



ZONING BOARD OF APPEALS MEETING AGENDA

October 29, 2025 at 7:30 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

ROLL CALL

CALL TO ORDER

PUBLIC HEARING

1. The Application submitted by Alan and Debra Rosenstock Legacy Trust for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence having building coverage of .138 instead of the maximum permitted of .1256 and total side yard of 53.8 feet instead of the minimum required of 60 feet.

The subject premises are situated on the west side of Laura Lane north of Charlotte Drive known as 3 Laura Lane, designated on the Tax Map as Section 41.08 Block 2 Lot 25, in an R-35 Zoning District.

2. The Application submitted by Nancy Rubin on behalf of Abraham Spira for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence, inground swimming pool and cabana having a building coverage of .1228 instead of the maximum permitted of .10 and the variance previously granted of .113, impervious surface ratio of .29 instead of the maximum permitted of .25, side yard of 22 feet for the cabana instead of the minimum required of 25 feet, total side yard of 46.6 feet instead on the minimum required 60 feet and rear yard of 7.0 feet for the inground swimming pool instead of the minimum required of 15 feet.

The subject premises are situated on the east side of Charlotte Drive, approximately 1,200 feet west of Deerwood Road, known as 4 Charlotte Drive, designated on the Tax Map as Section 41.08 Block 1 Lot 35, in an R-35 Zoning District.

3. The Application submitted by Sam Yurowitz for variances from the provisions of Section 230-17 Attachment I and Section 230-34D(2) and (4) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence and driveway having building coverage of .135 instead of

the maximum permitted of .10 and the variance previously granted of .127, front yard impervious surface ratio of .26 instead of the maximum permitted of .20, driveway width of 25 feet instead of the maximum permitted of 12 feet and driveway gradient of 4.23% in the first 20 feet from the curb instead of the maximum permitted of 3%.

The subject premises are situated on the north side of Glenbrook Road approximately 100 feet east of Moccasin Place, known as 21 Glenbrook Road, designated on the Tax Map as Section 41.11 Block 1 Lot 64, in an R-35 Zoning District.

CONTINUED PUBLIC HEARING

4. The Application submitted by Eliyahu Feig for variances from the provisions of Section 230-17 Attachment I and Section 230-14L(3) and (4) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence, inground swimming pool and cabana having impervious surface ratio of .273 instead of the maximum permitted of .20, front yard impervious surface ratio of .167 instead of the maximum permitted of .15, building coverage of .111 instead of the maximum permitted of .106, rear yard for the cabana of 23.5 feet instead of the minimum required of 50 feet and side yard of 1.5 feet for the wall instead of the minimum required of 7.9 feet.

The subject premises are situated on the north side of Maurice Lane approximately 251 feet west of Steinway Court, known as 5 Maurice Lane, designated on the Tax Map as Section 32.18 Block 1 Lot 5, in an R-50 Zoning District.

5. The Application submitted by Maier Arm for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single-family residence, inground swimming pool and pickleball court having front yard of 48.5 feet for the residence instead of the minimum required of 50 feet, front yard of 16.4 feet for the pickleball court instead of the minimum required of 50 feet, impervious surface ratio of .28 instead of the maximum permitted of .25, front yard impervious surface ratio of .29 instead of the maximum permitted of .20 and building coverage of .103 instead of the maximum permitted of .10.

The subject premises are situated on the north side of Rockwood Lane approximately 1100 feet west of Cains Road, known as 37 Rockwood Lane, designated on the Tax Map as Section 32.19 block 2 lot 4.10 in an R-50 Zoning District.

6. The Application submitted by IJJ, LLC-John Wickes for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the maintenance and use of an arborist facility having impervious surface ratio of .46 instead of the maximum permitted of .25.

The subject premises are situated on the south side of McNamara Road 0 feet

west of Union Road, known as 11 McNamara Road, designated on the Tax Map as Section 42.13 Block 1 Lot 22, in an R-35 Zoning District.

7. Application submitted by Ahuva Katz Cherns for an interpretation of Section 230-14O(5) of the Code of the Village of Wesley Hills, and if appropriate, for a variance from the provisions of Section 230-14O(5) of the Code of Wesley Hills, to permit the maintenance and use of a cabana that is 2,337 square feet instead of the maximum permitted of 900 square feet. To be adjourned.

The subject premises are situated on the north side of Willow Tree Road approximately 700 feet west of State Route 306, known as 38 Willow Tree Road, designated on the Tax Map as Section 41.07 Block 2 Lot 33, in an R-50 Zoning District.

DISCUSSIONS

APPROVAL OF MINUTES

8. September 17, 2025

ADJOURNMENT



9.9.25

3 Laura Ln, Spring Valley, NY 10977 41.08-2-25

PROJECT DESCRIPTION

The applicant proposes the construction of an approximately 1,250 sq. ft. addition to the existing single-family home at 3 Laura Ln. The addition includes an extended bedroom, extended dining room, remodeled kitchen and new family room.

The purpose of this addition is to provide the homeowner with additional living space to accommodate the functional needs of their family.

The applicant is requesting the following variances:

1. Building Coverage:
 - Maximum: 12.56%
 - Proposed: 13.8%

2. Total Side Yard:
 - Required: 60'
 - Existing: 58.1'
 - Proposed: 57.1'

These variances are small and represent minimal deviations from the zoning requirements.

Tax Map Designation:

Section 41.08 Block 2 Lot(s) 25

Section _____ Block _____ Lot(s) _____

Location: On the West side of Laura Ln,
230 feet North of Charlotte Dr.

Acreage of Parcel .69 **Zoning District** R-35

School District East Ramapo **Postal District** USPS

Project Description: *(If additional space required, please attach a narrative summary.)*

Proposed approx 1,250 sf addition to existing single family home. The addition includes an
extended bedroom, extended dining room, remodeled kitchen and new family room.

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ___ If so, what amount? _____

Project History: Has this project ever been reviewed before? _____

If so, list case number, name, date, and the board you appeared before.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

“Permission is hereby granted to the Village of Wesley Hills, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession.”

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M, AND N.

_____ State or County Road

_____ State or County Park

_____ Long Path

_____ County Stream

_____ Municipal Boundary

_____ County Facility

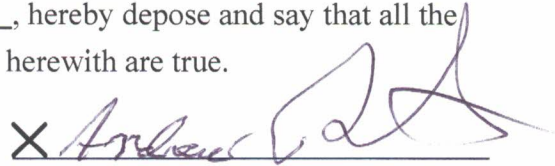
List name(s) of facility checked above. _____

Applicant's Signature and Certification


State of New York)
County of Rockland) SS.:
Town/Village of Walsey Hills)

I, Yehuda Andrew Rosenstock
Trustee of Alan and Debra Rosenstock Legacy Trust, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

Mailing Address

X 
3 Laura Ln,
Spring Valley, NY 10977

SWORN to before this
5TH day of SEPTEMBER, 2025



Notary Public

DEBRA ROSENSTOCK
Notary Public, State of New York
No. 01RO6243660
Qualified in Rockland County
Commission Expires June 20, 2027

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of Wesley Hills)

I, Yehuda Andrew Rosenstock
Trustee of Alan and Debra Rosenstock Legacy Trust _____ being duly sworn, hereby
depose and say that I reside at: 275 Rachel Ct, Lakewood, NJ 08701

in the county of Ocean in the state of NJ.

I am the * Yehuda Andrew Rosenstock owner in fee simple of premises located at:
3 Laura Ln, Spring Valley, NY 10977

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber 2025 of conveyances, page 22918.

Said premises have been in my/its possession since 19 2025. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.08 block 2 lot(s) 25

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

Owner

X Andrew Rosenstock

Mailing Address

3 Laura Ln
Spring Valley, NY 10977

SWORN to before this

5TH day of SEPTEMBER, 2025

Debra Rosenstock

Notary Public

DEBRA ROSENSTOCK
Notary Public, State of New York
No. 01RO6243660
Qualified in Rockland County
Commission Expires June 20, 2027

* *If owner is a corporation, fill in the office held by deponent and name of corporation,
and provide a list of all directors, officers and stockholders owning more than 5% of
any class of stock.*

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)
County of Rockland) SS.:
Town/Village of Wesley Hills)

I, Yehuda Andrew Rosenstock
Trustee of Alan and Debra Rosenstock Legacy Trust, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address
ALAN AND DEBRA ROSENSTOCK LEGACY TRUST
3 Laura Ln
Spring Valley, NY 10977

certifies that he is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

2. To the Zoning _____ of the Town/Village of _____
(Board, Commission or Agency)
Wesley Hills, Rockland County, New York:

Application, petition or request is hereby submitted for:

- Variance or modification from the requirement of Section 230-17 _____;
- Special permit per the requirements of Section _____;
- Review and approval of proposed subdivision plat;
- Exemption from a plat or official map;
- An order to issue a certificate, permit or license;
- An amendment to the Zoning Ordinance or Official Map or change thereof;
- Other (*explain*) _____;

To permit construction, maintenance and use of _____
Proposed approx 1,250 sf addition to existing single family home. The addition includes an extended bedroom, extended dining room, remodeled kitchen and new family room.

3. Premises affected are in a R-35 _____ zone and from the town of Ramapo _____ tax map, the property is know as Section 41.08 _____, Block, 2 _____, Lot(s) 25 _____.

4. There is no state officer, Rockland County Officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Wesley Hills in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

a. Name and address of officer or employee none

b. Nature of interest _____

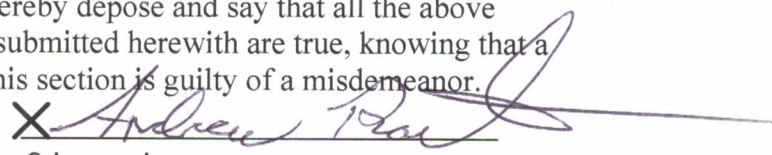
c. If stockholder, number of shares _____

d. If officer or partner, nature of office and name of partnership _____

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

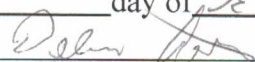
f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of Wesley Hills.

I, ^{Yehuda Andrew Rosenstock} Trustee of Alan and Debra Rosenstock Legacy Trust, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.



Mailing Address 3 Laura Ln
Spring Valley, NY 10977

SWORN to before this

5TH day of SEPTEMBER, 2025

Notary Public

DEBRA ROSENSTOCK
Notary Public, State of New York
No. 01RO6243660
Qualified in Rockland County
Commission Expires June 20, 2027

VILLAGE OF WESLEY HILLS

432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF OWNERSHIP

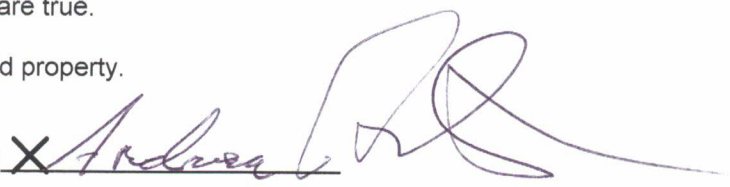
STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS:
VILLAGE OF WESLEY HILLS }

Yehuda Andrew Rosenstock
Trustee of Alan and Debra
Rosenstock Legacy Trust

_____ being duly sworn, deposes and
says that he/she resides at 275 Rachel Ct, Lakewood, NJ 08701

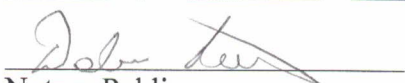
_____ in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 41.08 Lot No. 25 and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property.

Owner: 
Address: 3 Laura Ln
Spring Valley, NY 10977

Sworn to before me this

5th day of SEPTEMBER 2020


Notary Public

DEBRA ROSENSTOCK
Notary Public, State of New York
No. 01RO6243660
Qualified in Rockland County
Commission Expires June 20, 2027

AFFIDAVIT


State of New York)
County of Rockland) SS.:
Town/Village of Wesley Hills)

Yehuda Andrew Rosenstock
I, Trustee of Alan and Debra Rosenstock Legacy Trust being duly sworn deposes and says
that he is the applicant, agent or attorney for applicant, in the matter of the petition before
the Zoning (board) in the town/village
of Wesley Hills affecting property located at
3 Laura Ln, Spring Valley, NY 10977, Rockland County, New York.

That the following are all of the owners of property 750 feet (distance)
from the premises as to which this application is being taken.

SECTION/BLOCK/LOT NAME ADDRESS

See Attached

Owner Andrew Rosenstock 

SWORN to before this
5 day of SEPTEMBER, 2025

Debra Rosenstock
Notary Public

DEBRA ROSENSTOCK
Notary Public, State of New York
No. 01RO6243660
Qualified in Rockland County
Commission Expires June 20, 2027

DISCLAIMER

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST*, AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES.

THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

C. A. Rosenstock

APPLICANT

9.10.25

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Variance from the requirement of Section 230-17 _____;
 - Special permit per the requirements of Section _____;
 - Review of an administrative decision of the Building Inspector;
 - An order to issue a Certificate of Occupancy;
 - An order to issue a Building Permit;
 - An interpretation of the Zoning Ordinance or Map;
 - Certification of an existing non-conforming structure or use;
 - Other (*explain*) _____;
-

To permit construction, maintenance and use of _____

Proposed approx 1,250 sf addition to existing single family home. The addition includes an extended bedroom, extended dining room, remodeled kitchen and new family room.



432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.gov

Email: BuildingDept@wesleyhills.gov

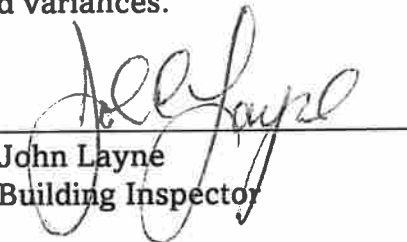
Dated: September 10, 2025
Tax Parcel ID: 41.08-2-25
Address: 3 Laura Lane
Applicant: Alan & Debra Rosenstock Legacy Trust

BUILDING AND ZONING DEPARTMENT:

Please be advised that your application for a building permit for an addition and deck has been denied. The requirements of the Zoning Law of the Village of Wesley Hills have not been satisfied. The following variances are required:

- Maximum building coverage of 0.138 where 0.1256 is required.
- Total side yard of 38.1' where 60' is required.
- Minimum side yard of 11.3' where 50' is required.

In addition, the Zoning Board of Appeals may review any existing non-conforming items and previously granted variances.



John Layne
Building Inspector

cc: Zoning Board of Appeals

11/41.08-2-42
SIEGEL JAY & JUDITH
IRREVOCABLE TRUST
32 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-16
CEKLENIAK JEAN
29 BRUCK CT
SPRING VALLEY, NY 10977

11/41.08-2-30
LEVERTON ESTY YIDES
22 POMONA LANE
SUFFERN, NY 10901

11/41.08-2-29
NEIMAN MARTIN & JANET
24 POMONA LA
SUFFERN, NY 10901

11/41.08-2-58.12
ADLER ESTHER M & MEYER
10 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.13
MAMMON LAURENCE &
MICHELLE
8 ROCHELLE LA
SPRING VALLEY, NY 10977

11/42.05-1-29
KOWALCZYK CLARA E
TRUST
3 EAST HILLSIDE CT
SPRING VALLEY, NY 10977

11/42.05-1-30
GREENFIELD RICHARD &
DELILAH
5 EAST HILLSIDE CT
SPRING VALLEY, NY 10977

11/42.05-1-26
MURPHY DEREK & CARMEN
31 PARK TERR
SPRING VALLEY, NY 10977

11/41.08-2-58.7
MESSNER ALAN & TOVA
15 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.6
FISHKIND ARI & DEBORAH
11 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.5
GRUBER BRENDA
9 ROCHELLE LANE
SPRING VALLEY, NY 10977

11/41.08-2-58.4
ZUPNIK JOSEPH & ELISA
7 ROCHELLE LA
SPRING VALLEY, NY 10977

11/42.05-1-25
COLEMAN BRENDA &
FUNDERBURK ELIZABETH
35 PARK TERR
SPRING VALLEY, NY 10977

11/41.08-2-41
GRUENEBAUM STEPHEN C &
GOLDBERG ROCHELLE B
34 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-53
KURTZ SETH & CHAYA
REVOCABLE TRUST
12 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-43
BUSH PHILIP & LAUREL H
30 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-44
SUSSHOLZ CHANINA
28 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-45
ROSEN YEHUDIS
26 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-46
HOROWITZ BRUCE & JOANNE
REDDEN
24 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-47
SHATZKES AVRUM
22 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-49
STERN YOAV & GILAH
18 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-48
DAHAN ISRAEL & MELANIE
20 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-50
CONG ATERES ROSH INC
16 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-51
COHN HENOCH & MIRJAM
14 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-52
POLLAK STUART & ESTHER
14 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-38
BODNER SCHWERD SGURA
31 CHARLOTTE DR
SPRING VALLEY, NY 10977-110

11/41.08-2-39
BODNER TZIPORAH
33 CHARLOTTE DRIVE
SPRING VALLEY, NY 10977

11/41.08-2-40
GOTTESMAN LAZER & CHANA
35 CHARLOTTE DR
WESLEY HILLS, NY 10977

11/42.05-1-24
ROTTENSTEIN MARGARET &
SAMUEL IRREVOCABLE TRUST
C/O KOHL MIRIAM
1724-44 ST
BROOKLYN, NY 11204

11/41.08-2-22
PARSONS FAMILY TRUST
21 CHARLOTTE DR
WESLEY HILLS, NY 10977

11/41.08-2-11
KLEIN ALAN D &
ELANA G
19 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-37
WENZ SILVIA
29 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-36
PONZONI GEORGE B +
PHYLLIS TRUSTS
2 LAURA LA
SPRING VALLEY, NY 10977

11/42.05-1-23
DONALDSON NORA L
47 PARK TERR
SPRING VALLEY, NY 10977

11/41.08-2-24
MACK STANLEY
1 LAURA LA
SPRING VALLEY, NY 10977

11/41.08-2-23
DEROSA DOMINICK J & KAREN
23 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-10
POLLACK MENACHEM M & JUDY
17 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-21
FRIEDMAN MARK & SHARON
8 BRUCK CT
SPRING VALLEY, NY 10977

11/41.08-2-35
MORRISON RICHARD J
4 LAURA LA
SP VALLEY, NY 10977

11/41.08-2-12
7 BRUCK COURT LLC
C/O GARFINKEL
10 WILSON CT
SPRING VALLEY, NY 10977

11/41.08-2-25
LUGER ELLIOT
3 LAURA LANE
WESLEY HILLS, NY 10977

11/41.08-2-9
WOLF DAVID & SHOSHONA
20 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-34
KUZNICKI NOSSON & ALIZA
6 LAURA LA
SPRING VALLEY, NY 10977

11/42.05-1-3
31 EAST LANE HOLDINGS LLC
C/O TREITEL RAPHAEL
3206 AVE M
BROOKLYN, NY 11210

11/41.08-2-33
RAMSEE LLC
909 THIRD AVE #1252
NEW YORK, NY 10150

11/41.08-2-20
KLEIMAN TZVIN
14 BRUCK CT
SPRING VALLEY, NY 10977

11/41.08-2-26
SCHUSTER DAVID & YAEL
5 LAURA LANE
WESLEY HILLS, NY 10977

11/41.08-2-13
HERSCHMANN LIORA D &
ASHLEY N
11 BRUCK CT
SP VALLEY, NY 10977

11/41.08-2-8
REICHNER KENNETH J &
HORWITZ LYNN D
22 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-19
SAFRIN JACOB & SHIFRA
20 BRUCK CT
SPRING VALLEY, NY 10977

11/41.08-2-28
GROSS MARC & BARBARA
8 LAURA LA
SPRING VALLEY, NY 10977

11/41.08-2-14
MAYERFELD STANLEY &
MALKY & DAVID
17 BRUCK CT
SPRING VALLEY, NY 10977

11/41.08-2-27
KREISMANN JAY D & MIRIAM
7 LAURA LA
SPRING VALLEY, NY 10977

11/41.08-2-7
EISENBERG SUSAN
24 DEERWOOD RD
SUFFERN, NY 10901

11/41.08-2-18
PILCHICK JONATHAN & CHANI
24 BRUCK CT
WESLEY HILLS, NY 10977

11/42.05-1-2
AMDURER LEGACY TRUST
32 EAST LANE
SUFFERN, NY 10901

11/41.08-2-32
EAST LANE SPRING LLC
153 HARBORVIEW DR N
LAWRENCE, NY 11559

11/41.08-2-15
FRANKEL YITZCHOK
25 BRUCK CT
SPRING VALLEY, NY 10977

11/41.08-2-6
ROSENBERG DAVID & YONINA
26 DEERWOOD RD
SUFFERN, NY 10901

11/41.08-2-17
ZELMAN NAFTALI SHIMON
& HEATHER
28 BRUCK CT
SPRING VALLEY, NY 10977

11/41.08-2-5
KUSHNER AHARON & SHARON
28 DEERWOOD RD
SUFFERN, NY 10901

11/41.08-2-4
REDISCH MITCHELL & SUSAN
30 DEERWOOD RD
SUFFERN, NY 10901

11/42.05-1-1
BIBBO EILEEN O'CONNOR
18 POMONA LANE
SPRING VALLEY, NY 10977

11/41.08-2-31
VENOKUR JASON A &
VENOKER NOEMIE
20 POMONA LA
SUFFERN, NY 10901

11/41.08-2-3
HERZLIYA HOLDINGS LLC
156 WEST 56TH ST SUITE 1
NEW YORK, NY 10019

11/41.08-2-2
HERZLIYA HOLDINGS LLC
STE 1701
156 WEST 56TH ST
NEW YORK, NY 10019

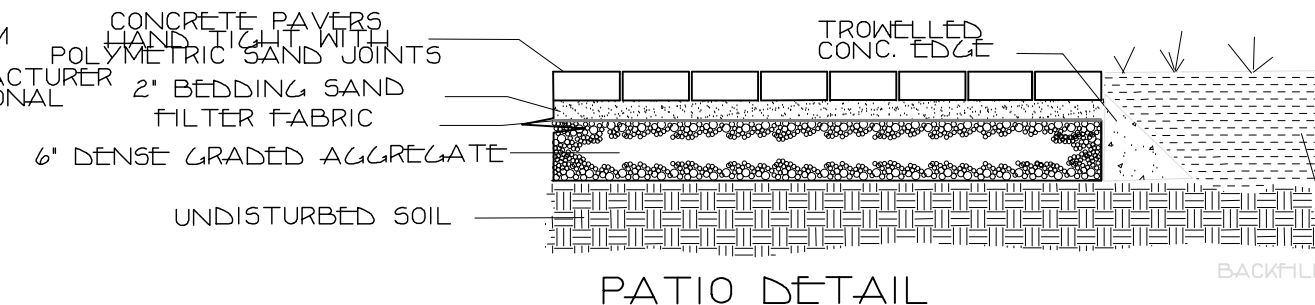
TAX LOT: SECTION 41.08, BLOCK 2, LOT 25

REFERENCES:
 - ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY PAX SURVEYING & ENVIRONMENTAL CONSULTANTS LLC DATED JUNE 23, 2023

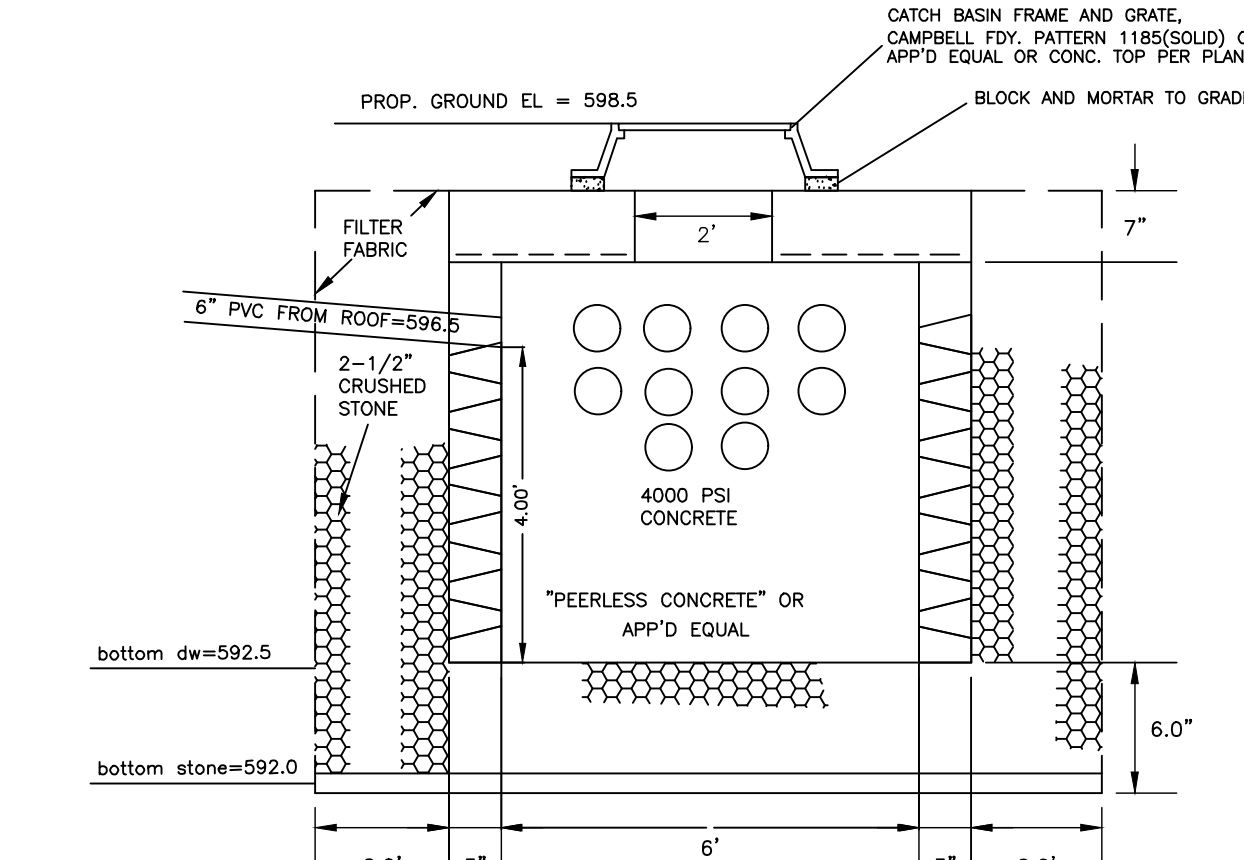
- BEING ALSO KNOWN AS LOT 3 IN BLOCK D ON A CERTAIN MAP ENTITLED "REVISED MAP, SECTION 2, WILLOW TREE HEIGHTS, IN POMONA, TOWN OF RAMAPO, ROCKLAND COUNTY, NY" WHICH SAID MAP WAS FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON 10/30/1958, AS MAP NO. 3281

NOTES:

1. IF LOWEST FLOOR TO BE SEWERED IS BELOW THE UPSTREAM RIM ELEVATION, AN EXTERIOR CHECK VALVE MUST BE INSTALLED.
2. PERMEABLE PAVEMENT INSTALLATION MUST BE DONE PER MANUFACTURER SPECIFICATIONS AND MUST BE CERTIFIED BY LICENSED PROFESSIONAL ENGINEER. SOIL TESTING REQUIRED PER NYSDEC APPENDIX D.



PATIO DETAIL
N.T.S.



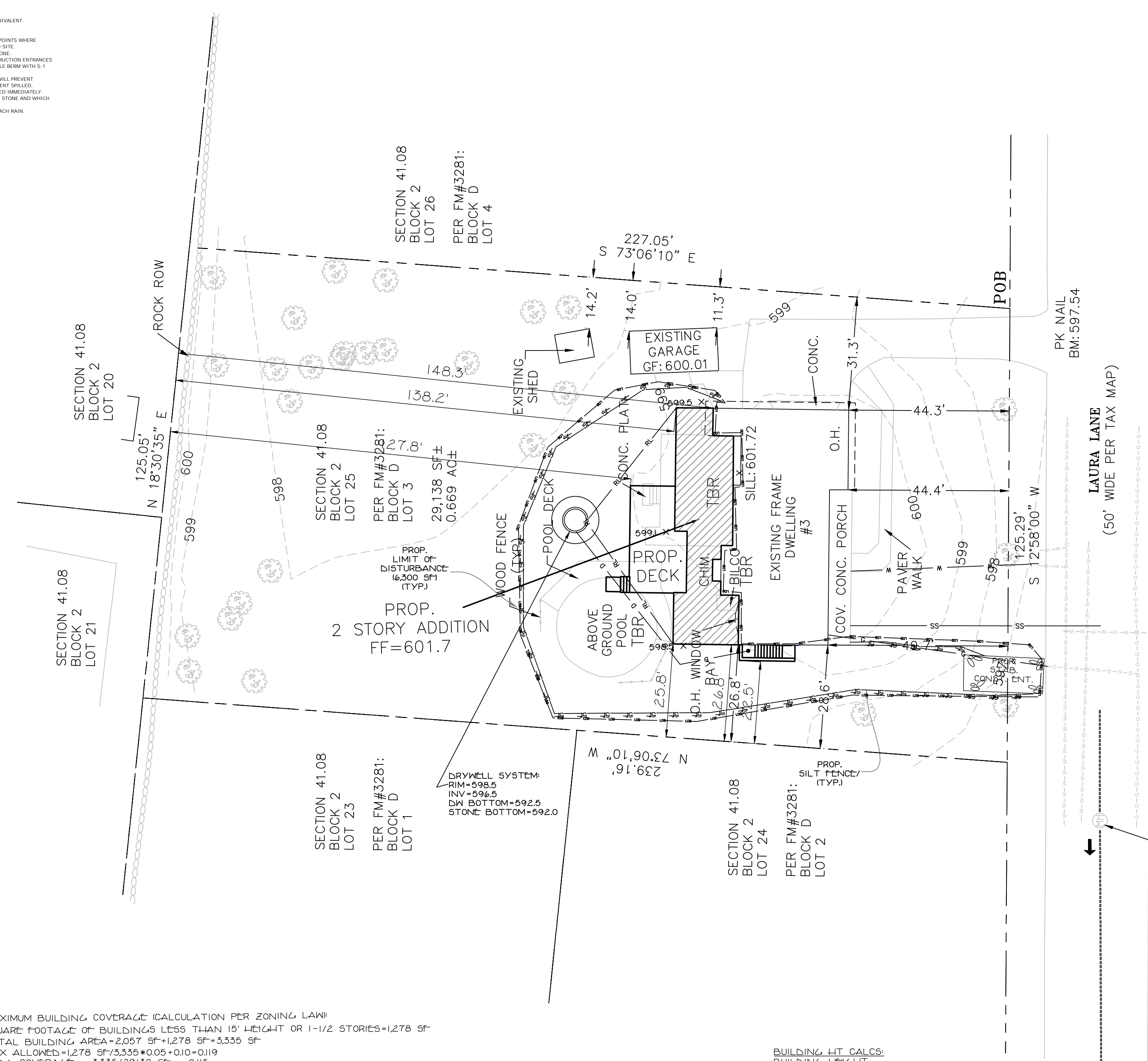
SEEPAGE PIT SYSTEM: 10.5' X 10.5'
N.T.S.

- NOTES:
1. SET PIT IN 10.5'X10.5' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.
- SEEPAGE PIT MAINTENANCE NOTES
1. SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
 2. SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
 3. IF EVIDENCE PERISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.) THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

- CONSTRUCTION SPECIFICATIONS:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LATCHES - NOT LESS THAN 60 FEET
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - TWELVE (12) FEET MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS, TWENTY-FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
 5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE FIRED ACROSS THE ENTRANCE. IF PAVED IS IMPROVED, A ROADABLE SLOPE WITH 1:1 SLOPE WILL BE PERMITTED.
 6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. ALL SEDIMENT SPILLED, CROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.
 7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH GRABNS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



COVERAGE:
 DWELLING = 2,057 SF
 FRONT PORCH = 266 SF
 GARAGE = 287 SF
 DRIVEWAY & WALK = 1,358 SF
 SHED = 77 SF
 CONC = 12 SF (TBR)
 DECK = 448 SF (TBR)
 POOL DECK = 271 SF (TBR)
 POOL = 567 SF (TBR)
 PROP. ADDITION = 912 SF
 PROP. DECK = 433 SF
 PROP. CONC = 16 SF
 TOTAL IMPERVIOUS = 5,586 SF
 PRO. COV. = 5,586 SF / 2,9138 SF = 0.192

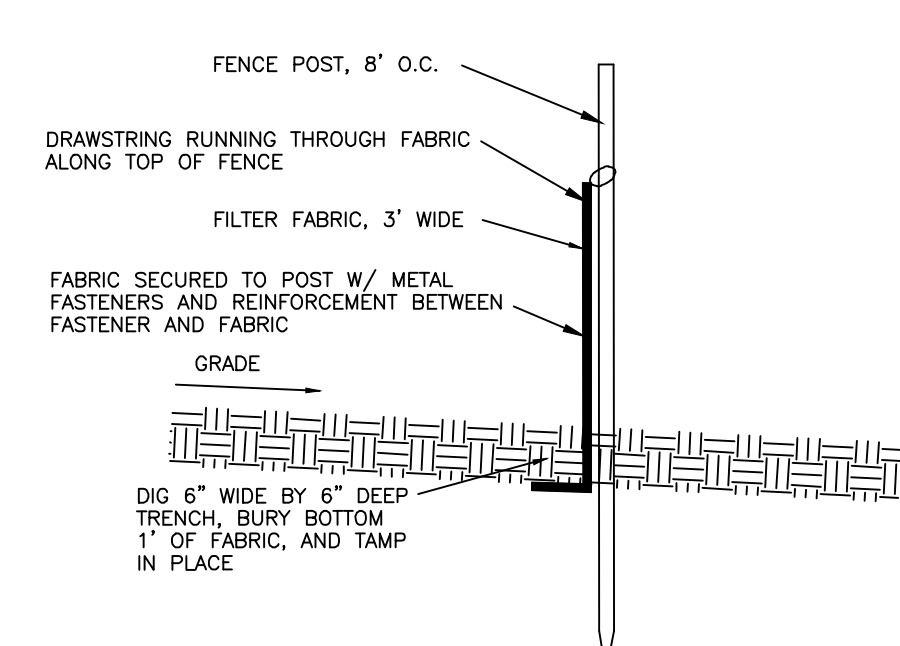
MAXIMUM BUILDING COVERAGE CALCULATION PER ZONING LAW:
 SQUARE FOOTAGE OF BUILDINGS LESS THAN 15' HEIGHT OR 1-1/2 STORIES = 1,278 SF
 TOTAL BUILDING AREA = 2,057 SF + 1,278 SF = 3,335 SF
 MAX ALLOWED = 1,278 SF / 3,335 * 0.05 + 0.10 = 0.19
 BLDG COVERAGE = 3,335 / 2,9138 SF = 0.115

BUILDING HT CALCS:
 BUILDING HEIGHT:
 AVG EXIST. GRADE = 599.5 + 600.5 = 1200 / 2 = 600.0
 601.7 - 600.0 = 1.7 + 16.5' FT TO EAVE = 18.2'
 EXPOSED HEIGHT:
 AVG FINISHED GRADE REAR = 598.5 + 599.5 = 1198 / 2 = 599.0
 HEIGHT TO GRADE = 601.7 - 599.0 = 2.7'
 EXPOSED HT = 2.7' + 24.5' FT TO HEIGHTS = 27.2'

VILLAGE OF WESLEY HILLS BULK REQUIREMENTS
 ZONE R-35
 SINGLE FAMILY DWELLING

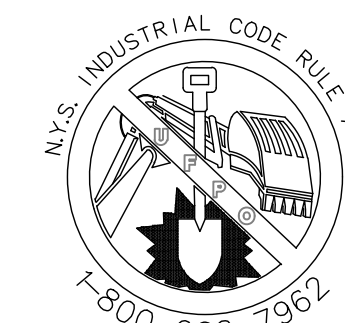
	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)
REQD	35,000	100	125	125	50	25	60	50	0.25	0.20	0.10/0.1275	2.5 / 25	40
EXIST.	2,9138	125.3	125.3	125.0	44.3*	11.3*	38.1*	148.3	0.197	NO CHANGE	0.115	18.2	27.2
PROB.	2,9138	125.3	125.3	125.0	44.3*	11.3*	37.1**	138.2	0.192	NO CHANGE	0.138**	18.2	27.2

* EXISTING NON-CONFORMING
 ** VARIANCE REQUIRED



SILT FENCE
N.T.S.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY STATE, FEDERAL, OR OFFICE IS AN UNAUTHORIZED AND ILLEGAL REPRODUCTION OF FEDERAL COPYRIGHTED MATERIAL.



CALL BEFORE YOU DIG, DRILL, OR BLAST
 NO LESS THAN TWO BUSINESS DAYS NOTICE
 IT'S THE LAW!

REVISIONS	
PLOT PLAN FOR ROSENSTOCK 3 LAURA LANE TAX LOT 41.08-2-25 LOCATED IN THE VILLAGE OF WESLEY HILLS ROCKLAND COUNTY, NEW YORK GRAPHIC SCALE	
PAUL GDANSKI, PE, PLLC 3512 WHITTIER COURT MALDEN, N.J. 07430 TEL: (917) 418-0999	
FILE	3LAURA
DATE	AUG. 12, 2025
SCALE	1" = 20'
DWG	1 OF 1

PROJECT:

**INTERIOR
RENOVATION AND
NEW REAR
ADDITION**

AT:

3 LAURA LN

VILLAGE OF
WESLEY HILLS
ROCKLAND COUNTY,
NEW YORK

DATE:

09/03/2024

DRAWN:

CD

CHECKED:

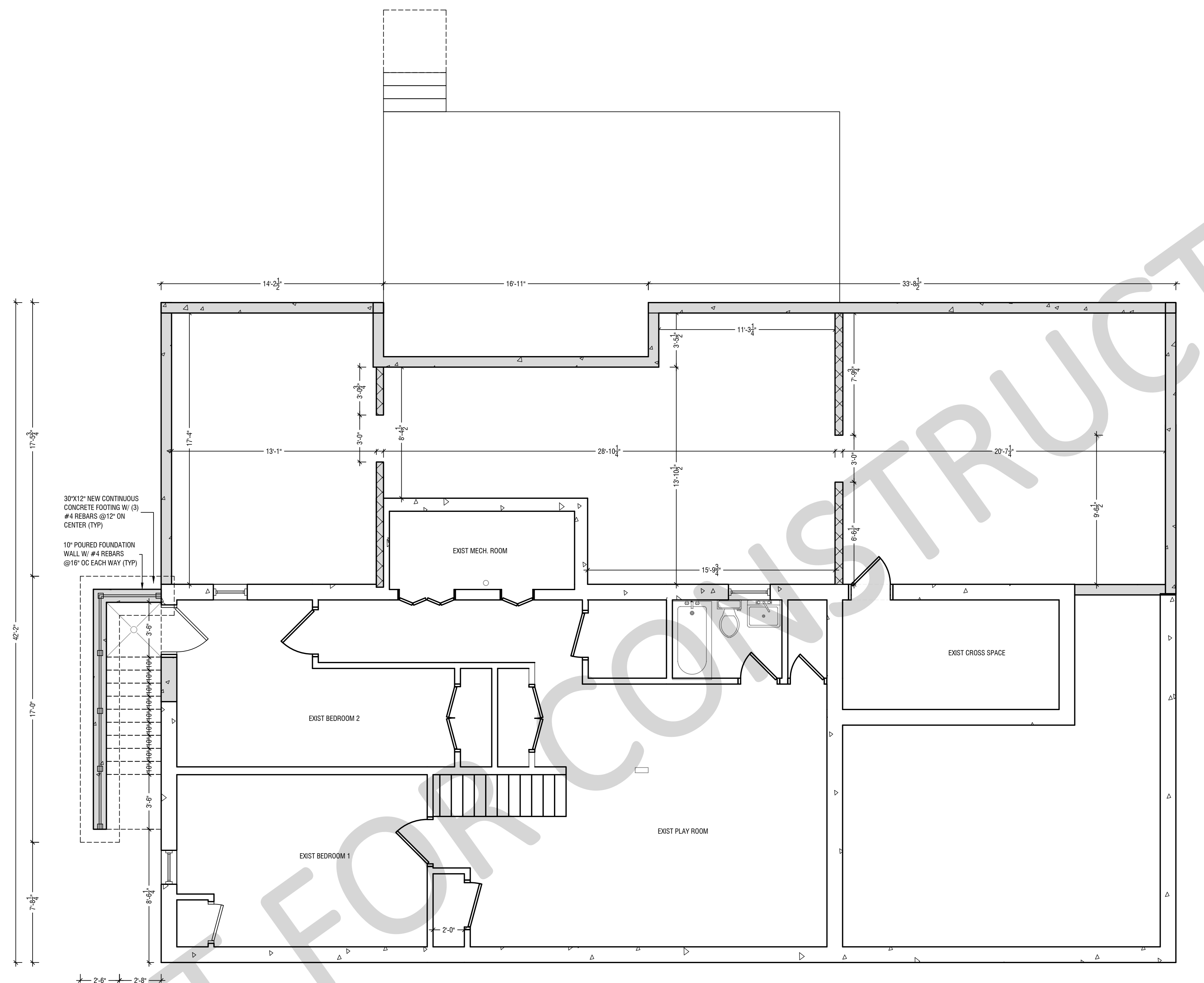
--

SCALE:

AS NOTED

SHEET TITLE:

BASEMENT FLOOR



SECOND FLOOR PLAN

SCALED: 1/4"-1'-0"

A-1

1 OF 4

PROJECT:

**INTERIOR
RENOVATION AND
NEW REAR
ADDITION**

AT:

3 LAURA LN

VILLAGE OF
WESLEY HILLS
ROCKLAND COUNTY,
NEW YORK

DATE: 09/03/2024

DRAWN: CD

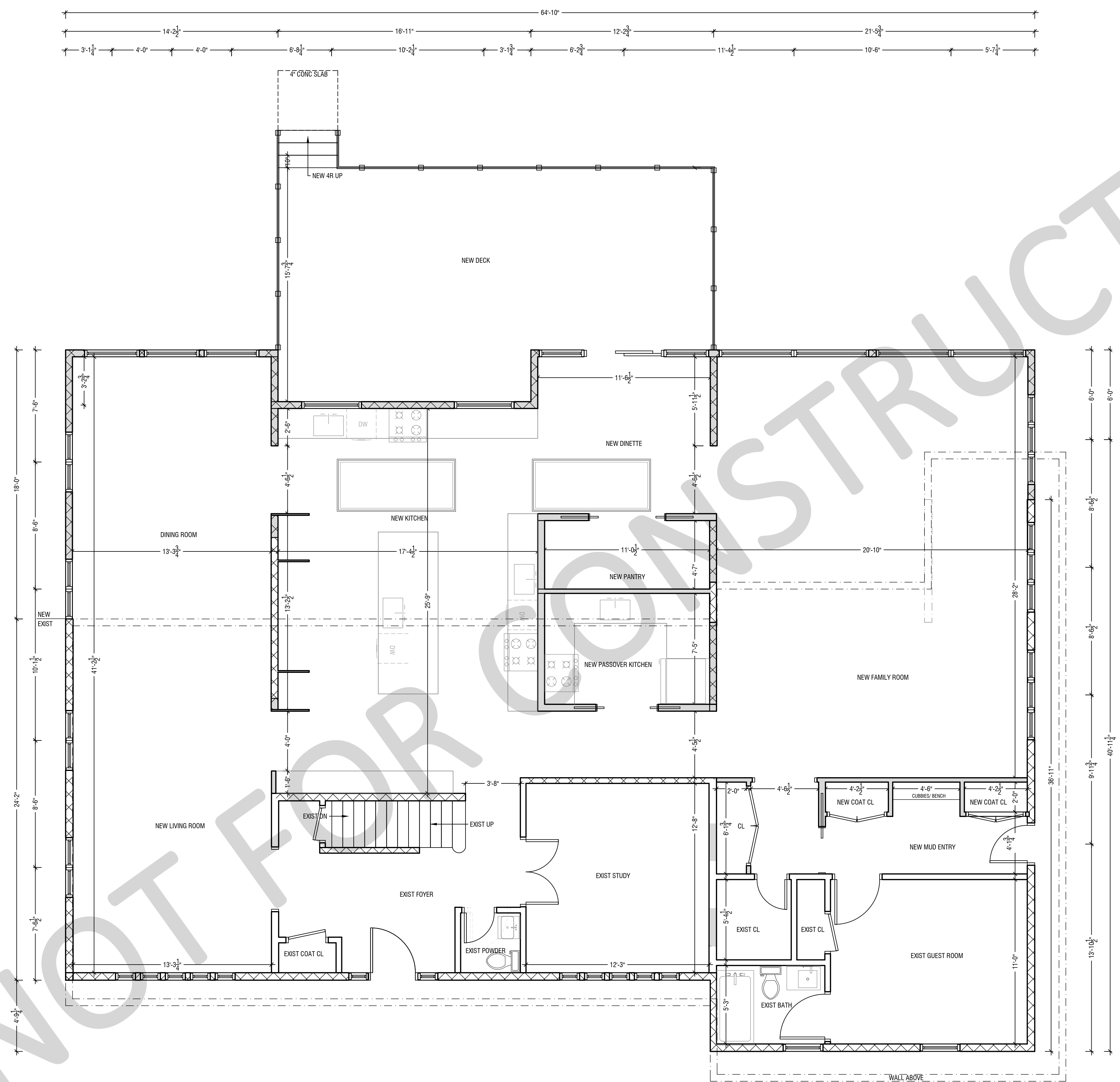
CHECKED: --

SCALE: AS NOTED

SHEET TITLE:
FIRST FLOOR PLAN

A-2

2 OF 4



FIRST FLOOR PLAN

SCALED: 1/4"-1'-0"

PROJECT:

**INTERIOR
RENOVATION AND
NEW REAR
ADDITION**

AT:

3 LAURA LN

VILLAGE OF
WESLEY HILLS
ROCKLAND COUNTY,
NEW YORK

DATE: 09/03/2024

DRAWN: CD

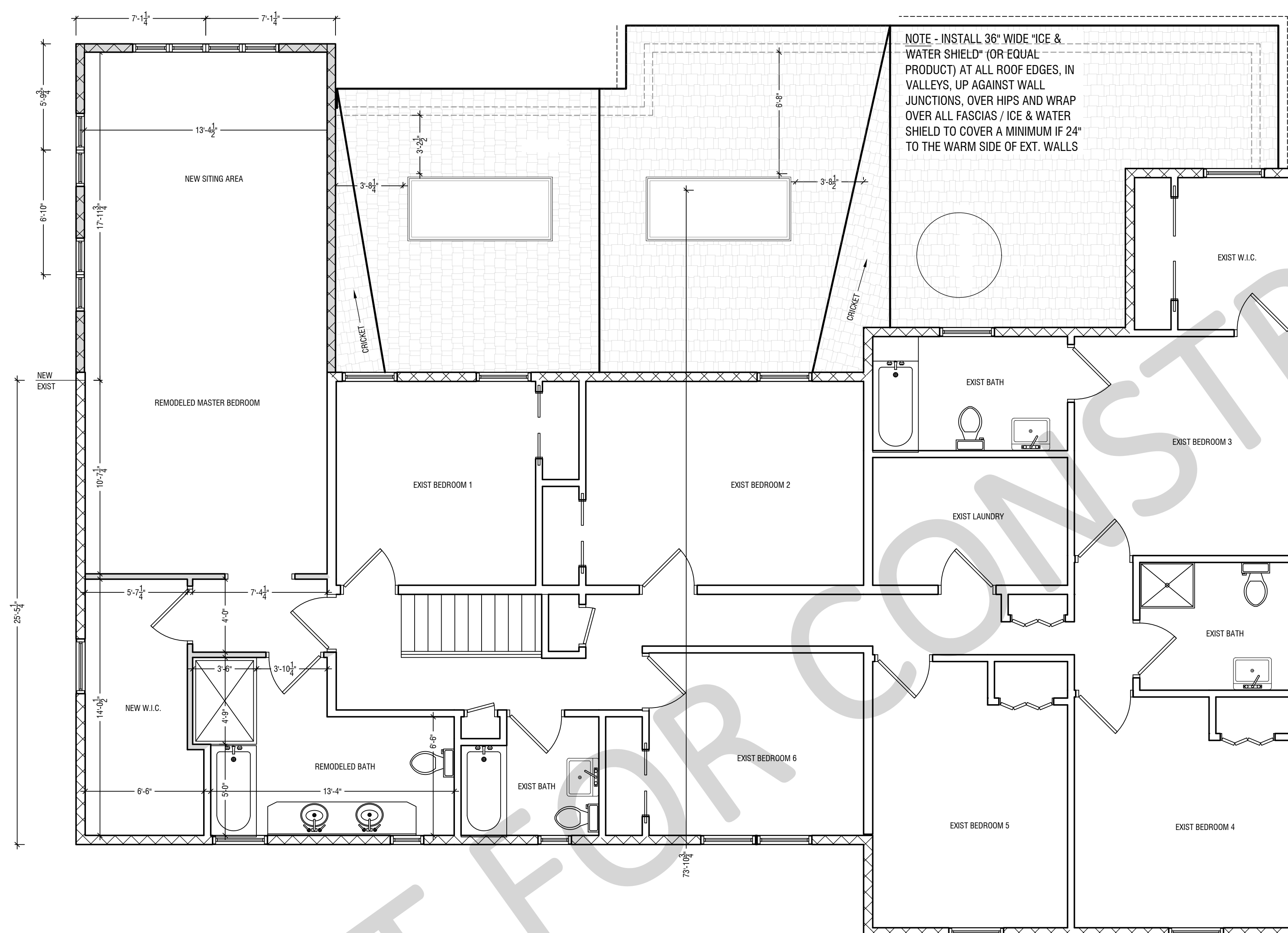
CHECKED: --

SCALE: AS NOTED

SHEET TITLE:
SECOND FLOOR
PLAN

A-3

3 OF 4



SECOND FLOOR PLAN

SCALED: 1/4"-1'-0"

PROJECT:

**INTERIOR
RENOVATION AND
NEW REAR
ADDITION**

AT:

3 LAURA LN

VILLAGE OF
WESLEY HILLS
ROCKLAND COUNTY,
NEW YORK

DATE: 09/03/2024

DRAWN: CD

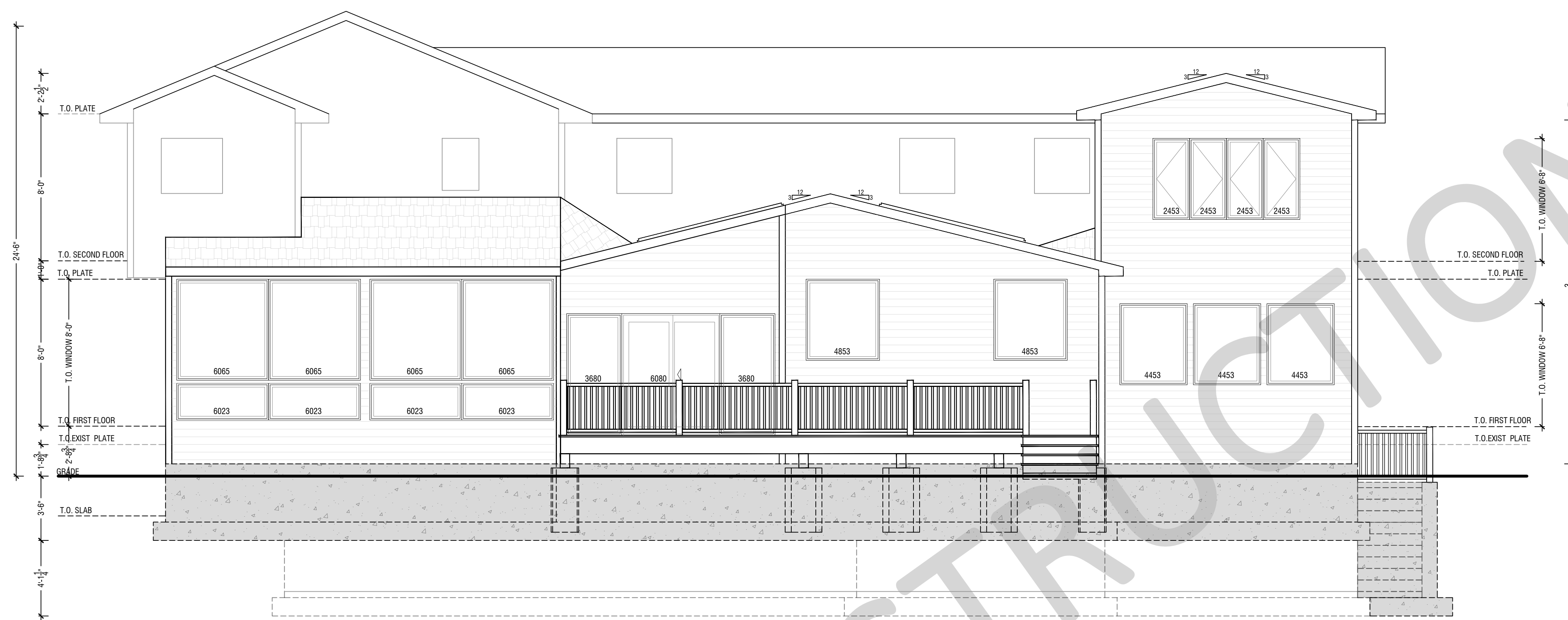
CHECKED: --

SCALE: AS NOTED

SHEET TITLE:
ELEVATIONS

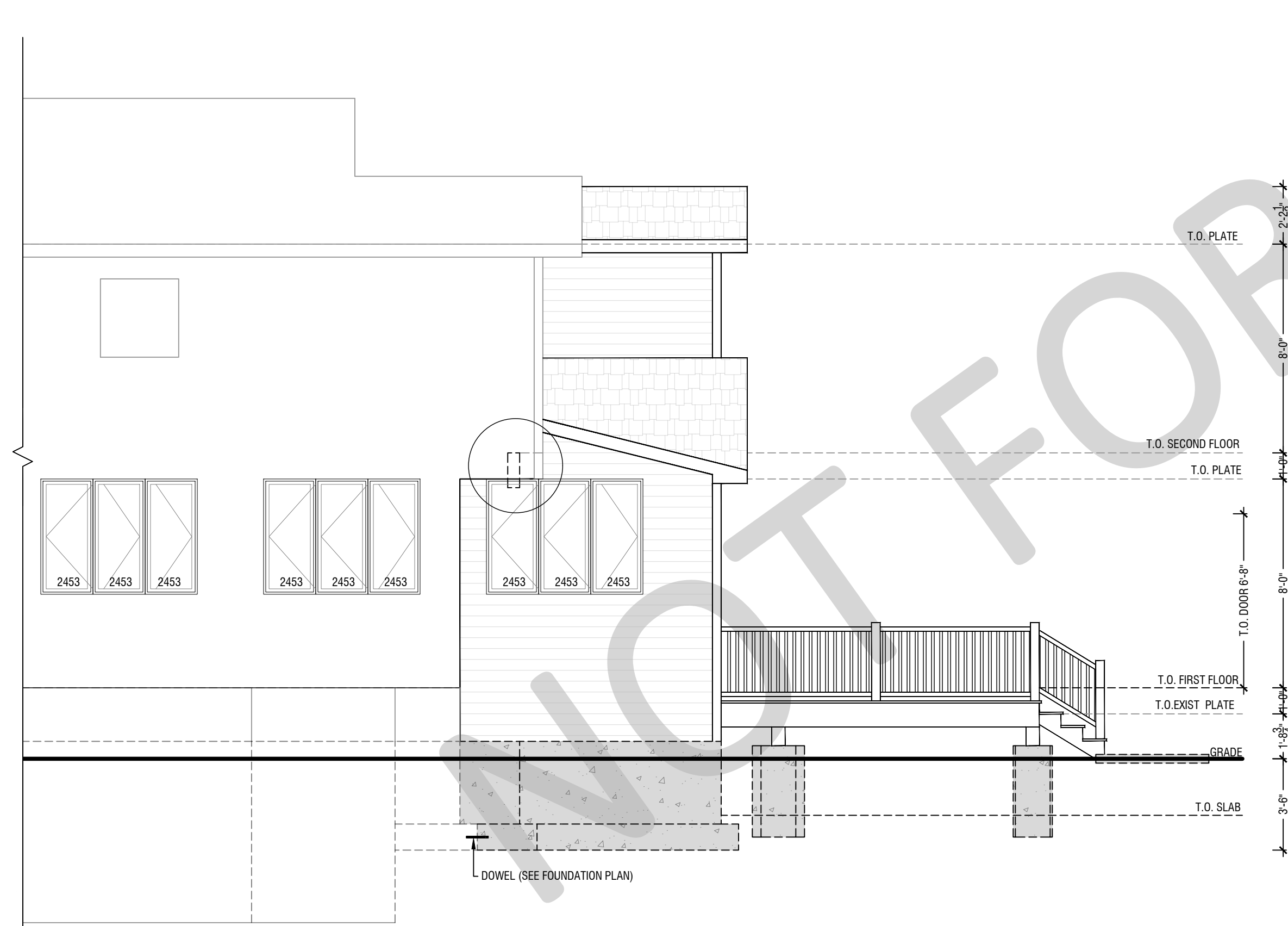
A-4

4 OF 4



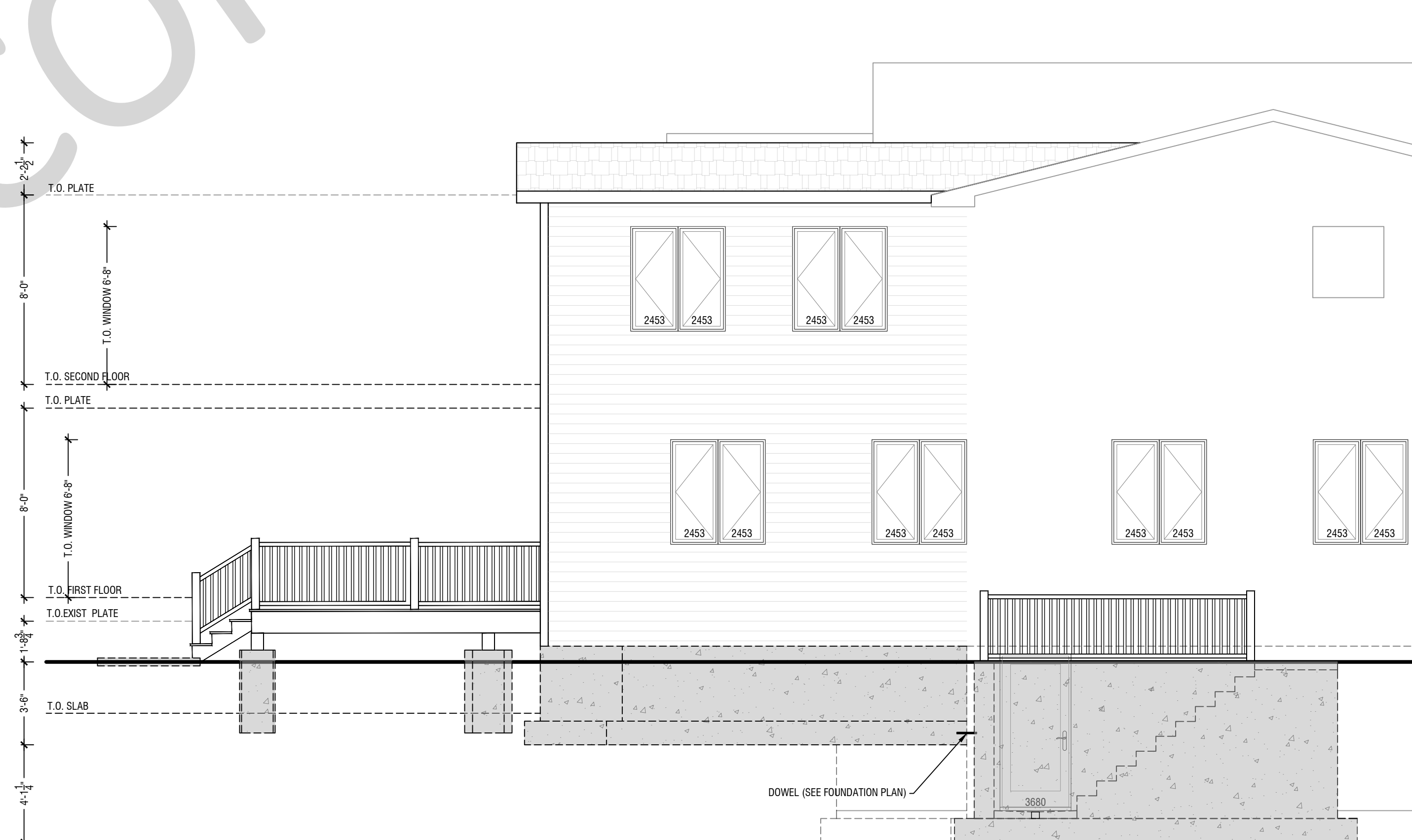
REAR ELEVATION

SCALED: 1/4"-1'-0"



RIGHT SIDE ELEVATION

SCALED: 1/4"-1'-0"



LEFT SIDE ELEVATION

SCALED: 1/4"-1'-0"

RECEIVED
VILLAGE OF WADLEY HILLS

SEP 08 2025

BUILDING,
PLANNING & ZONING

4 Charlotte Dr, Spring Valley, NY 10977

We're seeking a variance for building coverage and impervious surface ratio. At the time our initial variance was granted, it was clearly stated at the meeting that the variances we were requesting weren't a major ask and anything with regards to impervious surface ratio was ok so long as we're run off neutral which we are. We assumed same with regards to the pool deck and coping items.

The building coverage, was a misunderstanding as the covered area in front of the Cabana was always on the plan and was seemingly omitted or not addressed by village comments at the time of obtaining the building permit.

RECEIVED
VILLAGE OF WESLEY HILLS
SEP 08 2025
PLANNING BOARD

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 8/26/25

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Architectural Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Municipal Board	
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Zone Change
<input checked="" type="checkbox"/> Variance * (Fill out Part II of this form.)	

Project Name: 4 Charlotte Drive, Spring Valley, NY 10977

Applicant: Nancy Rubin Phone # 845-424-0244

Address 16 Squadron Blvd, Suite 104, New City, NY 10956
Street Name & Number (Post Office) State Zip code

Property Owner: Abraham Spira Phone # 917-574-4880

Address 4 Charlotte Drive, Spring Valley, NY 10977
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Anthony Celentano Phone # 845-429-5290

Address 31 Pasman Rd, Thiells, NY 10984
Street Name & Number (Post Office) State Zip code

Attorney: N/A Phone # _____

Address _____
Street Name & Number (Post Office) State Zip code

Contact Person: Nancy Rubin Phone # _____

Address 16 Squadron Blvd, New City, NY 10956
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.08 Block 1 Lot(s) 35
Section _____ Block _____ Lot(s) _____

Location: On the East side of Charlotte,
1,200 feet West of Deerwood.

Acreeage of Parcel 35,470 Zoning District R-35
School District East Ramapo Postal District 10977

Project Description: (If additional space required, please attach a narrative summary.)

We're seeking a variance for building coverage and
imperious surface ratio. Please see the narrative
for more details.

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ___ If so, what amount? _____

Project History: Has this project ever been reviewed before? yes

If so, list case number, name, date, and the board you appeared before.

8/19/2020 - Zoning Board

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

RECEIVED
VILLAGE OF WESLEY HILLS
SEP 08 2025

BUILDING
PLANNING & ZONING

"Permission is hereby granted to the Village of Wesley Hills, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession."

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M, AND N.

- | | |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above. _____

Applicant's Signature and Certification

State of New York
County of Rockland) SS.:
Town/Village of Wesley Hills)

I, Nancy Rubin, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address Nancy Rubin
16 Squadron Blvd
Suite 104
New City, NY 10956

MR

SWORN to before this
8th day of September, 2025

Notary Public

YEHUDA ABOUDI
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 17, 2030
COMMISSION: #50017921

RECEIVED
VILLAGE OF WESLEY HILLS
SEP 08 2025
BUILDING
PLANNING & ZONING

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of Wesley Hills)

I, Abraham Spira being duly sworn, hereby
depose and say that I reside at: 4 Charlotte Drive Spring Valley, NY 10977

in the county of Rockland in the state of New York

I am the * _____ owner in fee simple of premises located at:

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page _____.

Said premises have been in my/its possession since ~~to~~ 2018. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.08 block 1 lot(s) 35

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

Owner
Mailing Address

Abraham Spira
4 Charlotte Drive
Spring Valley NY, 10977

SWORN to before this
1st day of September, 2025

[Signature]
Notary Public

ALIZA KUZNICKI
Notary Public, State of New York
No. 01KU8190220
Qualified in Rockland County
Commission Expires June 21, 2018

* If owner is a corporation, fill in the office held by deponent and name of corporation,
and provide a list of all directors, officers and stockholders owning more than 5% of
any class of stock.

SEP 08 2025

RECEIVED
BUILDINGS
PLANNING

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)
County of Rockland) SS.:
Town/Village of Wesley Hills)

I, Nancy Rubin, being ^{affirm} duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

Nancy Rubin
16 Squadron Blvd, Suite 104
New City, NY 10956

certifies that he is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

2. To the Zoning Board of the Town/Village of Wesley Hills (Board, Commission or Agency), Rockland County, New York:

Application, petition or request is hereby submitted for:

- Variance or modification from the requirement of Section _____;
- Special permit per the requirements of Section _____;
- Review and approval of proposed subdivision plat;
- Exemption from a plat or official map;
- An order to issue a certificate, permit or license;
- An amendment to the Zoning Ordinance or Official Map or change thereof;
- Other (explain) _____;

RECEIVED
VILLAGE OF WESLEY HILLS
SEP 08 2025
PLANNING & ZONING

To permit construction, maintenance and use of please see the attached narrative.

3. Premises affected are in a R-35 zone and from the town of Ramapo tax map, the property is know as Section 46.08, Block, 1, Lot(s) 35.

4. There is no state officer, Rockland County Officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Wesley Hills in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

a. Name and address of officer or employee None

b. Nature of interest None

c. If stockholder, number of shares None

d. If officer or partner, nature of office and name of partnership None

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. None

f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of WESLEY HILLS.

I, Nancy Rubin, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address 16 Squadron Blvd, Suite 104
New City, NY 10956 *NR*

SWORN to before this

8th day of September 2005
[Signature]
Notary Public

YEHUDA ABOUDI
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 17, 2030
COMMISSION: #50017921

VILLAGE OF WESLEY HILLS

432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS
VILLAGE OF WESLEY HILLS }

Abraham Spira being duly sworn, deposes and
says that he/she resides at 4 Charlotte Drive
Spring Valley NY 10977

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No 41.08 Lot No. 35 and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property

Owner: Abraham Spira
Address: 4 Charlotte Drive
Spring Valley NY 10977

Sworn to before me this
1 day of Sept 2025
[Signature]
Notary Public

ALIZA KUZNICKI
Notary Public, State of New York
No. 01KU6190220
Qualified in Rockland County
Commission Expires June 21, 2012⁸

RECEIVED
VILLAGE OF WESLEY HILLS

SEP 08 2025

BUILDING,
PLANNING & ZONING

DISCLAIMER

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST*, AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES.

THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Nancy Rubin
APPLICANT

8/26/25
DATED

RECEIVED
VILLAGE OF WESLEY HILLS

SEP 08 2025

BUILDING
PLANNING & ZONING



PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Variance from the requirement of Section _____;
- Special permit per the requirements of Section _____;
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (*explain*) _____;

To permit construction, maintenance and use of _____
Please see the attached narrative.

RECEIVED
VILLAGE OF WESLEY HILLS
SEP 08 2025
BUILDING,
PLANNING & ZONING



RECEIVED
 VILLAGE OF WESTLEY HILLS
 41.08-2-38.7
 SEP 8 2023
 BUILDING
 PLANNING & ZONING

RECEIVED
 VILLAGE OF WESTLEY HILLS
 SEP 8 2023
 BUILDING
 PLANNING & ZONING

41.07-2-25

41.07-1-23

41.08-2-38.7

11/41.08-1-45
EAST WILLOW TREE LLC
36TH FLOOR
225 BROADWAY
NEW YORK, NY 10007

11/41.08-1-22
BUCHWEITZ FRANK & SUSAN
25 DEERWOOD RD
SUFFERN, NY 10901

11/41.08-2-58.3
BRAUNSTEIN SHALOM &
ELIANA
5 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-1-50.2
BARKO ALEKSEY & ANNA
6 MARISA DR
SPRING VALLEY, NY 10977

11/41.08-2-54
GREENWALD MOISHE &
NICOLE A
10 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-57
KLEIN ESTHER & JACOB
7 MARISA DR
WESLEY HILLS, NY 10977

11/41.08-1-47.1
AHAVAT YISRAEL OF
WESLEY HILLS
126 E WILLOW TREE
WESLEY HILLS, NY 10977

11/41.08-1-56
CIBORSKI THOMAS F &
REBECCA T
11 PEARL DR
MONSEY, NY 10952

11/41.08-2-50
CONG ATERES ROSH INC
16 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-50.3
KAMINETZKY JEFFREY &
SPIVAK CHERYL
8 MARISA DR
SPRING VALLEY, NY 10977

11/41.12-1-2
WEINSTEIN DAVID & SABRINA
LEGACY TRUST
102 E WILLOW TREE RD
WESLEY HILLS, NY 10977

11/41.08-1-42
BENISZ MARK & ELIZABETH
5 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-55
LOEBENBERG LEGACY TRUST
8 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-41
ENGELSTEIN YARON
7 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-58.5
GRUBER BRENDA
9 ROCHELLE LANE
SPRING VALLEY, NY 10977

11/41.08-1-44.2
JAY COURT HOLDINGS LLC
6 JAY COURT
MONSEY, NY 10952

11/41.08-1-40
MAKOWSKY FRADY & ABRAHAM
9 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-34
JAY COURT HOLDINGS LLC
6 JAY COURT
MONSEY, NY 10952

11/41.08-1-39
TAUB SAMUEL & GIFY
1363 EAST 31ST
BROOKLYN, NY 11210

11/41.08-2-52
POLLAK STUART & ESTHER
14 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-43
BEREN JONATHAN & DENISE
3 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-56
HOOK JONATHAN & NAOMI
6 DEERWOOD RD
WESLEY HILLS, NY 10977

11/41.08-1-58
STEEN FRANKLIN & PAULA
IRREVOCABLE TRUST L/E
5 MARISA DR
SPRING VALLEY, NY 10977

11/41.08-1-47.5
ABRAHAM ZISHE & ZELDA
132 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.08-2-58.4
ZUPNIK JOSEPH & ELISA
7 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-1-46
SCHECTER EDUARDO
& LEOPOLD MARICA
120 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.08-2-53
KURTZ SETH & CHAYA
REVOCABLE TRUST
12 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-33
ROSENBERG SUSAN
1 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-51
COHN HENOCHE & MIRJAM
14 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.07-1-35
LADELL ELIYAHU S &
MIRIAM
10 PEARL DR
MONSEY, NY 10952

RECEIVED
VILLAGE OF WESLEY HILLS
SEP 8 2025
BUILDING
PLANNING & ZONING

RECEIVED
VILLAGE OF WESLEY HILLS
SEP 08 2025
BUILDING
PLANNING & ZONING

11/41.08-1-55
 BIRNBAUM FAMILY RUTH WANG
 REVOCABLE TRUST
 9 MARISA DR
 SPRING VALLEY, NY 10977

11/41.08-1-32
 ABRAMS SHEILA REVOCABLE
 LIVING TRUST
 3 CHARLOTTE DR
 SPRING VALLEY, NY 10977

11/41.08-1-51
 WANOUNOU DAVID & SHOSHANA
 12 MARISA DR
 SPRING VALLEY, NY 10977

11/41.08-1-26
 MULLER ISAAC & MICHELLE
 17 DEERWOOD RD
 SPRING VALLEY, NY 10977

11/41.08-1-31
 PEPPER ZELDA TRUST THE
 5 CHARLOTTE DR
 SPRING VALLEY, NY 10977

11/41.08-1-52
 SHATKIN JASON A &
 DEBORAH M
 17 MARISA DRIVE
 SPRING VALLEY, NY 10977

11/41.08-2-13
 HERSCHMANN LIORA D &
 ASHLEY N
 11 BRUCK CT
 SP VALLEY, NY 10977

11/41.08-1-29
 9 CHARLOTTE DR LLC
 1036 EAST 3RD ST
 BROOKLYN, NY 11230

11/41.08-1-24
 HASSAN ISAAC MICHAEL &
 ELAHE
 21 DEERWOOD RD
 SPRING VALLEY, NY 10977

11/41.08-1-23
 CHASEN MICHAEL & DORIT
 23 DEERWOOD RD
 SUFFERN, NY 10901

11/41.08-1-35
 SPIRA ABRAHAM & TZIPORA
 4 CHARLOTTE DR
 SPRING VALLEY, NY 10977

11/41.08-2-11
 KLEIN ALAN D &
 ELANA G
 19 CHARLOTTE DR
 SPRING VALLEY, NY 10977

11/41.08-2-10
 POLLACK MENACHEM M & JUDY
 17 CHARLOTTE DR
 SPRING VALLEY, NY 10977

11/41.07-1-27
 SCHILLER YESHAYA
 3 LIME KILN CT
 MONSEY, NY 10952

11/41.08-2-12
 7 BRUCK COURT LLC
 C/O GARFINKEL
 10 WILSON CT
 SPRING VALLEY, NY 10977

11/41.08-1-25
 DEERWOOD TRUST
 5 FIELDCREST DR
 MONSEY, NY 10952

11/41.08-1-27
 PERKOWSKI JOEL & MIRIAM
 13 CHARLOTTE DR
 SPRING VALLEY, NY 10977

11/41.08-1-30
 GREENFIELD JOSEPH &
 BARUCHOV JORDANA
 3 TOBEY LA
 MONSEY, NY 10952

11/41.08-2-7
 EISENBERG SUSAN
 24 DEERWOOD RD
 SUFFERN, NY 10901

11/41.08-1-14
 GOLDMAN MORDECHAI
 19 HILLSIDE COURT
 SUFFERN, NY 10901

11/41.08-1-38
 BOOK SAMUEL &
 ZICHERMAN-BOOK ZIPORA
 15 DEERWOOD RD
 SPRING VALLEY, NY 10977

11/41.08-1-37
 GLUBERMAN KAREN
 47 WAATERS EDGE
 CONGERS, NY 10920

11/41.08-1-36
 ROSENBERG MOSHE
 16 RYAN RD
 EDISON, NJ 08817

11/41.08-1-54
 BEN-JACOB JACOB &
 MARION TRUST
 11 MARISA DR
 SPRING VALLEY, NY 10977

11/41.08-2-9
 WOLF DAVID & SHOSHONA
 20 DEERWOOD RD
 SPRING VALLEY, NY 10977

11/41.08-1-53
 SELTER JOEL & BETH E
 15 MARISA DR
 SPRING VALLEY, NY 10977

11/41.08-1-28
 DAVIDSON NICHOLAS &
 JENNIFER
 11 CHARLOTTE DR
 SPRING VALLEY, NY 10977

11/41.08-2-8
 REICHNER KENNETH J &
 HORWITZ LYNN D
 22 DEERWOOD RD
 SPRING VALLEY, NY 10977

11/41.08-1-15
 JOSEPH XUE LI SUN
 21 HILLSIDE CT
 SUFFERN, NY 10901

11/41.08-1-16
 SCHUH ADAM & JENNAH
 23 HILLSIDE CT
 SUFFERN, NY 10901

RECEIVED
 VILLAGE OF WHELEYS HILLS
 SEP 08 2025
 BUILDING
 PLANNING & ZONING

11/41.08-1-7
EISENBERG GEDALYAH &
IRENE
17 HILLSIDE CT
SUFFERN, NY 10901

11/41.08-1-6
STEG MAX & JUDITH
15 HILLSIDE CT
SUFFERN, NY 10901

11/41.08-1-5
LIEBMAN ABELA
13 HILLSIDE CT
SUFFERN, NY 10901

11/41.08-1-4
RIVERA JOAQUIN
11 HILLSIDE CT
SUFFERN, NY 10901

11/41.08-1-17
STARK MOSES & ESTHER
UNIT 36
585 MARCY AVE
BROOKLYN, NY 11206

11/41.08-1-13
GREENSPAN DAVID &
SCHWAB BATSHEVA
20 HILLSIDE CT
SUFFERN, NY 10901

11/41.08-1-44.1
JAY COURT HOLDINGS LLC
6 JAY CT
MONSEY, NY 10952

11/41.08-1-47.4
EICHORN AHARON S &
RIFKI
5 PLUMBUSH ROAD
SUFFERN, NY 10901

11/41.08-1-47.3
BRODIE DONI J & LEAH
7 SOUNDVIEW DR
SPRING VALLEY, NY 10977

11/41.08-1-47.2
SCHWARTZ ARON Z &
LICHTENSTEIN RACHELLE
4 ROCHELLE LANE
WESLEY HILLS, NY 10977

RECEIVED
VILLAGE OF WESLEY HILLS
SEP 08 2025
BUILDING
PLANNING & ZONING



432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.gov

Email: BuildingDept@wesleyhills.gov

Dated: September 8, 2025
Tax Parcel ID: 41.08-1-35
Address: 4 Charlotte Drive
Applicant: Abraham & Tzipora Spira

BUILDING AND ZONING DEPARTMENT:

Please be advised that your request for a Certificate of Occupancy for the addition to a single-family dwelling has been denied. The requirements of the Zoning Law of the Village of Wesley Hills have not been satisfied. The following variances are required:

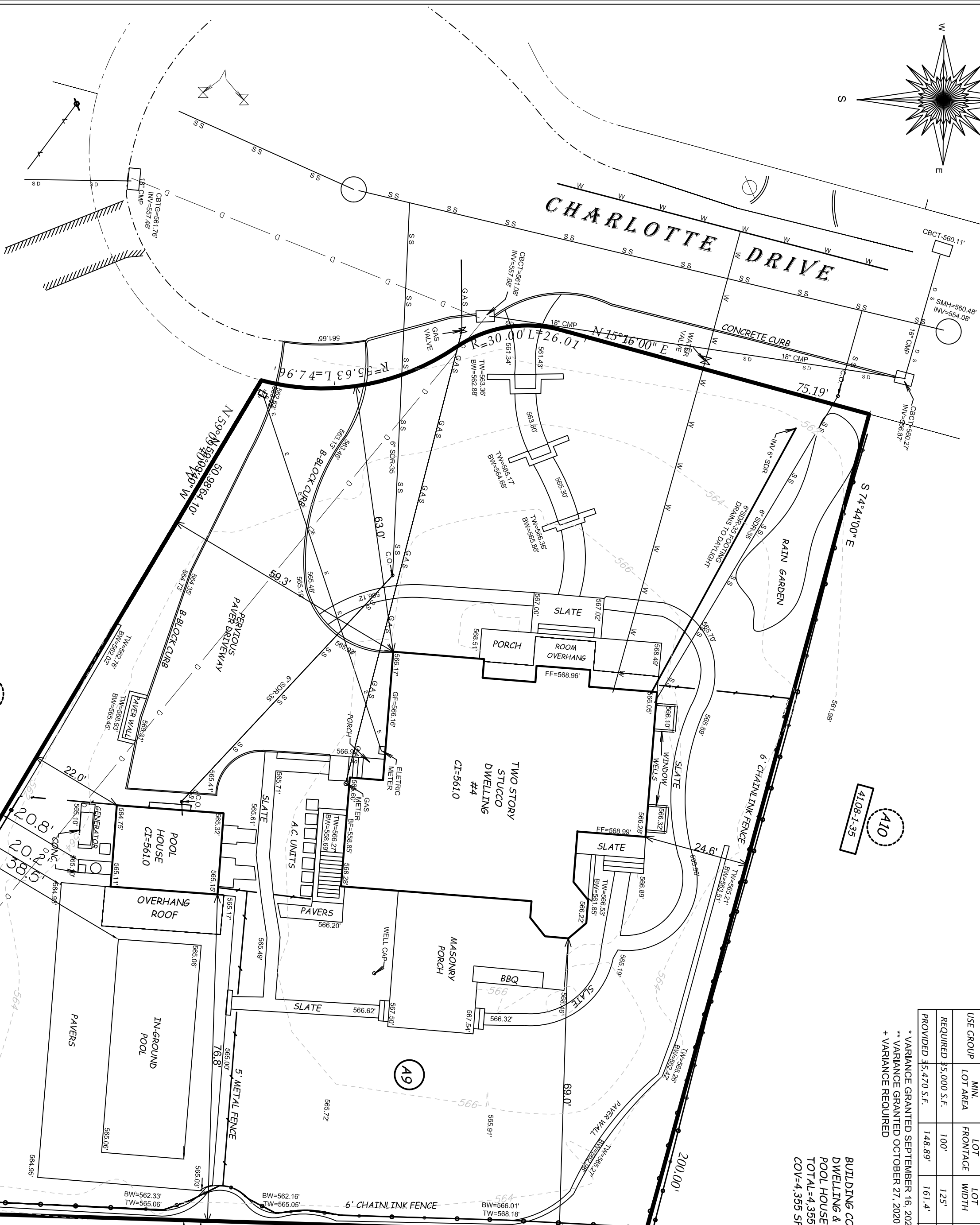
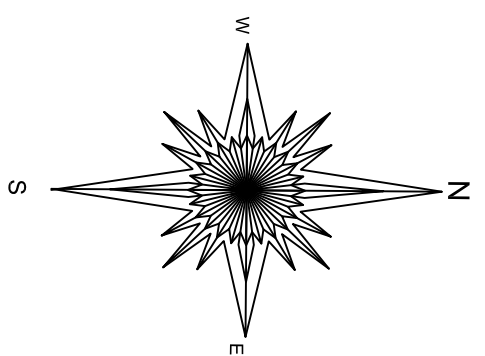
- Maximum building coverage allowed is .10 and .12 is proposed.
- Maximum impervious surface ratio allowed is .25 and .29 is proposed.
- Minimum side yard (pool) allowed is 15' and 7' is proposed.

In addition, the Zoning Board of Appeals may review any existing non-conforming items and previously granted variances.



John Layne
Building Inspector

cc: Zoning Board of Appeals



BULK REQUIREMENTS

USE GROUP	MIN. LOT AREA	FRONTAGE	LOT WIDTH	EFFECTIVE SQUARE	FRONT YARD	SIDE YARD	TOTAL YARD	REAR YARD	REAR YARD FENCE	SIDE YARD FENCE	REAR YARD FENCE	MAXIMUM IMPERVIOUS SURFACE RATIO	FRONT YARD IMPERVIOUS RATIO	FRONT YARD IMPERVIOUS RATIO	MAXIMUM HEIGHT	MAXIMUM EXPOSED BUILDING HEIGHT
PROVIDED	\$3,470 S.F.	148.89'	161.4'	125'	125'	50'	24.6'+	46.6'+	69'	76.8'	22.0'+	0.25	0.20	0.07+	2	23'
REQUIRED	\$5,000 S.F.	100'	125'	125'	50'	25'	60'	50'	50'	50'	15'	0.10	0.25	0.07+	2	34'

* VARIANCE GRANTED SEPTEMBER 16, 2020
 ** VARIANCE GRANTED OCTOBER 27, 2020
 + VARIANCE REQUIRED

BUILDING COVERAGE:
 DWELLING & OVERHANG=3,597 SF
 POOL HOUSE & ROOF=758 SF
 TOTAL=4,355 SF
 COV=4,355 SF/35,470 SF=0.1228-0.12

COVERAGE:
 DWELLING & OVERHANG=3,597 SF
 FRONT PORCH=259 SF
 POOL HOUSE & ROOF=758 SF
 FRONT WALK=512 SF
 FRONT SLATE WALKS=703 SF
 DRIVEWAY=3,293 SF (PERVIOUS NIC)
 SIDE PORCH=42 SF
 SLATE WALK=348 SF
 BASEMENT STAIRS & PAVERS=205 SF
 STEPPERS=49 SF
 PAVES BY POOL HOUSE=71 SF
 GEN PAD=34 SF
 EQ PAD=24 SF
 PAD=6 SF
 POOL & PATIO=2,598 SF
 MASONRY PORCH=1,017 SF
 REAR PORCH=116 SF
 TOTAL=10,339 SF
 COV=10,339 SF/35,470 SF=0.2915-0.29

FRONT YARD IMPERVIOUS COVERAGE:
 FRONT YARD AREA=9,900 SF
 SLATE=243 SF
 FRONT WALK=445 SF
 TOTAL=688 SF
 FYIA=688 SF/9,900 SF=0.0695-0.07

ZONE: R-35

S1°45'59" W

7.0' 14.4'

206.56'

200.00'

69.0'

69.0'

69.0'

69.0'

69.0'

69.0'

69.0'

69.0'

69.0'

69.0'

69.0'

69.0'

69.0'

69.0'

69.0'

4 CHARLOTTE DR.

TAX MAP DESIGNATION: 41.08-1-35
 FINAL SURVEY FOR

TOWN OF RAMAPO, ROCKLAND COUNTY
 WESLEY HILLS, NEW YORK
 REV 06/26/25
 REV 10/29/24
 FEBRUARY 1, 2025
 ANTHONY J. ROMANO P.L.S.
 31 ROSMANY ROAD
 THIELS N.Y. 10984
 845 429 5290 FAX 429 5974



ANTHONY J. ROMANO P.L.S.
 31 ROSMANY ROAD
 THIELS N.Y. 10984
 845 429 5290 FAX 429 5974

LIC#50633

7 4 2 5

NOTE
 THIS SURVEY WAS PREPARED FOR THE PARTIES AND BASED ON THE DATA PROVIDED BY THEM. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.

BEING LOT 9 ON A CERTAIN MAP ENTITLED "MAYFLOWER KNOLLS" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #3150 BOOK #66 PAGE #70 ON 07/26/1963.

LOT AREA 35,470.20 SQUARE FEET

41.08-1-34

41.08-1-35

41.08-1-37

41.08-1-38

41.08-1-39

41.08-1-40

41.08-1-41

Narrative for 21 Glenbrook Rd - ZBA

To whom it may concern,

When we initially set out to do the renovation on our home at 21 Glenbrook Rd, we went through the necessary process of getting required variances per the plan developed.

We subsequently started the project, and made slight adjustments to both the width of the driveway and depth of the deck, which caused us to go over on our already approved variances.

Regarding the driveway, we initially only had width for one car to get in and out, which required that one of us at times would park on the road as to not block in the other. As Glenbrook has gotten busier and more cars occupy the road, we thought it would be safer to widen the driveway to allow two cars to get in and out.

As for the deck, the initial plan we had didn't accommodate our needs for a Succah or space for our family to get together in the summer. Additionally, our deck is composite material, which has wide gaps which allows the water to drain through very easily.

Thank you very much for your consideration.

Sam Yurowitz

21 Glenbrook Rd.
Monsey NY 10952

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 9-12-25

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Architectural Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Municipal Board	
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Zone Change
<input checked="" type="checkbox"/> Variance * (Fill out Part II of this form.)	

Project Name: _____

Applicant: SAM YUROWITZ Phone # 845-558-2685
Address 21 GLENBROOK RD WESLEY HILLS NY 10552
Street Name & Number (Post Office) State Zip code

Property Owner: SAME Phone # _____
Address _____
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: TODD ROSENBLUM Phone # 914-364-0337
Address 221 QUAKER RD PANAMA NY 10970
Street Name & Number (Post Office) State Zip code

Attorney: N/A Phone # _____
Address _____
Street Name & Number (Post Office) State Zip code

Contact Person: APPLICANT Phone # _____
Address _____
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.11 Block 1 Lot(s) 64

Section _____ Block _____ Lot(s) _____

Location: On the NORTH side of Glenbrook Rd.
100 feet EAST of Moccasin Place.

Acreeage of Parcel .6546 Zoning District R-35

School District ERCSD Postal District Monterey 10952

Project Description: *(If additional space required, please attach a narrative summary.)*

Followup to previous variances to permit the
use of the single family residence with slightly
more development coverage (enlarged deck) and
larger impervious surface in front yard (enlarged
driveway.

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ___ If so, what amount? _____

Project History: Has this project ever been reviewed before? YES

If so, list case number, name, date, and the board you appeared before.

ZBA, SAM YUROWITZ 6-21-23

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

"Permission is hereby granted to the Village of Wesley Hills, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession."

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M, AND N.

- | | |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above. _____

Applicant's Signature and Certification

State of New York)
County of Rockland) SS.:
Town/Village of Wesley Hills)

I, Sam Yurowitz, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

x S. Yurowitz Mailing Address 21 Glenbrook Rd.
Monsey, NY 10952

SWORN to before this
30th day of June, 2025

Rashad Sharif
Notary Public

RASHAD SHARIF
Notary Public - State of New York
NO. 015H6313188
Qualified in Rockland County
My Commission Expires Jan 20, 2027

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of Wesley Hills

I, Sam Yurowitz being duly sworn, hereby
depose and say that I reside at: 21 Glenbrook Road
Wesley Hills, NY 10952
in the county of Rockland in the state of N.Y.

I am the * _____ owner in fee simple of premises located at:
21 Glenbrook Road Wesley Hills, NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page _____.

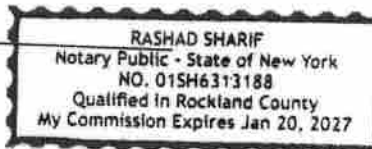
Said premises have been in my/its possession since 10/10/2015. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.11 block 1 lot(s) 64

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

Owner Sam Yurowitz
Mailing Address 21 Glenbrook Rd.
Monsey, NY 10952
S. Yurowitz

SWORN to before this
30th day of June, 2025

Rashad Sharif
Notary Public



* If owner is a corporation, fill in the office held by deponent and name of corporation,
and provide a list of all directors, officers and stockholders owning more than 5% of
any class of stock.

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)
County of Rockland) SS.:
Town/Village of Wesley Hills)

I, Sam Yurowitz, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

Sam Yurowitz
21 Glenbrook Road
Monsey, NY 10952

certifies that he is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

2. To the ZBA of the Town/Village of
(Board, Commission or Agency)
Wesley Hills, Rockland County, New York:

Application, petition or request is hereby submitted for:

- Variance or modification from the requirement of Section 230-17;
- Special permit per the requirements of Section _____;
- Review and approval of proposed subdivision plat;
- Exemption from a plat or official map;
- An order to issue a certificate, permit or license;
- An amendment to the Zoning Ordinance or Official Map or change thereof;
- Other (explain) _____;

To permit construction, maintenance and use of single family residence with more than ~~than~~ allowed development coverage and ~~more~~ than ~~required~~ imperious surface in front yard.
allowed

3. Premises affected are in a R-35 zone and from the town of Ramapo tax map, the property is know as Section 41.11, Block, 1, Lot(s) 64.

4. There is no state officer, Rockland County Officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. That to the extent that the same is known to your applicant, and to the owner of the subject premises there is **disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of _____ in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state) - NONE -

a. Name and address of officer or employee _____

b. Nature of interest _____

c. If stockholder, number of shares _____

d. If officer or partner, nature of office and name of partnership _____

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of _____.

I, Sam Yurowitz, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

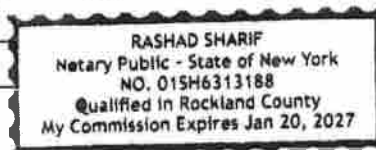
Mailing Address

21 Glenbrook Rd
Monsey, NY 10952
[Signature]

SWORN to before this

30th day of June, 2025

[Signature]
Notary Public



VILLAGE OF WESLEY HILLS

432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS:
VILLAGE OF WESLEY HILLS }

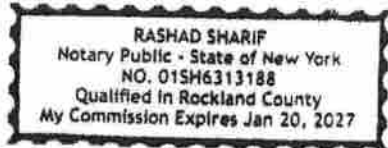
Sam Yurowitz being duly sworn, deposes and
says that he/she resides at 21 Glenbrook Road
Wesley Hills, NY 10952

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 41.11-1 Lot No. 64 and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property.

Owner: SAM YUROWITZ
Address: 21 GLENBROOK RD.
MONSEY NY 10952
J. Yurowitz

Sworn to before me this
30th day of June 2025
Rashad Sharif
Notary Public



RECEIVED
VILLAGE OF WESLEY HILLS

SEP 15 2025

BUILDING,
PLANNING & ZONING

AFFIDAVIT

State of New York)
County of Rockland) SS.:
Town/Village of Wesley Hills

I, Sam Yurowitz being duly sworn deposes and says
that he is the applicant, agent or attorney for applicant, in the matter of the petition before
the ZBA (board) in the town/village
of Wesley Hills affecting property located at
21 Glenbrook Rd Montpelier, NY 10952 Rockland County, New York.

That the following are all of the owners of property 750 feet (distance)
from the premises as to which this application is being taken.

SECTION/BLOCK/LOT NAME ADDRESS

See attached schedule

J. Jung

SWORN to before this
15th day of Sept, 2025

[Signature]
Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU8337245
MY COMMISSION EXPIRES 02/22/2028

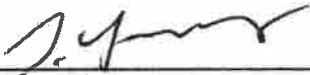


DISCLAIMER

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST*, AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES.

THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED



APPLICANT

9-12-25

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Variance from the requirement of Section 230-17 _____;
- Special permit per the requirements of Section _____;
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (explain) Followup to previous variance. _____;

To permit construction, maintenance and use of single family residence with maximum building coverage of .135 (instead of .127 approved in previous variance) and front yard impervious of .26 (instead of required .20).

VILLAGE OF WESLEY HILLS

432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF POSTING

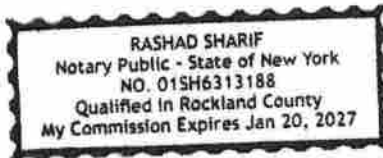
STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS:
VILLAGE OF WESLEY HILLS }

SAM YUROWITZ being duly sworn, deposes and
says that he/she is the applicant in the matter of an application before the
Village of Wesley Hills Zoning Board affecting property located at
_____, Wesley Hills, Town of Ramapo,
Rockland County, New York.

That on the 30th day of June 2025, he/she posted the
posters provided by the Zoning Board of the Village of Wesley Hills
giving notice of the hearing on this application in a conspicuous place
visible from every street along the frontage of the plot affected by this
application.

[Signature]

Sworn to before me this
30th day of June 2025
[Signature]
Notary Public



11/41.15-1-5
SPIEGEL NATHAN & YAFTT
18 HASTINGS RD
MONSEY, NY 10952

11/41.11-1-69
NULMAN JEFFREY B & NINA S
14 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-54
TSOUR CHAYA R
8 VAN WINKLE RD
WESLEY HILLS, NY 10952

11/41.10-2-28
GROSS NATHAN & HALINA
25 GLENBROOK RD
MONSEY, NY 10952

11/41.15-1-52
LEBOVIC CHAIM & LERNER
SHELLY
9 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-37
ZAKARIN HERBERT &
HANNA
8 POWDER HORN DR
SUFFERN, NY 10901

11/41.15-1-2
SPIEGEL MORDECAI J &
GITTY
16 MOCCASIN PLACE
MONSEY, NY 10952

11/41.14-1-35
ORZEL AVROHOM & MALKY
6 HASTINGS RD
MONSEY, NY 10952

11/41.11-1-73
GOLDSTEIN ILAN & SIMONE
C/O PAYTRUST
PO BOX 00973706
SIOUX FALLS, SD 57186

11/41.10-2-29
EINHORN MURIEL L/E
24 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-71
MINZER HILLEL & BROCHA C
10 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-68
JACOBS HERBERT & ELAINE
16 GLENBROOK ROAD
MONSEY, NY 10952

11/41.11-1-61
TJG REALTY OF
ROCKLAND LLC
1 MORNINGSIDE DR
RAMSEY, NJ 07446

11/41.15-1-50
PALACE ZACHARY & INESSA
6 BEDFORD RD
MONSEY, NY 10952

11/41.15-1-53
BERKOWITZ ALAN &
GROHMAN CHERYL RENA
7 HASTINGS RD
MONSEY, NY 10952

11/41.15-1-4
LEBOVICS NACHUM B &
BRAUNSTEIN ANNE
APT 5N
83-15 LEFFERTS BLVD
KEW GARDENS, NY 11415

11/41.15-1-1
EISENBERGER JEFFREY &
LAUREN
10 HASTINGS RD.
MONSEY, NY 10952

11/41.14-1-34
MANDELBAUM RICHARD & RUTH
RICKI
4 HASTINGS RD
MONSEY, NY 10952

11/41.11-1-72
SAPERSTEIN CHAIM & SARAH
8 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-30
SCHUBERT YISROEL & MIRIAM
1245 E 22ND ST
BROOKLYN, NY 11210

11/41.11-1-70
MILLER LAWRENCE D + CAROL
12 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-67
PRERO ELIYAHU & ADINA
18 GLENBROOK
MONSEY, NY 10952

11/41.11-1-65
REIFER IRA & MINDY
23 GLENBROOK RD
MONSEY, NY 10952

11/41.15-1-51
GREENBERG MAYER & ROSALIE
11 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-38
KRULL MICHAEL JAY & TOVA
5 HASTINGS RD
MONSEY, NY 10952

11/41.15-1-3
STROHLI MARK
14 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-36
SCHWEBEL AVROHOM M
8 HASTINGS RD
MONSEY, NY 10952

11/41.11-1-74
GOTTDIENER YOSEF S &
AHUVA L E
4 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-66
KATZ ISRAEL & DASYA
20 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-31
SCHUBERT SHAYA &
POLLAK DEBORAH
28 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-32
ABRAMOFF BARUCH &
BROCHA
30 GLENBROOK
WESLEY HILLS, NY 10952

11/41.11-1-64
YUROWITZ SAM T &
SHELLY
21 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-56
KATZ ALLAN & DEBORAH
VERON
3 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-59
ORNSTEIN MARTON & JANEY
9 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-48
HERSHKOWITZ DAVID
1 JODI CT
MONSEY, NY 10952

11/41.11-1-37
SCHLISSELFELD SIMEON
HILLEL & CHAYA
19 AMSTERDAM AV
MONSEY, NY 10952

11/41.10-2-23
LJG 06 TRUST
35 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-42
MARKOWITZ HILLEL & RUTH
22 AMSTERDAM AV
MONSEY, NY 10952

11/41.11-1-43
SIGELMAN SHEA
20 AMSTERDAM AV
MONSEY, NY 10952

11/41.11-1-45
MINDICK MOSHE MARK
16 AMSTERDAM AVE
MONSEY, NY 10952

11/41.11-1-62
EDELSTEIN ASHER &
SHARON STURM
17 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-33
32 GB LLC
32 GLENBROOK ROAD
MONSEY, NY 10952

11/41.11-1-57
POMERANZ NORMAN & JULIA
PO BOX 67603
LOS ANGELES, CA 90067

11/41.11-1-60
HANDLER EDWARD & RACHEL &
BERKOWITZ LEVY & FAIGY
11 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-26
FRIEDMAN MEIR & YOCHAVED
29 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-25
GELBMAN SHALOM & FREIDA
31 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-22
HIRSHFELD WILLIAM &
FELICIA S
37 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-41
GOLDMAN ARON & NECHAMA
24 AMSTERDAM AVENUE
WESLEY HILLS, NY 10952

11/41.11-1-46
BALDINGER JACOB &
FOX JANET
4 JODI
MONSEY, NY 10952

11/41.11-1-50
JACOBSON EPHRAIM & ADEENA
5 JODI CT
MONSEY, NY 10952

11/41.11-1-63
VILINSKY RAPHAEL &
AHUVA
19 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-34
MENASSE ENRIQUE & ELISSA
34 GLEN BROOK RD
MONSEY, NY 10952

11/41.11-1-58
COHEN RICHARD & CHANA
7 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-27
BLUMSTEIN CARL & ESTHER
27 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-44
KLAHR DOV & RAIZY
18 AMSTERDAM AV
MONSEY, NY 10952

11/41.10-2-24
CONGREGATION TRISK
TOLNA INC
33 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-47
FISCH JERALD & DEBORAH
SUE
2 JODI CT
MONSEY, NY 10952

11/41.11-1-49
PEIKES NAOM & SHARON
3 JODI COURT
WESLEY HILLS, NY 10977

11/41.10-2-15
ZARETZKY HARVEY E +
GLORIA R
26 AMSTERDAM AV
MONSEY, NY 10952

11/41.11-1-40
MEIR MOSHE
25 AMSTERDAM AV
MONSEY, NY 10952

11/41.11-1-39
FRUCHTHANDLER BARUCH D
& CHERYL
23 AMSTERDAM AVENUE
MONSEY, NY 10952

11/41.10-2-52
HABERMAN IRWIN L &
MARILYN
1 DIKE DR
MONSEY, NY 10952

11/41.10-2-14
GINSBERG MOSES & DIANE
2 DIKE DRIVE
MONSEY, NY 10952

11/41.11-1-38
FRUCHTHANDLER BARUCH D &
CHERYL
21 AMSTERDAM AV
MONSEY, NY 10952

11/41.11-1-36
KOBlick YEHUDA &
REBECCA
17 AMSTERDAM AV
MONSEY, NY 10952

11/41.11-1-15
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

11/41.10-2-16
RAMAPO TOWN OF
35-406 * *
237 RT 59
SUFFERN, NY 10901

11/41.11-1-35
KRAM DAVID S & LISA
15 AMSTERDAM AVE
MONSEY, NY 10952



432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.gov

Email: BuildingDept@wesleyhills.gov


Dated: October 6, 2025
Tax Parcel ID: 41.11-1-64
Address: 21 Glenbrook Road
Applicant: Sam Yurowitz

BUILDING AND ZONING DEPARTMENT:

Please be advised that your application for a Certificate of Occupancy for an addition has been denied. The requirements of the Zoning Law of the Village of Wesley Hills have not been satisfied. The following variances are required:

- Maximum building coverage of 0.135 where 0.10 is required.
- Maximum front yard impervious surface ratio of 0.26 where 0.20 is required.

In addition, the Zoning Board of Appeals may review any existing non-conforming items and previously granted variances.



John Layne
Building Inspector

cc: Zoning Board of Appeals

BULK REQUIREMENTS

ZONE: R-35

USE GROUP	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH	EFFECTIVE SQUARE	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAXIMUM BUILDING COVERAGE	IMPERVIOUS SURFACE RATIO	FRONT YARD IMPERVIOUS RATIO	MAXIMUM HEIGHT	MAXIMUM EXPOSED BUILDING HEIGHT
REQUIRED	35,000 S.F.	100'	125'	125'	50'	25'	60'	50'	0.10	0.25	0.20	2 1/2	25
GRANTED									0.127*				40'
PROVIDED	28,513 sf	100'	99.69***	100**	40**	23.4**	51**	145'	0.135***	0.186	0.26***	2	16'

*VARIANCE GRANTED 6/21/23

**EXISTING CONDITION

***VARIANCE REQUIRED

- COVERAGES**
- 1) HOUSE AND PORCH=3369 SQFT
 - 2) DECK=466 SQFT
 - 3) DRIVE AND WALK=1476 SQFT

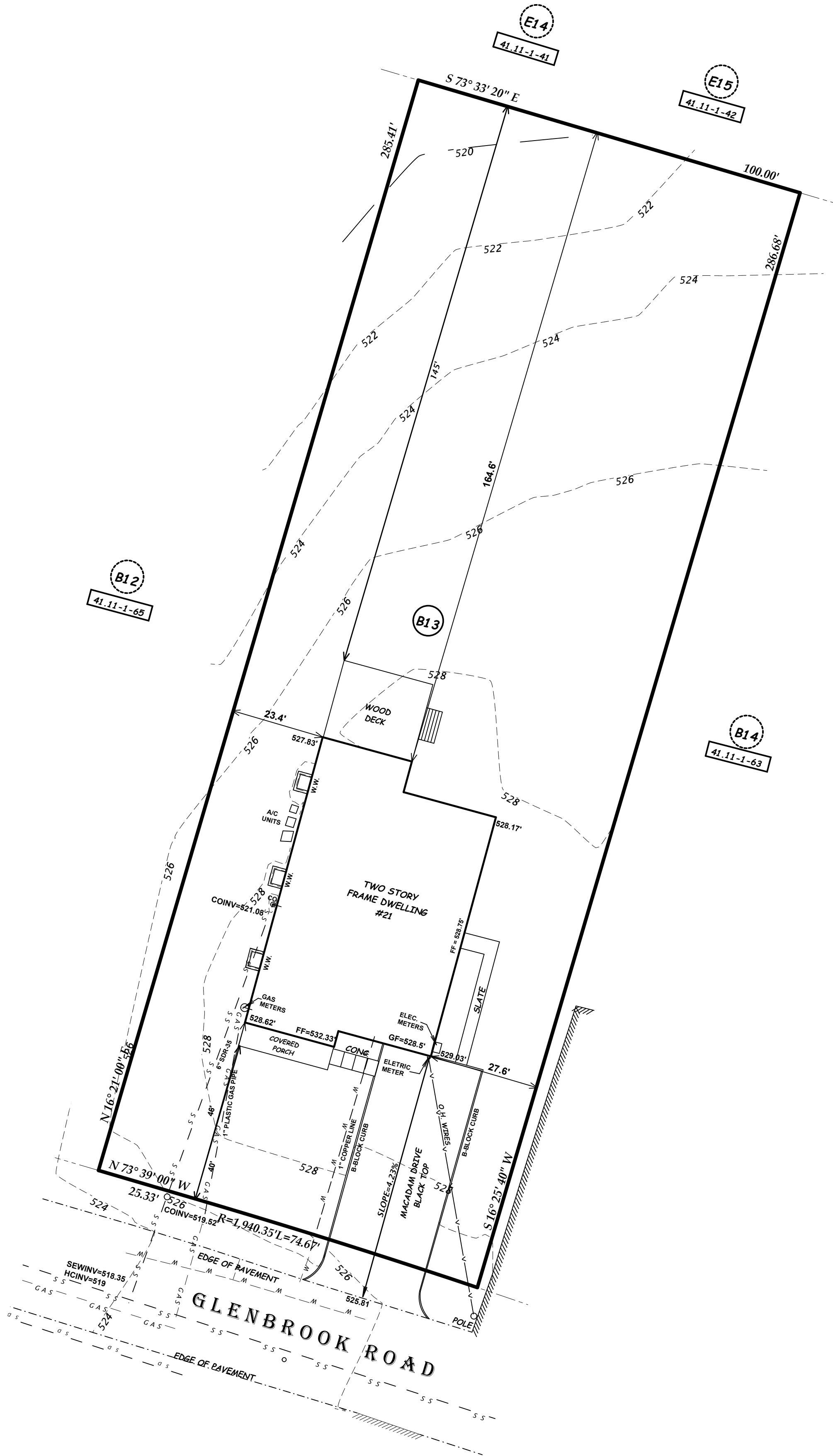
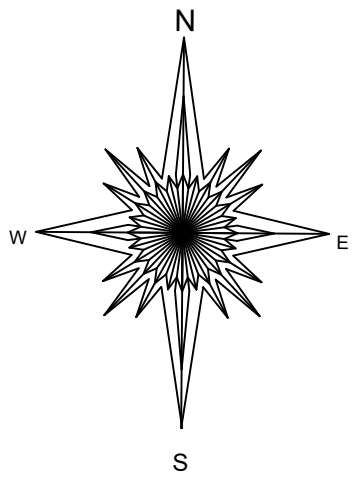
TOTAL IMPERVIOUS SURFACE RATIO = 5311/28,513 SF=0.186
 MAXIMUM FRONT YARD IMPERVIOUS SURFACE AREA RATIO =1025/3986=0.26
 BUILDING COVERAGE=3835/28513=0.135

TOTAL=5311 SQFT



VICINITY MAP

SCALE 1"=300'



- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: RCDSD#1
- 3) WATER DISTRICT: VECOLIA NORTH AMERICA, UNITED STATES
- 4) FIRE DISTRICT: HILLCREST
- 5) AMBULANCE DISTRICT: RAMAPO VALLEY
- 6) POLICE DISTRICT: RAMAPO
- 7) SCHOOL DISTRICT: EAST RAMAPO

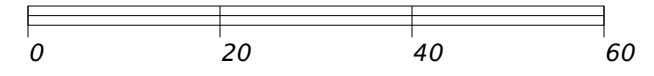


TAX MAP DESIGNATION: 41.11-1-64
 FINAL SURVEY FOR
21 GLENBROOK RD.

TOWN OF RAMAPO, ROCKLAND COUNTY
 REV 4/23/25
 MONSEY, NEW YORK
 REV 9/10/25
 SEPTEMBER 18, 2024 SCALE: 1" = 20'

ANTHONY R. CELENTANO P.L.S.
 31 ROSMAN ROAD
 THIELLS, N.Y. 10984
 845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#50633



NOTE:
 "IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY."
 "ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR."
 "THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT."
 "THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE."
 "EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN."

LOT AREA= 28,513.22 SQUARE FEET
 BEING LOT 13 BLOCK B ON A CERTAIN MAP ENTITLED "GLENBROOK KNOLLS EAST SECTION IN VIOLA" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #2646 BOOK #60 PAGE #6 ON 03/31/1959.

Rockland County HEALTH

CENTER FOR ENVIRONMENTAL HEALTH

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



Public Health
Protect. Promote. Prevent.

EDWIN J. DAY
County Executive

MARY P. LEAHY, MD, MHA
Commissioner of Health

SAMUEL J. RULLI, PE
Director, Environmental Health

October 10, 2025

Alicia Schultz, Deputy Village Clerk
Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

RECEIVED
VILLAGE OF WESLEY HILLS

OCT 10 2025

BUILDING,
PLANNING & ZONING

Re: Municipal Referral
5 Maurice Lane
Site Improvements
Tax lot 32.18-1-5
GML-25-0481

Dear Ms. Schultz:

We have received an application and plans as prepared by Paul Gdanski, P.E., PLLC, revised through January 19, 2025, for the above referenced project. Comments are as follows:

1. Application is to be made to the RCDOH for review of the storm water management system for compliance with the County Mosquito Code.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,



Brandon Durant, Ph.D.
Assistant Public Health Engineer
durantb@co.rockland.ny.us
(845) 364-2642

cc: Michael Kezner, Rockland County Department of Planning (via Tyler)
Paul Gdanski, P.E., PLLC
MBSP (via email)

RECEIVED
VILLAGE OF WESLEY HILLS
OCT 8 2025
BUILDING
PLANNING & ZONING

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

October 08, 2025

Wesley Hills Zoning Board of Appeals
432 Route 306
Wesley Hills, NY 10952

Tax Data: 32.18-1-5

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 01/19/2025

Date Review Received: 09/08/2025

Item: *Feig - 5 Maurice Lane (GML-25-0481)*

Variances to permit the construction of a pool, cabana, and pergola in the side and rear yards of a single-family dwelling located on 1.02 acres in the R-50 zoning district. The requested variances include maximum impervious surface ratio, maximum front yard impervious surface ratio, maximum building coverage, side yard to the retaining wall, rear yard to an accessory structure, and number of accessory structures.

Northern terminus of Maurice Lane, approximately 255 feet northwest of Belmar Court

Reason for Referral:

Haverstraw Rd (US Route 202), Harriman State Park, Town of Ramapo

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

Recommend the Following Modifications

- 1 Permitting development that does not comply with the applicable bulk standards is setting an undesirable land use precedent that is resulting in the overutilization of individual sites. We caution the Village to consider precedent before granting a substantial variance for maximum impervious surface ratio. This bulk standard can particularly define the neighborhood's community character. Granting an impervious surface ratio variance that is 36.5 percent greater than permitted will set a precedent that may result in nearby property owners seeking the same relief. The front yard impervious surface ratio and maximum building coverage also exceed the permitted standard by 11 and 4.7 percent, respectively. Additional yard variances are also required for the accessory structures. increased coverage will result in a neighborhood characterized by greater building mass and less green space. The Zoning Board of Appeals must consider the cumulative and community impacts of permitting such development when evaluating the requested

Feig - 5 Maurice Lane (GML-25-0481)

without any formal vote under the GML process:

- 9.1 Retaining walls shall be designed by a licensed New York State Professional Engineer and be in compliance with the NYS Fire Prevention and Building Code. Design plans shall be signed and sealed by the licensed NYS Professional Engineer.
- 9.2 Question 15 on the Short Environmental Assessment Form (SEAF) is answered incorrectly. The EAF Mapper Application, provided by the New York State Department of Environmental Conservation (<https://gisservices.dec.ny.gov/eafmapper/>), indicates that this question should be answered affirmatively. To ensure accurate SEQRA documentation, the Village shall encourage applicants to use this tool to complete the SEAF as it populates the answers to certain questions using New York State database information. Additionally the SEAF should be signed.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
NYS Department of Transportation
Palisades Interstate Park Commission
Rockland County Department of Health
Rockland County Planning Board
Rockland County Sewer District No. 1
Town of Ramapo Planning Board
Paul Gdanski, P.E., PLLC

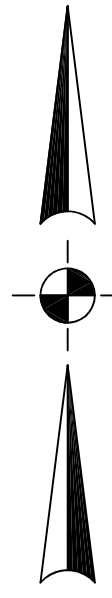
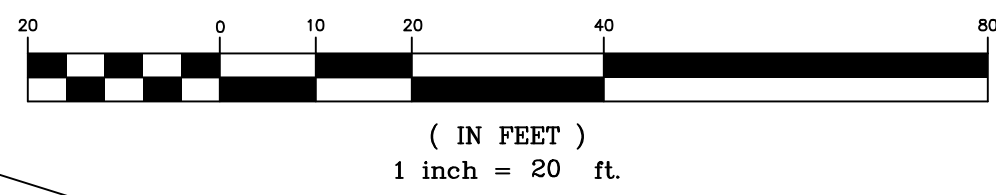
*New York State General Municipal Law § 239(5) requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.

The review undertaken by the County of Rockland Department of Planning is pursuant to and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions nor determines whether the proposed action reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality referring the proposed action to render such opinions and make such determinations as appropriate under the circumstances.

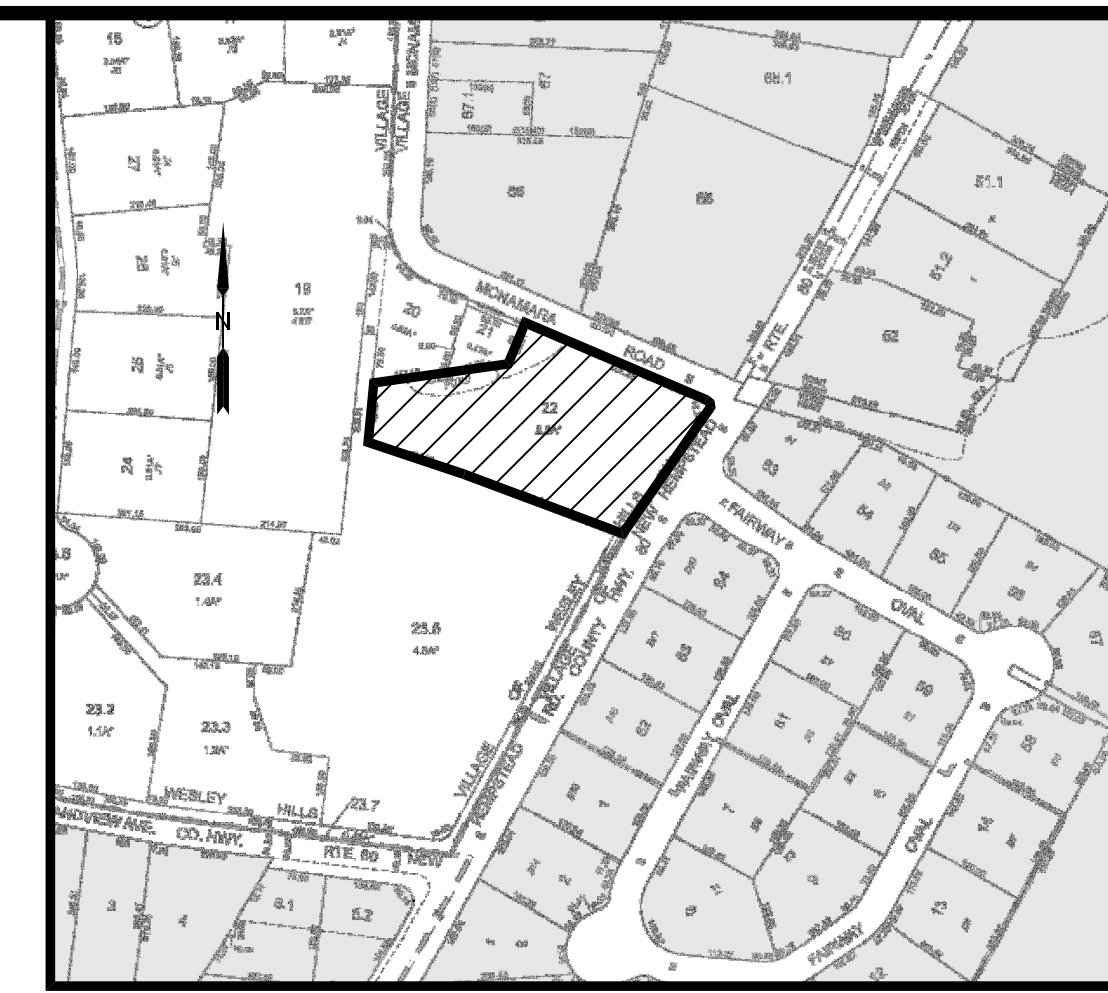
In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of its final action with the County of Rockland Department of Planning within thirty (30) days after the final action. A referring body that acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

GRAPHIC SCALE



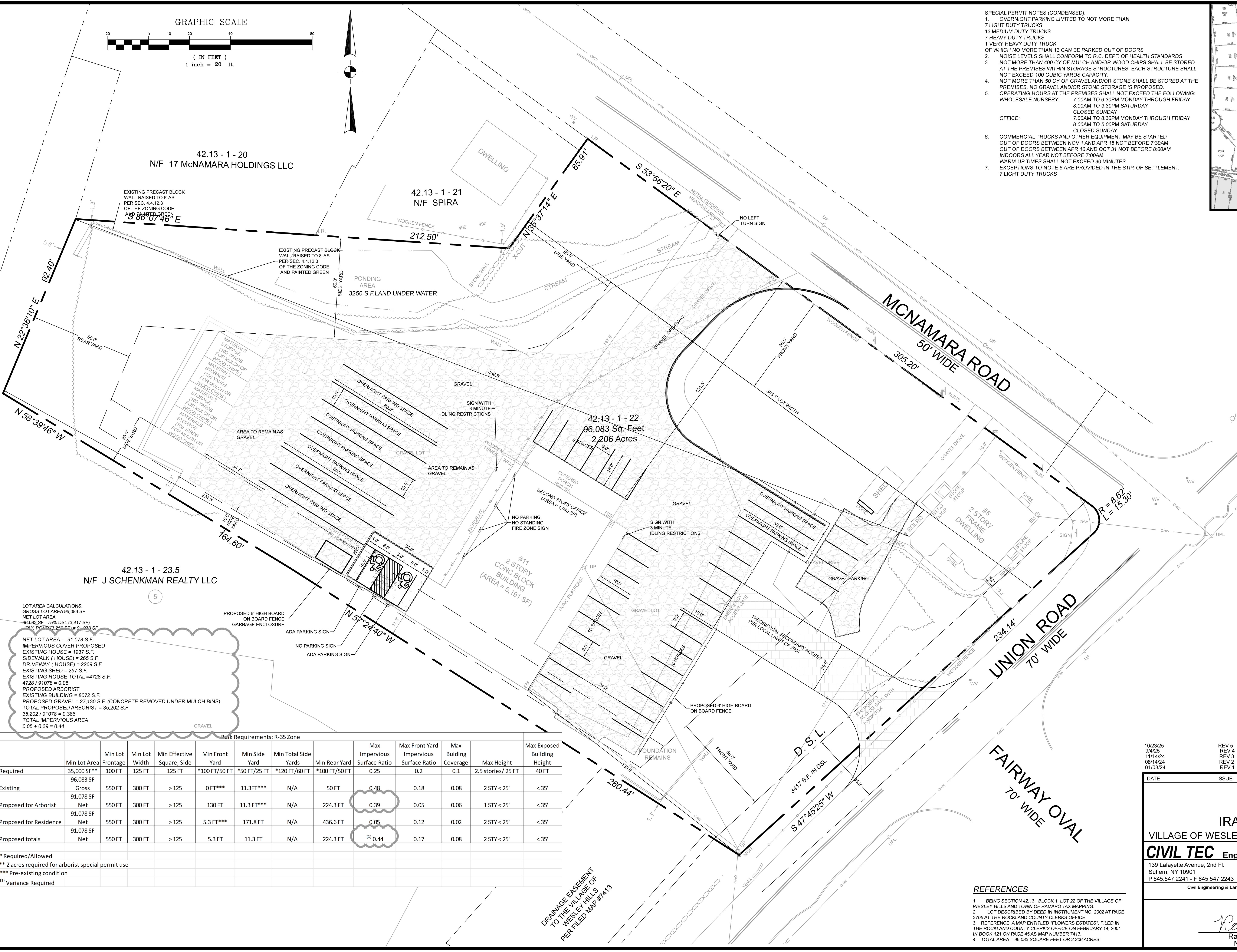
- SPECIAL PERMIT NOTES (CONDENSED):
- OVERNIGHT PARKING LIMITED TO NOT MORE THAN 7 LIGHT DUTY TRUCKS
13 MEDIUM DUTY TRUCKS
7 HEAVY DUTY TRUCKS
1 VERY HEAVY DUTY TRUCK
OF WHICH NO MORE THAN 13 CAN BE PARKED OUT OF DOORS
 - NOISE LEVELS SHALL CONFORM TO R.C. DEPT. OF HEALTH STANDARDS
NOT MORE THAN 400 CY OF MULCH AND/OR WOOD CHIPS SHALL BE STORED AT THE PREMISES WITHIN STORAGE STRUCTURES. EACH STRUCTURE SHALL NOT EXCEED 100 CUBIC YARDS CAPACITY.
 - NOT MORE THAN 50 CY OF GRAVEL AND/OR STONE SHALL BE STORED AT THE PREMISES. NO GRAVEL AND/OR STONE STORAGE IS PROPOSED
 - OPERATING HOURS AT THE PREMISES SHALL NOT EXCEED THE FOLLOWING:
WHOLESALE NURSERY:
8:00AM TO 6:30PM MONDAY THROUGH FRIDAY
CLOSED SUNDAY
OFFICE:
8:00AM TO 5:00PM MONDAY THROUGH FRIDAY
CLOSED SUNDAY
 - COMMERCIAL TRUCKS AND OTHER EQUIPMENT MAY BE STARTED OUT OF DOORS BETWEEN NOV 1 AND APR 15 NOT BEFORE 7:30AM
INDOORS ALL YEAR NOT BEFORE 7:00AM
WARM UP TIMES SHALL NOT EXCEED 30 MINUTES
 - EXCEPTIONS TO NOTE 6 ARE PROVIDED IN THE STIP. OF SETTLEMENT.
7 LIGHT DUTY TRUCKS



VICINITY MAP

1" = 300'

- SITE PLAN NOTES:
- THIS IS LOT SECTION 42.13 BLOCK 1 LOT 22 AS SHOWN ON THE TOWN OF RAMAPO TAX MAPS.
 - AREA OF TRACT: 2.21 ACRES
 - ZONE: R-35
 - USE: ARBORISTS
 - RECORD OWNER: IJJ, LLC
11 MCNAMARA ROAD
SPRING VALLEY, NY 10977
 - APPLICANT: SAME AS ABOVE
 - FIRE DISTRICT: MOLESTON FIRE DISTRICT
 - SCHOOL DISTRICT: EAST RAMAPO
 - WATER DISTRICT: VEOLIA WATER
 - SEWER DISTRICT: ROCKLAND COUNTY SEWER DISTRICT NO. 1
 - DATUM: NAVD83
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE SHALL BE CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
 - THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.
 - NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. TENANTS ARE TO BE ADVISED OF THIS CONDITION.
 - THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS AS SHOWN THEREON AS CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.
- APPLICANT DATE OWNER DATE
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD, AND DEPARTMENT OF PUBLIC WORKS WHICH IS CERTIFIED BY A LANDSCAPING ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL INDICATE THE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN.
 - PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO.
- LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR DATE:
BOUNDARY AND TOPOGRAPHIC SURVEYS ARE FROM ACTUAL FIELD MEASUREMENTS UNDER THE DIRECTION OF STEPHEN DOLSON, PLS COMPLETED ON MAY 2022.
- ALL ENCROACHMENTS SHALL BE RELOCATED.



LOT AREA CALCULATIONS:
GROSS LOT AREA 96,083 SF
NET LOT AREA 96,083 SF - 75% DSL (3,417 SF)
36% POA (3,256 SF) = 91,083 SF

NET LOT AREA = 91,078 S.F.
IMPERVIOUS COVER PROPOSED
EXISTING HOUSE = 1937 S.F.
SIDEWALK (HOUSE) = 265 S.F.
DRIVEWAY (HOUSE) = 2269 S.F.
EXISTING SHED = 257 S.F.
EXISTING HOUSE TOTAL = 4728 S.F.
4728 / 91078 = 0.05
PROPOSED ARBORIST
EXISTING BUILDING = 8072 S.F.
PROPOSED GRAVEL = 27,130 S.F. (CONCRETE REMOVED UNDER MULCH BINS)
TOTAL PROPOSED ARBORIST = 35,202 S.F.
35,202 / 91,078 = 0.386
TOTAL IMPERVIOUS AREA
0.05 + 0.386 = 0.44

Dark Requirements: R-35 Zone

	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square, Side	Min Front Yard	Min Side Yard	Min Total Side Yards	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Height	Max Exposed Building Height
Required	35,000 SF**	100 FT	125 FT	125 FT	*100 FT/50 FT	*50 FT/25 FT	*120 FT/60 FT	*100 FT/50 FT	0.25	0.2	0.1	2.5 stories/ 25 FT	40 FT
Existing	96,083 SF Gross	550 FT	300 FT	> 125	0 FT***	11.3 FT***	N/A	50 FT	0.48	0.18	0.08	2 STY < 25'	< 35'
Proposed for Arborist	91,078 SF Net	550 FT	300 FT	> 125	130 FT	11.3 FT***	N/A	224.3 FT	0.39	0.05	0.06	1 STY < 25'	< 35'
Proposed for Residence	91,078 SF Net	550 FT	300 FT	> 125	5.3 FT***	171.8 FT	N/A	436.6 FT	0.05	0.12	0.02	2 STY < 25'	< 35'
Proposed totals	91,078 SF Net	550 FT	300 FT	> 125	5.3 FT	11.3 FT	N/A	224.3 FT	(1) 0.44	0.17	0.08	2 STY < 25'	< 35'

* Required/Allowed
** 2 acres required for arborist special permit use
*** Pre-existing condition
(1) Variance Required

DRAINAGE EASEMENT TO THE VILLAGE OF WESLEY HILLS PER FILED MAP #7413

REFERENCES

- BEING SECTION 42.13, BLOCK 1, LOT 22 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPS.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2002 AT PAGE 3705 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- REFERENCE A MAP ENTITLED "FLOWERS ESTATES" FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON FEBRUARY 14, 2001 IN BOOK 121 ON PAGE 45 AS MAP NUMBER 7413.
- TOTAL AREA = 96,083 SQUARE FEET OR 2.206 ACRES.

DATE	ISSUE	DESCRIPTION	REVISIONS
10/23/25	REV 5	REMOVED IMPERVIOUS COVER IN MULCH BINS	
9/4/25	REV 4	ADDED IMPERVIOUS COVER CALCULATION	
11/14/24	REV 3	AS PER PLANNING BOARD COMMENTS	
08/14/24	REV 2	REMOVED FIRE ACCESS ROAD	
01/03/24	REV 1	AS PER CONSULTANTS COMMENTS	

S.B.L. 42.13 - 1 - 22

SITE PLAN

FOR

IRA WICKES ARBORISTS

VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

DATE: 12/07/22

139 Lafayette Avenue, 2nd Fl. 55 Brookside Avenue
Suffern, NY 10901 Chester, NY 10918
P 845.547.2241 - F 845.547.2243 845.610.3621

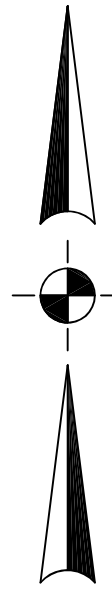
Drawn BY: RB/LT
Checked BY: RB/LT
Job No: 4131
Scale: 1"=20'
DWG No: 1 OF 7

Rachel B. Barese, P.E.
N.Y. Lic. No. 90143

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



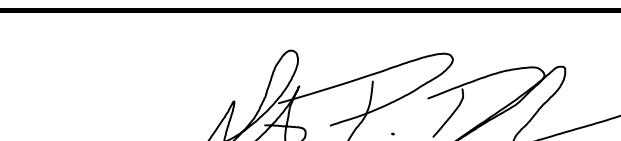
42.13 - 1 - 20
N/F 17 McNAMARA HOLDINGS LLC

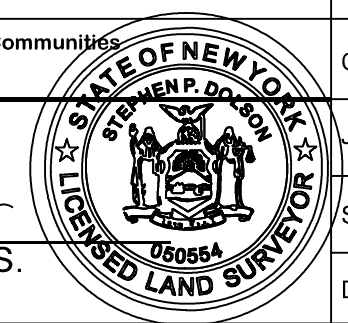
42.13 - 1 - 21
N/F SPIRA

42.13 - 1 - 22
96,083 Sq. Feet
2.206 Acres

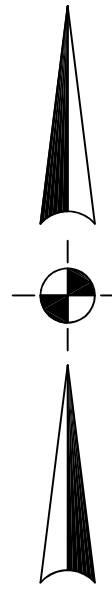
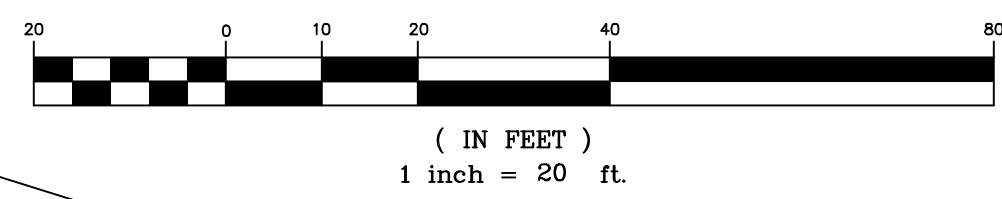
42.13 - 1 - 23.5
N/F J SCHENKMAN REALTY LLC

DRAINAGE EASEMENT
TO THE VILLAGE OF
WESLEY HILLS
PER FILED MAP #7413

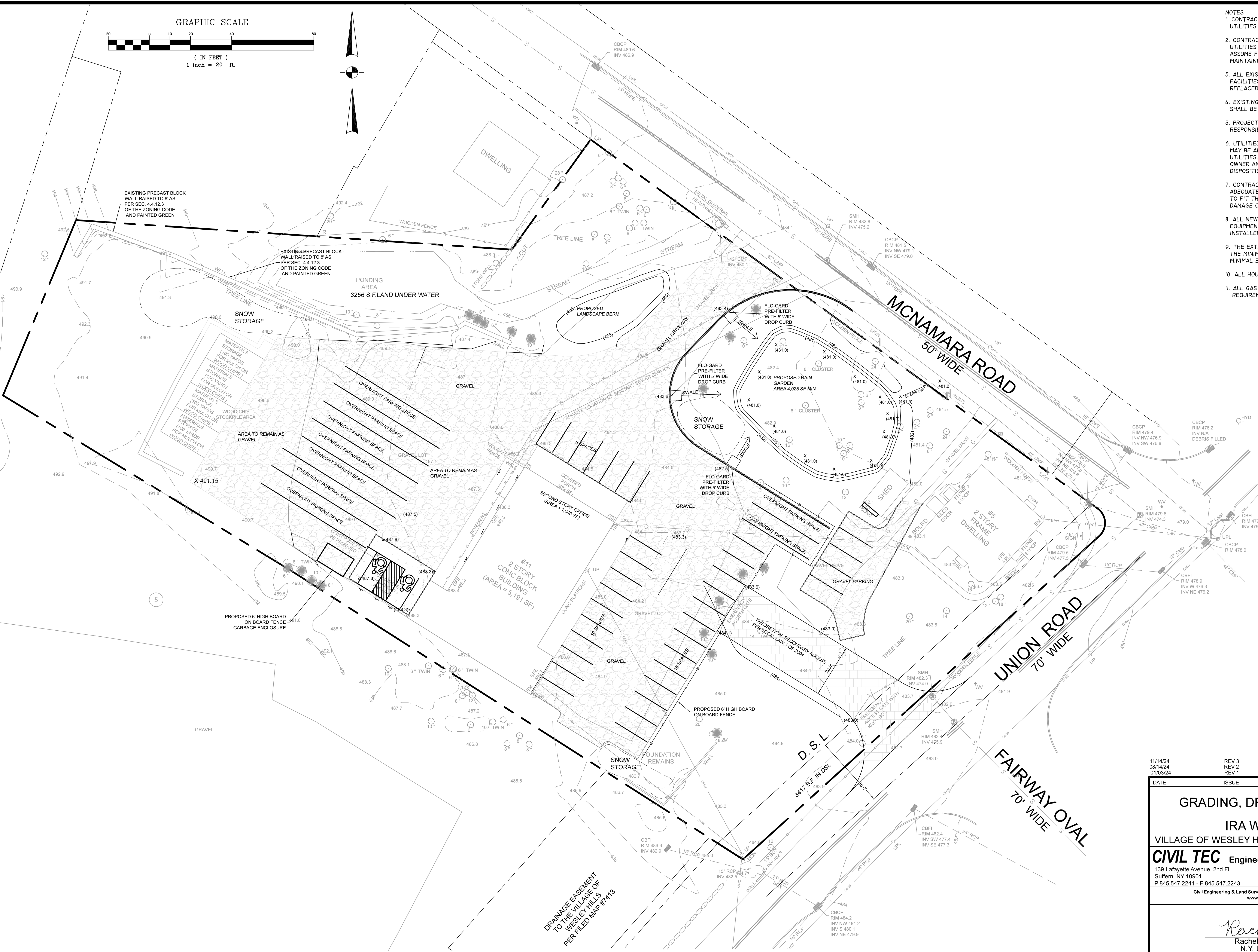
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1 - 22			
EXISTING CONDITIONS PLAN			
FOR			
IRA WICKES ARBORISTS			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 12/07/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547 2241 - F 845 547 2243		55 Brookside Avenue Chester, NY 10918 845 610 3621	DRAWN BY: RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			CHKD BY: RB/LT
 STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554			JOB No. 4131
			SCALE: 1"=20'
			DWG No. 2 OF 7



GRAPHIC SCALE



- NOTES
- CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
 - ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
 - EXISTING UTILITIES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
 - PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
 - CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
 - ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
 - THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK, WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
 - ALL HOUSE CONNECTIONS TO BE 6" DIA. SDR-35.
 - ALL GAS & ELECTRIC UTILITIES PER ORANGE & ROCKLAND UTILITY REQUIREMENTS.



11/14/24	REV 3	AS PER PLANNING BOARD COMMENTS
08/14/24	REV 2	REMOVED FIRE ACCESS ROAD
01/03/24	REV 1	AS PER CONSULTANTS COMMENTS

DATE: 12/07/22

ISSUE: 12/07/22

DESCRIPTION: S.B.L. 42.13 - 1 - 22

REVISIONS:

GRADING, DRAINAGE & UTILITIES PLAN
FOR
IRA WICKES ARBORISTS
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901
 P 845.547.2241 - F 845.547.2243

55 Brookside Avenue, Chester, NY 10918
 845.610.3621

Civil Engineering & Land Surveying Services that Build Confidence
 www.Civil-Tec.com

DATE: 12/07/22

DRAWN BY: RB/LT

CHKD BY: RB/LT

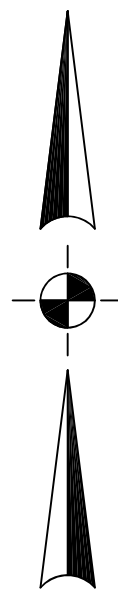
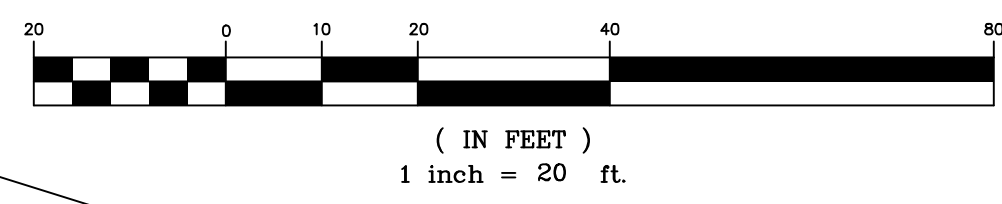
JOB No.: 4131

SCALE: 1"=20'

DWG No.: 3 OF 7

Rachel B. Barese, P.E.
 N.Y. Lic. No. 90143

GRAPHIC SCALE



Standard Landscape Notes

- Mulch all plant beds and trees with a 4" depth of sugar cane or licorice root mulch.
- Stake all trees with 2 cedar stakes, rubber hose around tree (6" above grade) and twisted #10 gauge galvanized wire.
- Plant pits shall be 12" wider and 6" deeper than the root ball. Remove all existing soil and backfill with a mixture of one part peat-humus to 4 parts topsoil. Add 3 year Eesey grow fertilizer packets (or equal) - 1 per inch of tree caliper or per 12" height of shrub.
- Guarantee all plants and workmanship for two planting seasons.
- All planting shall be placed under the direction of an appropriate licensed design professional. Notify 48 hours prior to planting.
- Provide the Town of Ramapo building inspector with a copy of the State Certificate of Source for all plant material.
- All plant material shall be nursery grown and shall conform to the American Association of Nursery Men's Standards.

Table 4.11 Suggested Rain Garden Plant List	
Shrubs	Herbaceous Plants
Witch Hazel	Cinnamon Fern
Hamelis virginiana	Osmunda cinnamomea
Winterberry	Cutleaf Coneflower
Ilex verticillata	Rudbeckia laciniata
Arrowwood	Woolgrass
Viburnum dentatum	Scirpus cyperinus
Brook-side Alder	New England Aster
Alnus serrulata	Aster novae-angliae
Red-Osier Dogwood	Fox Sedge
Cornus stolonifera	Carex vulpinoidea
Sweet Pepperbush	Spotted Joe-Pye Weed
Chetrea alifolia	Ignatium maculatum
	Switch Grass
	Panicum virgatum
	Great Blue Lobelia
	Lobelia siphatica
	Wild Bergamot
	Monarda fistulosa
	Red Milkweed
	Asclepias incarnate

Adapted from NYSDEM Bioretenation Specifications, Bannerman, Brooklyn Botanic Garden.

EROSION CONTROL & SEDIMENT NOTES

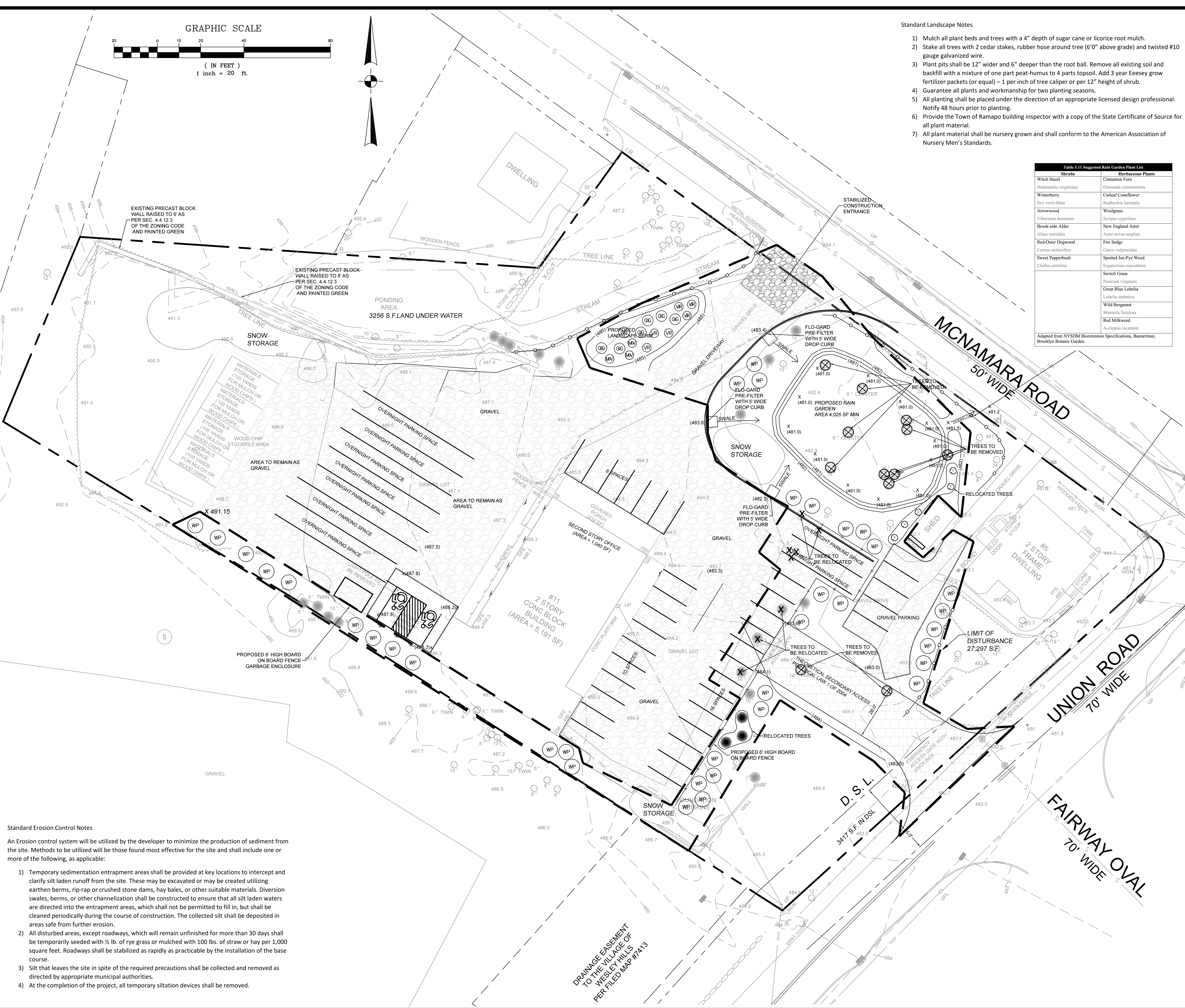
- A TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE LEFT BARE FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHALL BE SEEDED DOWN OR MULCHED IMMEDIATELY.
- STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
- DURING CONSTRUCTION, ALL STRUCTURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN.
- AFTER CONSTRUCTION, INSPECTION SHALL BE MADE AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.
- THE STORM DRAIN INLET STRUCTURES SHALL BE PROTECTED WITH A FILTER BERM UNTIL THE AREA IS STABILIZED WITH VEGETATION OR THE BASE COURSE OF PAVEMENT IS INSTALLED.
- CONSIDER LIMITING LAND DISTURBANCE TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT.
- THE MACADAM SURFACE SHALL BE SWEEP "BROOM CLEAN" AT THE END OF EACH DAY DURING THE CONSTRUCTION PHASE OF THE SIDEWALKS AND CURB.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL POINTS WHERE A DISTURBED AREA MEETS AN IMPERVIOUS SURFACE, THIS INCLUDES ALL NEW DRIVEWAY CONNECTIONS ALONG THE NEW ROADWAY.
- CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THOSE AREAS WITHIN THE SILT FENCE SEDIMENT PROTECTION. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, THE AREA COMPACTED BY MACHINERY SHALL BE DICED OR OTHERWISE LOOSENEED TO A DEPTH OF 12 INCHES PRIOR TO FINAL GRADING WITH TOPSOIL AND SEEDING.

PLANTING LIST

KEY	QUANTITY	COMMON NAME/BOTANICAL NAME	SIZE COMMENT
TREES			
WP	39	WHITE PINE/PINUS STROBUS	7'-8' HT
GG	7	LANDSCAPE BERM PLANTING	
MV	3	GREEN GIANT/THUJA	3'-4' HT
VR	6	MAPLE-LEAF VIBURNUM/Viburnum acerifolium	3'-4' ht.
		VIRGINIA ROSE/Rosa virginiana	2'-3- ht.

NOTES

- ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
- ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.



- Standard Erosion Control Notes
- An Erosion control system will be utilized by the developer to minimize the production of sediment from the site. Methods to be utilized will be those found most effective for the site and shall include one or more of the following, as applicable:
- Temporary sedimentation entrapment areas shall be provided at key locations to intercept and clarify silt laden runoff from the site. These may be excavated or may be created utilizing earthen berms, rip-rap or crushed stone dams, hay bales, or other suitable materials. Diversion swales, berms, or other channelization shall be constructed to ensure that all silt laden waters are directed into the entrapment areas, which shall not be permitted to fill in, but shall be cleaned periodically during the course of construction. The collected silt shall be deposited in areas safe from further erosion.
 - All disturbed areas, except roadways, which will remain unfinished for more than 30 days shall be temporarily seeded with 1/4 lb. of rye grass or mulched with 100 lbs. of straw or hay per 1,000 square feet. Roadways shall be stabilized as rapidly as practicable by the installation of the base course.
 - Silt that leaves the site in spite of the required precautions shall be collected and removed as directed by appropriate municipal authorities.
 - At the completion of the project, all temporary siltation devices shall be removed.

11/14/24
08/14/24
01/03/24

REV 3
REV 2
REV 1

AS PER PLANNING BOARD COMMENTS
REMOVED FIRE ACCESS ROAD
AS PER CONSULTANTS COMMENTS

DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 42.13 - 1 - 22	

LANDSCAPING & EROSION CONTROL PLAN
FOR
IRA WICKES ARBORISTS
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

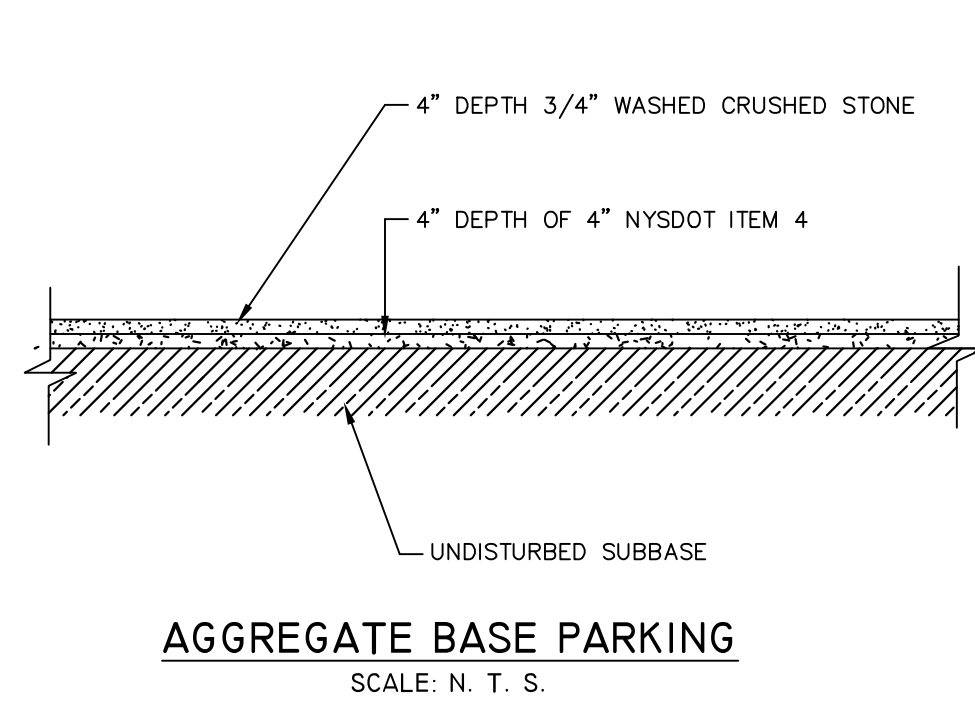
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901
P 845.547.2241 - F 845.547.2243

55 Brookside Avenue
Chester, NY 10918
845.610.3621

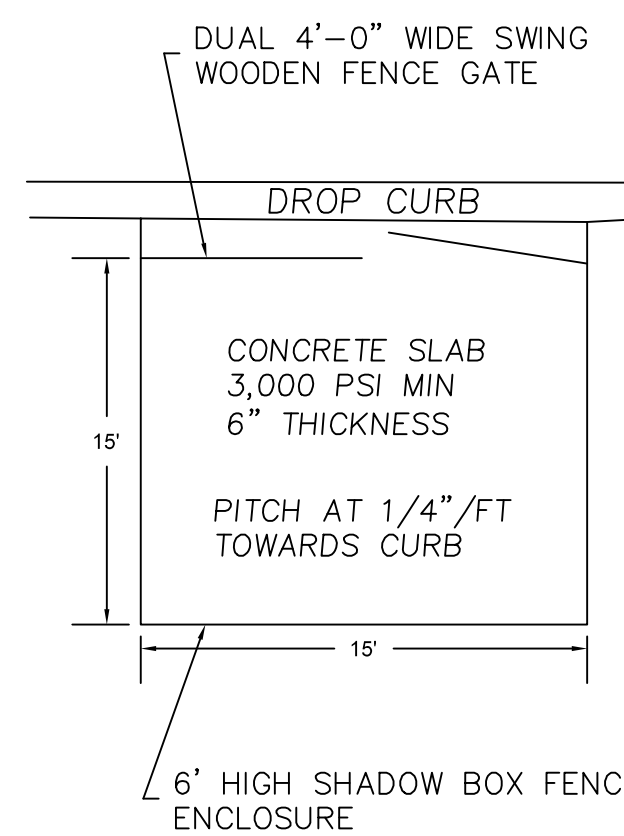
Civil Engineering & Land Surveying Services that Build Confidence
www.Civil-Tec.com

DATE: 12/07/22
DRAWN BY: RB/LT
CHKD BY: RB/LT
JOB No.: 4131
SCALE: 1"=20'
DWG No.: 4 OF 7

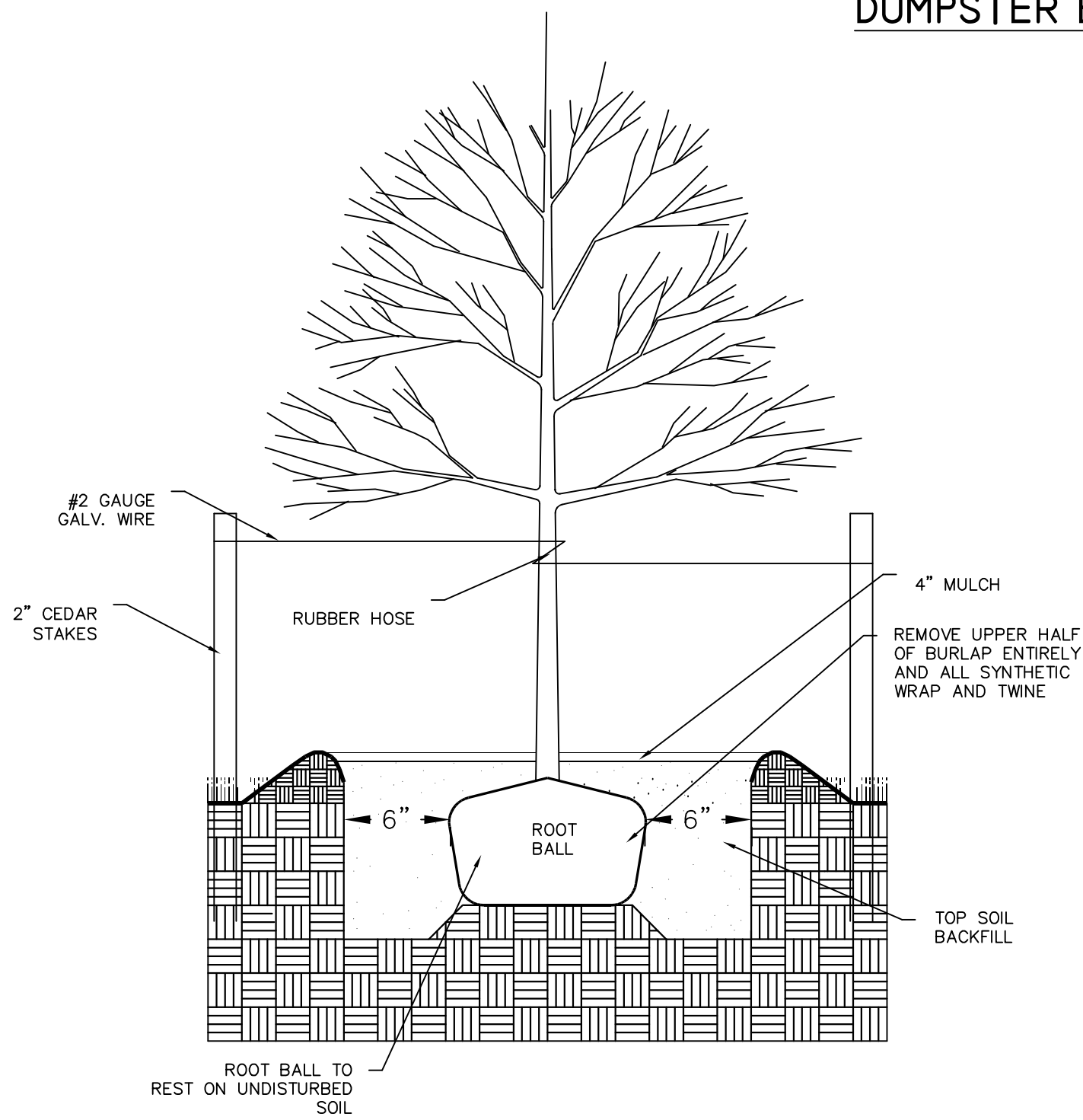
Rachel B. Barese, P.E.
N.Y. Lic. No. 90143



AGGREGATE BASE PARKING
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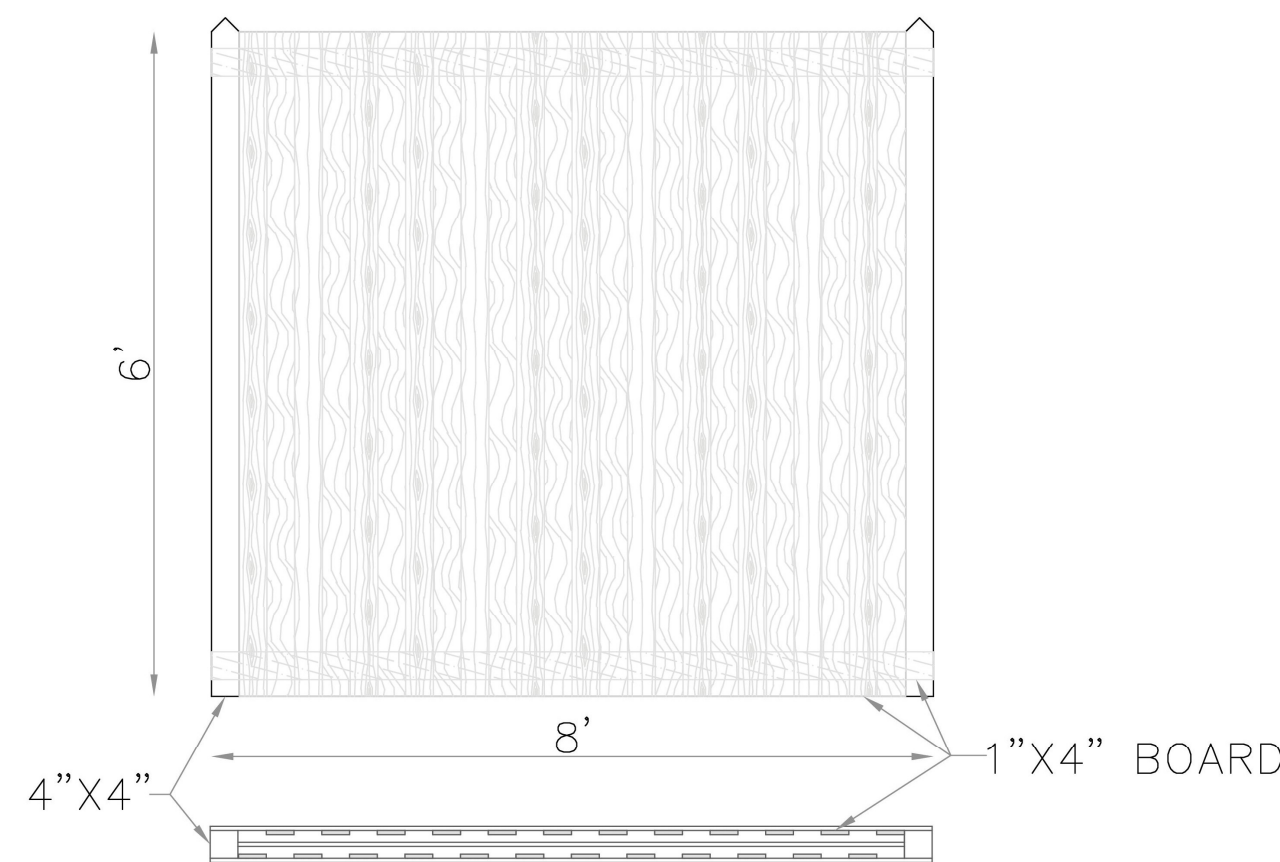


DUMPSTER ENCLOSURE DETAIL
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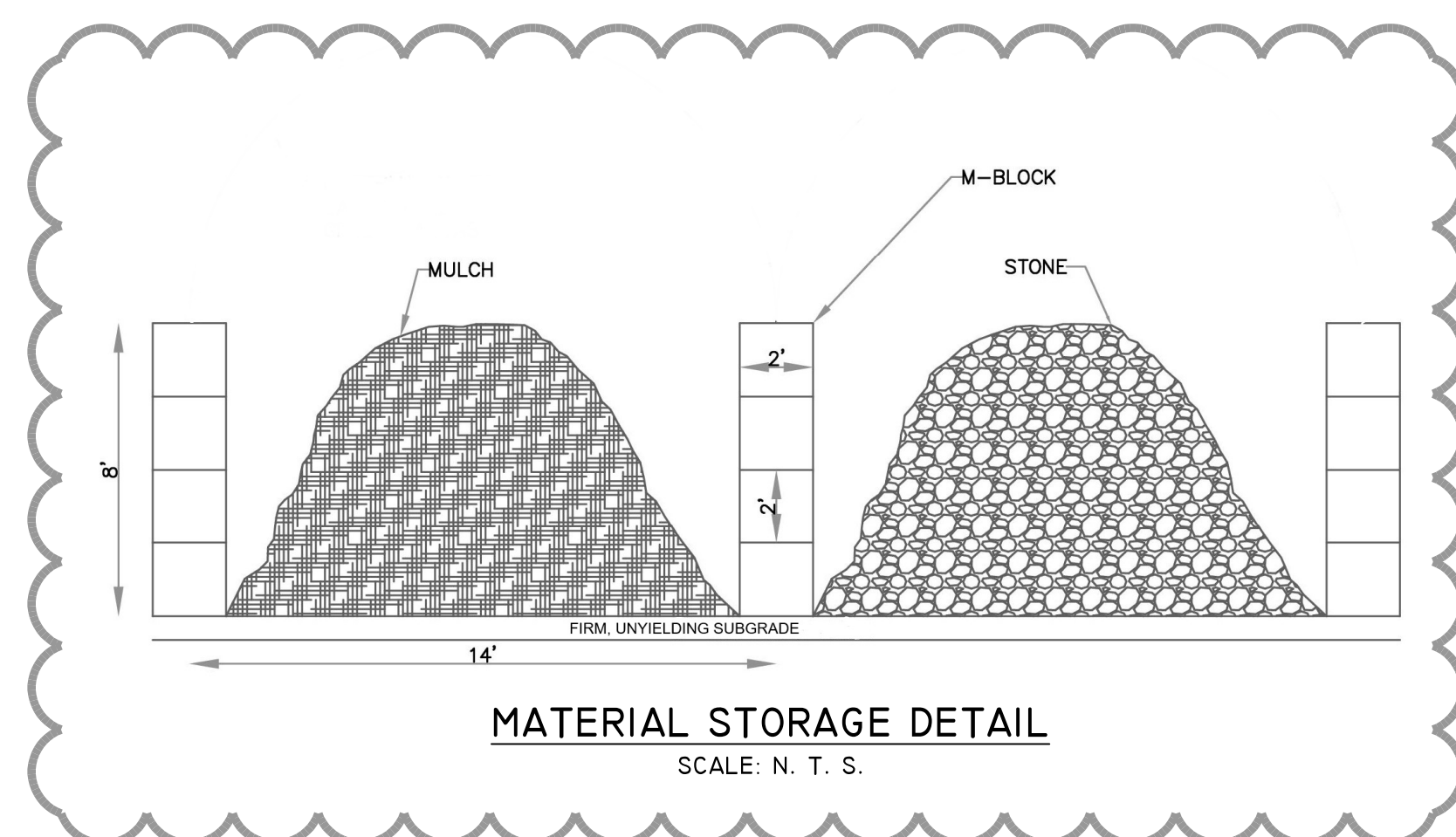


TREE PLANTING DETAIL
SCALE: N. T. S.

- NOTES:
- EXCAVATE A HOLE THAT IS 12" WIDER & 6" DEEPER THAN THE ROOTBALL.
 - REMOVE ANY STRINGS TIED AROUND TRUNK OR STEM BUT LEAVE BURLAP IN TACT.
 - TOPSOIL MIX FOR BACKFILL TO BE 2 PARTS TOPSOIL, 1 PART SAND & 1 PART HUMUS.
 - BUILD DEPRESSION AROUND PLANT & FILL WITH MULCH.
 - STAKE ALL TREES WITH 2" CEDAR STAKES.



SHADOW BOX FENCE DETAIL
SCALE: N. T. S.

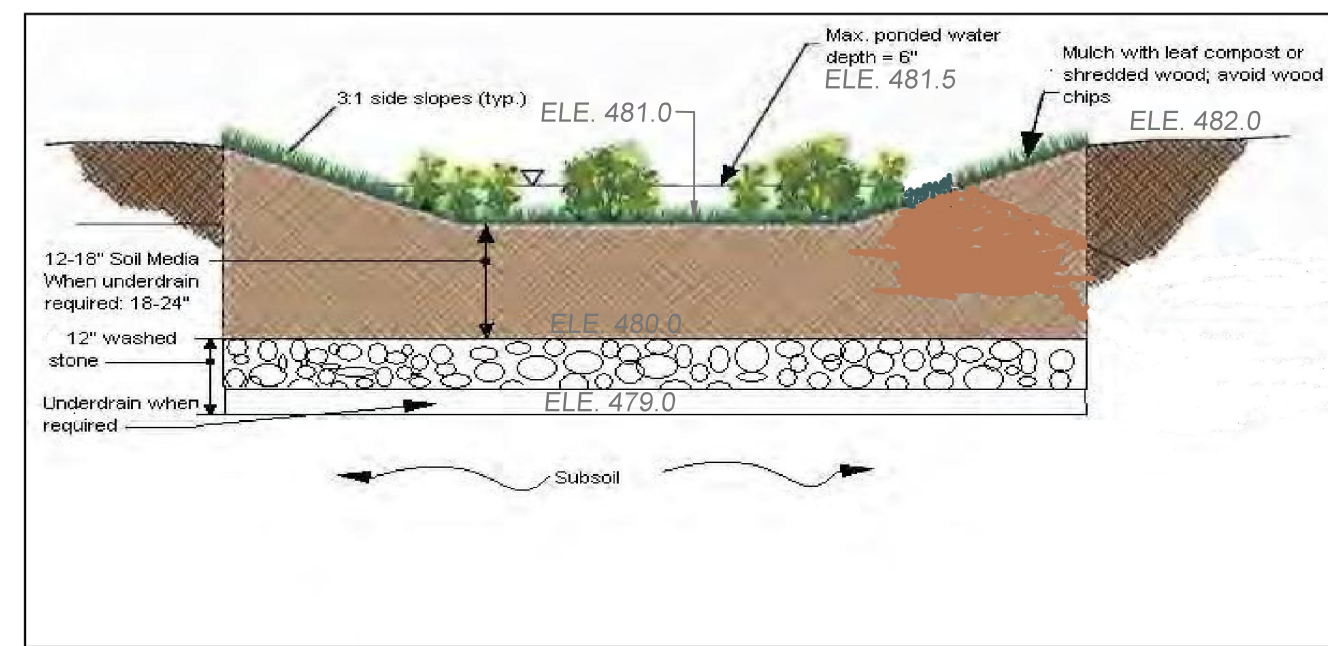


MATERIAL STORAGE DETAIL
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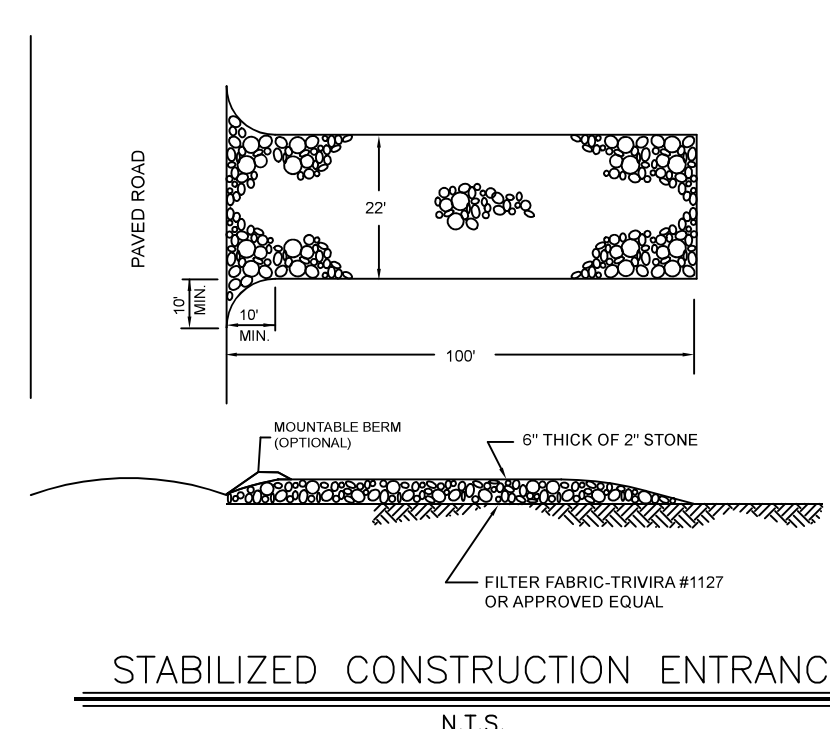
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	Great Blue Lobelia
	Lobelia siphatica
	Wild Bergamot
	Monarda fistulosa
	Red Milkweed
	Asclepias incarnata

Adapted from NYS DM Bioretention Specifications, Bannerman, Brooklyn Botanic Garden.

Figure 5.41 Profile of a typical rain garden

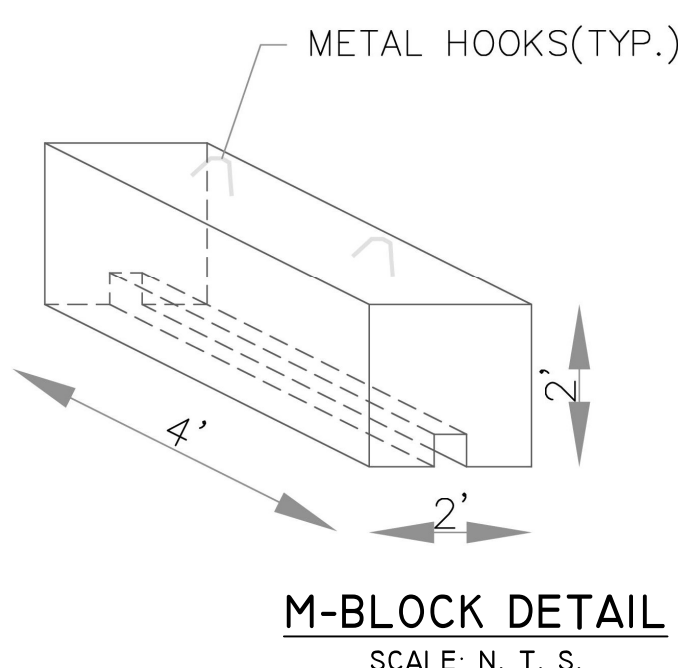


RAIN GARDEN DETAIL
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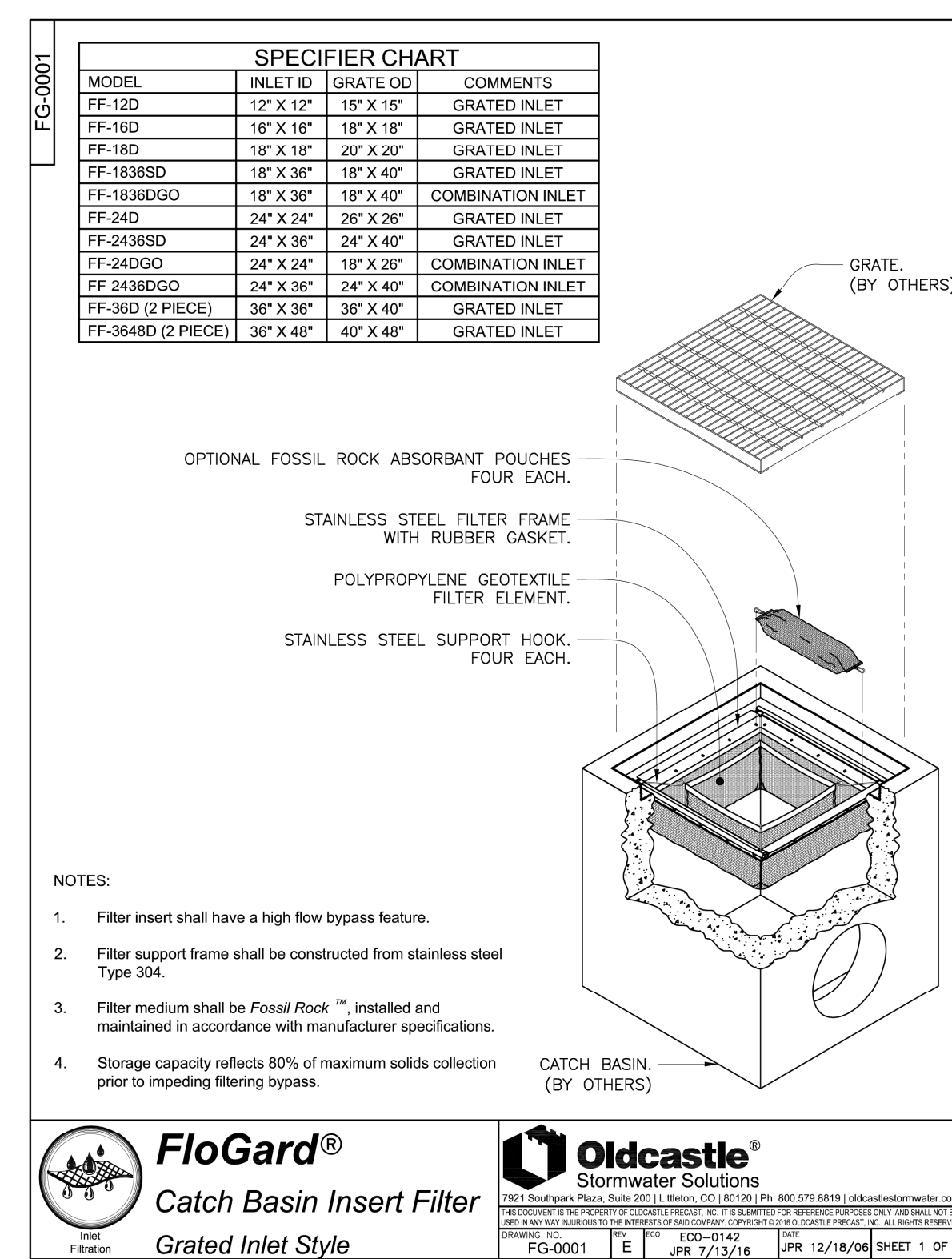


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

- CONSTRUCTION SPECIFICATIONS
- STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN 6 INCHES.
 - WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR FEET IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING AFTER EACH RAIN.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

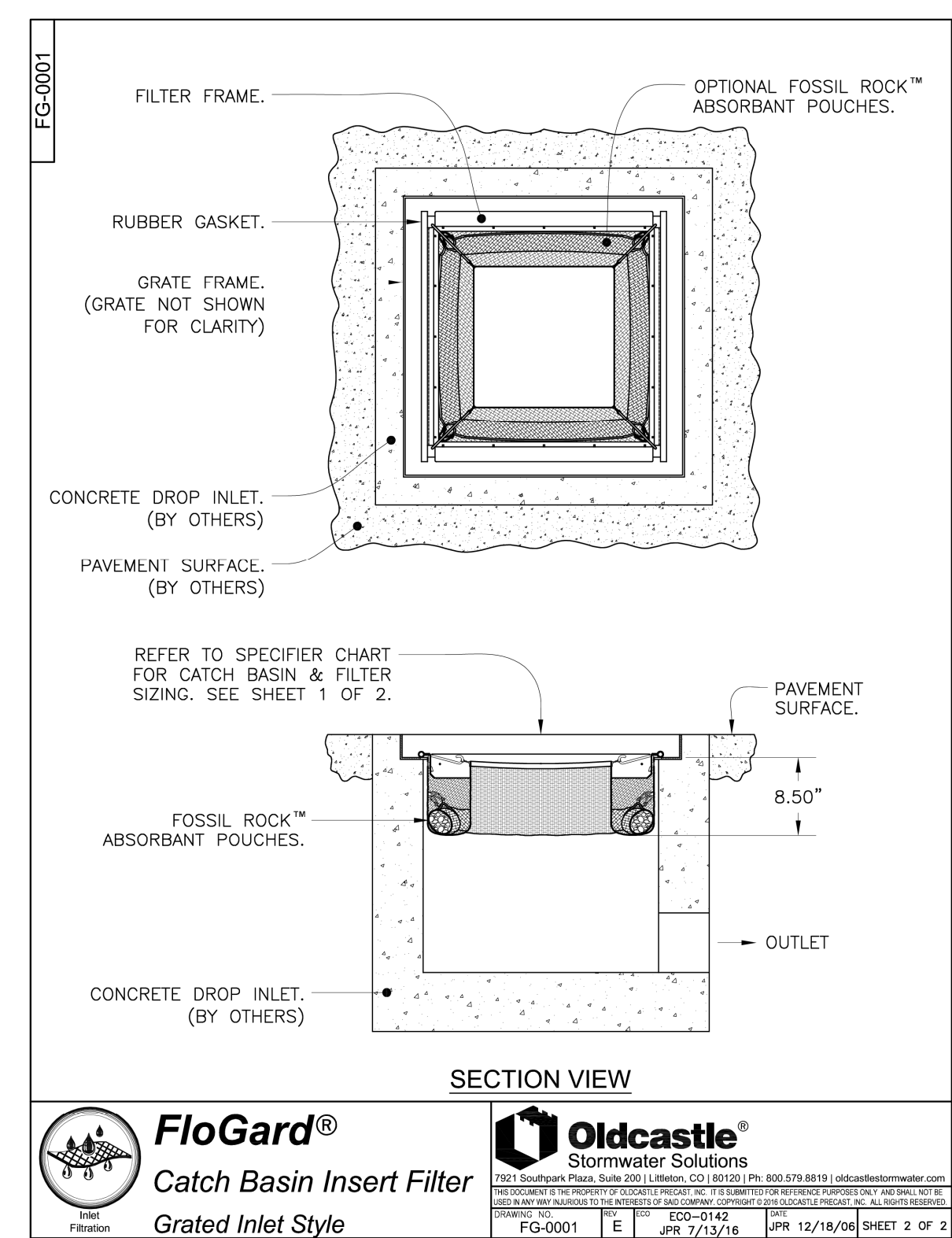


M-BLOCK DETAIL
SCALE: N. T. S.



- NOTES:
- Filter insert shall have a high flow bypass feature.
 - Filter support frame shall be constructed from stainless steel Type 304.
 - Filter medium shall be Fossil Rock™, installed and maintained in accordance with manufacturer specifications.
 - Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

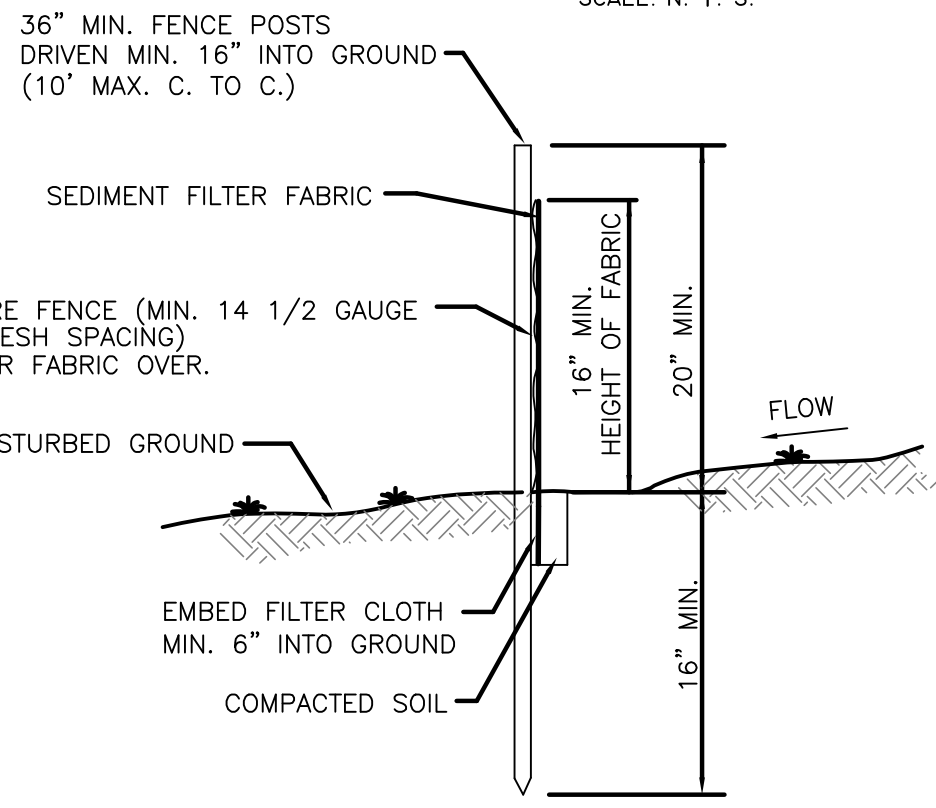
FloGard® Catch Basin Insert Filter Grated Inlet Style
Oldcastle® Stormwater Solutions
 FG-0001 E APR 7/13/16 APR 12/18/06 SHEET 1 OF 2



FloGard® Catch Basin Insert Filter Grated Inlet Style
Oldcastle® Stormwater Solutions
 FG-0001 E APR 7/13/16 APR 12/18/06 SHEET 2 OF 2

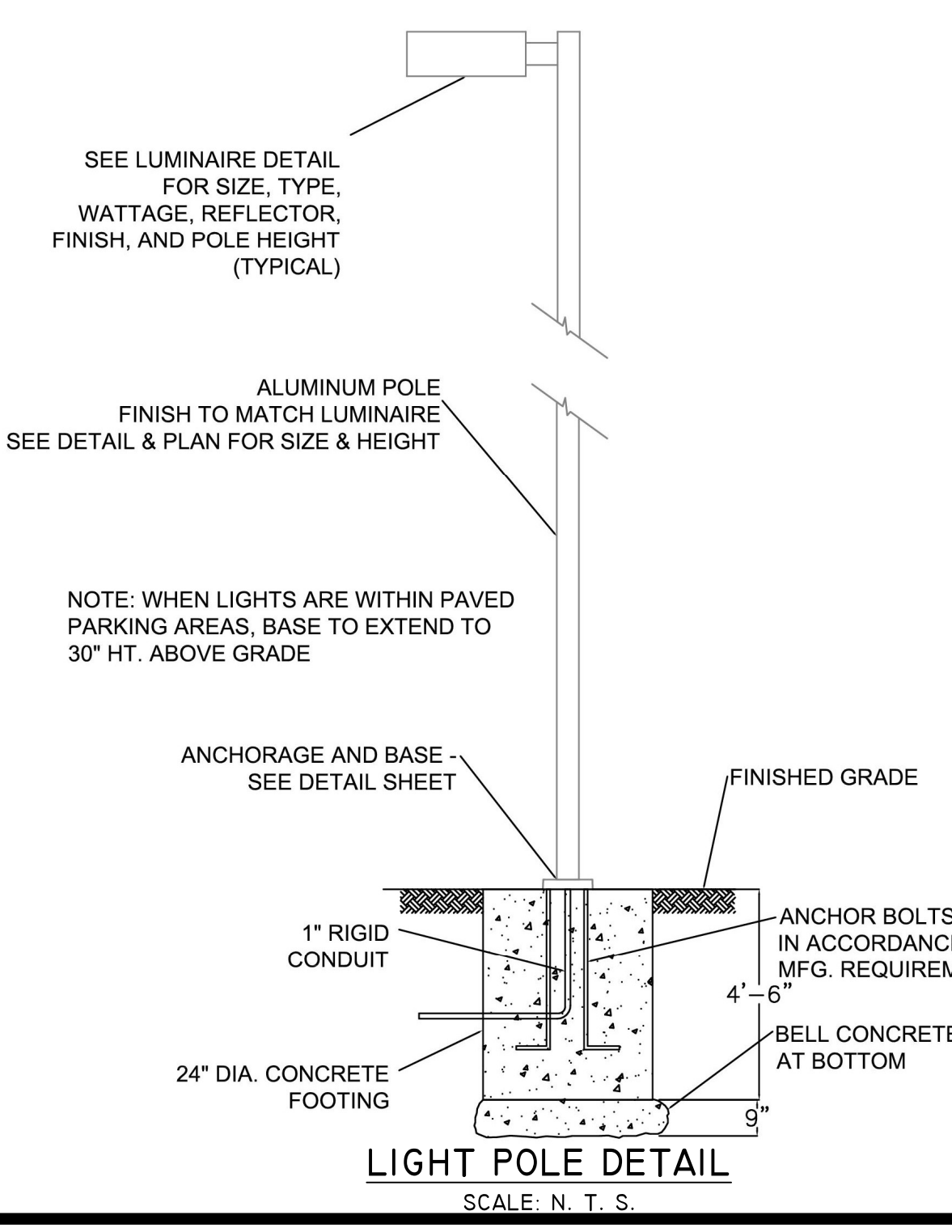


SIGN DETAIL
SCALE: N. T. S.



SECTION SILT FENCE
N.T.S.

- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
 - POST TO BE STEEL EITHER "T" OR "U" TYPE OR 2" HARWOOD.
 - FILTER CLOTH TO BE MIRAFI 100X STABILINKA T140N OR APPROVED EQUAL.
 - PREFABRICATED UNIT - GEOFAB, ENVIROFENCE OR APPROVED EQUAL.



LIGHT POLE DETAIL
SCALE: N. T. S.

10/23/25 01/03/24
 REV 5 REV 1
 REMOVED IMPERVIOUS COVER IN MULCH BINS AS PER CONSULTANTS COMMENTS

DATE ISSUE DESCRIPTION REVISIONS

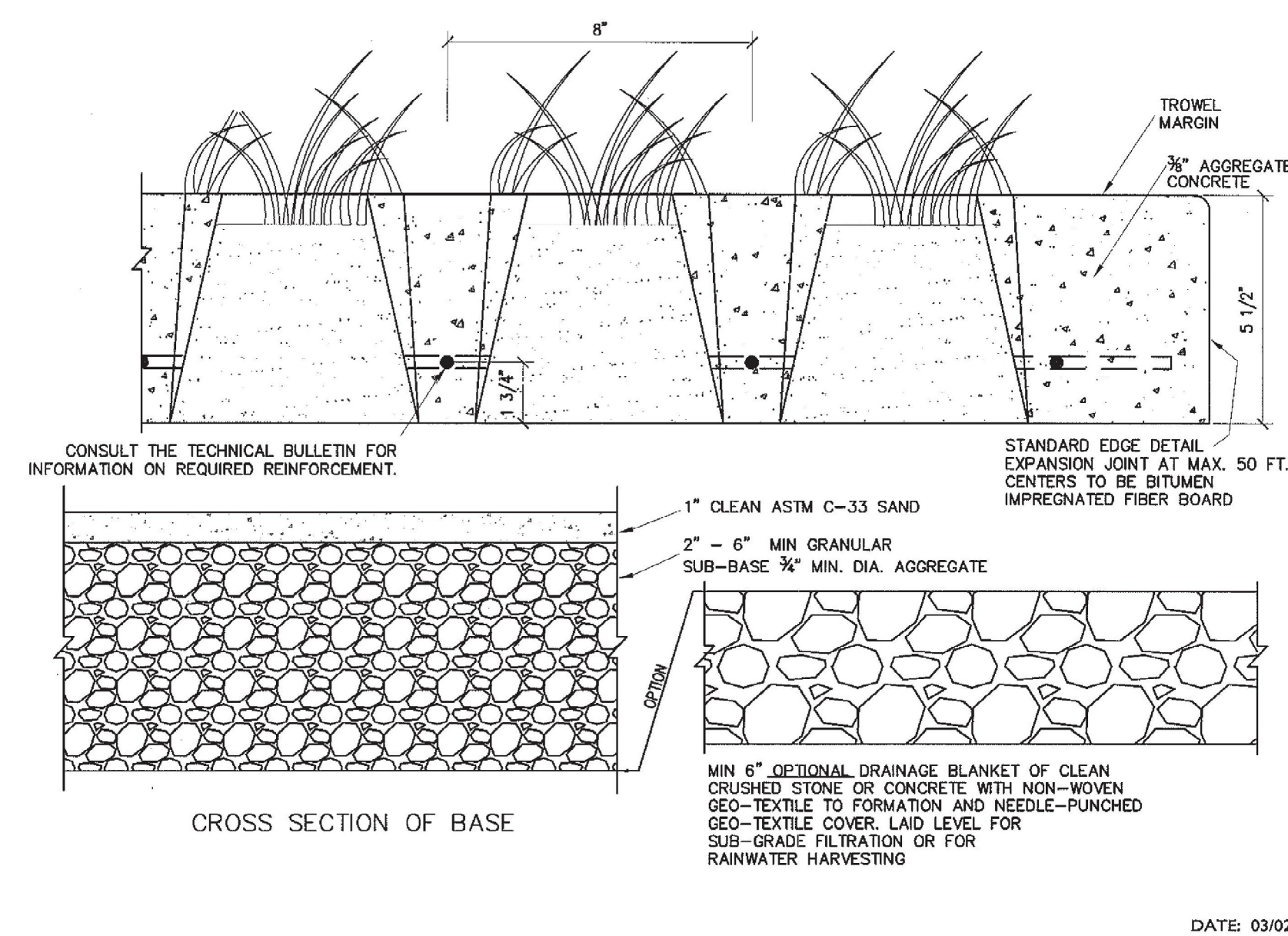
S.B.L. 42.13 - 1 - 22
DETAILS FOR IRA WICKES ARBORISTS
 VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC
 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2243 - F 845.547.2243
 55 Brookside Avenue Chester, NY 10918 845.610.3621
 Civil Engineering & Land Surveying Services that Build Confidence
 www.Civil-Tec.com

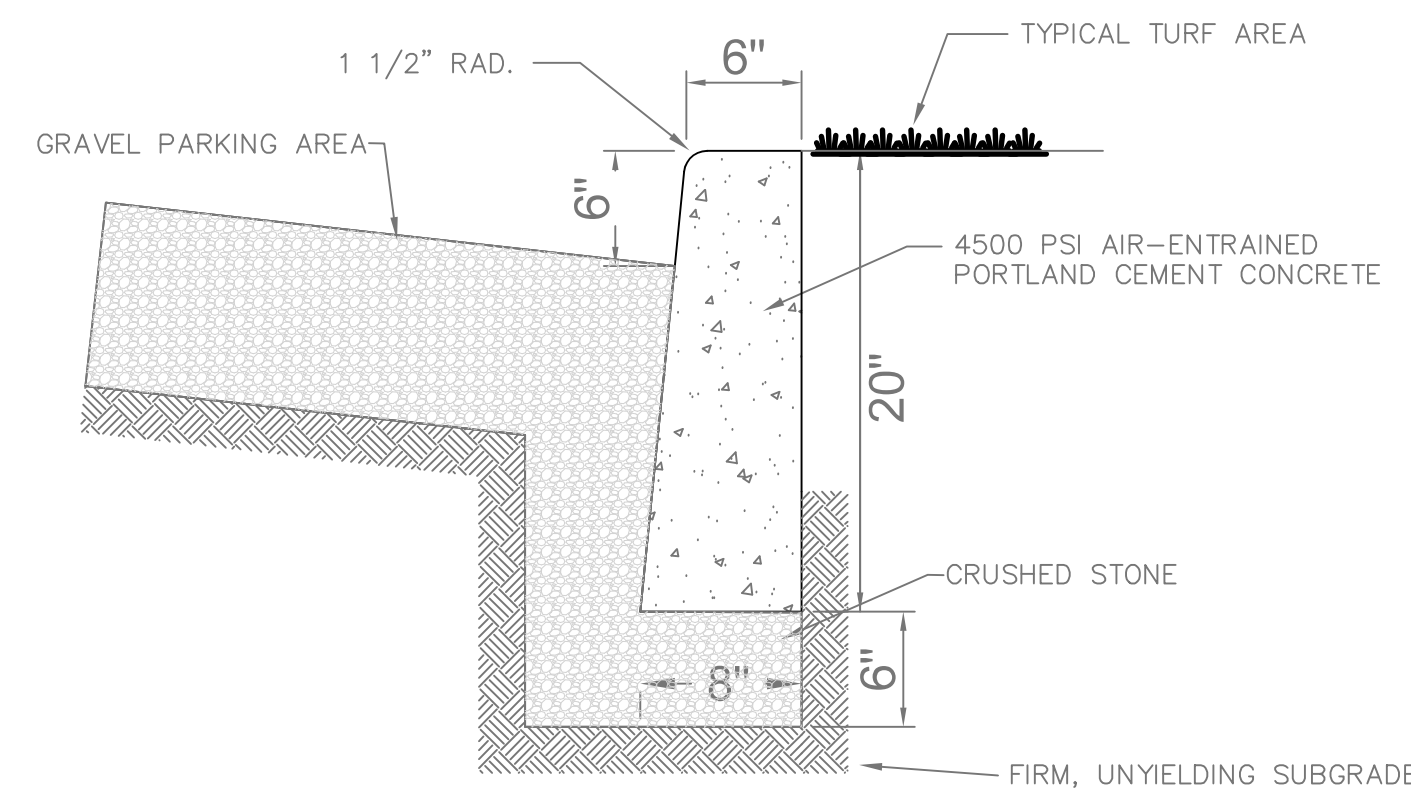
DATE: 12/07/22
 DRAWN BY: RB/LT
 CHKD BY: RB/LT
 JOB No.: 4131
 SCALE: 1"=20'
 DWG No.: 5 OF 7

Rachel B. Barese, P.E.
 N.Y. Lic. No. 90143

SINGLE USE 5 1/2" MOLDED PULP VOID GRASSED SYSTEM

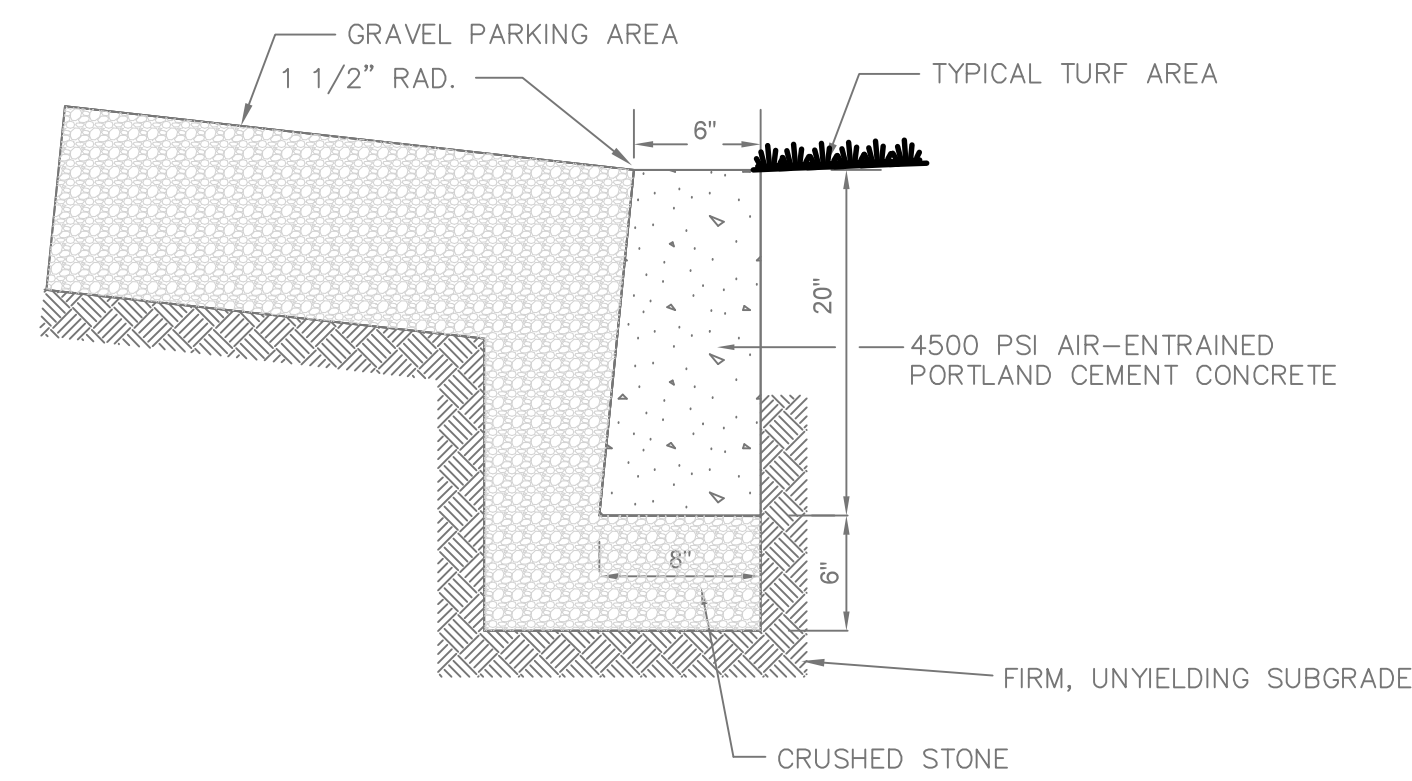


GRASSCRETE PERVIOUS PAVEMENT DETAIL
SCALE: N. T. S.




NOTE: PROVIDE EXPANSION JOINT AT 20'-0" MAX.

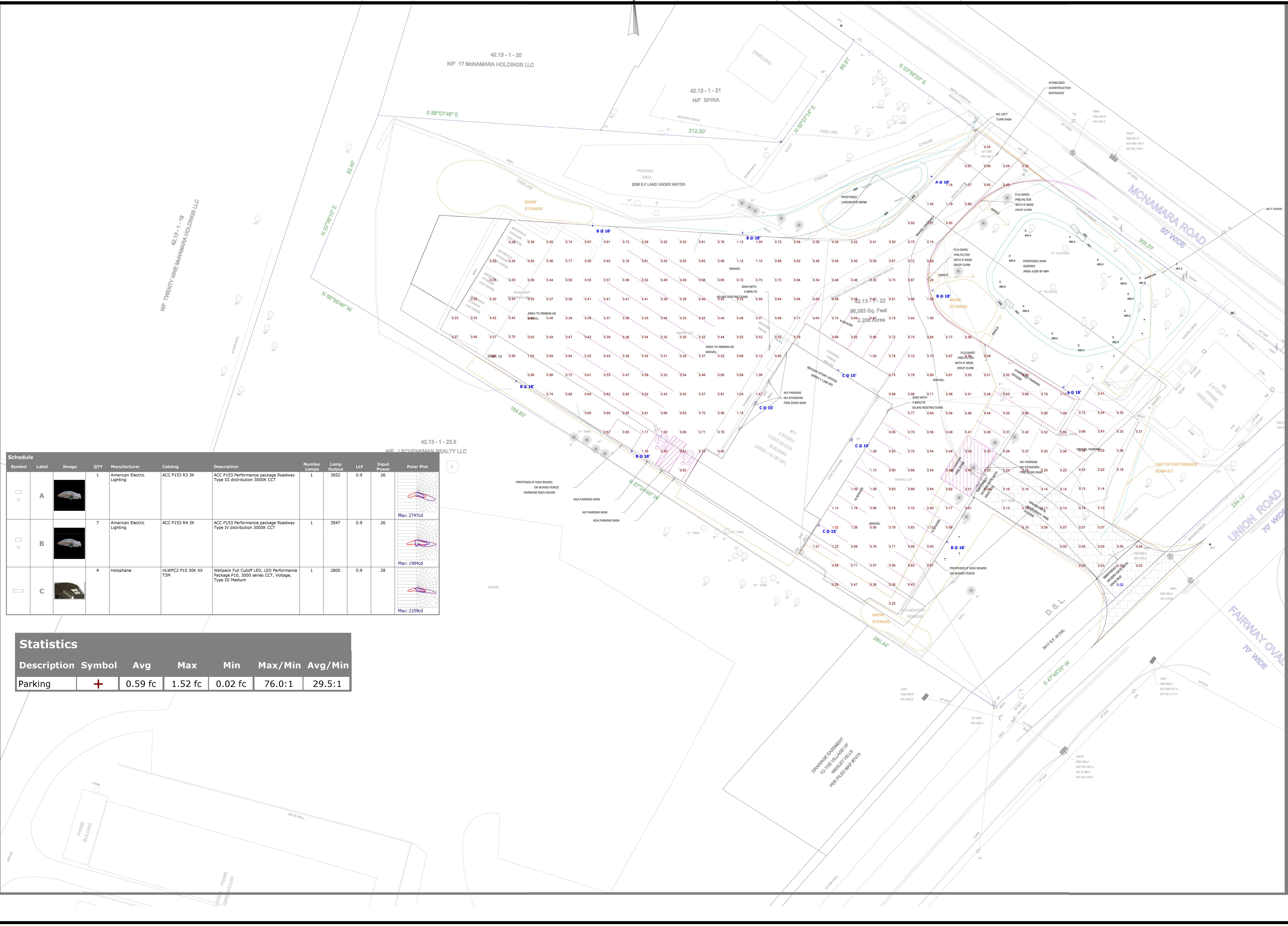
CONCRETE CURB DETAIL
NOT TO SCALE



CONCRETE DROP CURB DETAIL
NOT TO SCALE

08/14/24 REV 2 REMOVED PERVIOUS PAVEMENT DETAIL

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1 - 22			
DETAILS			
FOR			
IRA WICKES ARBORISTS			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 01/03/24
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243 www.Civil-Tec.com		55 Brookside Avenue Chester, NY 10918 845.610.3621	
Civil Engineering & Land Surveying Services that Build Communities			DRAWN BY: RB/LT
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			CHKD BY: RB/LT
			JOB No. 4131
			SCALE: 1"=20'
			DWG No. 6 OF 7



Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		1	American Electric Lighting	ACC P153 R3 3K	ACC P153 Performance package Roadway Type III distribution 3000K CCT	1	3652	0.9	26	 Max: 2747cd
	B		7	American Electric Lighting	ACC P153 R4 3K	ACC P153 Performance package Roadway Type IV distribution 3000K CCT	1	3547	0.9	26	 Max: 1904cd
	C		4	Holophane	HLWPC2 P10 30K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type III Medium	1	2800	0.9	28	 Max: 2109cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	0.59 fc	1.52 fc	0.02 fc	76.0:1	29.5:1

Designer
 sz
 Date
 10/11/2023
 Scale
 Not to Scale
 Drawing No.
 Summary



ZONING BOARD OF APPEALS MEETING MINUTES

September 17, 2025, at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

MEMBERS PRESENT:

Jonathan Gewirtz, Chairman
Stefanie Collantes, Member
Barry Rozenberg, Ad Hoc
Anita Hajioff, Ad Hoc

MEMBERS ABSENT:

Stuart Zelmanovitz, Member
Richard Weinberger, Member
Randi Marlin, Member

OTHERS PRESENT:

Doris Ulman, Assistant Village Attorney
Alicia Schultz, Deputy Village Clerk
Camille Guido-Downey, Village Clerk
Stephanie Caputo, Secretary to the Planning & Zoning

Chairman Gewirtz opened the meeting at 7:30 pm.

Howard Richman introduces himself as the Village Attorney for Wesley Hills starting October 1, 2025, and welcomed anyone to contact him should they need to.

ITEM #1- PUBLIC HEARING – 5 MAURICE LANE

Chairman Gewirtz read the following public hearing notice into the record:

Application submitted by Eliyahu Feig for variances from the provisions of Section 230-17 Attachment I and Section 230-14L(3) and (4) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence, inground swimming pool and cabana having impervious surface ratio of .273 instead of the maximum permitted of .20, front yard impervious surface ratio of .167 instead of the maximum permitted of .15, building coverage of .111 instead of the maximum permitted of .106, rear yard for the cabana of 23.5 feet instead of the minimum required of 50 feet and side yard of 1.5 feet for the wall instead of the minimum required of 7.9 feet.

The subject premises are situated on the north side of Maurice Lane approximately 251 feet west of Steinway Court, known as 5 Maurice Lane, designated on the Tax Map as Section 32.18 Block 1 Lot 5, in an R-50 Zoning District.

David Mayerfeld Sr., Architect was present and affirmed to tell the truth. Mr. Mayerfeld stated that the Applicant is requesting variances for the construction of a home, pool, and cabana. The following variances are being requested:

Total impervious surface ratio of .273 instead of the maximum permitted of .20,
Front yard impervious surface ratio of .167 instead of the maximum permitted of .15,
Building coverage of .111 instead of the maximum permitted of .106,
Rear yard for the cabana of 23.5 feet instead of the minimum required of 50 feet.
Side yard of 1.5 feet for the wall instead of the minimum required of 7.9 feet.

Chairman Gewirtz read three letters of support from the following addresses:

1. 1 Steinway Court
2. 3 Steinway Court
3. 6 Maurice Ln

Doris Ulman asked about the height of the walls and the size of the cabana.

David Mayerfeld answered that the cabana is 10.8 x 16, and the proposed pergola has been removed from the plan.

Chairman Gewirtz stated that the Board will visit the site and asked what structures are on the site and if any of the projects have been started.

David Mayerfeld answered the pool and cabana are proposed.

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

Ilan Schoenberger, 1 Belmar Court, was present and affirmed to tell the truth. Mr. Schoenberger stated he was never contacted by the homeowner and described his concerns. He is present to oppose the project stating that the cabana is too close to his property. He feels that the lot is too small for all of the structures and suggested that the pool be turned parallel to the house to reduce the variances. Mr. Schoenberger provided the Board with pictures from his backyard facing 5 Maurice. The pictures show what looks like fresh dirt that was placed on the slope and why were not dry wells installed? Mr. Schoenberger further requested landscape screening to be installed to create a buffer. Mr. Schoenberger questioned why this property should have less stringent setbacks and no proposed buffers? Mr. Schoenberger requested the Board to perform a more detailed EAF. Mr. Schoenberger reminded the Board of the zoning law and the showing that the Applicant is required to make for the Board's consideration.

No one else from the public chose to speak.

Chairman Gewirtz made a motion to adjourn this application to the October 29, 2025 meeting and schedule a site visit for October 19, 2025, seconded by Stefanie Collantes. Upon vote, this motion carried unanimously.

ITEM #2- PUBLIC HEARING – 37 ROCKWOOD LANE

Chairman Gewirtz read the following public hearing notice into the record:

The application submitted by Maier Arm for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single-

family residence, inground swimming pool and pickleball court having front yard of 48.5 feet for the residence instead of the minimum required of 50 feet, front yard of 16.4 feet for the pickleball court instead of the minimum required of 50 feet, impervious surface ratio of .28 instead of the maximum permitted of .25, front yard impervious surface ratio of .29 instead of the maximum permitted of .20 and building coverage of .103 instead of the maximum permitted of .10.

The subject premises are situated on the north side of Rockwood Lane approximately 1100 feet west of Cains Road, known as 37 Rockwood Lane, designated on the Tax Map as Section 32.19 block 2 lot 4.10 in an R-50 Zoning District.

David Mayerfeld, Architect for the Applicant, was present and affirmed to tell the truth. Mr. Mayerfeld is asking for variances for a single-family residence, in ground swimming pool and pickleball court.

Chairman Gewirtz questioned why are there no lot lines shown on the vicinity map and why is everything pushed up to the front of property?

Doris Ulman asked why the pickleball court is pushed forward. Doris Ulman requested that the Applicant submit a letter from their Engineer explaining why the project was designed as it is.

Benny Silber, Silber Construction, Applicant's Builder were present and affirmed to tell the truth. Mr. Silber described the property to the Board and stated that this is a new home in the recently approved subdivision. There are 13 other lots that will be constructed.

Stefanie Collantes asked if the pickleball court could be moved?

Benny Silber answered that the Applicant's Engineer had reviewed the site and had tried to relocate the pickleball court and this was the only location that was acceptable.

Barry Rozenberg stated that he is aware of water issues on the site.

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

No one from the public chose to speak.

Stefanie Collantes made a motion to adjourn this application to the October 29, 2025 meeting and schedule a site visit for October 19, 2025, seconded by Barry Rozenberg. Upon vote, this motion carried unanimously.

ITEM #3- PUBLIC HEARING – 11 MCNAMARA RD

Chairman Gewirtz read the following public hearing notice into the record:

Application submitted by IJJ, LLC-John Wickes for a variance from the -provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the maintenance and use of an arborist facility having impervious surface ratio of .46 instead of the maximum permitted of .25.

The subject premises are situated on the south side of McNamara Road 0 feet west of Union Road, known as 11 McNamara Road, designated on the Tax Map as Section 42.13 Block 1 Lot 22, in an R-35 Zoning District.

Ira Emanuel, the Applicant's Attorney, was present and stated that this site has been operating in the same location since 1972 and the Applicant is seeking a variance for impervious surface. The impervious surface is packed gravel. This Application is currently before the Village Planning Board and has been reviewed by the County as part of the GML. The Village's Planning Board did a review of the environmental impact and declared a neg dec in February 2025.

Ronda Smith, Applicant's Engineer, was present and affirmed to tell the truth. Ms. Smith presented the proposed plan described the area where the Applicant is proposed to remove fill. Ms. Smith also showed the rain garden which was added for water quality.

Doris Ulman questioned if the Planning Board did a coordinated review?

Ira Emanuel answered yes.

Chairman Gewirtz questioned if there has been increase in the operation of the business?

Ira Emmanuel stated that there has been an increase in the intensity of the use.

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

Neil Marcus, 46 John Street New City, was present and affirmed to tell the truth. Mr. Marcus gave the Board a quick history of the site and stated that this property has been under litigation for the past 25 years. Mr. Marcus reminded the Board of open violations on the property that have not been addressed and feels that this Board should not hear the Application while there are open violations. Mr. Marcus provided copies of his emails to the Clerk and Board and described each page of his handout. Mr. Marcus stated that over the years the use has expanded, for example in 2007 the impervious surface ratio was .48 without the residence. Mr. Marcus also stated that the wetlands on the property were changed without a Village permit.

Mario Pensa, 299 Grandview Ave, was present and affirmed to tell the truth. Mr. Pensa stated that he is in favor of this Application.

John Ruel, 46 Schoolhouse Road, was present and affirmed to tell the truth. Mr. Ruel stated that he supports the Application.

Gary Greenstein, 8 Roven Road was present and affirmed to tell the truth. Mr. Greenstein stated that he supports the Application.

Stefanie Collantes made a motion to adjourn this application to the October 29, 2025 meeting and schedule a site visit for October 19, 2025, seconded by Anita Hajioff. Upon vote, this motion carried unanimously.

ITEM #4- CONTINUED PUBLIC HEARING – 20 POWDERHORN DR

Chairman Gewirtz read the following public hearing notice into the record:

Application submitted by Brett & Eva Kotch for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a front porch having a front yard of 46 feet instead of the minimum required of 50 feet.

The subject premises are situated on the west side of Powder Horn Drive approximately 450 feet north of Ari Drive, known as 20 Powder Horn Drive, designated on the Tax Map as Section 32.19 Block 2 Lot 40, in an R-50 Zoning District.

Chairman Gewirtz stated that a site visit occurred on Sunday, September 14, 2025, at this location. The following Board Members attended the visit: Chairman Gewirtz, Deputy Chairwoman Collantes, Barry Rozenberg, Stuart Zelmanovitz and Village Attorney Doris Ulman.

Kim Sipple, Architect for the Applicant was present and affirmed to tell the truth. Mr. Sipple described the property, and the addition was recently completed. Mr. Sipple stated that the property owner wanted to have a covered roof over the front porch for weather protection. By adding that roof overhang it created an encroachment into the front yard, and a variance is being requested.

Chairman Gewirtz read the following letters of support into the record:

1. 24 Powderhorn Dr
2. 31 Powderhorn Dr.

Barry Rozenbeg stated that he understands the need for the covered porch, however he is concerned that pushing structures closer to the road takes away from the look of the neighborhood.

Stefanie Collantes stated that she understands the need for a covered front porch to protect from the weather.

Chairman Gewirtz summarized that the proposed variance is not a substantial variance as it is only for the covered porch. Chairman Gewirtz questioned if anyone from the public would like to speak.

No one from the public chose to speak.

Chairman Gewirtz made a motion to close the public hearing, seconded by Stefani Collantes. Upon vote, this motion carried unanimously.

Anita Hajioff made a motion to approve the application of Brett & Eva Kotch for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a front porch having a front yard of 46 feet instead of the minimum required of 50 feet, seconded by Stefanie Collantes.

**In the Matter of the Application of
Brett and Eva Kotch
Premises situated on the west side of Powder Horn
Drive approximately 450 feet north of Ari Drive,
known as 20 Powder Horn Drive, designated on the
Tax Map as Section 32.19 Block 2 Lot 40, in an
R-50 Zoning District**

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Brett and Eva Kotch for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a front porch having a front yard of 46 feet instead of the minimum required feet of 50 feet, and

WHEREAS, after due notice, a public hearing on said application was held on August 13, 2025 which was continued on September 17, 2025, and

WHEREAS the architect for the applicant appeared and testified as follows:

That the house was designed without a front porch and is currently under construction.

That the owners now realize that a front porch is necessary to protect deliveries and people from the rain;

The front porch will only cover the opening at the front door, will extend over the existing front steps, and will not extend the full length of the front of the residence; and

WHEREAS members of the Zoning Board of Appeals visited the site and viewed the area of the placement of the proposed front porch; and

WHEREAS, no one appeared in opposition to the application and letters were submitted in support,

NOW, THEREFORE, IT IS HEREBY DETERMINED that the proposed action is a Type II action and that no SEQRA determination is required, and be it further

RESOLVED, that the application submitted by Brett and Eva Kotch for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a front porch having a front yard of 46 feet instead of the minimum required of 50 feet is here by approved, and be it further

RESOLVED, that the Zoning Board of Appeals hereby makes the following **FINDINGS OF FACT**:

1. That the variance is not substantial in relation to the requirement in that it is less than 10% of the requirement.
2. That no environmental or ecological detriment has been identified as a result of the granting of the variance;
3. That the front porch will increase the aesthetics of the residence;
4. That the benefit to the applicants by having a place to shield persons and packages from the rain is substantial whereas no detriment to neighboring properties or to the community has been identified.

Upon vote, this motion carried unanimously.

ITEM # 5- CONTINUED PUBLIC HEARING – 106 EAST WILLOW TREE RD

Chairman Gewirtz read the following public hearing notice into the record:

Application submitted by Pomona Enterprises Corp on behalf of Jay Court Holdings, LLC on appeal of a determination of the Building Inspector or, in the alternative, for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit a two lot subdivision, proposed Lot No. 1 having lot frontage of 35 feet on East Willow Tree Road and 86 feet on Charlotte Drive instead of the minimum required of 100 feet on each of said roads.

The subject premises are situated on the north side of East Willow Tree Road approximately 305 feet west of Deerwood Road, known as 106 East Willow Tree Road/ 2 Charlotte Drive, designated on the Tax Map as Section 41.08 Block 1 Lot 35, in an R-35 Zoning District.

Chairman Gewirtz stated that a site visit occurred on Sunday, September 14, 2025, at this location. The following Board Members attended the visit: Chairman Gewirtz, Deputy Chairwoman Collantes, Barry Rozenberg, Stuart Zelmanovitz and Village Attorney Doris Ulman.

Ira Emanuel Attorney for Applicant was present. Mr. Emanuel stated that the Village Planning Board has approved this subdivision. During the check print review, the Village's Building Inspector stated that a variance was needed for street frontage. The Applicant has requested an interpretation from the ZBA and in the interest of saving time also applied for the requested variances. Mr. Emanuel stated that the Applicant and himself feel that the requested variance is not needed, this was an approved three-lot subdivision that has been resub divided into two-lots.

Doris Ulman stated that she has reviewed the Code and agrees with the Building Inspector that the requested variance is needed because the resub division created two new lots, replacing the prior three lot subdivision.

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

No one from the public wished to speak.

Chairman Gewirtz questioned if there will be traffic from this property exiting onto Willow Tree Road.

Rhonda Smith, Applicant's Engineer, answered that there is a proposed gate on the Willow Tree entrance that is only used for emergency access.

Chairman Gewirtz stated that during the site visit, the builder was present and stated that the entrance on East Willow Tree is going to be gated and used for emergencies only.

Chairman Gewirtz made a motion to approve the Application of Pomona Enterprises Corp on behalf of Jay Court Holdings, LLC for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit a two lot subdivision, proposed Lot No. 1 having lot frontage of 35 feet on East Willow Tree Road and 86 feet on Charlotte Drive instead of the minimum required of 100 feet on each of said roads, seconded by Stefanie Collantes.

**In the Matter of the Application of
Pomona Enterprises Corp. on behalf of
Jay Court Holdings LLC
Premises situated on the north side of East Willow Tree Road
Approximately 305 feet west of Deerwood Road,
Known as 106 East Willow Tree Road/2 Charlotte Drive
designated on the Tax Map as Section 41.08 Block 1 Lot 35, in an R-35 Zoning District**

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Pomona Enterprises Corp. on behalf of Jay Court Holdings LLC for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit a two-lot subdivision, Lot No. 1 having frontage of 35 feet on Willow Tree Road and 86 feet on Charolette Drive instead of the minimum requirement of 100 feet on each of said roads, and

WHEREAS after due notice, a public hearing on said application was held by the Zoning Board of Appeals on August 13, 2025, which hearing was continued on September 17, 2025, and

WHEREAS the applicant appeared by its attorney, who testified as follows:

That the entire property of this subdivision was originally a three-lot subdivision but the current owner resub divided the property into two lots;

That after the two-lot subdivision was approved by the Wesley Hills Planning Board the Building Inspector determined the Lot No. 1 had less road frontage than required in that the frontage on East Willow Tree Road is 35 feet and the frontage on Charlotte Drive is 86 feet;

That the frontage on East Willow Tree Road is larger than what was previously approved in the three-lot subdivision and the frontage on Charlotte Drive was substantially the same;

That the property is on the bulb of the cul de sac on Charlotte Drive and the Village Zoning Law permits reduced frontages on the bulb;

That the frontage on East Willow Tree Road will not be used on a regular basis, is for emergency access only and will have a gate to restrict access; and

WHEREAS members of the Zoning Board of Appeals visited the site and viewed the proposed frontages, and

WHEREAS no one appeared in opposition to the application,

NOW, THEREFORE, IT IS HEREBY DETERMINED that the proposed action is a Type II action and that no SEQRA determination is required, and be it further

RESOLVED, that the application submitted by Pomona Enterprises Corp. on behalf of Jay Court Holdings LLC on appeal of a determination of the Building Inspector or, in the alternative, for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit a two lot subdivision, Lot No 1 having a lot frontage of 35 feet on East Willow Tree Road and 86 feet on Charlotte Drive instead of the minimum required of 100 feet on each of the said Roads is hereby approved, and be it further

RESOLVED, that the Zoning Board of Appeals hereby makes the following **FINDINGS OF FACT**:

1. That the Building Inspector's denial was correct (although not timely) because the two lots fronting on East Willow Tree Road have different road frontages in the new two lot subdivisions than they had in the prior 3-lot subdivision and because the frontage on Charlotte Drive has changed slightly;
2. That the new frontages are an improvement over the prior three-lot subdivision;

3. That no detriment to the ecology or to neighboring properties has been identified;
4. That although the variances are substantial they are an improvement over the preexisting frontages for the two lots;
5. That the benefit to the applicant by granting the variances is substantial whereas no detriment to the neighborhood or to the community has been identified.

Upon vote, this motion carried unanimously.

ITEM #6- APPROVAL OF MINUTES – JULY 16, 2025

Barry Rozenberg made a motion to approve the Zoning Board of Appeals Minutes of July 16, 2025, seconded by Stefanie Collantes. Upon vote, this motion carried unanimously.

Camille Guido-Downey thanked Alicia Schultz for being the secretary for the Planning and Zoning Board for the past 2 years and introduced Stephanie Caputo as the new part time employee for the Village of Wesley Hills.

ADJOURNMENT

Chairman Gewirtz made a motion to adjourn the meeting, seconded by Barry Rozenberg. Upon vote, this motion carried unanimously.

Respectfully submitted,
Stephanie Caputo