



PLANNING BOARD MEETING MINUTES

July 29, 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 called the meeting to order at 7:32 P.M.

ROLL CALL

MEMBERS PRESENT: Chairman Lon Lieberman
Member Albert Tew
Member Joshua Scheinberg
Ad Hoc Joseph Zupnik
Member Neal Wasserman
Ad Hoc Tzee Rotberg

ABSENT:

Member Vanessa Newman-Caren

OTHERS PRESENT:

Bruce Minsky-Deputy Village Attorney
Alena Guckian-Village Engineer
William Brady-Village Planner

CONTINUED PUBLIC HEARING

1. 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 Sippel, the Applicant's Architect, was present and affirmed to tell the truth. Mr. Sippel stated that he had provided the Board with responses to the Village Engineers letter and the Village Planner letter. Mr. Sippel stated that he was approved for the variances by the Zoning Board of Appeals.

William Brady, Village Planner, was present and read the Nelson, Pope and Voorhis letter dated July 29,

2026, into the record. Mr. Brady stated that the applicant has submitted updated materials. Mr. Brady stated that Mr. Sipple had clarified that the proposed deck was going to connect to the pool. Mr. Brady stated that the applicant's response letter was satisfactory.

Alena Guckian, Village Engineer, was present and read the Civil Design Works letter dated July 29, 2026, into the record. Ms. Guckian stated that most of the comments have been addressed. Ms. Guckian stated that they will defer to the Building Inspector for determination if the existing and proposed decks should be included in the impervious surface ratio. Ms. Guckian stated that a section of the driveway that is 16 feet wide would be considered as part of the garage. Ms. Guckian stated that the drainage system proposed is previous pavers, and suggests using a different drainage system.

Kim Sipple stated that the DEC approves of this system and will provide drywalls.

Alena Guckian stated that the office does not prefer this system because it would have to be maintained, and a maintenance agreement would have to be made. Ms. Guckian stated that groundwater was found 7 1/2 feet below the surface, which gives you enough room for other drainage systems.

Kim Sipple stated that he went with the advice of the soil engineer.

Bruce Minsky stated that they will have to wait for the GML to come back from Roackland County Planning Department.

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

No one wished to speak.

Albert Tew made a motion to adjourn this application to the August 26, 2026, meeting, seconded by Neal Wasserman. Upon vote, this motion carried unanimously.

2. **To consider the application of Mark Friedman for 12 A Martha Rd, Wesley Hills, NY 10960. The applicant is seeking a Site Plan/ Special Permit.**

The subject property is commonly known as 12 A Martha Rd. The property is situated on the eastern side of Martha Road, 350 feet south of Grandview Avenue. Designated on the Town of Ramapo Tax Map as Parcel ID# 41.14-1-62 and is located in an R - 50 zoning district.

Chairman Lieberman read the Public Hearing Notice into the record.

AmyMele, ESQ., Applicant's Attorney was present and stated that this application was approved for variances on March 11, 2026, by the Zoning Board of Appeals. Ms. Mele stated that they had received a Negative Declaration from the Planning Board in December 2025.

Devon Crichlow, Applicant's Engineer, was present and stated that the plans reflect the variances that had been granted in March 2026. Mr. Cichlow stated that they had added soil restoration notes to the plan and the fencing around the pool is 4 feet in height and has a self-latching lockable gate have been added to the detail page.

Bill Brady, Village Planner, read the Nelson, Pope and Voorhis dated July 29, 2026, into the record. Mr. Brady stated that the plan reflects the Zoning Board of Appeals conditions. Mr. Brady stated that the

comments have been satisfied.

Alena Guckian, Village Engineer, read the Civil Design Works dated July 29, 2026, into the record. Ms. Guckian stated that all the comments have been addressed.

Bruce Minsky, Deputy Village Attorney, stated that this is a Special Permit and Site Plan application.

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

No one wished to speak.

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

VILLAGE OF WESLEY HILLS

Resolution 26-13

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on July 29, 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 **MARK and DEVORAH FRIEDMAN** for a[n] Site Plan and Special Permit, specifically the revised plan adding a tennis court, relocating the swimming pool, replacing a gazebo with a pool cabana, and reconfiguring the driveway and parking pad, with the size of the proposed tennis court (7,200 sf – larger than 2,500 sf) triggering the need for a special permit from this Board under [See Section 230-14(O)(4)(b)/Section 230-21(E)], the same affecting the property located/designated on the eastern side of Martha Road, 350 feet south of Grandview Avenue; 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 12A Martha Road, Wesley Hills, NY;

WHEREAS, after due notice, a *[continued]* public hearing on said Application was held by the Planning Board on July 29, 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 an UNLISTED action under SEQRA, and the Board, as Lead Agency, issued a Negative Declaration, dated December 18, 2025, the declaration declaring that this Board hereby finds that the proposed accessory uses creates no significant adverse impacts on the environment;

(ii) the Application was not subject to GML referrals, the Rockland County Dept of Planning, by a letter dated May 16, 2025, remanded for 'Local Decision'; 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 *Building Permit Plan(s)*, by CivilTec, dated/last revised 7/28/26, and *Planting Plan and Schedule – Site*, by CivilTec, dated/last revised 6/11/26, and as per the Applicant's *Narrative Summary*, by Emmanuel Law, dated/last revised 6/22/26, 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 July 23, 2026; (ii) Nelson Pope Voorhis' letter dated July 23, 2026; (iii) Rockland County Dept of Public Works letter(s), dated March 14, 2025; (iv) Rockland County Sewer Department's letter(s), dated March 11, 2025, and April 11, 2025; (v) the usage as defined/detailed in the Applicant's *Narrative Summary*, by Emmanuel Law, dated/last revised 6/22/26 ; (vi) the Zoning Board of Appeals resolution dated March 11, 2026; (vii) 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; (viii) any other requirements/conditions imposed by the Village's Building Inspector and/or Village's Engineer, including, if applicable, at check print; (ix) 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, (x) 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 [6- 0]:

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

Oppose: NONE;

Abstain: NONE.

PUBLIC HEARING

3. To consider the application of Barry Braunstein, 14 Judith Lane, Wesley Hills, NY 10901. The Applicant is seeking: a Wetlands Permit *[Wetland-Construction for a Single Family Home with Deck and Staircase]*.

The subject property is commonly known as 14 Judith Lane, Wesley Hills, NY. The property is situated on the East Side of Judith Lane. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.18 -1 - 1 and is located in an R-35 zoning district.

Chairman Lieberman read the Public Hearing Notice into the record.

Eliezer Brecher, 55 Old Nyack Turnpike, was present and stated that he is in front of the Board for a Wetlands permit to build a new single-family home. Mr Brecher stated that they have moved the house as far as they go into the front yard and only a small part of the home is in the buffer zone.

William Brady, Village Planner, was present and read the Nelson, Pope and Voorhis letter dated July 24, 2026, into the record. Mr. Brady stated that there are items that are noted in the comment letter that need to be addressed.

Alena Guckian, Village Engineer, was present and read the Civil Design Works letter dated July 24, 2026, into the record. Ms. Guckian stated that the property does not show any wetlands, but there the mapping systems show a stream in the rear. Ms. Guckian stated that there is a drainage ditch in the rear of the lot.

Eliezer Brecher stated that the engineer would get more information on the stream.

Albert Tew questioned who takes care of the drainage ditch in the rear of the lot.

Eliezer Brecher answered that the Rockland County Highway Department takes care of the ditch.

Bruce Minsky, Deputy Village Attorney, was present and stated that this application will need 3 variances and SEQRA Type II action with no GML. Mr. Minsky stated that a ZBA referral will be provided to the applicant.

Chairman Lieberman asked if anyone from the public would like to speak.

Joshua Scheinberg made a motion to close the public hearing, seconded by Albert Tew.

Bruce Minsky stated that the Village Engineer had a lot of comments that needed to be addressed.

Alena Guckian, stated that the wetland's delineation needs to be shown on the plans.

Joshua Scheinberg made a motion to refer this application to the Zoning Board of Appeals, seconded by Albert Tew. Upon vote, this motion carried unanimously.

DISCUSSIONS

4. Discussion on the application submitted by YESHIVA OHR REUVEN for a Site Plan and Special Permit [Temporary Structures].

The subject property is located on the Northwesterly side of Grandview Avenue, at the intersection of Spook Rock Road. Known as Tax Parcel ID#'s 40.16-1-17 & 18 on the Ramapo Tax Map. The subject property is located at 251-259 Grandview Avenue.

Dovid Berman, Director of Yeshivas Ohr Reuven, was present and stated that the modular unit is an immediate educational need because of the growth in the enrollment. Mr. Berman stated this will be temporary until the school comes up with a permanent solution. Mr. Berman stated that the school anticipates 20–30 additional new students coming for the school year. Mr. Berman stated that the modular unit will be on blocks that will sit on the pavement and some grass. Mr. Berman stated that the buses would not be going behind the school, they would drop the kids off in the front.

Chairman Lieberman questioned whether there are plans to make this into a permanent structure.

Dovid Berman answered that they are hoping to come back with some type of permanent solution during the school year.

Chairman Lieberman questioned how long they plan on having the modular structure.

Dovid Berman answered that once schools they will have a better idea.

William Brady, Village Planner, was present and read the Nelson, Pope and Voorhis letter dated July 28, 2026, into the record. Mr. Brady stated that this is a Type II action with no further SEQRA required. Mr. Brady stated that this application is subject to GML.

Alena Guckian, Village Engineer, was present and the Civil Design Works letter dated July 28, 2026, into the record. Ms. Guckian stated that utility connections need to be shown on the plan.

Chairman Lieberman questioned if the modular unit would have bathrooms.

Dovid Berman answered, yes, they will have bathrooms.

Alena Guckian stated that the plan should show what kind of plumbing the structure will have.

Avi Weinberg, Applicant's Engineer, was present and stated that the structure may have a tank for the plumbing and the electricity they are working on.

Bruce Minsky, Village Deputy Attorney, stated that this application can be placed on the August 26, 2026, meeting as a public hearing.

5. The discussion of Joseph Chill, 3 Kentor Lane. The Applicant(s) are seeking a Sketch Plat Approval for a Subdivision/Lot Line Adjustment.

The subject property is commonly known as 3 Kentor Lane. The property is situated on the North side of Kentor Lane, 252 feet East of Rt 306. The property is designated on the Town of Ramapo Tax Map as parcel #41.11-2-23 and is located in an R-35 Zoning District.

Stanley Mayerfeld, Applicant's Architect, was present and stated that he was recently at a TAC meeting and that Mr. and Mrs. Chill would like to go ahead with the subdivision. Mr. Mayerfeld stated that Kentor Lane is like its own little neighborhood, it has no connecting streets. Mr. Mayerfeld stated that splitting the lot would fit in since the property is near the Brownsell subdivision. Mr. Mayerfeld stated that he received the comment letters from the Village professionals.

Chairman Lieberman stated that this is a minor 2 lot subdivision. Lot A: Existing Single Family Home and Lot B: New Single Family Home.

William Brady, Village Planner, was present and read the memo from Nelson, Pope and Voorhis dated July 23, 2026. Stated that having the bulk table for Brownsell subdivision on the plan is confusing. Mr. Brady stated that Rockland County Department of Planning had concerns that this project would set a precedent for other properties in the Village.

Alena Guckian, Village Engineer, was present and read the memo from Civil Designs Works dated July

23, 2026. Ms. Guckian stated that the Brownsell Park Subdivision should be removed being that the property is not part of that subdivision.

Stanley Mayerfeld questioned if the Board would be open to having a discussion after he does some research about other properties in the Village that have done similar subdivisions.

Joseph Chill, homeowner, stated that none of the other homes on Kentor Lane can do what we can.

Joshua Scheinberg recuses himself from this application due to the fact that he lives on Kentor Lane and is friends with the homeowners.

Chairman Lieberman stated that a discussion could happen when you have updated plans.

Bruce Minsky, Village Deputy Attorney, stated that the applicant will need to come back with plans in order to get a referral to the Zoning Board of Appeals. Mr. Minsky stated that the applicant will have to show a hardship to the Zoning Board of Appeals and there is zero hardship, being that there is already a house on the property. Mr. Minsky stated that if you do not get approval from the Zoning Board of Appeals, you can go to the Board of Trustees. Mr. Minsky said that this will be on for the August 26, 2026, meeting and told the applicant that you should seek counsel on this since there are a lot of criteria that need to be met.

APPROVAL OF MINUTES

6. June 24, 2026

Albert Tew made a motion to approve the minutes from the June 24, 2026, meeting, seconded by Neal Wasserman. Upon vote, this motion carried unanimously.

ADJOURNMENT

Joshua Schienberg made a motion to close the meeting, seconded by Neal Wasserman. Upon vote, this motion carried unanimously.