



## **PLANNING BOARD MEETING MINUTES**

**January 27, 2025 at 7:30 PM**

**432 Route 306, Wesley Hills, NY 10952**

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

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### **CALL TO ORDER**

Present: Chairman- Lon Lieberman, Neal Wasserman, Joshua Scheinberg, Albert Tew, Joseph Zupnik- 1<sup>st</sup> Alternate

Absent: Vanessa Caren, Tzvee Rotberg- 2<sup>nd</sup> Alternate

Also Present: Bruce Minsky-Deputy Village Attorney, Devon Palmieri- Village Engineer, Jonathan Lockman & Bill Brady- Village Planners, Alicia Schultz-Deputy Village Clerk

**CONSIDERATION OF REQUEST FOR EXTENSION OF TIME FOR FINAL PLAT APPROVAL OF THE 3 LOT SUBDIVISION KNOWN AS JAY COURT HOLDINGS SUBDIVISION.** Affecting property located on the north side of East Willow Tree Road, approximately 200 feet from the intersection of Rainbow Court. Designated on the Town of Ramapo Tax Map as Parcel ID #41.08-1-34 & 41.08-1-44.2. Subject property is located at 2 Charlotte Drive & 106 East Willow Tree Road.

Chairman Lieberman read the item into the record.

Neal Wasserman made a motion to approve the following resolution, seconded by Albert Tew:

**RESOLUTION 25-1**  
**2 CHARLOTTE DRIVE & 106/110 E WILLOW TREE ROAD-JAY COURT HOLDINGS**  
**3-LOT SUBDIVISION FINAL PLAT EXTENSION**

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on January 27, 2025, 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 Neal Wasserman, seconded by Albert Tew to wit:

**WHEREAS**, in regard to the application submitted by **JAY COURT HOLDINGS** for a Final Plat for a Three Lot subdivision, the same affecting the property(ies) located/designated on the Town of Ramapo Tax Map as Parcel ID#: 41.08-1-34 & 41.08-1-44.2. The subject Property(ies) is/are located on the northerly side of East Willow Tree Road 200 feet from the intersection of Rainbow Court., and/or commonly known as and/or 2 Charlotte Drive and 110 East Willow Tree Road, Wesley Hills NY;

**WHEREAS**, the Applicant has advised the Planning Board that the filing of the said Final Plat cannot be accomplished by the current expiration date;

**NOW, THEREFORE, BE IT RESOLVED**, that the time period for filing the Final Plat approval for the Application is extended to April 26, 2025.

Upon vote, this motion was carried unanimously.

**DISCUSSION ON THE APPLICATION OF RACHEL COHEN FOR A CLEARING/FILLING/EXCAVATING PERMIT.** Affecting property located on the west side of Fieldcrest Drive, 175 feet from the intersection of Suhl Lane. Designated on the Town of Ramapo Tax Map as Parcel ID#41.14-1-17. Subject property is located at 9 Fieldcrest Drive.

Chairman Lieberman read the item into the record. Neither the applicant or their professionals showed for the application. They must attend the next meeting, or the application will be revoked from the Planning Board agenda and a new application will have to be submitted.

Albert Tew made a motion to adjourn this item to the February 26, 2025 meeting, seconded by Neal Wasserman. Upon vote, this motion was carried unanimously.

**CONTINUED PUBLIC HEARING ON THE APPLICATION OF ROCKLAND TREE EXPERT CO., INC. DBA IRA WICKES/ARBORISTS FOR AN AMENDED SITE PLAN AND SPECIAL PERMIT.** Affecting property located on the South side of McNamara Road. Designated on the Town of Ramapo Tax Map as Parcel ID#42.13-1-22. Subject property is located at 11 McNamara Road.

Chairman Liberman read the item into the record. Ira Emanuel, applicant's Attorney, and Rhonda Smith, applicant's Engineer, were present. Ira Stated that the Planning Board was waiting on updated water quality testing results, and the new reports show very low levels of acetone that are non-toxic. Devon Palmieri stated that the NYSDEC allows for low levels of acetone, and the level of acetone

decreases from upstream to downstream. He also stated that all of the items that were requested have been fulfilled, and they have no further comments.

Jonathan Lockman stated that with the amended site plan, the only remaining item is a negative declaration that needs to be adopted. He stated that he will work with Bruce (Minsky) to create a negative declaration to be adopted, prior to the February 26, 2025 meeting.

Chairman Lieberman questioned what new law was passed on January 1, 2025 by the NYSDEC.

Jonathan Lockman answered that as of January 1, 2025, the NYSDEC passed a law that any application that has a wetland on site, no matter the size, must be submitted to them for review and if they need to take jurisdiction or not. He stated that in this case, there is a small wetland area off site about 125 feet and there is no need to send this application to the NYSDEC for review. Rhonda Smith passed out maps showing as such.

Chairman Lieberman made a motion to send the application for submission to the NYSDEC. Motion did not carry.

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

Neal Mascus, 45 Don Street, New City, read a memo from the current Mayor, Marshall Katz, dated September 9, 2004, 20 years ago when he was not Mayor that he and multiple neighbors were not in favor of the site plan and special permit. He also stated that he believes because there is a stream that runs adjacent to the property, it should be submitted to the NYSDEC.

Bruce Minsky stated that the only outstanding issues were traffic studies and water testing. Since the Village Engineer is stating that all their requirements are satisfied, The remaining item, the negative declaration, needs to be adopted as such. Mr. Minsky added that the letter from the NYSDEC that Mr. Marcus sent to the Village and the Board, stated that they do not have to review the application.

John Ruel, Tuxedo, NY has been doing business with Wickes for years and states that their company has been the go-to for their services for him and many other companies and has been doing business with them since before the Village was formed. He added that he is also on the Tuxedo Planning Board.

Mario Penza, 299 Grandview Avenue, is in favor of the application and believes it is a unique type of business that brings attention to the Village.

Ira Emanuel stated that the letter from 2004 is irrelevant, as the original process was started in 2006 and ended in 2010, and Marshall was the Chairman of the Planning Board when they originally approved the application for site plan and special permit.

Wren Gordon, 3 Rockingham Court, stated that he was in favor of the application and knows they have been around for many years, his family has been around for 300+ years and has grown alongside their family's generations over the years.

Chairman Lieberman made a motion to adjourn this application to the February 26, 2025 meeting, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

## **ADJOURNMENT**

Chairman Lieberman made a motion to adjourn the meeting, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

Respectfully Submitted,  
Alicia Schultz