



PLANNING BOARD MEETING MINUTES

March 26, 2025 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

Present: Chairman Lon Lieberman, Albert Tew, Neal Wasserman, Joshua Scheinberg, Joseph Zupnik- 1st Alternate, Tzvee Rotberg- 2nd Alternate

Absent: Vanessa Caren

Also Present: Bruce Minsky-Deputy Village Attorney, Devon Palmieri- Village Engineer, Bill Brady- Village Planner, Alicia Schultz-Deputy Village Clerk

PUBLIC HEARING ON THE APPLICATION OF NANCY RUBIN FOR ZEV

WESTREICH FOR ARCHITECTURAL PLAN REVIEW. Affecting property located on the south side of Jeremy Court. Designated on the Town of Ramapo Tax Map as Parcel ID #32.19-2-4.1. Subject property located at 6 Jeremy Court.

Chairman Lieberman read the item into the record.

RESOLUTION 25-4 **6 JEREMY COURT- RUBIN** **ARCHITECTURAL PLAN REVIEW**

WHEREAS, NANCY RUBIN has applied to the Planning Board pursuant to the Zoning Law of the Village of Wesley Hills for approval of architectural plans for a new single family, dated February 24, 2024, the subject premises are situated/are commonly known as 6 Jeremy Court, Suffern NY 10901 and is designated on the Town of Ramapo Tax Map as Section 32.19, Block 2, Lot 4.1; and

WHEREAS, a duly advertised public hearing was held on said Application at the Village Hall, 432 Route 306, Wesley Hills, New York, on March 26, 2025, 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;

NOW, THEREFORE, BE IT RESOLVED, that the architectural plans for the Premises on said lot entitled “Westreich Residence”, dated February 12, 2025, prepared by MF Design Architecture, are hereby approved, subject to incorporation of the materials presented to and incorporated by the Planning Board on the Hearing Date, including the letters/comment from Nelson Pope Voorhis’ letter dated March 11, 2025, and described in the Minutes of that meeting on the Hearing Date;

NOW, THEREFORE, BE IT FURTHER RESOLVED, the approval(s) herein are subject to compliance with all local laws and ordinances of the Village of Wesley Hills, as well as other applicable laws/regulations, and any other requirements/conditions imposed by the Village.

The Planning Board gives no approval of any building plans, the Plans submitted to this Planning Board 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 Neal Wasserman.

Upon vote, the motion carried unanimously.

CONTINUED PUBLIC HEARING ON THE APPLICATIONS OF BEN GROSSBERGER FOR WESLEY CONSTRUCTION GROUP FOR WETLANDS AND CLEARING AND FILLING PERMITS Affecting property located on the northernly side of Glenbrook Road. Designated on the Town of Ramapo Tax Map as Parcel ID#41.10-2-20. Subject property located at 41 Glenbrook Road.

Chairman Lieberman read the item into the record. Ben Grossberger, the applicant’s representative, was present.

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

Chairman Lieberman made a motion to approve the following application with conditions, seconded by Neal Wasserman:

RESOLUTION 25-5
41 GLENBROOK ROAD- WESLEY CONSTRUCTION GROUP
CLEARING/ FILLING/ EXCAVATING & WETLANDS PERMITS

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on March 26, 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 Joshua Scheinberg seconded by Albert Tew to wit:

WHEREAS, in regard to the application submitted by **41 GB LLC for 1** Clearing/Filing/Excavation [5/9/24] and Wetlands [7/17/24] Permit, the same affecting the property located/designated on the Town of Ramapo Tax Map as Parcel ID# 41.10-2-20. The subject Property is commonly known as 41 Glenbrook Road, Wesley Hills/Monsey NY;

WHEREAS, after due notice, the most recent public hearing on said Applications was/were held by the Planning Board March 26 2025;

WHEREAS, the Applicant appeared in person and 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 SEQRA, which required no further review;

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

(iii) the Application satisfied the criteria, considerations and standards of the Village of Wesley Hills Code, including but not limited to Chapter 95 – *Clearing, Filling and*

Excavations, Chapter 221 – *Wetlands*, as well as other relevant code sections;

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 for 41GB LLC, 41 Glenbrook*, by Paul Gdanski, PE, PLLC, last revised November 26, 2024, is approved;

BE IT FURTHER RESOLVED that the Approval granted herein is expressly conditioned and subject to the Applicant's compliance with: (i) Brooker Engineering's letter dated January 22, 2025; (ii) Nelson Pope Voorhis' letter dated December 27, 2024 ; (iii) the payment of all monies owed to the Village in regard to the Application, the same to be submitted prior to the issuance of any permit(s); (iv) the time limit to perform work and the expiration of any associated issued work permit by July 17, 2025; (v) 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; (vi) all local laws and ordinances of the Village of Wesley Hills, including but not limited to Chapter 95 – *Clearing, Filling and Excavations*, and Chapter 221 – *Wetlands*; and (vii) any other requirements/conditions imposed by the Village's Building Inspector.

Note that the Planning Board gives no approval of any building plans to be submitted.

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

Upon vote, this motion was carried unanimously.

APPROVAL OF MINUTES- JANUARY 27, 2025

Neal Wasserman made a motion to approve the January 27, 2025 minutes, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

ADJOURNMENT

Neal Wasserman made a motion to adjourn the meeting, seconded by Joshua Scheinberg. Upon vote, this motion was carried unanimously.

Respectfully Submitted,

3/26/2025 DRAFT

Alicia Schultz