



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 Planner
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.

RESOLUTION 26-9 ARCHITECTURAL PLAN REVIEW

WHEREAS, Kamran Amona [Builder]/12 JEREMY LLC [Owner] [Owner/Applicant] has applied to the Planning Board pursuant to the Zoning Law of the Village of Wesley Hills - Section 230-36(E)(5) - for approval of architectural plans for a new single family residence [A two-story home has a proposed total square footage of 7,814, on a lot that is 46,486 SF, The home is being constructed on a lot that was a part of the AMS Subdivision] – Title Sheet, General Note [5/18/26]/Elevations [3/10/26]/Foundation Details [3/10/26]/Basement [3/10/26]/Main Floor [3/10/26]/Roof [3/10/26]/Standard Details, by Eric Knute Osborn, Architect, along with the Site Plan [4/30/26], by Atzl, Nasher & Zigler, P.C., the subject premises are situated/are commonly known as 12 Jeremy Court, Wesley Hills NY 10901 and is designated on the Town of Ramapo Tax Map as Section 32.19, Block 2, Lot 4.5; and

WHEREAS, a duly advertised public hearing was held on said Application at the Village Hall, 432 Route 306, Wesley Hills, New York, on June 24, 2026, at which time

- (i) the Applicant appeared in person and by its representative(s) and testified for the Application;
- (ii) at the public hearing, as in the previous scheduled hearings, if applicable, the Planning Board gave access to a public hearing and no members of the public appeared and/or no one opposed the

Application, and,

(iii) the Planning Board considered all input from the public, and with the Planning Board consulting with its professionals [Planner, Engineer, Legal];

WHEREAS, the proposed action is defined as a Type II Action requiring no further review under the State Environmental Quality Review Act ("SEQRA");

WHEREAS, the proposed action at the Premises is not subject to General Municipal Law review;

WHEREAS, the Applicant has discussed and the Board, and its professionals, have reviewed the criteria/standards in Section 230-36(E)(5);

NOW, THEREFORE, BE IT RESOLVED, that the architectural plans for the Premises on said lot entitled Title Sheet, General Note [5/18/26]/Elevations [3/10/26]/Foundation Details [3/10/26]/Basement [3/10/26]/Main Floor [3/10/26]/Roof [3/10/26]/Standard Details, by Eric Knute Osborn, Architect [Plan's Architects], along with Site Plan [4/30/26], by Atzl, Nasher & Zigler, P.C. ("Plans"), are hereby approved, subject to incorporation of the samples/materials presented to and incorporated by the Planning Board on the Hearing Date, and subject to those items described in the Minutes of that meeting on the Hearing Date;

NOW, THEREFORE, BE IT FURTHER RESOLVED, the approval(s) herein are further subject to compliance with : (i) the Nelson Pope Voorhis' letter dated 6/22/26; (ii) the Civil Design Works' letter/Checklist dated 6/4/26; (iii) all local laws and ordinances of the Village of Wesley Hills, including but not limited to Article VIII/Chapter 230-36(E)(5), 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; (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 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.

ACTION: A motion to grant/approval this Resolution was made by Chairman Lieberman, with a second from Albert Tew.

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

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

Oppose: NONE;

Abstain: NONE.

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 Leiberman 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 assessment form.

Kim Sipple stated that he would provide the Board with a copy of the short environmental assessment form.

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.

Resolution 26-8 VILLAGE OF WESLEY HILLS

A regular meeting of the Planning Board of the Village of Wesley Hills was convened on June 24, 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 Chairman Lieberman, seconded by Vanessa Newman Caren to wit:

WHEREAS, in regard to the application submitted by **LARRY KATZ** for a(n) a Wetlands Permit [5/26/26] [Wetland – Pool Construction/Are Improvements], the same affecting the property(ies) on the North Side of Judith Lane, 562 +/-feet West of Martha Road located/designated on the Town of Ramapo Tax Map as Parcel ID# 41.18-1-6 and is/are located in a R-35 zoning district. The subject Property(ies) is/are commonly known as 16 Judith Lane, Monsey/Wesley Hills, NY;

WHEREAS, the Application is seeking to construct a swimming pool, sports court, related patio and retaining wall, and associated land grading and drainage improvements within 100 feet of the boundary of a freshwater wetland on the Property ZBA Plan for 16 Judith Lane, 41.18-1-6, Located in the

Village of Wesley Hills, Rockland County, New York" prepared by Paul Gdanski, PE, PLLC, dated October 2, 2022, and last revised May 29, 2023", as recorded in the resolution # 23-24;

WHEREAS, as per the narrative in the Application, the subject project/construction was previously approved by the Planning Board [Resolution #23-24], and now requiring a current approval as per condition #1 of the previous Resolution, the current submission due to minor field change(s), specifically, the reduction and removal a portion of the pavers around the pool area (a reduction on one side of the pool); reducing the height of retaining wall (previously proposed 5.1', currently proposed 4'); increasing the pool side yard (previously proposed 4.3', currently proposed 15.3'); and reducing maximum impervious coverage (previously proposed 0.324, currently proposed 0.30)

WHEREAS, after due notice, the most recent public hearing on said Applications was/were held by the Planning Board on June 24, 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 New York State Environmental Quality Review Act ("SEQRA"), which required no further review;

(ii) that the proposed action will not have a significant effect on the environment as defined in SEQRA, for the reasons that the proposed plan allows for the reasonable use of the applicant's property while limiting the amount of disturbance within the 100-foot buffer area to that necessary to allow the proposed activities, there will be no additional net runoff resulting from the proposed activities upon satisfaction of the comments of the Village's engineering and/or planning consultant, and the proposed activities will not have any adverse impact on any wetland;

(iii) the Application was not subject to GML referrals;

(iv) the Application provided a 'No Jurisdiction Letter' from NYS DEC that an individual permit is not required, but reverification is required;

(iv) the Application satisfied the criteria, considerations and standards of the Village of Wesley Hills Code, including but not limited to Chapter 221 – Wetlands, as well as other relevant code sections, where applicable, except for any variances that will/may 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, Wetlands Permit [5/26/26], as per the ZBA Plan [Revised 5/12/26]/Detail Sheet [5/11/26], by Paul Gdanski, PE, PLLC, along with the Hydrologic Analysis, with cover letter and attachments [DEC No Juris letter, 2/18/26], and previous Wetlands Permit [9/23/20], by Sparaco & Youngblood, PPLC, 5/26/26, is/are approved;

BE IT FURTHER RESOLVED that the Approvals granted herein is expressly conditioned and subject to the Applicant's compliance with: (i) Civil Design Works' letter(s) dated June 23, 2026; (ii) all local laws and ordinances of the Village of Wesley Hills, including but not limited to Chapter 221- Wetlands Law of

the Village of Wesley Hills , 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; (iii) any other requirements/conditions imposed by the Village's Building Inspector and/or Village's Engineer, including, if applicable, at check print; (iv) 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); (v) if applicable, the amount of a performance bond, asThis approval is subject to the granting of the necessary variances for the proposed construction shown on said Plan by the Zoning Board of Appeals and compliance with all conditions that may be/are imposed by the Zoning Board of Appeals in connection with the granting of such variances. Any revision of the Plans subsequent hereto and to action by the Zoning Board of Appeals which increases the construction/work will require a revision to the/reapplication for a Wetlands Permit.

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. determined by the Village Engineer, the bond insuring conformance with the approved plans and all applicable regulations, restrictions and special conditions.

ACTION: A motion to grant/approval this Resolution was made by Chairman Lieberman, with a second from Vanessa Newman Caren.

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

In Favor: Chairman Lon Lieberman, Member Albert Tew, Member Vanessa Newman Caren, Member Joshua Scheinberg, Member Neal Wasserman, Ad Hoc Joseph Zupnik and Ad Hoc Tzee Rotberg;

Oppose: NONE;

Abstain: NONE.

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 Lieberman 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.

**Site Plan/ Special Permit
Resolution 26-10
VILLAGE OF WESLEY HILLS**

A regular meeting of the Planning Board of the Village of Wesley Hills was convened on June 24, 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 Chairman Lieberman, seconded by Vanessa Newman Caren to wit:

WHEREAS, in regard to the application submitted by **Congregation Trisk Tolna** for a[n] Site Plan and Special Permit, specifically for a Neighborhood Gathering [Conversion of the previously existing residence to a minor neighborhood gathering house of worship was approved in September 2022. Following that approval, the addition for the mikvah space was completed in 2024. The Special Permit and Site Plan approval is required to legalize the mikvah space addition. The application requires several variances from the ZBA, including minimum lot area, lot width, minimum effective square side, front yard, side yard, and total side yard, some or all of these variances are for pre-existing conditions as the original residence was constructed before the Village's incorporation.], the same affecting the property(ies) located/designated on the North Side of Glenbrook Road, 400 Feet West of Moccasin Place, designated on the Town of Ramapo Tax Map as Parcel ID # 41.10-2-24. The subject Property(ies) is/are commonly known as 33 Glenbrook Road, Wesley Hills NY;

WHEREAS, after due notice, a public hearing on said Application was held by the Planning Board on June 24, 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 Type II action under SEQRA;
- (ii) the Application was not subject to GML referrals; and,
- (iii) the Application was not subject to GML referrals; and, the Application satisfied the criteria,

considerations and standards of the Village of Wesley Hills Code where applicable, including but not limited to Article VI/Chapter 230/Section 230-26(G), 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 Plainimetric Plan(s), by Paul Gdanski, P.E., PLLC, dated/revised 5/21/26, Parking Plan, by Paul Gdanski P.E., PLLC, dated/revised 1/9/26, as described in the Updated Narrative, by Rosenblum Architecture [Architect], dated 2/20/26, 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(s) dated June 24, 2026 and February 20, 2026; (ii) Nelson Pope Voorhis' letter dated February 20, 2026; (iii) Zoning Board of Appeals conditions to the approval of the Variances on May 20, 2026; (iv) all local laws and ordinances of the Village of Wesley Hills, including but not limited to Article VI/Chapter 230/Section 230-26(G) , 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; (v) any other requirements/conditions imposed by the Village's Building Inspector and/or Village's Engineer, including, if applicable, at check print; (vi) 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, (vii) 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.

ACTION: A motion to grant/approval this Resolution was made by Chairman Lieberman, with a second from Vanessa Newman Caren.

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

In Favor: Chairman Lieberman, Member Albert Tew, Member Vanessa Newman Caren, Member Joshua Scheinberg, Member Neal Wasserman, Ad Hoc Joseph Zupnick and Ad Hoc Tzee Rotberg;
Oppose: NONE;
Abstain: NONE.

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 plan 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.