



PLANNING BOARD MEETING MINUTES

July 27, 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
William Brady - Village Planner
Alena Guckian - Village Engineer
Stephanie Caputo - Secretary to the Planning and Zoning Board
Camille Guido - Village Clerk

CALL TO ORDER

Chairman Lieberman opened the meeting at 7:30 P.M.

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.

Chairman Lieberman read the Public Hearing into the record.

AJ Ginsburg, the Applicant, was present and affirmed to tell the truth.

Chairman Lieberman has prepared a statement to be read into the record about what the Planning Board process is and why we are here tonight. Chairman Lieberman stated that we are here to discuss the application for a Special Permit for the sports court plan dated May 26, 2026. Chairman Lieberman asked the Village professionals to give a summary of their review letters.

William Brady, Village Planner, read the Nelson, Pope and Voorhis letter dated July 22, 2026 into the record. Mr. Brady stated that the applicant had submitted a revised plan to the Building Inspector for two courts instead of one and the applicant should provide the Board with a new site plan detailing the existing court. Mr. Brady stated that the Board will determine if they will require a new landscape plan being that the plants were planted before coming to the Planning Board. Mr. Brady stated that the lighting on the plan, dated July 13, 2026, was adequate. It is up to the Board if additional information is needed.

Alena Guckian, Village Engineer, read the Civil Design Works dated July 23, 2026, into the record. Ms. Guckian stated that the application for a Special Permit will require Site Plan approval and Chairman signature block and the Board will decide if they are satisfied with the landscaping. Ms. Guckian stated that while she was present for the percolation test on July 22, 2026, and observed water at a depth of 9 feet. The applicant's engineer will need to revise the drainage system.

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

Blyne Prescott, of 27 Timber Trail was present and affirmed to tell the truth. Ms. Prescott stated that she has provided the Board with videos and pictures of trucks bringing in soil and is concerned that the soil may be contaminated and seep into the wells. She would like the Board to take this into consideration.

Rachel Worch, of 8 Prosperity Drive, was present and affirmed to tell the truth. Ms. Worch stated that the trucks had been bringing soil from 6:30 A.M. till after 9:00 P.M. Ms. Worch stated the Sports Court had been built overlooking the pool and men were looking at her daughter while in the pool and made her feel uncomfortable. Ms. Worch stated that she feels that the green giants planted will not have enough privacy. She sat outside and could see the court and the noise was so loud that there needed to be a sound barrier.

Bruce Minsky, Deputy Village Attorney, stated that the Board did receive a letter from the applicant's engineer, Paul Gdanski, stating that 80 CY of soil to reseed the lawn was brought on to the property. Mr. Minsky stated that they reached out to the Building Inspector for a determination if the applicant needed a clearing, filling application, and it was not needed.

Marilyn Blocker, 7 Prosperity Drive, was present and affirmed to tell the truth. Ms. Blocker stated that there is still concern about the water and would like to know the time frame of drainage. Ms. Blocker stated that there is a lot of noise coming from the property, and has papers on different ideas to help reduce the noise.

Chairman Lieberman stated that he would encourage the neighbors to try to work it out.

Alena Guckian, Village Engineer, answered that once the applicant submits revised plans, and they are approved, he can then start work.

Aaron Worch, of 8 Prosperity Drive, was present and affirmed to tell the truth. Mr. Worch stated that he finds it interesting that the Building Inspector was allowed to issue a permit for two courts, while the application is in front of the Planning Board. Mr. Worch stated that the applicant's sports court is too big

and close to his property and he would like the applicant to move the trees on to his property and put a fence inside the perimeter so that they can see the trees. Mr. Worch stated that the applicant had moved the survey stake on the property and that is why he would like the trees moved.

Chairman Lieberman stated that if you think that the applicant has moved the survey stake, then you should have a survey done.

Mr. Worch presented pictures from his laptop which showed the property before work was done and when the court was complete.

Chairman Lieberman stated that we are in front of the Board for the lighting plan and the landscape plan.

Blyne Prescott stated that there is black netting around the trees held up by 2x4x8 posts.

Joshua Scheinberg made a motion to close the public hearing, seconded by Albert Tew. Upon vote, this motion was passed unanimously.

Chairman Lieberman asked the applicant to address some of the comments.

AJ Ginsburg stated that he would like to thank everyone for coming to the meeting this evening. Mr. Ginsburg stated that the lights were on the plan in April.

Chairman Lieberman stated that it would be easier to remove the lights off this evening and continue with the application.

AJ Ginsburg stated that he won't talk about the lights.

AJ Ginsburg questioned what Mr. Brady thought had changed from the previous application.

Bill Brady answered the applicant that needs to explain to the Board what has happened with this project from the beginning, since the work was started without a permit.

AJ Ginsburg stated that he had built a 90 x 50 sports court and had received a violation in April 2026 and had to stop the work and in July applied for a building permit for two separate courts. Mr. Ginsburg stated that the violation was for the one sports court.

Chairman Lieberman questioned if the court is still the same as the original plan.

AJ Ginsburg stated that nothing has changed.

Bruce Minsky stated that the Board has to look at the plan as one piece. Mr. Minsky questioned if there are any open items that remain.

Alena Guckian answered that it will be up to the Board to determine if additional landscaping is needed.

Aaron Worch stated that the applicant had pushed over the rock wall on to his property with machinery and wants this to be fixed.

Chairman Lieberman stated that he wants to figure out how to help with the noise level and the privacy

issue. Chairman Lieberman questioned how tall a fence can be.

Bruce Minsky answered that the code states the fence can be up to 6 feet.

AJ Ginsburg stated that the trees are already higher than 6 feet, it does not make sense to put a fence up.

Tvzee Rotberg stated that there are different kinds of fencing that can go over the mesh to make it darker.

Albert Tew stated that Deerkill Day Camp has darker fencing and this may help ease the noise and privacy issues.

Joseph Zupnick stated that the Board does take the neighbors' concerns into consideration.

AJ Ginsburg stated that he is open to the darker mesh but would like to have the option to take the fencing down.

Bruce Minsky stated that there could be a condition that in a few years the applicant can speak to the Building Inspector about removing the fencing.

Joshua Schenberg questioned if soil testing could be done.

Bruce Minsky stated that the Board can not make the applicant do the soil testing.

AJ Ginsburg stated that he and his wife are not concerned about the soil that has been brought in.

Albert Tew made a motion to approve this application, seconded by Neal Wasserman. Upon vote, this motion carried as follows;

Joseph Zupnick - Yay

Joshua Schienberg - Abstain

Vanessa Newman Caren - Abstain

Neal Wasserman - Abstain

Lon Lieberman - Yay

Albert Tew - Yay

Tzvee Rotberg - Yay

Chairman Lieberman stated that the motion did not pass. Chairman Lieberman questioned if there is anything that we can change before voting again.

Vanessa Caren Newman questioned if more conditions could be added.

Joshua Scheinberg questioned if more trees could be put in and the soil testing done.

Bruce Minsky answered that the soil testing could not be done since no Clearing, Filling and Excavation permit was needed.

Vanessa Newman Caren questioned if anything could be done about the rock wall on the neighbor's property.

AJ Ginsburg stated that he will pay for the rock wall to be fixed.

Chairman Lieberman stated that the neighbor should provide Mr. Ginsburg with quotes having to do with the rock wall.

Mr. Ginsburg stated that the addition of more fencing will be on the inside of the trees facing his property. Mr. Ginsburg stated that he will take the lighting off the plan tonight.

Bruce Minsky stated that the applicant can come to the Board for an amendment for the lighting.

Bill Brady stated that he is satisfied with adding the other fencing.

Albert Tew made a motion to approve this application with added screening and repair to the rock wall conditions, seconded by Neal Wasserman. Upon vote, this motion carried unanimously.

VILLAGE OF WESLEY HILLS

RESOLUTION 26-11

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on July 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 Albert Tew, seconded by Neal Wasserman to wit:

WHEREAS, in regard to the application submitted by **23 TIMBER TRAIL LLC** for a[n] Site Plan and Special Permit, specifically for the construction, use and maintenance of a recreational sports court/Accessory structure over 2,500 square feet in ground floor area [See Section 230-14(O)(4)(b)/Section 230-21(E)], the same affecting the property(ies) located/designated 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. The subject property is commonly known as 23 Timber Trail, Wesley Hills, NY;

WHEREAS, after due notice, a *[continued]* public hearing on said Application was held by the Planning Board on July 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 Type II action under SEQRA;

(ii) the Application was not subject to GML referrals; and,

(iii) the Application, **with the conditions identified below**, satisfied the criteria, considerations and standards of the Village of Wesley Hills Code where applicable,

including but not limited to Article VI - Section 230-14(O)(4)(b)/Section 230-21(E), except, if applicable, 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 *Plot Plan(s)*, by Paul Gdanski, P.E., PLLC, dated/last revised 7/13/26, and as per the Applicant's *Narrative Describing the Nature of Proposed Use*, 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 July 23, 2026; (ii) Nelson Pope Voorhis' letter dated July 22, 2026; (iii) Rockland County Center for Environmental Health's letter(s), dated May 27, 2026, and May 29, 2026; (iv) Rockland County Sewer Department's letter, dated May 4, 2026; (v) the usage as defined/detailed in the Applicant's *Narrative Describing the Nature of Proposed Use*; (vi) all local laws and ordinances of the Village of Wesley Hills, including but not limited to Article VI - Section 230-14(O)(4)(b)/Section 230-21(E), 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; (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); (ix) the Applicant installing a 'mesh deer fence' on the Property's rear lot line behind the planted border trees, the same as described/discussed on the record at the Hearing; (x) the Applicant to coordinate with the affected neighbors to review that portion of that rock fence, by the rear lot line, as to such rocks/stones that fell on the bordering neighbors' lots and agreeing to pay to remove those rocks/stones, with the affected neighbors to coordinate the removal, the same as described/discussed on the record at the Hearing; (xi) the Applicant not yet installing lights on/at the Court, those proposed lights as identified on the Plan, until the border trees/landscaping provides the appropriate cover/privacy, the compliance of this condition as further decided by the Village's Building Inspector, the same as described/discussed on the record at the Hearing; and, (xii) 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.

Note that the Site Plan approval as per this Application is limited solely to the review/approval/use of the Special Permit.

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

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

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

Oppose: NONE;

Abstain: NONE.

ADJOURNMENT

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

Respectively submitted,

Stephanie Caputo - Secretary to the Planning and Zoning Board