



PLANNING BOARD MEETING MINUTES

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

ROLL CALL

MEMBERS

PRESENT:

Chairman Lon Lieberman
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
Alena Guckian - Village Engineer
William Brady - Village Brady
Stephanie Captuo - Secretary to Planning and Zoning Boards

CALL TO ORDER

Chairman Lieberman opened the meeting at 7:36 P.M.

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.

Chairman Lieberman read the Public Hearing Notice into the record.

Karman Amona, Applicant's Contractor, was present and affirmed to tell the truth. Mr. Amona presented to the Planning Board a rendering of the home and showed the Board Members the materials to be used to build the home. Mr. Amona stated that they are proposing to build a two-story dwelling that will blend in with the neighborhood.

Vanessa Newman Caren questioned how many square feet the home was going to be.

Karman Amona stated that the home is going to be 6,700 square feet.

William Brady, Village Engineer, read the Nelson, Pope, and Voorhis dated June 22, 2026, into the record. Mr. Brady stated that the proposed home is within a subdivision.

Alena Guckian, Village Engineer, read the Civil Design checklist dated June 4, 2026, into the record.

Karman Amona stated that the comments from Civil Design will be addressed while getting the building permit.

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

Robert Waitman, 19 Powder Horn, was present and affirmed to tell the truth. Mr. Waitman stated that he has had a bad experience with this development due to flooding. Mr. Waitman stated that this house rendering does not look like the rest of the neighborhood.

Chairman Lieberman closed the public hearing.

Neal Wasserman questioned if there was an algorithm for the increase in water due to the increase in impervious surface.

Alena Guckian, Village Engineer, stated that this will be provided with the drainage calculations.

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

Chairman Lieberman made a motion to approve this application subject to conditions, seconded by Albert Tew. Upon vote, this motion passed unanimously.

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.

Chairman Lieberman read the Public Hearing Notice into the record.

Kim Thomas Sipple, the Applicant's Architect, was present and affirmed to tell the truth. Mr. Sipple stated that the homeowner is seeking a wetlands permit. Mr. Sipple stated that the owner would like to add an addition on the west side of the house for family to come and stay. Mr. Sipple presented the Board with a rendering of what the home would like and explained the interior of the addition.

William Brady, Village Planner, read the Nelson, Pope and Voorhis letter dated June 24, 2026, into the record. Mr. Brady stated that the applicant should have easements prepared in case they want to sell in

the future.

Alena Guckian, Village Engineer, read the Civil Design letter dated June 22, 2026, into the record. Ms. Guckian stated that the driveway is 22.8 feet and the code allows 12 feet. Ms. Guckian advised the client to redesign the driveway.

Chairman Lieberman questioned if the suites had kitchens.

Kim Sipple stated that there are no kitchens in the suites.

Bruce Minsky, Deputy Village Attorney, questioned if the variances needed had already been granted.

Kim Sipple stated that the application is in front of the Zoning Board of Appeals.

Alena Guckian questioned if the applied for the wall height.

Kim Sipple stated that they did not.

Bruce Minsky stated that the driveway is an issue and should wait until the variances are addressed.

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

John Wagner, 7 Camberra Dr, was present and affirmed to tell the truth. Mr Wagner stated that he and his wife had concerns about the project regarding the suites being built, which would increase the number of people living in the house. Mr Wagner questioned if the area was zoned for multiple family housing. Mr. Wagner stated that there are many cars going in and out of the house.

Brice Minsky stated that the application is missing the short environmental form.

Kim Sipple stated that he will provide the Board with the copy.

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

Chairman Lieberman made a motion to adjourn this application to the July 29, 2026, meeting, seconded by Albert Tew. Upon vote, this motion carried unanimously.

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.

Chairman Lieberman read the Public Hearing Notice into the record.

Eliezer Brecher, the Applicant's Expeditor, was present and affirmed to tell the truth. Mr. Brecher stated that they are in front of the Planning Board for re-approval of the Wetlands

Permit that was granted in 2023. Mr. Brecher stated that they had finished construction on the house and wanted to start the pool, but was told the time had expired on the permit.

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

No one from the public wished to speak.

Alena Guckian stated that the Village Engineer would have to witness the percolation test.

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

Chairman Liebrman made a motion to approve the application with the condition of Civil Design comments, seconded by Vanessa Newman Caren. Upon vote, this motion passed unanimously.

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.

Chairman Lieberman read the Public Hearing Notice into the record.

Todd Rosenblum, the Applicant's Architect, was present and affirmed to tell the truth. Mr. Rosenblum stated that they went to the Zoning Board of Appeals and had the variances granted. Mr. Rosenblum stated that this is the last step in getting approval for the Special Permit/ Site Plan.

William Brady, Village Engineer, stated that the unlisted item has been taken care of.

Bruce Minsky, Deputy Village Attorney, stated that the variances have been approved by the Zoning Board of Appeals. Mr. Minsky questioned if the comments made by Civil Design letter dated February 20, 2026, had been addressed.

Alena Guckian, Village Engineer, read the Civil Design letter dated June 24, 2026, into the record that the comments have been addressed.

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

Chairman Liebrman made a motion to approve the application with the condition of Civil Design comments, seconded by Vanessa Newman Caren. Upon vote, this motion passed unanimously.

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.

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.

William Brady, Village Planner, read the Nelson, Pope and Voorhis letter dated June 23, 2026, into the record. Mr. Brady stated he would like to see a landscaping showing if anything will be planted and any lighting will be provided in the future.

Alena Guckian, Village Engineer, read the Civil Design letter dated June 19, 2026, into the record. Ms. Guckian stated that the applicant may need a Clearing, Filling and Excavating Permit based on an estimate of the size of the property.

Aj Ginsburg stated that he planted arborvitae around three sides of the property and the lighting specs are on the plans. Mr. Ginsburg stated that he sent the receipt that only 80 yards of topsoil was brought in, and the estimate is incorrect that the Village Engineer provided.

Bruce Minsky stated that because the work was done prior to getting a permit, that is why she gave an estimate.

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

Blyne Prescott, 27 Timer Trail, was present and affirmed to tell the truth. Ms Prescott showed a video from her phone of trucks coming to the property dumping soil. Ms. Prescott stated that this dumping started from the morning till the evening, at least 8 to 10 trucks a day.

David Nelson, 7 Prosperity Drive, is concerned about water run off. Mr. Nelson stated that he has not seen any drainage installed.

Alena Guckian, Village Engineer, stated that the system has not been put in.

Aaron Worch, 8 Prosperity Drive stated that he thinks the sports court is too big and close to his house. Mr. Worch stated that all the work that has been done on the property has caused a lot of damage to his property.

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

Bruce Minsky, Deputy Village Attorney, stated that the drainage palm should take care of the water runoff, no variances are needed, no tree permit is needed. Mr. Minsky stated that the main issue is that

the applicant needs to come for a clearing, filling and excavation permit.

Chairman Liebrman made a motion to adjourn the application to the July 29, 2026, meeting, seconded by Vanessa Newman Caren. Upon vote, this motion passed unanimously.

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.**

Tzvi Lefkowitz stated that he hired an expediting company for this project.

Alena Guckian read the Civil Design letter dated June 24, 2026, into the record.

Bruce Minsky, Deputy Village Attorney, stated that the court violation has been resolved. Mr. Minsky stated that the applicant expediting team should be here to present the plans submitted.

Chairman Lieberman made a motion to adjourn this application to the July 29, 2026, meeting, seconded by Albert Tew. Upon vote, this motion carried unanimously.

APPROVAL OF MINUTES

7. May 27, 2026

Albert Tew made a motion to approve the May 27, 2026, minutes, seconded by Vanessa Newman Caren. Upon vote, this motion was carried unanimously.

ADJOURNMENT

Neal Wasserman made a motion to the adjourned meeting, seconded by Albert Tew. Upon vote, this motion was carried unanimously.