



PLANNING BOARD MEETING AGENDA

July 27, 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

CONTINUED PUBLIC HEARING

1. 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.

ADJOURNMENT

Narrative Describing the Nature of Proposed Use

The proposed project consists of the installation of a private recreational sports court located in the rear yard of an existing single-family residential property. The court is intended solely for personal use by the homeowner and immediate family members, with occasional use by guests.

The sports court will be used for activities such as basketball and general recreational play.

The court will be designed and positioned to remain consistent with the residential character of the neighborhood, with appropriate setbacks from property lines and surrounding structures.

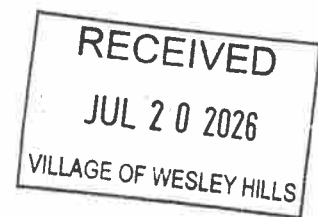
Overall, the proposed use is accessory to the primary residential use of the property and is intended to provide private, on-site recreational space without creating adverse impacts on the surrounding community.

Project History / Update

The original application proposed a single sports court exceeding 2,500 square feet. Due to the extended length and burden of the review process from the Planning Board, the application was revised to show two separate courts, each under 2,500 square feet, separated by a one-foot strip of grass. A building permit was subsequently issued for that configuration.

Since the building permit was issued, the homeowner has determined that a single combined court is the preferred configuration for family use. The current proposal reflects that preference: the one-foot grass strip between the two courts will be filled in with asphalt, resulting in one continuous sports court in the same location and footprint previously reviewed and permitted.

This change does not alter the location, use, ownership, setbacks, or overall footprint of the previously submitted and permitted plans — it consolidates the two adjoining court areas into a single playing surface.



VILLAGE OF
Wesley Hills
ESTABLISHED 1982

432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.gov

Email: BuildingDept@wesleyhills.gov

RECEIVED
VILLAGE OF WESLEY HILLS

JUL 7 2026

BUILDING,
PLANNING & ZONING

Before proceeding with any land disturbance, contact "Dig Safely New York" at 1-800-962-7962
HOMEOWNER AND/OR CONTRACTOR MUST CALL FOR INSPECTION FOR ALL STAGES OF CONSTRUCTION INCLUDING FINAL INSPECTION BEFORE CO CAN BE ISSUED

Permit No. 26-0071 Sports Court X2 Date 7/7/26
Type of Permit: _____

Owner Name: 23 Timber Trail, LLC

Address: 23 Timber Trail Sullivan

Contact Info: Phone 917 584 9239
Email AJGinsburg12@gmail.com

Tax Parcel ID#: 32.14-1-17

Applicant's Signature: _____

TO BE SUBMITTED WITH BUILDING PERMIT REQUEST:

1. Plot Plan (digital & hard copy)
2. Architectural Plans (digital & (2) hard copies IF applicable)
3. Affidavit of Ownership
4. ALL Contractors' Documents

GENERAL CONTRACTOR:

Name: Self

Address: _____

Telephone: (917) 584-9239 Email: AJGinsburg12@gmail.com

Consumer Protection License No. N/A

Value of Construction: \$20,000

Fee for Building Permit: 390.00

Proposed Construction: pickleball & 1/2 basketball courts

Date Permit Issued: 07-09-26 By: _____

Date C of O Issued: _____ By: _____

VILLAGE OF WESLEY HILLS

432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

RECEIVED
VILLAGE OF WESLEY HILLS

JUL 7 2026

BUILDING,
PLANNING & ZONING

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS:
VILLAGE OF WESLEY HILLS }

AJ Gity being duly sworn, deposes and
says that he/she resides at 23 Timber Trail LLC

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 32.14 Lot No. 1-17 and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property.

Owner: 23 Timber Trail LLC
Address: 15 Rockledge Rd
Spay Hwy, NY

Sworn to before me this

15 day of July 2026

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU6337245
MY COMMISSION EXPIRES 02/22/2028

VILLAGE OF WESLEY HILLS

432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.org

HOLD HARMLESS AGREEMENT

RECEIVED
VILLAGE OF WESLEY HILLS
MAY 4 2026

BUILDING
PLANNING & ZONING

WHEREAS, the undersigned, AJ Ginsberg
of 23 Timber Trail
has received the necessary permit and/or permission from the Village of Wesley
Hills Building Department to undertake construction activities at the premises
known as 23 Timber Trail Sullen NY
Wesley Hills, New York,

It is hereby stipulated and agreed as follows:

The aforementioned contractor AJ Ginsberg
shall hold the Village of Wesley Hills harmless with respect to any and all claims
arising out of the construction activities of the said contractor at said premises
with respect to any and all claims for property damage and/or personal injuries
provided the claims do not arise out of any negligent activities of the Village of
Wesley Hills, its agents, servants and/or employees.

Dated: Wesley Hills, New York

4/29 2024



CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01608037245
MY COMMISSION EXPIRES 02/28/27



Mayor: Marshall Katz Deputy Mayor: Edward McPherson
Trustees: Howard Richman, Marion Ben-Jacob, Ruth Ivey
Village Clerk: Camille Guido-Downey Village Attorneys: Frank Brown, Benjamin Selig

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/04/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	West Century Insurance Agency 80 West Century Rd STE 203 Paramus, NJ 07652	CONTACT NAME: Bilmy Glauber PHONE (A/C, No, Ext): (718)435-4838 E-MAIL ADDRESS: bglauber@westcenturyins.com FAX (A/C, No): (718)764-2289
	INSURER(S) AFFORDING COVERAGE	
INSURED	23 TIMBER TRAIL LLC 23 Timber Trl Suffern, NY 10901	INSURER A: Safeco
		INSURER B:
		INSURER C:
		INSURER D:
		INSURER E:
		INSURER F:

COVERAGES

CERTIFICATE NUMBER: 00012984-280604135055

REVISION NUMBER: 2

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADOL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y		OA5252917	06/12/2026	05/12/2027	EACH OCCURRENCE \$ 500,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is listed as additional insured as required by written contract.

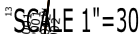
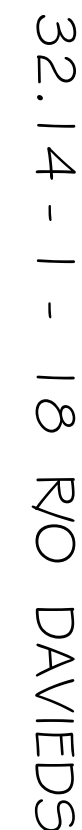
CERTIFICATE HOLDER

CANCELLATION

Village of Wesley Hills 432 Route 306 Wesley Hills, NY 10952	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE (BGG)
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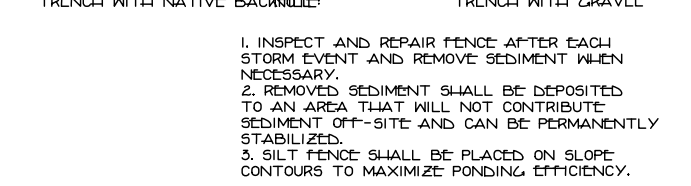
- ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ROBERT RAHNFIELD DATED MAY 13, 2024.
- BEING LOT ON A CERTAIN MAP ENTITLED
"WILKINSON"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #3173 BOOK #103 PAGE #62 ON 9/17/89.

PROP. —
CHAIN LINK
FENCE



- ## CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. DRAINAGE WATER - ALL WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTAIN BARRIER WITH 5:1 SLOPES WILL BE PERMITTED.
7. TRACKING - THE FIRM SHALL BE MAINTAINING IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH LEADS INTO AN APPROPRIATE DRAINAGE SYSTEM.
9. PERIODIC INSPECTION AND NEED MAINTENANCE SHALL BE PROVIDED EACH RAIN.



SILT FENCE
NTS

UNAUTHORIZED ALTERATION OR ADDITION TO THIS
PLAN IS A VIOLATION OF SECTION 7209(2) OF THE
NEW YORK STATE EDUCATION LAW. COPIES OF THIS
MAP NOT HAVING THE SEAL OF THE SURVEYOR
OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO
ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

USE OF UNSEALED COPIES OF THIS DOCUMENT IN
ANY COURT, FINANCIAL INSTITUTION, OR TRANSACTION, OR
FILING WITH ANY OTHER AGENCY OR OFFICE IS
AN UNAUTHORIZED USE OF THE INFORMATION.

FEDERAL COPYRIGHT LAWS.



7-11-2015

LAST NOTICE

PAUL GLANSKY PROFESSIONAL CORPORATION

EXISTING IMPERVIOUS SURFACES:
 DRIVELING = 1,701 SF
 DRIVEWAY & WALK = 2,679 SF
 SLAB = 101 SF (TBR)
 DECK = 132 SF
 TOTAL = 4,613 SF
 EX. COV. = 4,613 SF / 73,260 SF = 0.0629
 PROPOSED:
 PROP. COURT = 2,250 SF
 PROP. 2ND COURT = 2,200 SF
 PROP. GARAGE = 240 SF
 PROP. DRIVE = 482 SF
 TOTAL IMPERVIOUS = 9,785 SF
 PRO. COV. = 9,784 SF / 73,260 SF = 0.1322

Page 7 of 16

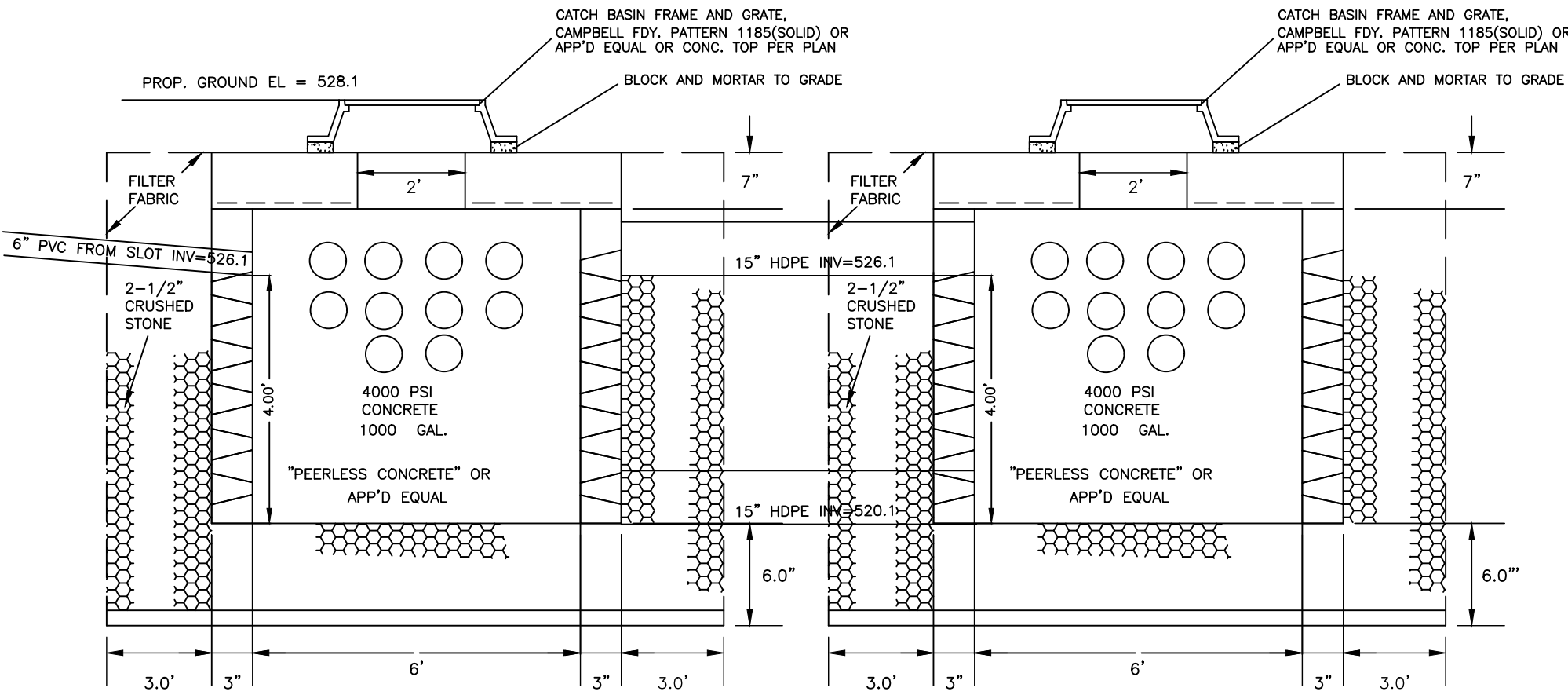
Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number	Lamp	Input
⊙	A		4	Hydrel	SAF28 LED F1 BUCKI 30K 15Vx60H FGS	SAF28 LED 12,000m 3000K BUCKI 15Vx60H MVOLT Full Glare Shield	1	9322	120V-0
•••	B		4	Hydrel	SAF28 LED F1 BUCKI 27K 15Vx60H FGS	SAF28 LED 12,000m 2700K BUCKI 40DEG MVOLT Glare Shield	1	8978	250-2

Note:
1. FIXTURES AT 25FT AG
2. 6FT HIGH FENCE MODELLED WITH 75% TRANSMITTANCE
3. 45 DEGREE TILT

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
site	+	0.5 fc	21.4 fc	0.0 fc	N/A	N/A
Basketball	+	17 fc	36 fc	4 fc	9.0:1	4.3:1

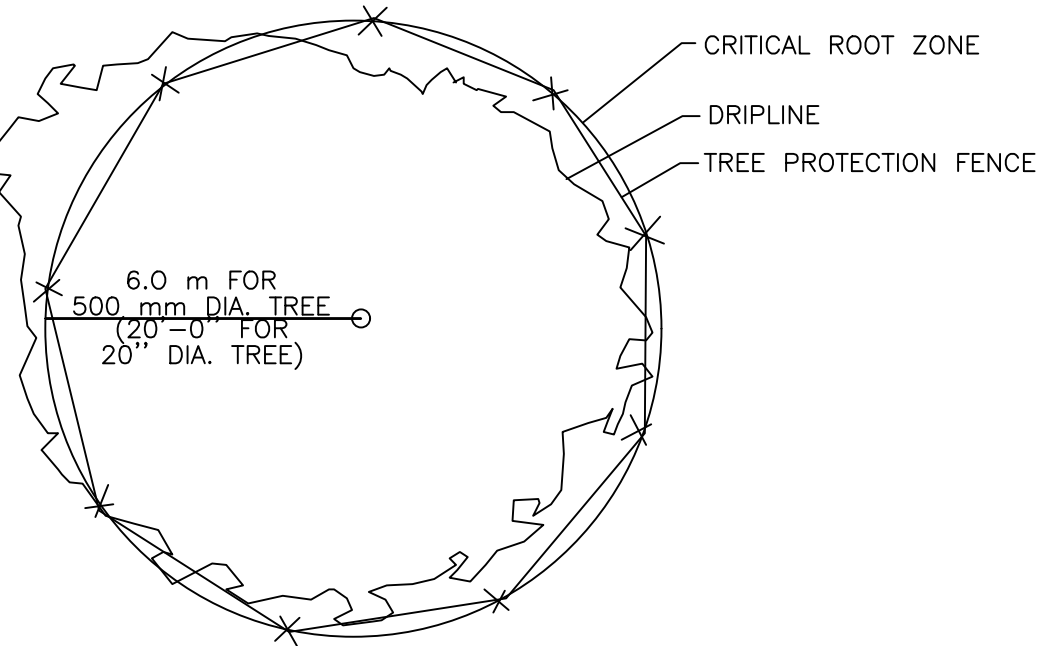
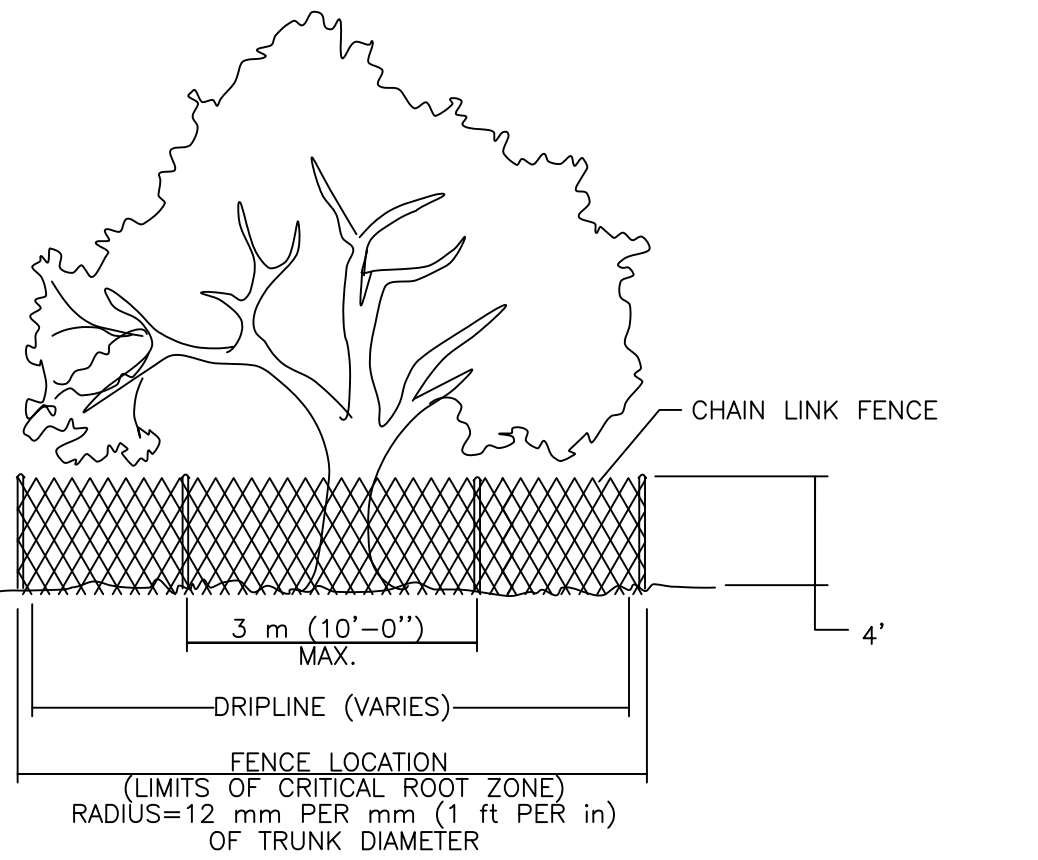
" Wilkinson " Map 5575

32.14 - 1 - 15
R/O WORCH



4 SEEPAGE PIT SYSTEM: 25' X 25'
N.T.S.

- NOTES:
1. SET PIT IN 25'X25' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.
- SEEPAGE PIT MAINTENANCE NOTES
1. SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
 2. SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
 3. IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.

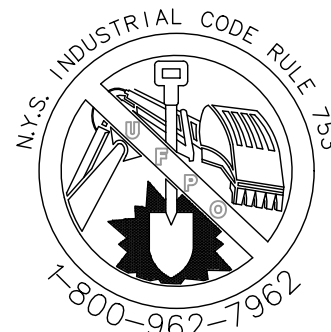


TREE PROTECTION

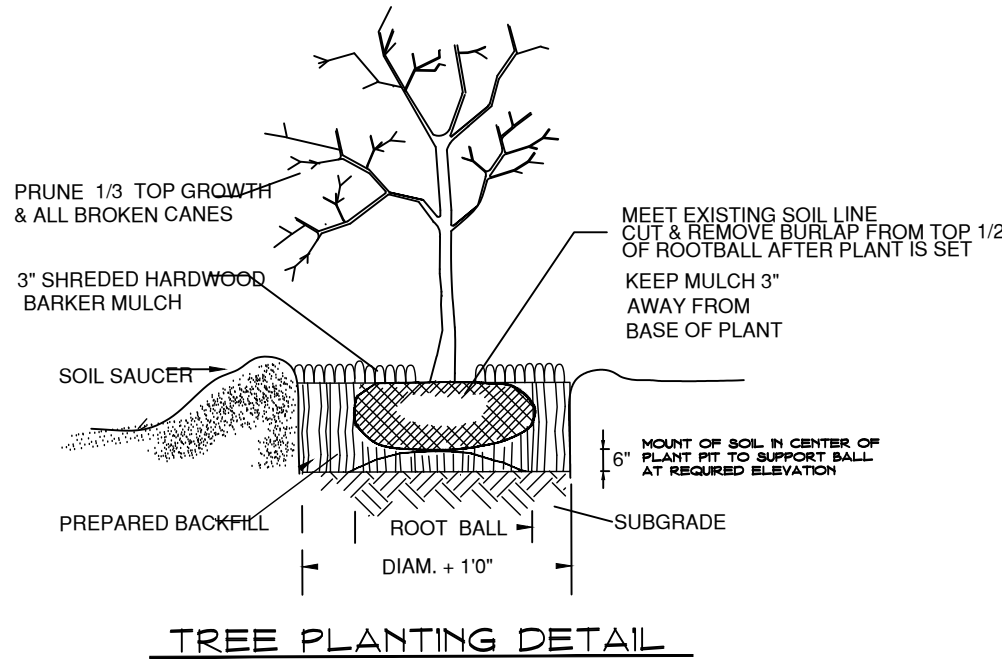
UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY AGENCY OR OFFICE IS AN UNAUTHORIZED ALTERATION OF THE ORIGINAL DOCUMENT.



PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, NEW JERSEY 07430
TEL: (917) 418-0999



TREE PLANTING DETAIL

- REQUIRED STORMWATER NOTES:
1. MUNICIPAL ENGINEER MUST WITNESS SOIL PERCOLATION TESTING AND SHALL BE CONTACTED 48 HOURS IN ADVANCE OF THE TEST FOR SCHEDULING.
 2. MUNICIPAL ENGINEER MUST INSPECT ANY INFILTRATION SYSTEM INSTALLATION AS PER THE BELOW INSPECTION SCHEDULE.
 3. ANY INFILTRATION SYSTEM COMPONENT INSTALLED PRIOR TO INSPECTION WILL BE REJECTED.

STORMWATER DESIGN/INSTALLATION MUNICIPAL ACCEPTANCE:

DESIGN APPROVAL DATE:

REVIEWING ENGINEER SIGNATURE:

INSP	INSPECTION DESCRIPTION	MUNICIPAL INSPECTOR	INSPECTION DATE
1	PERCOLATION TEST		
2	LOCATION EXCAVATED AND FOUNDATION STONE INSTALLED		
3	APPROVED STRUCTURE SET IN PLACE (NO BACKFILL)		
4	STRUCTURE BACKFILLED AS PER APPROVED DESIGN		

REVISIONS

- 7 7/13/26 REVISE
6 6/30/26 REVISE
5 6/25/26 REVISE
4 5/29/26 REVISE
3 5/26/26 REVISE
2 4/29/26 ADD GRAVEL
1 4/29/26 ADD GARAGE

PLOT PLAN
FOR
23 TIMBER TRAIL LLC
23 TIMBER TRAIL
SUFFERN, NY 10901
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 10 0 10 20 40 60

PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, NEW JERSEY 07430
TEL: (917) 418-0999

23TIMBER

DATE

APRIL 14, 2026

SCALE

1" = 20'

DWG

2 OF 2



432 Route 306
Wesley Hills, N.Y. 10952-1221

Phone (845) 354-0400 • Fax (845) 354-4097 • www.wesleyhills.gov

Date: July 20, 2026

To: Planning Board

From: John C. Layne
Building Inspector

Re: 23 Timber Trail

Please be advised that the Building Department on July 9, 2026, has issued a building permit to 23 Timber Trail for the installation of 2 separate sports courts after consultation with Doris Ulman, Esq.

One sport court will be 2,200 sf and the second will be 2,250 sf.

There is no Planning Board Special Permit required for the two separate courts as they are each under the 2,500-sf requirement as per Village Code Section 230-14 O (4) (b).

Should the Applicant wish to combine the courts, the Owner will be required to obtain a special permit from the Planning Board.

Mayor: Marshall Katz Deputy Mayor: Milton Schwartz
Trustees: Yisroel Cherns, Joseph Mause, Tova Krull
Village Clerk-Treasurer: Camille Guido Village Attorney: Howard S. Richman

INVOICE

**Bill To**

Aj ginsburg
23 Timber Trail
Suffern , Ny 10901
(917) 584-9239

Montebello Landscaping And Construction Corp.

LICENSE CONTRACTOR # H-19380., Mailing Address:
368 New Hempstead Rd #227
New City, Ny 10956
Phone: (845) 520-0438
Email: montebello_landscape@aol.com
Web: MontebelloCorp.com

Payment terms Due upon receipt
Invoice # 1221
Date 05/04/2026

Description**Topsoil .**

Rake ground front and back property \$2,000.00

- spreading 80 yards of topsoil.

Price per yard \$75.00 due \$6,000.00

- seeds front and back add straw to cover plus starter fertilizer for new grass seeds \$3000.00

Subtotal	\$11,000.00
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Total	\$11,000.00
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Paul Gdanski, PE, PLLC

3512 Whittier Court
Mahwah, NJ 07430
(917) 418-0999
Email: pgski@earthlink.net

June 25, 2026

Village of Wesley Hills
432 Route 306
Wesley Hills, NY 10952

Attn: Alicia Schultz, Village Clerk

Re: 23 Timber Trail

To Whom It May Concern,

The landscaping contractor installed 80 CY of topsoil to reseed his entire lawn. The remaining soil that was moved was on site soils that were moved around to create a more level yard. Based on the Village Code, we feel this qualifies for an exemption per Section 95.3.D(4). The intent is to reseed and install large amounts of landscaping surrounding the property.

Please let me know if you require anything further.

Very truly yours,

Paul Gdanski

Paul Gdanski, P.E.



Memorandum

To: Village of Wesley Hills Planning Board

From: William Brady, AICP, Principal Planner
Gerard Chesterman, Planner

Re: Ginsburg 23 Timber Trail Special Permit
SBL# 32.14-1-17: R-50 Zoning District

Date: July 22, 2026

cc: Stephanie Caputo, Planning Board Secretary
Bruce Minsky, Esq., Planning Board Attorney
Elena Guckian, P.E., Village Engineer
John Layne, Building Inspector
AJ Ginsburg, Applicant

Received and reviewed for this memorandum:

- Plot Plan, prepared and Signed by Paul Gdanski, P.E., PLLC, dated April 14, 2026, revised July 13, 2026.
 - DWG # 1 of 2
 - DWG # 2 of 2
- Letter from John C. Layne, Village Building Inspector, dated July 20, 2026
- Invoice from Montebello Landscaping and Construction Corp., dated May 4, 2026
- Narrative, undated and unsigned, dated as Received July 20, 2026
- Building Permit application, signed by John Layne, dated July 9, 2026

Project Summary

The applicant, AJ Ginsburg, is requesting special permit approval for a proposed 4,500 SF sports court and tree removal on an existing single-family lot.

Submission Comments

1. **The most recent submitted plans, narrative and Building Inspector's letter note that the applicant has requested and received a building permit to construct two separate sports courts of 2,200 sf and 2,250 s.f. and thus would not require a special permit from the Planning Board. The latest plans show a grass strip between the courts. The Building Inspector's letter notes that should the applicant wish to combine the two courts, the owner will be required to obtain a special permit from the Planning Board for the sports court. According to photos provided by the neighbors and the Village Engineer, it appears that one, larger court has been constructed. We recommend that the applicant submit a new site plan detailing the existing court and any**

other new improvements at the site. The Planning Board and Village staff will determine next steps on processing a special permit for the existing court which may have been installed without a special permit.

2. **6/23/26 -At the May Planning Board meeting, the applicant noted that all or most of the trees in on the property have been removed. The newly submitted plans show a line of plantings along the perimeter of the property which, according to the applicant, have already been planted.**
3. Per § 230-21. (E), all special permit uses require site plan approval. Per § 230-46, please provided the following information:
 - The location and dimensions of all existing buildings, retaining walls, fences, rock outcrops, wooded areas, single trees with a diameter of eight inches or more measured three feet above the base of the trunk, watercourses, marshes, water supply, sanitary sewerage, storm drainage, and any other utility facilities and of any other significant existing features on the premises. All significant existing features within 20 feet of all property lines shall also be shown. **6/23/26 – This comment remains. 7/2026 – comment addressed.**
 - The estimate of all earthwork, including the quantity of any material to be imported to or removed from the site, or a statement that no material is to be removed or imported. **6/23/26 – we defer to the comments of the Village Engineer regarding the quantity and quality of the imported materials.**
 - A detailed landscaping plan, including type, size and location of all materials used and plans for buffer screening and fencing. **6/23/26 – This comment remains. 7/2026 – This comment remains. As a special permit may be required for the sports court which was installed without a special permit approval from the Planning Board, the Board should determine whether they will require a new landscaping plan and whether they require any additional landscaping than the trees already installed around the perimeter of the property.**
 - Proposed type, design, mounting height, location, direction, power and timing of all outdoor lighting. **6/23/26 – This comment remains. 7/2026 – the submitted plans include the required information regarding outdoor lighting. Comment addressed.**
4. The latest Google Maps street view imaging indicates that the trees proposed to be removed from the front of the property on the site plan have already been removed. Please provide more information on this. **6/23/26 – as noted above, the applicant has noted that all or most trees on the property have been removed.**

Zoning Comments

5. Per § 95-4, this proposal also requires an application for a clearing permit because of the proposed tree removal. **6/23/26 – Comment remains.**

Planning Comments

6. Please consider only removing trees that conflict with the proposed court and preserve all existing healthy trees that do not conflict with the court. **6/23/26 – as noted above, the applicant has noted that all or most trees on the property have been removed.**

SEQRA/GML Comments

7. For SEQRA purposes, the construction of the sports court of this size would be considered a Type II Action per §617.5(c)(15) and no further SEQRA review is required.
8. The proposal does not appear to require any GML review from Rockland County Planning or any other municipality.

Items reviewed for our previous memorandum dated June 23, 2026, 2026:

- Plot Plan, prepared and Signed by Paul Gdanski, P.E., PLLC, dated April 14, 2026, revised May 26, 2026.
 - DWG # 1 of 2
 - DWG # 2 of 2

Items reviewed for our previous memorandum dated May 22, 2026:

- Special Permit Application, prepared and signed by AJ Ginsburg, dated April 16, 2026.
- Narrative, unsigned, undated.
- Short Environmental Assessment Form, prepared and signed by AJ Ginsburg, dated April 16, 2026.
- Plot Plan, prepared and Signed by Paul Gdanski, P.E., PLLC, dated April 14, 2026
 - DWG # 1 of 2
 - DWG # 2 of 2

Please let me know if you have any questions or comments regarding this review.



Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

July 23, 2026

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Attn: Stephanie Caputo, Secretary to the Planning & Zoning Board

Re: 23 Timber Trail
Special Permit Application
Tax Lot 32.14-1-17
23 Timber Trail
Village of Wesley Hills, New York
CDW #WH26-605

Dear Ms. Caputo,

Our office has received and reviewed Special Permit Application for the above referenced project including following:

- Plot Plan for "23 Timber Trail LLC, 23 Timber Trail, Suffern, NY 10901", prepared by Paul Gdanski, PE, PLLC, dated April 14, 2026, last revised on July 13, 2026.
- Certification letter signed by the project engineer, Paul Gdanski, PE, dated June 25, 2026.
- Invoice from Montebello Landscaping and Construction Corp., dated May 4, 2026.
- Letter from John C. Layne, Village Building Inspector, dated July 20, 2026.
- Building Permit application, signed by John Layne, dated July 9, 2026.
- Narrative, undated and unsigned, dated as Received July 20, 2026.

It is our understanding that this application is for construction of a 50 feet wide and 90 feet long tennis court with a total area of 4,500 square feet. As per §230-14.O(4)(b), construction of an accessory structure over 2,500 square feet in ground floor area requires the issuance of a Special Permit by the Planning Board. The project is also proposing to install a detached one-car garage.

The majority of the existing trees on site were removed, and the tennis court has been constructed as noted during our site visit on July 22, 2026.

Below are our comments based on review of the revised plan, Planning Board discussion at the Planning Board meeting on June 24, 2026, and site visit performed on July 22, 2026:

1. Site Plan approval is required for Special Permit applications (§230-21.E).
2. The plan shall include name and address of record owner and of applicant and Chairman signature block.
3. The latest submitted plan shows two courts (50'x44' and 50'x45') with a one-foot-wide grass strip between the proposed courts. If this application is for one large court (50'x90'), this should be clearly shown on the plan.
4. The Applicant shall provide Landscaping Plan meeting the requirements of §230-53 and satisfactory to the Planning Board. As per our site visit on July 22, 2026, Green Giants proposed on the perimeter of the site have been installed.

5. The total number of trees removed shall be identified on the plan.
6. As per our site visit on July 22, 2026, disturbed soil was seeded and vegetation is establishing. Additional seeding may be needed in isolated areas throughout the site and near the recently installed tennis court.
7. On July 22, 2026, our office witnessed percolation test performed by the testing company CATGO Materials Testing in the location of the proposed drainage system. Ground water was observed at the depth of about 9 feet. It is our understanding that the Applicant's engineer will be revising drainage system per field conditions.
8. Our office received and reviewed certification letter signed by the project engineer, Paul Gdanski, PE, dated June 25, 2026, stating that the existing topsoil on site was reused and additional 80 CY of topsoil was imported by landscaping contractor.

Topsoil stripping and reuse for final site restoration is a practice that is acceptable by the New York State Standards and Specifications for Erosion and Sediment Control. Based on the certification letter prepared by Paul Gdanski, PE, the clearing activity on the property can be permitted by the exception identified in §95-3.D.(4). Should the Board decide to accept this certification, it will supersede our previous calculation of the estimated fill.

9. Village Engineer must inspect any infiltration system installation prior to backfill of any soil or aggregate.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,



Civil Design Works, LLC

Alena Guckian, P.E.

Village of Wesley Hills Consulting Engineer

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