prescott stated that she did not see anything.

Edward Blocker, 6 Prosperity Dr, was present and affirmed to tell the truth. Mr. Blocker stated that he is concerned about drainage and how it would affect his property. Mr. Blocker stated that he did not see any lighting on the plans.

William Brady stated that the light models are on the second page of the plan.

Mr. Blocker stated that he is concerned that the sports court will be used as a public court.

Bruce Minsky stated that in the applicant's narrative, it will be used for personal use.

Tom Davieds, 25 Timber Trail, was present and affirmed to tell the truth. Mr. Davieds stated that he is worried about the parking situation on the road being that it is so narrow and, since the trees have been removed, he can no longer enjoy sitting on his deck.

Aaron Worch, 8 Prosperity Dr, was present and affirmed to tell the truth. Mr. Worch stated that he would ask the Board to come to his property to see what had been going on at his neighbor's site.

Chairman Lieberman stated that he would like to remind everyone that it is still his property.

Joseph Zupnick made a motion to close the public hearing, seconded by Vaness Newman Caren. Upon vote, this motion carried unanimously.

Alena Guckian stated that number fifteen of the Short Environmental Assessment Form was checked yes do to the species of animal, was the DEC contacted.

Aj Ginsburg stated that he spoke to the DEC and no permit was needed.

Chairman Lieberman stated that the Board will need something in writing from the DEC.

Neal Wasserman made a motion to adjourn the Application until June 24, 2026, meeting, with a site visit on June 14, 2026, seconded by Tzvee Rotberg. Upon vote, this motion carried unanimously.

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.

Chairman Lieberman read the Public Hearing Notice into the record.

Amy Mele, Applicant's Attorney, was present. Ms. Mele stated that they had gone to the Zoning Board for an impervious surface variance, which they have reduced from 0.48 to 0.46. Ms. Mele stated that they did have a re-affirmation of the Negative Declaration on February 26, 2025.

Rhonda Smith, Civil Tech Engineering, was present and affirmed to tell the truth. Ms. Smith stated that they were able to reduce the impervious surface by removing some of the parking spots on the property.

Chairman Lieberman questioned if there are any open issues.

William Brady, Village Planner, read the letter from Nelson, Pope and Voorhis dated May 27, 2026, into the record. Mr. Brady stated that they have satisfied all the comments.

Alena Guckian, Village Engineer, read a letter from Civil Design dated May 27, 2026, into the record. Ms. Guckian stated that all the comments from Brooker Engineering letter dated January 25, 2025, shall be addressed.

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

Neil Marcus, 46 John Street, was present and affirmed to tell the truth. Mr. Marcus stated that he is opposed to the Site Plan and Special Permit.

Joseph Zupnick made a motion to close the public hearing, seconded by Albert Tew. Upon vote, this motion carried unanimously.

Tzvee Rotberg made a motion to approve this application, condition to the Zoning Board of Appeals Resolution and the Final Site Plan dated April 22, 2026, seconded by Neal Wasserman. Upon vote, this motion carried unanimously.

Resolution 26-5 Village of Wesley Hills

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on May 27, 2026, at 7:30 pm.

The meeting was called to order by the Chairman Lon Lieberman (“Chairman”), and with a quorum present, the following Resolution was offered by Neal Wasserman, seconded by Tzvee Rotberg to wit:

WHEREAS, in regard to the application submitted by Rockland Tree Expert Co., Inc. d/b/a Ira Wickes/Arborists (“Applicant”) for a[n] Final Amended Site Plan and Special Permit, specifically for an existing Arborist Service, consisting of Landscaping Services and/or Wholesale Nurseries, the Special Permit as per Section 230-26-N (“Application”), the same affecting the property located/designated on the south side of McNamara Road. Designated on the Town of Ramapo Tax Map as Parcel ID#42.13-1-22 (“Property”). The subject Property(ies) is/are commonly known as 11 McNamara Road, Wesley Hills NY; **WHEREAS**, after due notice, a public hearing on said Application was held by the Planning Board on May 27, 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, and with the Planning Board considering 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 Unlisted action under SEQRA, and issued an associated Re-Affirmation of a Negative Declaration – Notice of Determination of Non Significance, dated February 26, 2025 [The prior Negative Declaration was dated May 26, 2010/Resolution 10-16. The Re-Affirmation review noted the history of the project, the Village consultants’ reviews, the Board’s reviews, and noted that most of the environmental reviews previously performed were still valid, and that updates on two items, including the testing of well water quality, and the need for an updated traffic impact study, were provided and reviewed by Village consultants, and that the proposed project changes would not result in any potential significant adverse impacts].

(ii) the Application was subject to GML referrals;

(iii) the Application was subject to GML referrals; the Application satisfied the criteria,

considerations and standards of the Village of Wesley Hills Code 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, as per the Site Plan [4/22/26] / Existing Conditions Plan [12/7/22] / Grading, Drainage & Utilities Plan [4/22/26] / Landscaping & Erosion Control Plan [4/22/26] / Details [12/1/25] / Details [11/14/24], by Civil Tec Engineering & Surveying, is approved ("Approval");

BE IT FURTHER RESOLVED that the Approval granted herein is expressly conditioned and subject to the Applicant's compliance with: (i) Rockland County's Department of Planning letter dated July 24, 2023; (ii) Civil Design Work's letter dated May 27, 2026; (iii) Brooker Engineering's letter dated January 25, 2025; (iv) Nelson Pope Voorhis' letter dated May 27, 2026; (v) Zoning Board of Appeals conditions to the approval of the Variances on December 29, 2025; (vi) all local laws and ordinances of the Village of Wesley Hills, including but not limited to Article VI/Chapter 230 – Special Permit Uses, as well as other laws/regulations/ordinances applicable to [i.e. New York State Uniform Fire Prevention and Building Code] the Property, Application and/or Village of Wesley Hills and (vii) any other requirements/conditions imposed by the Village's Building Inspector and/or Village's Engineer, including, if applicable, at check print; (viii) 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); and (ix) if applicable, the amount of a performance bond, as determined by the Village Engineer, the bond insuring conformance with the approved plans and all applicable regulations, restrictions and special conditions.

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) being requested as per the Application.

The voting in favor was as follows [7 - 0]:

In Favor: Chairman Lieberman, Albert Tew, Vanessa Newman Caren, Joshua Scheinberg, Neal Wasserman, Tzvee Rotberg and Joseph Zupnik.

Oppose: NONE;

Abstain: NONE .

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.

Chairman Lieberman read the item into the record.

Rhonda Smith, Civil Tech Engineering, was present and stated they are seeking a subdivision between 15 Oz Ct and 12 Mark Dr. Ms. Smith stated that the applicant, at 12 Mark Dr would like to have a yard for the grandchildren to play.

Chairman Lieberman questioned if they would be increasing the pool or deck.

Rhonda Smith stated that they will not be expanding the deck.

William Brady stated that a survey should be done to record all the easements.

Alena Guckian stated that if they wanted to put a fence up, that should be included in the plan.

Bruce Minsky stated that this is a Type II Action with no GML required. Mr. Minsky stated that a referral to the ZBA with a condition to speak to the Building Inspector about the other variances.

Joseph Zupnick made a motion to close the discussion, seconded by Tzvee Rotberg. Upon vote, this motion carried unanimously.

ZBA Referral
RESOLUTION

26-6

VILLAGE OF WESLEY HILLS

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on May 27, 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 Tzvee Rotberg to wit:

WHEREAS, the **COP CAPITAL LLC/JULIE LICHTSCHEIN** are seeking a Sketch Plat Approval For a Subdivision/Lot Line Adjustment for the subject property(ies) commonly known as (“Property(ies)”):

[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; and [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.

WHEREAS, the proposed Sketch Plat Approval cannot be approved without the granting of a certain variance(s), as identified in the Application [*Minimum Lot Frontage [12 Mark/15 Oz] Minimum Front Yard (15 Oz); Minimum Lot Width (15 Oz); Minimum Total Side Yard (15 Oz); and, Maximum Impervious Surface Ratio (15 Oz)*];

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).

BE IT FURTHER RESOLVED that the Applicants shall discuss/confirm the variances identified above with the Village’s Building for its interpretation/confirmation. 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 Joseph Zupnick, with a second from Tzvee Rotberg.

The voting in favor was as follows [7- 0] :

In Favor: Chairman Lieberman, Member Vanessa Newman Caren, Member Albert Tew, Member Joshua Scheinberg, Member Neal Wasserman, Ad-Hoc Joseph Zupnick and Ad-Hoc Tzvee Rotberg;

Oppose: NONE;

Abstain: NONE.

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].**

Chairman Liberman read the item into the record.

Sholem Potash was present and stated he is in front of the Board to get approval for bringing fill to level out the property.

William Brady read the letter from Nelson, Pope, Voorhis, into the record dated May 22, 2026, into the record. Mr Brady questioned if the work had been completed.

Sholem Potash stated that the work was completed and presented landscaping pictures to the Board.

Bruce Minsky stated that there was a letter submitted by Powerco about the fill.

Alena Guckian read the letter from Civil Design Works dated May 26, 2026, into the record. Ms Guckian stated the office is satisfied with the letter from Powerco regarding the fill. Ms Guckian stated that 16 trees had been cut, and she was not sure if that would trigger a permit.

Sholem Potash stated that he had removed dead trees, and he had gone over everything with the Building Inspector.

Bruce Minsky stated that this application is subject to any monies owed to the Village and Chapter 95 of the Village Code.

Joshua Schienberg made a motion to approve this application with conditions of the monies owed to the Village and Chapter 95 of the Village Code, seconded by Tzvee Rotberg. Upon vote, this motion carried unanimously.

Clearing/Filing/Excavation Permit

Resolution 26-7

VILLAGE OF WESLEY HILLS

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on May 27,

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 Joshua Schienberg, seconded by Tzvee Rotberg to wit:

WHEREAS, in regard to the application submitted by **MOSHE POTASH** for a(n) **retroactive** Clearing/Filing/Excavation [2/15/26] permit, the same affecting the property located/designated on the Town of Ramapo Tax Map as Parcel ID# 32.19-2-4.8. The subject Property(ies) is commonly known as 25 Rockwood Lane, Wesley Hills/Monsey NY;

WHEREAS, after due notice, the most recent public hearing on said applications was held by the Planning Board on May 27, 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 not 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 95 – *Clearing, Filling and Excavations*;

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

BE IT RESOLVED that the Application, as per the Earthwork Exhibit (As- Built), prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering and Design, Stamped Received April 15, 2026; and, Construction Plans, prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering and Design, Stamped Received April 15, 2026 - Cover Sheet / Drawing: C-1, Tree Removal Plan / Drawing: C-3, Title: Site Plan / Drawing: C-4 Earthwork Exhibit (As- Built) / Drawing: 1 of 1, Title: As Built Exhibit / Drawing: 1 of 1, is approved;

BE IT FURTHER RESOLVED that the Approval granted herein is expressly conditioned and subject to the Applicant's compliance with: (i) Civil Design Work's letter dated May 26, 2026; (ii) Nelson Pope Voorhis' letter dated May 22, 2026; (iii) all local laws and ordinances of the Village of Wesley Hills, including but not limited to Chapter 95 – *Clearing, Filling and Excavations*, as well as other laws/regulations/ordinances applicable to [i.e. New York State Uniform Fire Prevention and Building Code] the Property, Application and/or Village of Wesley Hills and (iv) any other requirements/conditions imposed by the Village's Building Inspector and/or Village's Engineer, including, if applicable, at check print; (v) 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); and (vi) if applicable, the amount of a fee and/or performance bond, as determined by the Village Engineer, with the bond insuring conformance with the approved plans and all applicable regulations, restrictions and special conditions.

BE IT FURTHER RESOLVED that the approval herein was based upon the representations/warranties of Powerco Excavation, via a letter dated March 2, 2026, which represented/warranted that:

“We transported 25 loads of clean virgin ground soil sourced from a foundation excavation dig at 12 Hidden Valley Drive, Suffern, NY 10901, which was delivered to 25 Rockwood Lane, Suffern, NY 10901. The soil is clean, uncontaminated virgin ground soil from the foundation dig.”

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) being requested as per the Application.

The voting in favor was as follows [7-0]:

In Favor: Chairman Lieberman, Member Vanessa Neman Caren, Member Albert Tew, Member Joshua Schienberg, Member Neal Wasserman, Ad-Hoc Joseph Zupnik, and Ad-Hoc Tzvee Rotberg;

Oppose: NONE;

Abstain: NONE.

APPROVAL OF MINUTES

5. February 25, 2026 and March 25, 2026

Joseph Zupnick made a motion to approve the February 25, 2026, minutes and the March 25, 2026, seconded by Tzvee Rotberg. Upon vote, this motion carried unanimously.

ADJOURNMENT

Albert Tew made a motion to adjourn the meeting, seconded by Vanessa Newman Caren. Upon vote, this motion carried unanimously.