

DRAFT
Planning Board Meeting Minutes
March 24, 2026
8:00 p.m.

PRESENT: Rob Luntz
John Ghegan
Geoffrey Haynes
Steve Krisky
Eva Thaddeus

ALSO PRESENT: Vincent Salanitro, P.E., Village Engineer
Joshua Subin, Village Attorney
Len Simon, Village Board Trustee & Planning Board Liaison
Seyed Hosseini, Alternate Planning Board Member

ABSENT: Stacey Nachtaler, Village Board Trustee & Planning Board Liaison

1. CALL TO ORDER

Chairman Luntz called the Planning Board meeting of March 24, 2026, to order at 7:58 p.m.

2. PUBLIC HEARING

- a) *Temple Israel of Northern Westchester – 31 Glengary Road (68.09-4-42) – Special Permit Application, Wetland Activity Permit Application & Amended Site Plan Application to Add a Portico Entry to the Main Entrance*

Chairman Luntz welcomed everyone to the Planning Board meeting of March 24, 2026, and noted that this public hearing was opened at the last meeting on February 24, 2026.

Steve Krisky recused himself from participation for this agenda item as he is a member of Temple Israel of Northern Westchester and has been involved in the design and application process for this amended site plan application. Alternate member Seyed Hosseini took a seat on the dais to hear the application.

Dana Moldovon, Chairperson of the Building Committee of Temple Israel of Northern Westchester spoke and said that the Temple is planning to do a variety of security upgrades that are in keeping with contemporary standards for a Temple of their size. The proposed improvements will incorporate new, secure entrances, and will see the installation of security bollards/planters and other improvements.

Trever Schnell, of KG+D Architects, PC spoke of the project and said that they plan to create a more welcoming, secure, and better-defined entrance to the Temple, by clearly defining a main entrance and promoting that with a new canopy, which will complement the existing canopy. There will be a secure vestibule that includes a double set of doors and a security office, where visitors will be buzzed into a secondary set of doors. During events, ushers will be present to guide people as they enter the Temple.

With this application, no renovations are planned for the second floor of the Temple. Geoff Haynes noted that there will be a certain amount of demolition material coming out of the Temple, and that there is a wetlands buffer nearby. Geoff Haynes suggested that there should be a staging area for debris so that it does not leach into the wetlands nearby. Regarding the wetlands permit, a significant portion of the building itself is within the buffers, so they will install silt fencing between the construction area and the wetland for additional protection. The applicant stated that the entire area of disturbance associated with this project is essentially the columns that support the canopy and two small additions that come off the vestibule areas. Additionally, there are no new impervious surfaces associated with this work.

The discussion continued regarding stairs to the second floor. The applicant was asked if there would be any asbestos or lead taken out as part of the demolition process and replied that debris would be tested and they would do whatever is required, according to code.

The discussion continued regarding practices for people entering and exiting the Temple. The Planning Board stated that the application was smart, well-thought-out and nicely presented.

Chairman Luntz invited comments from the audience and, hearing none, Geoff Haynes made a motion to close the public hearing, seconded by John Ghegan, and the motion carried, 5 – 0.

Chairman Luntz read through the resolution, adding a condition that a construction staging area be included on future plans submitted to the building department.

John Ghegan made a motion to approve the applications submitted by Temple Israel of Northern Westchester for a Special Permit, Wetlands Permit, and Amended Site Plan approval, seconded by Seyed Hosseini, and carried by a vote of 5 – 0.

At the conclusion of the review of the Temple Israel of Northern Westchester application, alternate Planning Board member Seyed Hosseini left the dais, and Steve Krisky joined the dais for the remainder of the meeting.

3. APPROVAL OF MINUTES – Draft Minutes February 24, 2026

Geoff Haynes made a motion to approve the Planning Board minutes of February 24, 2026, as amended, seconded by Steve Krisky, and the motion carried by a vote of 4 – 0, with Rob Luntz abstaining as he was absent for the February 24th, 2026 meeting.

4. Engineer's Report

Vinny Salanitro said that he would send the Planning Board members a list of the Special Permits that have been issued in the Village.

Geoff Haynes wanted some clarification on the process of the Planning Board memos being forwarded to the Village Board of Trustees, when, for example, the Planning Board is asked to review a Local Law. The Planning Board would like to review the memos before they are sent over to the Village Board. The Planning Board wondered if the memos were reviewed during a work session, and attorney Josh Subin said that the Village Board does not have to take the recommendations made by the Planning Board, they could just receive them, it is their decision.

Vinny Salanitro informed the Planning Board that the Village is in the process of establishing a rental registry and letters have been sent out to some property owners, inquiring if they had rental units on their property.

The Planning Board was told that they would be receiving a referral from the Zoning Board of Appeals regarding the property located at 52 Mt. Airy Road. The owner of 52 Mt. Airy Road was before the Zoning Board requesting two lot area variances for a proposed subdivision.

The Planning Board requested an advice of counsel session with attorney Joshua Subin.

5. ADJOURNMENT

There being no further business to come before the board, the meeting was duly adjourned at 8:37 p.m. with a motion by Chairman Luntz, and the Planning Board entered into advice of counsel.

Respectfully submitted,
Karen Stapleton, Secretary to the Planning Board