



PLANNING BOARD MEETING AGENDA

August 26, 2026 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

ROLL CALL

PUBLIC HEARING

1. To consider the application of MOSHE TEIGMAN, 18 Jeremy Court, Suffern, NY 10901. 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, commonly known as 18 Jeremy Court, Wesley Hills, New York, is located/designated on the Eastern Side of Jeremy Court, 511 +/- Feet South of Powder Horn Drive. The property is currently designated on the Town of Ramapo Tax Map as Parcel ID #: 32.19-2-4.6 in an R-50 Zoning District.

2. To consider the application of YESHIVAS OHR REUVEN. The Applicant is seeking: a Special Permit and Amended Site Plan approval for the proposed installation of a manufactured trailer that will include two classrooms and two bathrooms to accommodate the additional elementary-age students for the upcoming 2026-2027 school year. The trailer is to be utilized as a temporary solution while the site is being evaluated for a permanent addition.

The subject property is commonly known as 251-259 Grandview Avenue, Wesley Hills, NY. The property is situated on the Northwesterly side of Grandview Avenue, at the intersection of Spook Rock Road. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 40.16-1-17 and 18 and is located in an R- 50 zoning district.

3. To consider the application of THE VILLAGE GREEN SHUL. The Applicant is seeking: a Special Permit and Site Plan approval for a neighborhood gathering, with the existing building and the proposed addition of multi-use with religious gathering spaces and a single-family residence, the existing single-family residence currently being leased to a not-for-profit organization that provides free housing to families with an individual who is currently being treated at a local hospital or treatment facility.

The subject property is commonly known as 4 Village Green, Monsey, NY. The property is situated on the south side of Village Green Avenue, 250 +/- East of Route 306. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.11-2-17 and 18 and is located in a R-35 zoning district.

CONTINUED PUBLIC HEARING

4. 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.

DISCUSSIONS

5. The discussion on the application of Yaakov Jankelevits for a Clearing/Filling/Excavating Permit. Designated on the Town of Ramapo Tax Map as Parcel ID # 41.07-1-2. Subject property is located at 5 Powder Horn Drive.
6. The discussion on the application of Eli Glassman for a Clearing/Filling/Excavating Permit. Designated on the Town of Ramapo Tax Map as Parcel ID # 32.19-4-13. Subject property is located at 24 Rockwood Lane.
7. 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 ID #41.11-2-23 and is located in an R-35 Zoning District.

APPROVAL OF MINUTES

8. Minutes for July 27, 2026, and July 29, 2026.

ADJOURNMENT