



PLANNING BOARD MEETING MINUTES

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

Chairman Lieberman opened the meeting at 7:35 P.M.

DRAFT MINUTES

ROLL CALL

MEMBERS PRESENT: Chairman Lon Lieberman
Member Vanessa Newman-Caren
Member Joshua Scheinberg

ABSENT: Ad Hoc Joseph Zupnik

OTHERS PRESENT: Bruce Minsky - Deputy Village Attorney
Alena Guckian - Village Engineer
William Brady - Village Planner
Stephanie Caputo - Secretary to the Planning and Zoning Board

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.

Chairman Lieberman read the Public Hearing Notice into the record.

Benny Silber, Silber Construction, was present and affirmed to tell the truth. Mr. Silber stated he is for the Architectural Review Board for approval to build a single-family home. Mr. Silber has a presentation board that showed the materials that will be used for the home. Mr. Silber feels that the look of this

home will fit in with the neighboring homes.

Bill Brady, Village Planner, was present and read the Nelson, Pope and Voorhis memo dated August 21, 2026, into the record. Mr. Brady stated that, included in his memo, he had taken photos of other homes in the area, and he feels that this home is not similar or dissimilar to other homes in the neighborhood.

Alena Guckian, Village Engineer, was present and read the Civil Design work checklist dated August 21, 2026, and she just had minor engineer comments meant for the Building Department.

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

No one from the public wished to speak.

Vanessa Newman Caren made a motion to close the public hearing, seconded by Joshua Scheinberg. Upon vote, this motion carried unanimously.

Bill Brady stated that they had provided all the materials and required no GML. Mr. Brady stated that this is a Type II action as per SEQRA.

Bruce Minsky, Deputy Village Attorney, was present and stated that this application will be subject to the two memos and will list everything in the resolution.

Vanessa Newman Caren made a motion to approve this application, seconded by Joshua Scheinberg. Upon vote, this motion carried unanimously.

RESOLUTION

26-14

ARCHITECTURAL PLAN REVIEW

WHEREAS, MOSHE TEIGMAN 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 [The two-story home has a proposed total square footage of 6,610 on a lot that is 44,583 SF. The home is being constructed on a lot that was a part of the AMS Subdivision] – Layout Plan/Grading Plan/Soil Erosion Plan/Detail Sheet, by Paul Gdanski, 6/24/26, and Architectural Plans [6 pages], by Mulhern+Kulp, 4/21/26, the subject premises are situated/are commonly known as 18 Jeremy Court, Wesley Hills NY 10901 and is designated on the Town of Ramapo Tax Map as Section 32.19, Block 2, Lot 4.6; and

WHEREAS, a duly advertised public hearing was held on said Application at the Village Hall, 432 Route 306, Wesley Hills, New York, on August 26, 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 - Architectural Plans [6 pages], by Mulhern+Kulp, 4/21/26 [Plan’s Architects], along with Layout Plan/Grading Plan/Soil Erosion Plan/Detail Sheet, by Paul Gdanski, 6/24/26, (“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 8/21/26; (ii) the Civil Design Works’ letter/Checklist dated 8/21/26; (iii) as described in the Applicant’s Narrative, 7/23/26; (iv) 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; (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, (viii) 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 Vanessa Newman Caren, with a second from Joshua Scheinberg.

The voting in favor was as follows [3 - 0]:

In Favor: Chairman Lieberman, Member Vanessa Newman Caren and Member Joshua Scheinberg;

Oppose: NONE ;

Abstain: NONE.

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.

Chairman Lieberman read the Public Hearing Notice into the record.

Dovid Berman, Director of Yeshivas Ohr Reuven, was present and stated that he apologized for delivering the new plans today. The engineer was out of the country. Mr. Breman stated that the engineer has added the bulk table, the ADA ramp and the utility connections are all marked and that the length of the structure is shorter by 10 feet and the width is 5 feet shorter. Mr. Berman stated that he provided the updated Short Environmental Assessment Form along with a letter from the Building Inspector stating that a variance is not required for the impervious surface. Mr. Berman stated that he has responded to the Civil Design Works memo, the Nelson, Pope and Voorhis memo, the Rockland County Sewer GML and the Department of Planning, comment letters.

Vanessa Newman Caren questioned how long the modular structure will be needed.

Dovid Breman answered that they will need the modular structure for approximately 24 months until they come up with a permanent solution.

Chairman Lieberman read the Rockland County Sewer District #1 letter dated August 19, 2026, and the Department of Planning letter dated August 13, 2026, into the record. Chairman Lieberman questioned whether school started.

Dovid Berman stated that the high school and elementary have started and the pre-school starts on Monday.

Chairman Lieberman questioned if the Village Professional had enough time to review the new materials.

Bill Brady, Village Planner, answered that it looks like everything has been provided.

Alena Guckian, Village Engineer, read the Civil Design Works dated August 21, 2026, into the record. Ms. Guckian questioned if they had checked if the utilities could be connected to the main building.

Dovid Breman answered, yes, the utilities can be connected to the main building.

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

Mr. Lefkowitz at 5 Culter Ct, was present and affirmed, stated that he has seen several trees removed from the property recently.

Dovid Breman explained to the Board where the trees have been removed from, and the reason is that it affects the visibility.

Chairman Lieberman questioned if the trees had anything to do with the application that is in front of the Board and how many trees were removed.

Dovid Breman answered that the trees do not have anything to do with this application and 10–15 small trees have been removed.

Joshua Scheinberg made a motion to close the public hearing, seconded by Vanessa Newman Caren. Upon vote, this motion carried unanimously.

Bruce Minsky, Deputy Village Attorney, stated that this application is a Type II under SEQRA. The application will be subject to the Village Engineer and the Village Planner's memos, the RC Sewer letter and the Department of Planning letter.

Chairman Lieberman would ask the applicant to come back for annual reviews after the 24 months to see if they have found a solution.

Joshua Scheinberg made a motion to approve this application subject to the conditions on the Village Professional Memos and the Rockland County GML, seconded by Vanessa Newman Caren. Upon vote, this motion carried unanimously.

VILLAGE OF WESLEY HILLS

Resolution 26-15

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on August 26, 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 Joshua Scheinberg, seconded by Vanessa Newman Caren to wit:

WHEREAS, in regard to the application submitted by **YESHIVA OHR REUVEN** for a[n] Amended Site Plan [*Adding a proposed structure, intended as a limited, temporary solution, a proposed modular unit will provide two classrooms and can accommodate approximately 40 students. The structure is intended to be self-contained for regular classroom use, including bathroom facilities. The anticipated hours of use are regular school hours, approximately 9:00 a.m. to 3:30 p.m. on school days. No permanent building addition is proposed as part of this application. No material site changes, parking expansion, playground changes, or major circulation changes are proposed in connection with this temporary classroom structure. The proposed structure will serve elementary students during the school day and is not connected to any housing or dormitory use.*], the same affecting the property(ies) located/designated on the located on the Northwesternly side of Grandview Avenue, at the intersection of Spook Rock Road. 251-259 Grandview Avenue. Designated on the Town of Ramapo Tax Map as Parcel ID # 40.16-1-17 & 18. The subject property(ies) is/are commonly known as 251-259 Grandview Avenue, Wesley Hills, NY;

WHEREAS, after due notice, a public hearing on said Application was held by the Planning Board August 26, 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 [Installation of a Temporary Installation];

(ii) the Application was subject to GML referrals [*Site is adjacent and/or within 500 to three county roads (Grandview Avenue, Spook Rock Road and Route 80A), and Willow Tree Brook, a county stream*];

(iii) the Application satisfied the criteria, considerations and standards of the Village of Wesley Hills Code where applicable, 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: (i) Site/Special Permit Application, dated 6/24/26; (ii) Narrative, 7/7/26; (iii) SEAF, dated Updated 8/26/26; (iii) Site Plan/Layout Plan, WeinbergLim, dated 8/26/26; and (v) Module Drawings (10 pages), by ProMod/Sunbelt Modular, Inc., 10/30/23, is approved;

BE IT FURTHER RESOLVED that the Approval granted herein is expressly conditioned and subject to the Applicant's compliance with: (i) Rockland County's Department of Planning letter dated August 13, 2023; (ii) Rockland County Sewer Dept.'s letter dated August 19, 2023; (iii) Civil Design Work's letter dated August 21, 2026; (iv) Nelson Pope Voorhis' letter dated July 28, 2026; (v) Village Building Inspector's letter dated August 20, 2026; (vi) the description/usage as per the Applicant's Narrative dated July 7, 2026; (vii) the term for the usage/placement of the a proposed structure(s)/modular unit(s) to be for 24 months, with one renewal extensions as per the Board's approval; (viii) all local laws and ordinances of the Village of Wesley Hills, including but not limited to Article VI/Chapter 230 – *Article X/Site Plan Approval*, 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 and (ix) any other requirements/conditions imposed by the Village's Building Inspector and/or Village's Engineer, including, if applicable, at check print; (x) 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 (xi) 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.

The voting in favor was as follows [0 - 3]:

In Favor: Chairman Lieberman, Member Vanessa Newman Caren and Member Joshua Scheinberg.

Oppose: NONE;

Abstain: NONE.

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.

Chairman Liberman 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 this property was approved by the Board previously to build a new residence, but due to the rising cost of materials, they decided to save the existing residence and have added an addition to the back of the residence. Mr. Rosenblum stated the Shul will have ample parking from the neighboring residences on the road and the office Building across Route 306. They have an agreement with the Village that the parking lot can be used for overflow parking. Mr. Rosenblum stated that the applicant has gotten permission from the Board of Trustees for a fire access lane, which the Village Fire Inspector and Fire Department have already approved. Mr. Rosenblum stated that the residence has been rented out to a non-profit organization to family members who have someone sick in the hospital.

Joshua Scheinberg stated that he needs to recuse himself from this application.

Bruce Minsky stated that since there is no approval being made today for this application, you could still vote on the ZBA referral. Mr. Minsky stated that a neighborhood gathering should have a single family residence included. Mr. Minsky stated that the Planning Board is the lead agency.

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

Jeff Nulman, of 14 Glenbrook Road, questioned if there would be parking on both sides of the street.

Todd Rosenblum answered that it will be on one side.

Jeff Nulman, of 14 Glenbrook Road, questioned who was going to clean the fire road when it snows.

Vanessa Newman Caren made a motion to close the public hearing, seconded by Joshua Scheinberg. Upon vote, this motion carried unanimously.

Chairman Lieberman questioned how parking spots would be available.

Todd Rosenblum answered that there would be 73 parking spots between the neighbors and the office building and 49 spots for overflow in the Village parking lot. Mr. Rosenblum stated that the Village Engineer made a comment about the impervious surface and this could impact the ZBA referral.

Alena Guckian stated that she said the pavers would need to be maintained. She was looking at the cost and benefit of the concrete sidewalk versus the pavers.

Bill Johnson, Sparoco Engineering, was present and affirmed to tell the truth. Mr Johnson questioned if previous pavement would be more acceptable.

Alena Guckian stated that previous pavement for the fire lane will have to be maintained. There are items that are more practical that can be used.

Bruce Minsky, Deputy Village Attorney, will be declared lead agency. They will amend the Special Permit application in 2022 and will send the applicant to the Zoning Board of Appeals for the variances.

Vanessa Newman Caren made a motion to declare the Planning Board as lead agency, an amendment to the previous resolution and a referral to the Zoning Board of Appeals, seconded by Joshua Scheinberg. Upon vote, this motion carried unanimously.

ZBA Referral

VILLAGE OF WESLEY HILLS Resolution 26-16

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on August 26, 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 Vanessa Newman Caren, seconded by Joshua Scheinberg to wit:

WHEREAS, THE VILLAGE GREEN SHUL is seeking a **Special Permit and Site Plan approval** *[For a neighborhood gathering, with the existing building and the proposed addition for 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]* at/for the subject property commonly known as commonly known as 4 Village Green, Monsey/Wesley Hills NY. The property is situated on the South side of Village Green Avenue, 250 +/- feet East of Route 306. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.11 -2 - 17 and is located in a R-35 zoning district.

WHEREAS, the proposed Site Plan/Special Permit cannot be approved without the granting of a certain variance(s), as identified in the Application, the same being:

(i) Variances for Side Yard; (ii) Minimum Side Yard; (iii) Minimum Rear Yard, Maximum Impervious Surface Ratio; and (iv) Maximum Building Coverage.

WHEREAS, the Board and the Applicant have agree to amend the Application to include/add an additional Special Permit for the Board's approval for an Increased Impervious Surface as per Section 230-26(L), this negating an additional variance request to the Zoning Board of Appeals:

NOW, THEREFORE, BE IT RESOLVED, that the Applicant is hereby referred to the Zoning Board of Appeals for a consideration of its Application for the necessary variance(s).

BE IT FURTHER RESOLVED that the Applicants shall discuss/confirm the variances identified above with the Village's Building for its interpretation/confirmation.

The Planning Board gives no approval of any building plans, any plans, at this juncture, submitted to this Planning Board solely for the purposes of the approval(s)/referral(s)/determination(s) being referenced herein.

ACTION: A motion to grant/approve this Resolution was made by Vanessa Newman Caren, with a second from Joshua Scheinberg.

The voting in favor was as follows [3- 0]:

In Favor: Chairman Lieberman, Member Vanessa Newman Caren and Member Joshua Scheinberg;

Oppose: NONE ;

Abstain: NONE.

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.

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 he had responded to the GML letters. Mr. Sipple stated that they have considered putting pervious pavers with a gravel bed underneath to help with the impervious surface. Mr. Sipple stated that the recent plans show rain gardens on the property to supplement the pervious pavers.

Chairman Lieberman read the following GML letters into the record: Rockland County Department of Planning letter dated August 10, 2026, the Rockland County Sewer District No.1 letter dated July 30, 2026, the Rockland County Drainage Agency letter dated August 10, 2026, and the Rockland County Center for Environmental Heath letter dated August 25, 2026.

Alena Guckian, Village Engineer, was present and stated that the pervious pavers with the gravel underneath are hard to maintain and recommended looking for a less complicated system. Ms. Guckian stated that you will have to get a determination from the Building Inspector regarding whether the 16-foot part of the driveway can be considered as a portion of the driveway leading “directly to a garage.”

Bill Brady, Village Planner, was present and stated that everything had been answered.

Bruce Minsky, Deputy Village Attorney, was present and can make this application subject to the Building Inspector's determination regarding the 16-foot driveway, the Engineer's approval of the drainage, the comments from Nelson, Pope and Voorhis and Civil Design Works, and the GML letters.

Vanessa Newman Caren made a motion to close the public hearing, seconded by Joshua Scheinberg. Upon vote, this motion carried unanimously.

Joshua Schienberg made a motion to approve this application, seconded by Vanessa Newman Caren. Upon vote, this motion carried unanimously.

Wetlands Permit

VILLAGE OF WESLEY HILLS

Resolution 26-17

A regular meeting of the **Planning Board of the Village of** was convened on August 26, 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 Joshua Scheinberg, seconded by Vanessa Newman Caren to wit:

WHEREAS, in regard to the application submitted by **Kim Thomas Sippel - Architect/Tammy Wolchok** for a(n) a **Wetlands Permit [5/26/26]** *[Wetland [Wetland –Per CDW, the project is proposing construction of a new single-family home with new semi-circular driveway, retaining walls, wood deck and porch. Existing pool and in-ground trampoline are proposed to remain. A connection between 9 and 11 Camberra with a driveway is proposed in the scope of this project. Ingress/egress easement is proposed on lot 41.13-1-16 (9 Camberra Drive) in favor of lot 41.13-1-17 (11 Camberra Drive). Following improvements are proposed in the 100-foot wetland adjacent area: a portion of the new residence (in the location of the existing house), new semicircular driveway (new impervious surface in the 100-foot wetland adjacent area), new decks], the same affecting the property(ies) on the Northerly and Easterly sides of Camberra Drive located/designated on the Town of Ramapo Tax Map as Parcel ID # 41.13 – 1-17 and is/are located in a R-50 zoning district. The subject property(ies) is/are commonly known as 9/11 Camberra Drive. Wesley Hills NY;*

WHEREAS, the Application is seeking to construct a *new single-family home with new semi-circular driveway, retaining walls, wood deck and porch, with the following improvements proposed to be in the 100-foot wetland adjacent area: a portion of the new residence (in the location of the existing house), new semicircular driveway (new impervious surface in the 100-foot wetland adjacent area)* within 100 feet of the boundary of a freshwater wetland on the Property;

WHEREAS, as per the narrative in the Application/Application, the area of disturbance is under one acre and therefore does not require a NYSDEC Stormwater Pollution Plan (SWPPP);

WHEREAS, after due notice, the most recent public hearing on said Applications was/were held by the Planning Board on August 26, 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 subject to GML referrals [*The project site is within 500 FT of a Rockland County Regulated Stream*];

(iv) the Application provided a ‘No Jurisdiction Letter’ from NYS DEC, dated 2/18/26;

(v) 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 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, by location: (i) Wetlands Application, 5/26/26, by Kim Thomas Sippel – Architect; (ii) Updated SEAF for 9 Camberra and for 11 Camberra, by Kim T. Sippel, 7/27/26; (iii) Planimetric Plan [7/27/26]/Grading & Utility Plan [7/27/26]/Erosion & Sediment Plan [7/27/26]/ Existing Conditions Survey [5/22/26]/Detail Sheet [7/27/26], by Sparaco & Youngblood, PLLC; (iv) Building Permit Plan (2 pgs) [7/28/26], by CivilTec; (v) Planting Plan & Schedule (2 pgs) [6/11/26], Ashely Aaron Landscaping Design; (vi) Hydrologic Analysis/Drainage Report, 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; (vii) Additional Submissions/Attachments, sent by Sparaco & Youngblood; (viii) Response letter [to CDW 7/22/26 letter], by Kim Thomas Sippel, Architect, 7/27/26; (ix) Response letter [to NPV 7/21/26

letter], by Kim Thomas Sippel, Architect, 7/27/26; (x) Response letter [to CDW 7/22/26 letter/NPV letter 7/23/26], by CivilTec, 7/28/26; (xi) Response letter [to RC Drainage; RC Dept of Planning; Rockland County Sewer], by Kim Thomas Sippel, Architect, 8/21/26; (xii) Updated Grading & Utility Plan w/ Rain Garden Options, by Sparaco & Youngblood, PLLC, 8/21/26; (xiii) Response letter [to RC Centr Environ Health], by Kim Thomas Sippel, Architect, 8/25/26, is/are approved;

BE IT FURTHER RESOLVED that the Approvals granted herein is expressly conditioned and subject to the Applicant's compliance with: (i) Rockland County Center Environ Health, 8/25/26; (ii) Rockland County Dept of Planning, 8/10/26; (iii) Rockland County Sewer, 7/30/26; (iv) Rockland County Drainage Agency, 8/25/26 (v) Civil Design Work's letter(s) dated 6/22/26 and 7/29/26; (vi) Nelson Pope Voorhis' letter dated 7/21/26; (vii) 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; (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); (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; (xi) additional review/approvals by the Army Corps of Engineers as required; (xii) confirmation/approval of the appropriate/required drainage system as approved by Civil Design Works; and (xiii) the eventual approval by the Building Inspector of the proposed circular driveway [12 feet maximum under the Code, the plans show 16 feet, which may require a variance or change of plans].

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 Joshua Scheinberg, with a second from Vanessa Newman Caren.

The voting in favor was as follows [3 - 0]:

In Favor: Chairman Lieberman, Member Vanessa Newman Caren and Member Joshua Scheinberg;

Oppose: NONE ;

Abstain: NONE.

DISCUSSIONS

5. **The discussion on the application of Yaakov Jankelovits 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.**

Yaakov Jankelovits was present and said that the pool had been completed and a lot of the dirt came from where the pool was put in, and some dirt was brought in from 7 Powder Horn Drive. Mr. Jankelovits

said that the truck load from the Village Engineer isn't accurate since the majority of the dirt was from the property. Mr. Jankelovits sent over the soil sampling and included the depth of the sample collection to the Secretary.

Alena Guckian, Village Planner, said that fill is spread over the property and close to the lot line near 7 Powder Horn Dr.

Yakoov Jankelovitis said that he will regard the property and will follow what John Atzel, Engineer says.

Bill Brady, Village Planner, questioned if there was a landscaping plan, and if any trees have been removed.

Yakoov Jankelovits said he has evergreens planted in the back and would like to grow grass, and trees were removed.

Alena Guckian said she has been on the property and the conditions of the trees were poor, and their diameter was 9 inches to 20 inches.

Bill Brady said this is a Type II action and needs GML.

Stephanie Caputo, Secretary to the Planning and Zoning Board, said that this was sent out and had not received anything as of today.

Bruce Minsky, Deputy Village Attorney, this item will have to come back in September.

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.

Eli Glassman, 24 Rockwood Lane, was present and would like to bring in fill to raise the elevation of the rear yard to make it level. Mr. Glassman answered the comments made by the Village Professionals.

Bill Brady, Village Planner, asked the applicant to provide a landscape plan.

Chairman Lieberman questioned the 370 cubic yards of fill.

Eli Glassman answered that this was a typo. It should be 3,700 cubic yards of fill.

Alena Guckian, Village Engineer, said the 20-foot-high retaining wall in the rear yard is a visual concern to the neighbors.

Eli Glassman said that he will plant evergreens along the retaining wall.

Bruce Minsky, Deputy Village Attorney, said this item could come to the September meeting.

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.

Chairman Lieberman read a letter from the applicant asking for an adjournment, until further notice.

APPROVAL OF MINUTES

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

Vanessa Newman Caren made a motion to approve the July 27, 2026, Planning Board minutes, seconded by Joshua Scheinberg. Upon vote, this motion carried unanimously.

The Board was not able to vote on the July 29, 2026, minutes, due to members missing that could vote.

ADJOURNMENT

Vanessa Newman Caren made a motion to adjourn the August 26, 2026, meeting, seconded by Joshua Scheinberg.