



ZONING BOARD OF APPEALS MEETING AGENDA

January 23, 2024 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

ROLL CALL

CONTINUED PUBLIC HEARING

- 1.** On the application submitted by Nancy Rubin on behalf of Mark Schwartz and Goldie Slater for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) to permit the maintenance and use of a single-family residence, inground swimming pool, cabana, circular driveway and other structures having front yard impervious surface ratio of .46 instead of the maximum permitted of .20, impervious surface ratio of .36 instead of the maximum permitted of .25, side yard of 19.9 feet instead of the minimum required of 25 feet, cabana side yard of 14.8 feet instead of the minimum required of 25 feet and the variance previously granted of 18 feet and cabana rear yard of 17 feet instead of the minimum required of 50 feet and the variance previously granted of 18 feet.

The subject premises are situated on the south side of Ardley Place approximately 700 feet west of Wilder Road, known as 7 Ardley Place, designated on the Tax Map as Section 41.1·0 Block 1 Lot 24. in an R-35 Zoning District.

PUBLIC HEARING

- 2.** On the application submitted by Mark Maidique/Bridger AAD 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 non-building site improvements having impervious surface ratio of .23 instead of the maximum permitted of .20.

The subject premises are situated on the north side of Grandview Avenue and on the west side of Fieldcrest Drive, known as 191 Grandview Avenue, designated on the Tax Map as Section 41.14 Block 1 Lot 12, in an R-50 Zoning District.

APPROVAL OF MINUTES

- 3.** December 20, 2023

ADJOURNMENT

File Attachments for Item:

1. On the application submitted by Nancy Rubin on behalf of Mark Schwartz and Goldie Slater for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) to permit the maintenance and use of a single-family residence, inground swimming pool, cabana, circular driveway and other structures having front yard impervious surface ratio of .46 instead of the maximum permitted of .20, impervious surface ratio of .36 instead of the maximum permitted of .25, side yard of 19.9 feet instead of the minimum required of 25 feet, cabana side yard of 14.8 feet instead of the minimum required of 25 feet and the variance previously granted of 18 feet and cabana rear yard of 17 feet instead of the minimum required of 50 feet and the variance previously granted of 18 feet.

The subject premises are situated on the south side of Ardley Place approximately 700 feet west of Wilder Road, known as 7 Ardley Place, designated on the Tax Map as Section 41.1-0 Block 1 Lot 24. in an R-35 Zoning District.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 11/3/23

Please check all that apply:

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

Project Name:_____

Applicant: Nancy Rubin, Project Manager Phone # 845-424-0244
Address 16 Squadron Blvd, New City NY 10956
Street Name & Number (Post Office) State Zip code

Property Owner: Mark Schwartz + Goldie Slater Phone # 718-288-1653
Address 7 Ardley Place Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Civil Tec Phone # 845-547-2241
Address 139 Lafayette Ave, Suffern, NY 10901
Street Name & Number (Post Office) State Zip code

Attorney: N/A Phone # _____

Address _____

Street Name & Number	(Post Office)	State	Zip code
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Contact Person: Nancy Rubin Phone # 845-424-0244
Address 16 Squadron Blvd, New City NH 10956
 Street Name & Number (Post Office) State Zip code

Tax Map Designation:Section 41-10 Block 1 Lot(s) 24

Section _____ Block _____ Lot(s) _____

Location: On the South side of Ardley,
700 feet left of Wilder.Acreage of Parcel 36,542 SF Zoning District R-35School District East Ramapo Postal District 10952**Project Description:** (If additional space required, please attach a narrative summary.)

We are applying to the ZBA for variances for the following:
Side yard for accessory structure, rear yard for accessory
structure, side yard and impervious surface ratio.
The narrative attached goes into deeper detail.

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.

This project appeared twice previously before the ZBA.
See attached resolutions. The public hearings were held on

5/19/21,
 6/16/21,
 and
 11/16/22.

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~~ ^{Putnam} SS.:
Town/Village of Wesley Hills

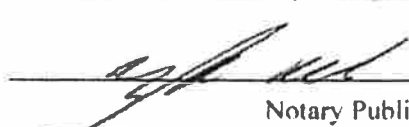
I, Nancy Rubin, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

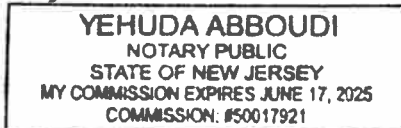
Mailing Address

Nancy Rubin
16 Squadron Blvd
New City, NY 10956
NR

SWORN to before this

16th day of November, 2022


Notary Public



Affidavit of Ownership/Owner's Consent

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

I, Mark Schwartz being duly sworn, hereby
 depose and say that I reside at: 7 Ardley Place, Monsey, NY 10952

in the county of Rockland in the state of NY

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

7 Ardley Place, Monsey, 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 19 2020. Said premises are
 also known and designated on the Town of Ramapo Tax Map as:
 section 41.10 block 1 lot(s) 24

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

7 Ardley Place
Monsey, NY 10952

SWORN to before this

10th day of October, 20 23

Virginia M. Smith
 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
 the class of stock.

VIRGINIA M. SMITH
 Notary Public, State of New York
 My Commission Expires Dec 15, 2026

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Westley Hills)

I, Nancy Rubin, 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

Nancy Rubin

116 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
(Board, Commission or Agency)
Westley 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 We are requesting variances due to fact that we are looking for less side yard, rear yard for accessory structure, side yard for accessory structure and additional impervious surface ratio.

3. Premises affected are in a R-35 zone and from the town of Westley Hills tax map, the property is know as Section 41.10, Block, 1, Lot(s) 24.

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 N/A
- 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 _____.

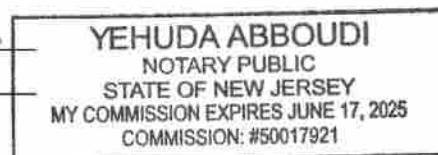
I, Nancy Rubin, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address

Nancy Rubin
16 Squadron Blvd
New City, NY 10958

SWORN to before this

16th day of March, 2023
[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 }
 VILLAGE OF WESLEY HILLS } SS:

Mark Schum being duly sworn, deposes and

says that he/she resides at 7 Ardley Place

Monsey, 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

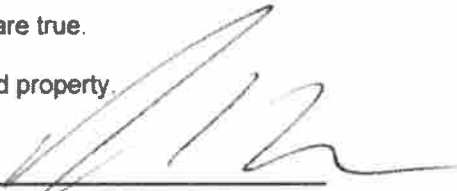
in the Village of Wesley Hills, and designated on the Town of Ramapo

Map as Section No. 41.10 Lot No. 24 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.

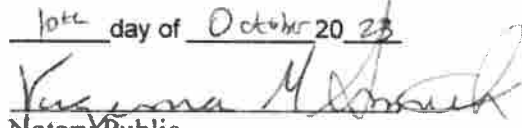
Owner: 

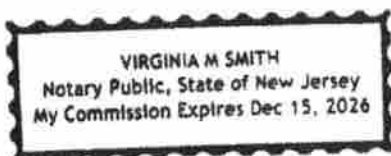
Address: 7 Ardley Place

Monsey, NY 10952

Sworn to before me this

10th day of October 20 23


 Notary Public



Town/Village of Westley Hills

I, Nancy Robin being duly sworn ^{affirms} 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 Westey Hills affecting property located at
7 Ardley Place, Monsey, 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
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See attached.

SWORN to before this

16th day of November, 2023



Notary Public

YEHUDA ABOUDI
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 17, 2025
COMMISSION: #50017921

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

11/13/23
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 _____

For additional impervious surface ratio and for lots
near to accessory, side to accessory and side yard.



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label size 1" x 2-5/8" compatible with Avery® 5160/8160

11/41.10-1-41
SHIMOFF WARREN & ROBIN
188 WILLOW TREE RD
MONSEY, NY 10952

11/41.10-1-42
WILLOW TREE TRUST
PH1203
9401 COLLINS AVENUE
SURFSIDE, FL 33154

11/41.10-1-40
KING ARICKA
186 WILLOW TREE RD
MONSEY, NY 10952

11/41.10-2-2
HAMERMAN JACOB
32 WILDER ROAD
MONSEY, NY 10952

11/41.10-1-35
MARKOWITZ HILLEL & RUTH
5 WOODCREST RD
MONSEY, NY 10952

11/41.10-1-36
SCHWARTZ ARON Z
6 SOUNDVIEW DR
SPRING VALLEY, NY 10977

11/41.10-1-38
OFFMAN FREDERICK &
DEBORAH
16 ASTOR PL
MONSEY, NY 10952

11/41.10-2-45.3
ONE HUNDRED FIFTY SIX
WILLOW TREE ROAD LLC
2 WILDER ROAD
MONSEY, NY 10952

11/41.10-1-29
REISS DANIEL P & BLANCHE
6 WOODCREST RD
MONSEY, NY 10952

11/41.10-1-52
GOLDBRENNER ASHER &
ALIZA
19 ASTOR PLACE
MONSEY, NY 10952

11/41.10-1-49
KATZ ISRAEL & DASYA
13 ASTOR PL
MONSEY, NY 10952

11/41.10-1-48
HIDALGO NELSON D &
GARCENIA G
11 ASTOR PL
MONSEY, NY 10952

11/41.10-1-25
STERNBUCH MICHEL & TZIPPY
9 ARDLEY PLACE
MONSEY, NY 10952

11/41.10-1-13
KLEIN JEFFREY A & CHERYL
6 VILLA LA
MONSEY, NY 10952

11/41.10-1-34
LIPSCHITZ NEAL & SUSAN J
3 WOODCREST RD
MONSEY, NY 10952

11/41.10-1-32
RIEDER SHIMON
1 WOODCREST RD
WESLEY HILLS, NY 10952

11/41.10-2-45.1
LEVINSON SAM & MICHELLE
2 WILDER ROAD
MONSEY, NY 10952

11/41.10-1-30
HERSZFELD LEGACY TRUST
4 WOODCREST RD
MONSEY, NY 10952

11/41.10-1-27
MATHIOS RACHELLE
10 WOODCREST RD
WESLEY HILLS, NY 10952

11/41.10-2-45.2
CSYKB 1-20 TRUST
8 WILDER RD
MONSEY, NY 10952

11/41.10-1-39
RIEDER SHIMON &
FRIEDMAN NICOLE
14 ASTOR PLACE
MONSEY, NY 10952

11/41.10-1-47
WIZMAN KAREN ANNE &
WIZMAN ELIEZER JOEL
12 ASTOR PL
MONSEY, NY 10952

11/41.10-2-59
ACS REAL ESTATE TRUST
1 CARTER LA
MONSEY, NY 10952

11/41.10-1-33
1 WILDER LLC
C/O BEN LEV
18039 BURBANK BLVD
ENCINO, CA 90316

11/41.10-1-50
ROSENBERG SAMUEL L
15 ASTOR PL
MONSEY, NY 10952

11/41.10-1-37
STEWART JEFFREY M &
ELIZABETH
9 WOODCREST RD
MONSEY, NY 10952

11/41.10-1-51
MITTEL YAAKOV & REBECCA
17 ASTOR PL
MONSEY, NY 10952

11/41.10-1-31
GREENBLATT JACOB & RACHEL
2 WOODCREST RD
MONSEY, NY 10952

11/41.10-1-28
HAAS JOSEPH & BATSHEVA
8 WOODCREST RD
MONSEY, NY 10952

11/41.10-1-20
ROSENFELD YITZCHOK
2 ARDLEY PL
MONSEY, NY 10952

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label size 1" x 2-5/8" compatible with Avery® 5160/8160

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Staples.

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label size 1" x 2-5/8" compatible with Avery® 5160/8160

11/41.10-1-54
SUN CAPITAL PROPERTIES
LLC
C/O ROBERT RAVIT
23 ASTOR PL
MONSEY, NY 10952
11/41.10-1-26
BALBAN MORTON & HILDA
22 ASTOR PL
MONSEY, NY 10952

11/41.10-1-23
FELBERMAN SARA D
5 ARDLEY PL
MONSEY, NY 10952

11/41.10-1-24
SCHWARTZ MARK &
SLATER GOLDIE
7 ARDLEY PL
MONSEY, NY 10952

11/41.10-1-5
LAST IRA & VIVIAN
26 ASTOR PL
MONSEY, NY 10952

11/41.10-1-6
EGENHAUSER JACK & LINDA
28 ASTOR PL
MONSEY, NY 10952

11/41.10-1-9
NACHFOLGER ISRAEL &
MIRIAM
3 VILLA LANE
MONSEY, NY 10952

11/41.10-1-2
LNMD GROUP REALTY LLC
C/O ROBERT RAVIT
23 ASTOR PLACE
MONSEY, NY 10952

11/41.10-1-15
HOLTZBERG SHLOMO A &
MOLLIE N
35 WILDER RD
MONSEY, NY 10952-7126

11/41.06-1-75
TWERSKY GITTEL
9 VILLA LA
MONSEY, NY 10952

11/41.10-2-58
WEINER ALFRED J + DORIS R
3 CARTER LA
MONSEY, NY 10952

11/41.10-1-21
MELOHN JOSEPH ALEXANDER
& ROSEMARIE RICKY
1 ARDLEY PL
MONSEY, NY 10952

11/41.10-1-53
STILLMAN NORMAN A +
MARILYN
21 ASTOR PL
MONSEY, NY 10952

11/41.10-1-10
PANCER AVROM & BASTZION
1 VILLA LANE
MONSEY, NY 10952

11/41.10-1-4
RUBINSTEIN ARYE
25 ASTOR PL
MONSEY, NY 10952

11/41.10-1-18
BALLOU MARY K
C/O KASEY SCHMID
70 NELSON RD
MONROE, NY 10950

11/41.10-1-17
BALLOU MARY K
C/O KASEY SCHMID
70 NELSON RD
MONROE, NY 10950

11/41.10-1-8
KOPCIEL ELIEZER TRUST
7 VILLA LA
MONSEY, NY 10952

11/41.10-1-14
GARTENBERG GARY N & MALKI
A
8 VILLA LA
MONSEY, NY 10952-1020

11/41.06-1-76
34 ASTOR PLACE REALTY LLC
32 ASTOR PL
MONSEY, NY 10952

11/41.10-1-11
DOBERMAN ALAN & CHERYL
4 ARDLEY PL
MONSEY, NY 10952

11/41.10-1-22
MARKOWITZ BARRY & IDA
3 ARDLEY PL
WESLEY HILLS, NY 10952

11/41.10-2-61
GOLD ABRAHAM
1 CARTER LANE
WESLEY HILLS, NY 10952

11/41.10-1-19
ROSENFELD YITZCHOK
4 CARTER LANE
MONSEY, NY 10952

11/41.10-1-12
JACOBS SANFORD & STACY
4 VILLA LA
MONSEY, NY 10952

11/41.10-1-3
WOLFSET BRADLEY S &
ESTHER
27 ASTOR PL
MONSEY, NY 10952

11/41.10-1-16
BALLOU MARY K
C/O KASEY SCHMID
70 NELSON RD
MONROE, NY 10950

11/41.10-1-7
GREENSTEIN-DEUTSCH ALIZA
30 ASTOR PLACE
MONSEY, NY 10952

11/41.10-1-1
WIEDER DEVORAH
31 ASTOR PL
MONSEY, NY 10952

11/41.06-1-72
LEBOVICS JACOB & DEBORAH
10 VILLA LANE
MONSEY, NY 10952

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label size 1" x 2-5/8" compatible with Avery® 5160/8160

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Staples.

04A-U1

label size 1" x 2-5/8" compatible with Avery® 5160/8160

11/41.06-1-78
NUSSEN MARK & GILA T
33 ASTOR PL
MONSEY, NY 10952

11/41.09-1-15
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

Staples.

label size 1" x 2-5/8" compatible with Avery® 5160/8160

04A-U1

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 ^{Jess} }
 COUNTY OF ROCKLAND ^{Sign} } SS:
 VILLAGE OF WESLEY HILLS }

Nancy Rubin ^{affirm} being ~~duly sworn~~, deposes and
 says that he/she is the applicant in the matter of an application before the
 Village of Wesley Hills Planning Board affecting property located at
7 Ardley Place, Wesley Hills, Town of Ramapo,
 Rockland County, New York.

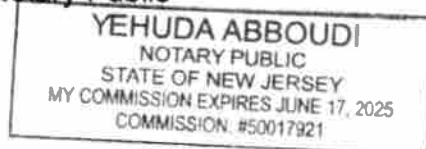
That on the 29th day of November 2023, he/she posted the
 posters provided by the Planning Board of the Village of Wesley Hills
 giving notice of the hearing on this application in a conspicuous place
 visible from every street along the frontage of the plot affected by this
 application.

[Signature]

Sworn to before me this

29th day of November 2023

[Signature]
 Notary Public



RESOLVED, that the Zoning Board hereby makes the following Findings of Fact:

1. That the variances are not substantial, each one being less than 20% of the requirement;
2. That there is no feasible alternative to granting the variances since the architect has testified that the entire design of the residence would be changed if the height were reduced;
3. That the reason for the variance is the flat roof, i.e., if the residence had a gabled roof the Village definition of height would be complied with;
4. That the benefit to the applicant by granting the variances is substantial whereas no detriment to neighboring properties or to the environment has been identified.

**Item #9 –Public Hearing- Mark Schwartz and Goldie Slater
7 Ardley Place**

Chairman Schwab read the public hearing notice into the record. Mark Schwartz, homeowner, was present and affirmed to tell the truth. Mr. Schwartz stated that there had been a site visit of his property last weekend. Mr. Schwartz agreed that the driveway should not be 20 feet wide. Mr. Schwartz stated that the current plan states that the driveway is 15.9 feet wide.

Doris Ulman asked why the need for the four (4) additional feet than currently exist. Mr. Schwartz stated that it is current difficult to get out of the driveway, requiring a K-turn to exit in many situations. Mr. Schwartz stated that this request is purely a practical matter.

Chairman Schwab asked if anyone from the public wished to be heard. No one wished to be heard.

Chairman Schwab asked if anyone from the Board wished to be heard. Stefanie Collantes-Bouvry stated that this seemed to be a reasonable request.

Chairman Schwab made a motion to close the public hearing, seconded by Stefanie Collantes-Bouvry. Upon vote, this motion carried unanimously.

Dennis Dale made a motion to approve this application, seconded by Carole Anderson. Upon vote, this motion carried unanimously.

In the Matter of the Application of
Nancy Rubin as Project Manager for
Mark Schwartz and Goldie Slater
Premises situated on the south side of Ardley Place
Approximately 700 feet west of Wilder Road, known
As 7 Ardley Place, designated on the Tax Map as
Section 41.10 Block 1 Lot 24, in an R-35 Zoning District

WHEREAS, application had been made to the Zoning Board of Appeals of the Village of Wesley Hills by Nancy Rubin as Project Manager for Mark Schwartz and Goldie Slater for a variance from the provisions of Section 230-34(D)(4) to permit a new circular driveway that is 20 feet wide instead of the maximum permitted of 12 feet wide, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on October 19, 2022, which hearing was continued on November 16, 2022, and

WHEREAS, the applicant, Mark Schwartz, appeared in person and testified as follows:

That the driveway is bordered by a wall on each side so that the maximum width of 12 feet is less than 12 and makes it difficult for cars to turn around to leave the driveway;

That applicant has reduced the request for the variance and is now requesting that the circular driveway be permitted at 16 feet wide;

That members of the Zoning Board of Appeals visited the site and noted that the existing 12 foot wide driveway does not permit vehicles to turnaround in order to exit the property; 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 Nancy Rubin as Project manager for Mark Schwartz and Goldie Slater for a variance from the provisions of Section 230-34(D)(4) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a circular driveway having a width of 16 feet instead of the maximum permitted of 12 feet is hereby approved, and be it further

RESOLVED, that the Zoning Board of Appeals hereby makes the following Findings of Fact:

1. That the way this driveway is constructed, the 12-foot width impedes the ability to turnaround to drive out of the property;
2. That there is no feasible alternative to granting the variance because of the safety issue;
3. That the benefit to the applicant by granting the variance is substantial whereas no detriment to adjoining properties or to the neighborhood has been identified.

**Item #8 –Public Hearing- Gartenberg
8 Villa Lane**

Insert B

In the Matter of the Application of
Mark and Goldie Schwartz
Premises situated on the south side of Ardley Place
approximately 250 feet east of Astor Place, known as
7 Ardley Place, designated on the Tax Map as Section
41.20 Block 1 Lot 24, in an R-35 Zoning District

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Mark and Goldie Schwartz 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 and cabana having a side yard of 20.3 feet instead of the minimum required of 25 feet on the west side of the property, a side yard of 15.9 feet instead of the minimum required of 25 feet on the east side of the property, rear yard of 16.2 feet instead of the minimum required of 50 feet, total side yard of 58.4 feet instead of the minimum required of 60 feet, building coverage of .134 instead of the maximum permitted of .12 and front yard impervious surface ratio of .28 instead of the maximum permitted of .20, and

WHEREAS, after due notice, a public hearing was held by the Zoning Board of Appeals on May 19, 2021, which hearing was continued on June 16, 2021, and

WHEREAS, the applicants appeared in person and by their architect, who testified as follows:

That after the site visit and at the request of the Board, the applicant has revised the site plan 1) to install pervious pavers in the majority of the driveway so that the variance for front yard impervious surface ratio has been eliminated and 2) to move the cabana two feet further from the side and rear property lines so that the variances for the cabana have been reduced to 18 feet from the side property line and 18 feet from the rear property line;

That applicant has retained Yost Design Landscape Architects who have prepared a landscaping plan to reduce or eliminate any potential impacts on adjacent properties;

That the cabana is only 450 square feet of which 175 square feet is open porch so that the impact of the building will be minimal since there will be substantial open space within the side and rear yards;

That the next door neighbor has requested that the cabana be placed in the proposed location so that it is not intrusive;

That only one corner of the cabana is 18 feet from the property lines since the building will be placed on an angle; and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed the placement of the structures; and

WHEREAS, no one appeared in opposition to the application and applicant submitted several letters 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 Mark and Goldie Schwartz 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 and cabana having one side yard of 20.3 feet for an open decorative archway instead of the minimum required of 25 feet, having the other side yard of 18 feet instead of the minimum required of 25 feet for a cabana, rear yard of 18 feet instead of the minimum required of 50 feet for the cabana, total side yard of 58.4 feet instead of the minimum required of 60 feet and building coverage of .134 instead of the maximum permitted of .12 is hereby approved, subject to the condition that applicants install and maintain landscaping in accordance with the landscaping plan prepared by Yost Design Landscape Architecture dated November 16, 2020, and be it further

RESOLVED, that the Zoning Board of Appeals hereby makes the following Findings of Fact:

1. That none of the variances are substantial except for the rear yard variance for the cabana and, because the cabana will be constructed on a slant, only one corner of the cabana will be 18 feet from the property line; in addition the entire front on the cabana will be open porch so that only 275 square feet of the cabana will encroach into the rear yard;
2. That because of the clearing limit line that prevents construction throughout much of the rear yard of the property and the need to have the cabana in close proximity to the pool, the space within which the cabana can be placed is very limited;
3. That the landscaping plan provides adequate screening to limit the impacts on adjacent properties;
4. That the Zoning Board of Appeals appreciates applicants' efforts to reduce the size and number of variances and the submission of a revised site plan that eliminates the need for the front yard impervious surface variance and reduces the size of the side and rear yard variances for the cabana;
5. That the benefit to the applicant by granting the variances is substantial whereas no evidence of detriment to adjacent properties or to the community has been identified.

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 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
New City, NY 10956
NR

SWORN to before this

16th day of November, 2023



Notary Public

YEHUDA ABBOUDI
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 17, 2025
COMMISSION: #50017921

ACTUAL SIZE

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 20th day of December, 2023 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Nancy Rubin on behalf of Mark Schwartz and Goldie Slater for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4) (a) to permit the maintenance and use of a single family residence, inground swimming pool, cabana, circular driveway and other structures having front yard impervious surface ratio of .46 instead of the maximum permitted of .20, impervious surface ratio of .36 instead of the maximum permitted of .25, side yard of 19.9 feet instead of the minimum required of 25 feet, cabana side yard of 14.8 feet instead of t

minimum required of 25 feet and the variance previously granted of 18 feet and cabana rear yard of 17 feet instead of the minimum required of 50 feet and the variance previously granted of 18 feet.

The subject premises are situated on the south side of Ardley Place approximately 700 feet west of Wilder Road, known as 7 Ardley Place, designated on the Tax Map a

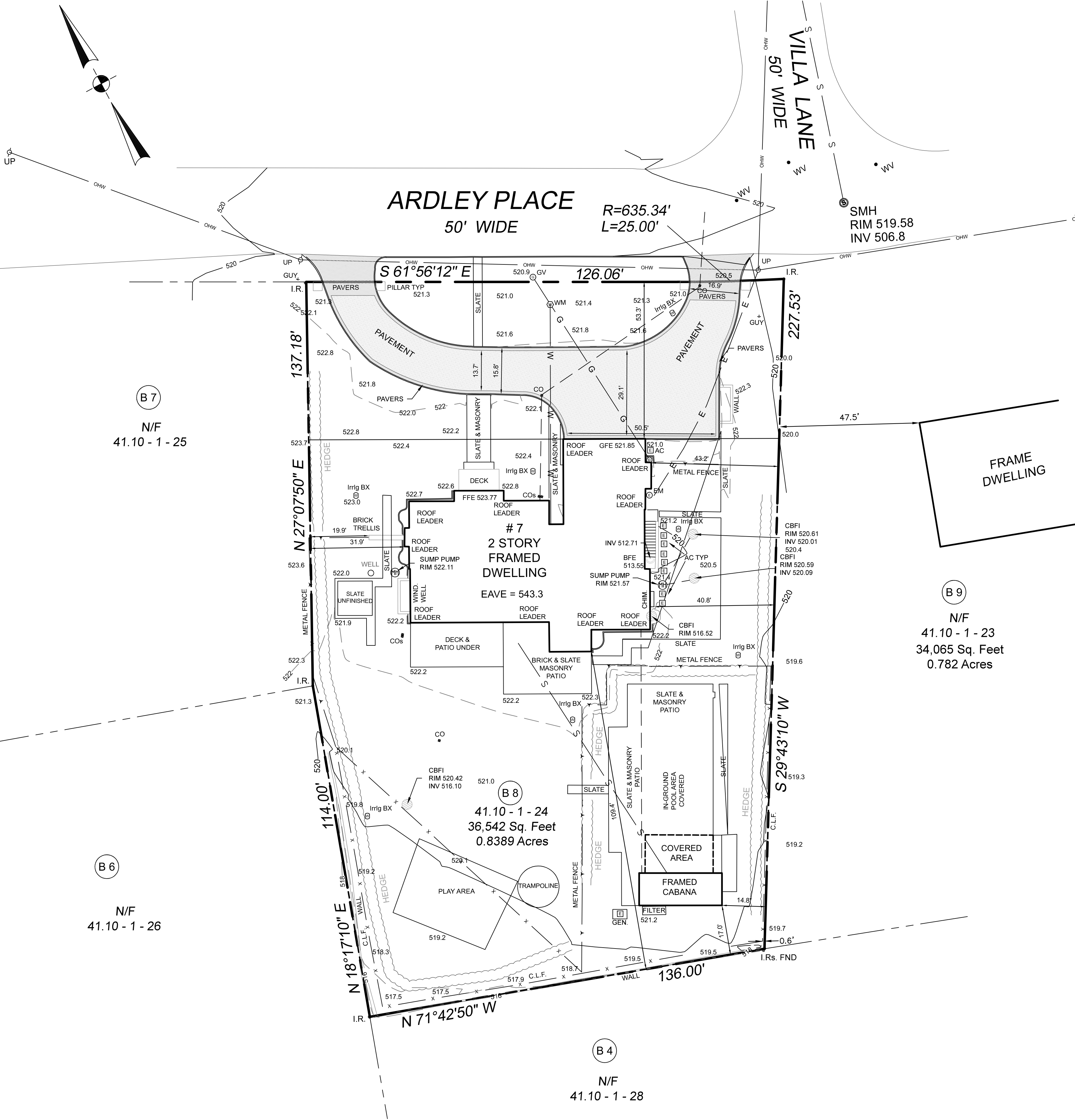
Section 41.1-0 Block 1 Lot 24. in an R-35 Zoning District.

Copies of the aforesaid application are available for public review at the office of the Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, Ne

York 10952 between the hours of 9 A.M. and 4 P.M. Mondays through Fridays, exclusive of holidays.

Dated: Wesley Hills New York
November 29, 2023
Camille Guido-Downey
Village Clerk/Treasurer
Village of Wesley Hills

1x12-7/27147



SURVEY NOTES:

- 1. IT IS A VIOLATION OF THE STATE EDUCATION LAW SECT 7209 (2) 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 SEAL ARE A VALID ORIGINAL PRODUCT OF THE LAND SURVEYOR. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES AND PURPOSE INDICATED HEREON ANY CLAIM FOR LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE AGREEMENT ANY EXTENSION OF USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT HOLDS THE SURVEYOR HARMLESS FOR UNAUTHORIZED USE BY OTHER PARTIES PERSONS OR GOVERNMENTAL APPROVALS AND RENDERS THIS SURVEY MAP NULL & VOID. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.
- 2. THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC PURPOSE AND IS BASED ON SPECIFIC CONTRACTUAL REQUIREMENTS FOR THIS TRANSACTION. USE OF THIS MAP FOR SURVEY INSPECTION UPDATES IS STRICTLY PROHIBITED. THIS MAP MAY NOT BE COPIED IN WHOLE OR IN PART, THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, ENLARGED, REDUCED, TRACED OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF A CIVIL TEC ENGINEERING & SURVEYING PC REPRESENTATIVE WHO'S SIGNATURE & SEAL APPEAR HEREON.
- 3. VERTICAL DATUM IS NAVD88.
- 4. ALL NONE VISIBLE UNDERGROUND UTILITIES (SUCH AS GAS, ELECTRIC, WATER AND OTHERS), SANITARY CONNECTIONS AND DRAINAGE CONNECTIONS ARE SHOWN AS PER CONTRACTOR, AND OR SHOWN AS PER PROPOSED PLAN AS PER THE TOWN ENGINEER'S REQUEST.

Lot Coverage	
Driveway (pavers)	512 SF
Driveway (pavement)	3,031 SF
Dwelling	4,151 SF
Decks	575 SF
Brick & Slate Patio	585 SF
Stairs	120 SF
Pool/Pool Patio	1,924 SF
Cabana/Covered Area	645 SF
Walkways & Arch	1,336 SF
Pool Equipment	137 SF
Garbage & Utilities	58 SF
Pillars	36 SF
Total	13,074 SF
Total Impervious Coverage	
13,074 SF/36,542 SF	0.36

IMPERVIOUS IN FRONT YARD:
3,955 SF

AREA OF FRONT YARD: 8,583 SF

FRONT YARD IMPERVIOUS RATIO:
3,955 SF IMPERVIOUS/8,583 SF AREA OF FRONT YARD = 0.46
0.46 > 0.2

BUILDING COVERAGE CALCULATION FROM ARCHITECT:
1.5 STORY @ 1,957 SF + 2.5 STORY @ 2,895 SF TOTAL = 4,852 SF

4,852 SF = ACTUAL BUILDING COVERAGE
1,957/4,852 = 0.4 X 0.05 = 0.02 + 0.10 = 0.12
36,542 SF X 0.12 = 4,385 MAXIMUM ALLOWABLE BUILDING COVERAGE

PROVIDED BUILDING COVERAGE
HOUSE 4,151 SF + CABANA & COVERED AREA 645 SF = 4,796 SF

4,796 SF/36,542 SF = 0.131
VARIANCE WAS GRANTED FOR 0.134
0.131<0.134 SO OK

NO STEEP SLOPES

PARKING CALCULATION:
SINGLE FAMILY HOME REQUIRES 2 SPACES
2 GARAGE SPACES PROVIDED

Bulk Requirements: R-35 Single Family Residence													
	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Side Accessory >100 SF	Min. Side Pool	Min. Total Side Yards	Min. Rear Yard	Min. Rear Accessory >100 SF	Min. Rear Pool	Max. Impervious Surface Ratio	Max. Front Yard Impervious Surface Ratio
Required	35,000 SF	100 FT	125 FT	50 FT	25 FT	15 FT	15 FT	60 FT	50 FT	50 FT	15 FT	0.25	0.2
Actual	36,542 SF	162.2 FT	159.9 FT	53.3 FT	19.9 FT	14.8 FT	16.6 FT	60.7 FT	109.4 FT	17 FT	15.3 FT	0.36	0.46
Variance	No	No	No	No	Granted 20.3 FT/ Variance Required	Granted 18 FT/ Variance Required	No	Granted 58.4 FT	No	Granted 18 FT/ Variance Required	No	Yes	Yes

VARIANCES GRANTED BY ZBA ON JUNE 16, 2021



VICINITY MAP
1" = 300'

REFERENCES

- 1. BEING SECTION 41.10, BLOCK 1, LOT 24 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
- 2. LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2006 AT PAGE 59187 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- 3. BEING LOT 8 IN BLOCK B ON A MAP ENTITLED "SECTION ONE OVERLOOK ESTATES", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JULY 8, 1964 IN BOOK 68 ON PAGE 41 AS MAP NUMBER 3252.
- 4. TOTAL AREA = 36,542 SQUARE FEET OR 0.838 ACRES.

DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 41:10-1-23 & 24	
		ZBA PLAN	
		FOR	
		7 ARDLEY PLACE	
		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	111 Main Street Chester, NY 10918 845.610.3621		DATE: 11/27/23
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			DRAWN BY: WPD
			CHKD BY: SPD/RB
			JOB No. 3779
			SCALE: 1"=20'
			DWG No. 1 OF 24

VILLAGE OF WESLEY HILLS**432 Route 306****Wesley Hills, N.Y. 10952-1221****Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.org**

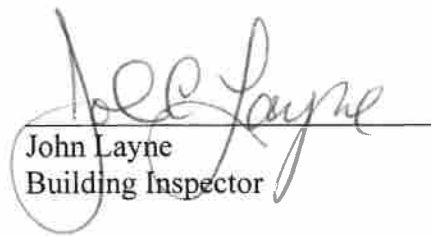
Dated: October 24, 2023
Tax Parcel ID: 41.10-1-24
Address: 7 Ardley Place
Applicant: Rubin/Schwartz & Slater

BUILDING AND ZONING DEPARTMENT:

Please be advised that your application for a building permit for the construction of a new single-family home, patio, and cabana has been denied. The requirements of the Zoning Law of the Village of Wesley Hills have not been satisfied. The following variances are required:

- Minimum side yard of 25 feet, proposing 19.9 feet
- Minimum side yard for accessory structure of 25 feet, proposing 14.8 feet
- Minimum rear yard for accessory structure of 50 feet, proposing 17 feet
- Maximum impervious surface ratio of 0.25, proposing 0.36
- Maximum front yard impervious surface ratio of 0.20, proposing 0.46

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



File Attachments for Item:

2. On the application submitted by Mark Maidique/Bridger AAD 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 non-building site improvements having impervious surface ratio of .23 instead of the maximum permitted of .20.

The subject premises are situated on the north side of Grandview Avenue and on the west side of Fieldcrest Drive, known as 191 Grandview Avenue, designated on the Tax Map as Section 41.14 Block 1 Lot 12, in an R-50 Zoning District.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS **Date** 12/14/2023

Please check all that apply:

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

Project Name: 191 Grandview Avenue - Site Work

Applicant: Mark Maidique / Bridger AAD Phone # 203-536-8998

Address	320 Post Road, #180-200	Darien CT 06820
	Street Name & Number	(Post Office) State Zip code

Property Owner: Greystone Lexington Terrace Realty Phone # 203-536-8998

Address	152 W 57th Street, 60th Floor	New York, NY 10019		
	Street Name & Number	(Post Office)	State	Zip code

Engineer/Architect/Surveyor: CivilTec Phone # 845-547-2241

Address 139 Lafayette Avenue, 2nd Fl., Suffern, NY 10901

Street Name & Number	(Post Office)	State	Zip code
139 Lafayette Avenue, 2nd Fl.	Suffern	NY	10901

Attorney: _____ Phone # _____

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

Contact Person: Mark Maidique **Phone #** 203-536-8998

Address	Bridger AAD	320 Post Road, #180-200	Darien CT 06820
	Street Name & Number	(Post Office)	State Zip code

Tax Map Designation:

Section 41.14 Block 1 Lot(s) 12, Village of Wesley Hills/ Ramapo
 Section _____ Block _____ Lot(s) _____

Location: On the North side of Grandview Avenue,
200 feet West of Fieldcrest Drive.

Acreage of Parcel 3.157 **Zoning District** R-50
School District Wesley Hills **Postal District** 10952

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

Revitalizing site work (driveway, patios, porches and pool)
related to existing single family residence

If subdivision:

- 1) Is any variance from the subdivision regulations required? No
- 2) Is any open space being offered? No If so, what amount? _____

Project History: Has this project ever been reviewed before? Not to our knowledge
 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.

N/A

"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. County Road 80

Applicant's Signature and Certification

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

I, Mark Alex Maidique, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.



Mailing Address

Bridger AAD

320 Post Road, #180-200

Darien CT 06820

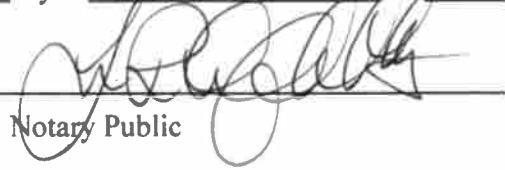
SWORN to before this

13th

day of

December

20 23


Notary Public

James Ross Littlefield III
Notary Public
Connecticut
My Commission Exp. August 31, 2025

Affidavit of Ownership/Owner's Consent

State of New York)
 County of New York) SS.:
 City of New York)

I, Lisa Schwartz being duly sworn, hereby
 depose and say that I manage: Greystone Lexington Terrace Realty, L.L.C.
152 W 57th Street, 60th Floor, New York City, NY 10019
 in the county of New York in the state of New York.

I am the * Manager of the LLC owner in fee simple of premises located at:
191 Grandview Avenue
Wesley Hills, NY

described in a certain deed of said premises recorded in the Rockland County Clerk's
 Office in Liber 2002 of conveyances, page 1125.

Said premises have been in my/its possession since 2002. Said premises are
 also known and designated on the Town of Ramapo Tax Map as:
 section 41.14 block 1 lot(s) 12

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.

Greystone Lexington Terrace Realty, L.L.C.

Owner

By:

Lisa Schwartz, Manager

Mailing Address

152 W 57th Street, 60th Floor

New York City, NY 10019

SWORN to before this

13th day of December, 2023

[Signature]
 Notary Public

DAVID WITT
 Notary Public-State of New York
 No. 01W0000053
 Qualified in Queens County
 Commission Expires 02/01/2027

* 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, Mark Alex Maidique, 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

Mark Alex Maidique

Bridger AAD

320 Post Road, #180-200

Darien CT 06820

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 Appeals 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 _____;
- ☐ 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 Site work (driveway, patios, porches and pool)
related to existing single family residence

3. Premises affected are in a R-50 zone and from the town of
Wesley Hills tax map, the property is know as Section 41.14,
Block, 1, Lot(s) 12.

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)

- 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, Mark Alex Maidique, 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.

Bridger AAD

Mailing Address

320 Post Road, #180-200

Darien CT 06820

SWORN to before this

13th

day of

December

20 23

Notary Public

James Ross Littlefield III
Notary Public
Connecticut

My Commission Exp. August 31, 2025

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 NEW YORK } SS:

Lisa Schwartz

being duly sworn, deposes and says that she is the manager of Greystone Lexington Terrace Realty, L.L.C., a Delaware limited liability company(the "Company"), which owns the property located at 191 Grandview Ave., Wesley Hills, NY 10952 in the County of Rockland, State of New York; that the Company 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. 41.14 Lot No. 12(Block 1) and that the Company hereby authorizes the attached application to be submitted on the Company's behalf and that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property.
 Greystone Lexington Terrace Realty, L.L.C.

Owner: By: *Lisa Schwartz*
 Lisa Schwartz, manager

Address: 152 W 57th St., 60th Fl.

New York, NY 10019

Sworn to before me this

7th day of March 2022

[Signature]
 Notary Public

DAVID WITT
 Notary Public, State of New York
 No. 01W16064809
 Qualified in Queens County
 Commission Expires October 1, 2025

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Mark Alex Maidique 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 Appeals Board (board) in the town/village of Wesley Hills affecting property located at 191 Grandview Avenue, 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
-------------------	------	---------

Abutters 1-26

41.10-1-42 / Willow Tree Trust, 9401 Collins Avenue, PH1203, Surfside, FL 33154

41.10-1-43 / Eugene Kern, 218 Willow Tree Road, Wesley Hills, NY 10952

41.10-1-44 / Marian D Lerman, 220 Willow Tree Road, Monsey, NY 10952

41.10-1-45 / Brewin Cohen, 64 Carlton Road, Monsey, NY 10952

41.10-2-40 / Glenbrook Road Associates LLC #1, 1985 Cedar Bridge Ave, Lakewood, NJ 08701

41.10-2-41 / Gross Gabriel Jonathan Qualified Residence Trust, 1224 East 24th Street, Brooklyn, NY 11210

41.10-2-42 / Sam & Laurie Friedland, 15 Fieldcrest Drive, Monsey, NY 10952

41.10-2-43 / Solomon & Esther Werdiger, 2202 Avenue J, Brooklyn, NY 11210

41.14-1-10 / Yinon & Susan Baruch, 2 Grand Park Drive, Monsey, NY 10952

41.14-1-11 / Simon & Althea Cices, 195 Grandview Ave, Monsey, NY 10952

41.14-1-13 / Susan Brodie, 1 Fieldcrest Drive, Monsey, NY 10952

41.14-1-15 / Deutsch Jack 2013 Qualified Personal Residence Trust, 5 Fieldcrest Drive, Monsey, NY 10952

41.14-1-16 / Mordecai & Nicole R Cohen, 276 Riverside Drive Apt 3G, New York, NY 10025

41.14-1-17 / Rachel Cohen, 441 Westend Ave Apt 8B, New York, NY 10024

41.14-1-18 / Fieldcrest Drive Trust, 10 Fieldcrest Drive, Monsey NY 10952

41.14-1-19 / 2021 Brooklyn Trust, 1412 Broadway 18th Floor, New York, NY 10018

41.14-1-2 / Lochie E Musso, 228 Willow Tree Road, Monsey, NY 10952

41.14-1-20 / Naftali T & Bayla Minzer, 1341 East 26th Street, Brooklyn, NY 11210

41.14-1-21 / Chaim & Bruria Bodner, 4 Shul Lane, Monsey, NY 10952

41.14-1-22 / Alan & Renee Fein, 2 Shul Lane, Monsey, NY 10952

41.14-1-23 / Walter & Rosa Kepecs, 4 Fieldcrest Drive, Monsey, NY 10952

41.14-1-24 / Jonathan & Gila Zelinger, 2 Fieldcrest Drive, Monsey, NY 10952

41.14-1-25 / 179 Grandview LLC, 179 Grandview Ave, Monsey, NY 10952

41.14-1-26.1 / Yisroel & Deena Brody, 175 Grandview Ave, Monsey, NY 10952

41.14-1-26.2 / Henry & Rifka Grunbaum, 173 Grandview Ave, Wesley Hills, NY 10952

41.14-1-27.1 / Rieder Tzvi & Aliza M, 5 Shul Lane, Monsey, NY 10952

SWORN to before this

13th day of December, 20 23

[Signature]
Notary Public

James Ross Littlefield III
Notary Public
Connecticut
My Commission Exp. August 21, 2025

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Mark Alex Maidique 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 Appeals Board (board) in the town/village of Wesley Hills affecting property located at 191 Grandview Avenue, 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
-------------------	------	---------

Abutters 27-51

41.14-1-27.2 / Lerer Family Living Trust, 7 Shul Lane, Monsey, NY 10952

41.14-1-27.3 / Eli & Breindi Amsterdam, 2801 Avenue L, Brooklyn, NY 11210

41.14-1-27.4 / Michael T & Elyse Kram, 6 Shul Lane, Monsey, NY 10952

41.14-1-3 / LWD Family Holdings LLC Att: Hudi Simcha, 1985 Cedar Bridge Ave, Lakewood, NJ, 08701

41.14-1-32 / Zev & Elisheva Feder, 119 Forshay Road, Monsey, NY 10952

41.14-1-4 / Martin & Esther Greenfield, 1 Grand Park Drive, Monsey, NY 10952

41.14-1-5 / David & Chana Zelefsky, 3 Grand Park Drive, Monsey, NY 10952

41.14-1-55 / Abraham & Debra Grohman, 24 Cortland Road, Monsey, NY 10952

41.14-1-56 / Harry & Judy Baldinger, 176 Grandview Ave, Monsey, NY 10952

41.14-1-57 / Harry & Judy Baldinger, 176 Grandview Ave, Monsey, NY 10952

41.14-1-58 / George & Vicky Grossberger, 182 Grandview Ave, Monsey, NY 10952

41.14-1-59.1 / Sandra Freud, 184 Grandview Ave, Monsey, NY 10952

41.14-1-59.2 / Rita Levin, 184 Grandview Ave, Monsey, NY 10952

41.14-1-6 / Five on Grand Park LLC, 1985 Cedar Bridge Ave, Lakewood, NJ 08701

41.14-1-60.1 / Ayala Barney, 26 Astor Place, Monsey, NY 10952

41.14-1-60.2 / Ayala Barnett, 45 Wilder Road, Monsey, NY 10952

41.14-1-61 / 194 Grandview Avenue LLC, 194 Grandview Ave, Monsey, NY 10952

41.14-1-62 / Mark & Deborah Friedman, 1076 E 23rd Street, Brooklyn, NY 11210

41.14-1-67 / Joseph ZVI, 17 Martha Road, Monsey, NY 10952

41.14-1-68 / Gold Janice Trust, 16 Martha Road, Monsey, NY 10952

41.14-1-69 / Larry & Sarah Katz, 79 Forshay Road, Monsey, NY 10952

41.14-1-7 / Allen & Edith Gross, 1345 E 27th Street, Brooklyn, NY, 11210

41.14-1-70 / Litowski Caren & Litchowsky Nathan C/O Tri-State III LLC, 635 Madison Ave, #1300, NYC, NY 10022

41.14-1-8 / Shragowitz Joyce Revocable Trust, 6 Grand Park Drive, Monsey, NY 10952

41.14-1-9 / Four Grand Park Drive LLC, 1985 Cedar Bridge Ave, Lakewood, NJ 08701

SWORN to before this

13th day of December, 2023

[Signature]
Notary Public

James Ross Littlefield III
Notary Public
Connecticut
My Commission Exp. August 31, 2025

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 }

Mark Alex Maidique 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
191 Grandview Avenue, Wesley Hills, Town of Ramapo,
Rockland County, New York.

That on the _____ day of _____, 200__, 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.

Sworn to before me this

_____ day of _____, 200__

Notary Public

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

Mark Alex Maidique

APPLICANT

12/12/2023

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 Table of Dim Req'ts
Maximum Impervious Surface Ratio ;
- ☐ 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 _____

Site work related to Single Family Use

AS APPLICABLE, COMPLETE THE FOLLOWING:

- 1) SHORT ENVIRONMENTAL ASSESSMENT FORM
- 2) FULL ENVIRONMENTAL ASSESSMENT FORM

For access to the above State Environmental Quality Review forms:

<http://www.dec.ny.gov/public/6191.html>

INSTRUCTIONS

The following must be completed before the application is reviewed and scheduled for the Zoning Board of Appeals meeting:

7. Filing fee of \$150.00 for an existing residence, \$150.00 for actions involving new one-family residences plus \$100.00 per variance sought or \$350.00 plus \$100.00 per variance sought for all other applications plus actual publication sought.
8. Twelve copies of the application, twelve plot plans drawn to scale (showing setbacks and other dimensions) or twelve surveys that have been sworn or attested to as being true and accurate.
9. Twelve copies of a narrative describing why the applicant is appearing before the Board.
10. Twelve copies of reference to the Zoning Board of Appeals (Building Inspector's determination, Code Inspector's determination, referral from the Planning Board or for an interpretation of the Zoning Code). No application can come for a variance without first being denied by the Building Inspector or Code Inspector or referred from the Planning Board.
11. List of names and addresses, along with stamped self-addressed envelopes, of all property owners within a 750 foot radius of the property covered in the application.
12. Twelve copies of a vicinity map.

The application must be received at least four weeks prior to be scheduled for a Zoning Board of Appeals meeting and is subject to the review by the Zoning Board of Appeals attorney. You will be notified as the date of the meeting. You will be provided with posters giving notice of the hearing which shall be posted in a conspicuous place visible from every street along the frontage of the property referred to in the application. These notices must be posted 10 days prior to the scheduled meeting.

December 14, 2023

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

BUILDING DEPT.

DEC 15 2023

VILLAGE OF WESLEY HILLS

RE: Variance Support Documents: Narrative, Vicinity Map, List of Abutters
191 Grandview Avenue, Monsey NY

Dear Members of The Board,

Please see attached in support of our variance application to allow construction of site improvements greater than allowed maximum impervious area:

- EXHIBIT A: Project Narrative
- EXHIBIT B: Vicinity Map, w/ 750' Abutter
- EXHIBIT C: List of Abutters

If you have any questions or need additional information, please do not hesitate to contact me at mark@bridgerAAD.com, or 203-536-8998.

Regards,



Mark Alex Maidique, AIA

Architecture License CT-0011404 / NY-034435



EXHIBIT A: Project Narrative

Existing Conditions

Currently the use is a single family residence and associated structures

Existing, Footprint unchanged:

- Single Family Residence (single-story)
- Detached Garage
- Detached Accessory Structure

Existing, to be modified:

- Driveway
- Pool, patios and walkways
- Porches

Note that the existing conditions have an impervious lot coverage of approximately 24.3%.

Proposed

As mentioned above, the existing structure footprints will not change, but we are proposing to change the configuration of site elements, as follows:

- Driveway
- Pool, patios and walkways
- Porches

Please see attached plans for plans of the proposed layout (by Janice Parker, CivilTec & Bridger AAD)

Note that the proposed layout has an impervious lot coverage of approximately 23.24%.

Hardship

The increased lot coverage is required because of this property's unique configuration as a "flag" lot, which requires a disproportionately large driveway access. Our analysis shows that if access were direct, obviating the need for the access drive, we would be in compliance with the impervious coverage requirement. This hardship runs with the land, and it makes it unusually difficult for the property Owner landowner to comply with the regulations due to this unique aspect of the property itself.

Additionally, we feel that this is an improvement over existing conditions, both in terms of quantity and quality. Not only does the proposal reduce existing coverage from 24.3% to 23.24%, which decreases the non-conformity by more than 25% (4.3 to 3.24), it does so by providing safer access via turn-offs for passing of vehicles.



EXHIBIT B: Vicinity Map, w/ 750' Abutter

From Rockland County GIS system.





EXHIBIT C: List of Abutters

See below for a list of abutters within 750' of subject property. List provided by CivilTec, and based on Town of Ramapo information:

1	Willow Tree Trust (RE: 216 WILLOW TREE ROAD / 41.10-1-42) 9401 Collins Avenue, PH1203, Surfside, FL 33154
2	Eugene Kern (RE: 218 WILLOW TREE ROAD / 41.10-1-43) 218 Willow Tree Road, Wesley Hills, NY 10952
3	Marian D Lerman (RE: 220 WILLOW TREE ROAD / 41.10-1-44) 220 Willow Tree Road, Monsey, NY 10952
4	Brewin Cohen (RE: 226 WILLOW TREE ROAD / 41.10-1-45) 64 Carlton Road, Monsey, NY 10952
5	Glenbrook Road Associates LLC #1 (RE: 12 FIELDCREST DRIVE / 41.10-2-40) 1985 Cedar Bridge Ave, Lakewood, NJ 08701
6	Gross Gabriel Jonathan Qualified Residence Trust (RE: 14 FIELDCREST DRIVE / 41.10-2-41) 1224 East 24th Street, Brooklyn, NY 11210
7	Sam & Laurie Friedland (RE: 15 FIELDCREST DRIVE / 41.10-2-42) 15 Fieldcrest Drive, Monsey, NY 10952
8	Solomon & Esther Werdiger (RE: 11 FIELDCREST DRIVE / 41.10-2-43) 2202 Avenue J, Brooklyn, NY 11210
9	Yinon & Susan Baruch (RE: 2 GRAND PARK DRIVE / 41.14-1-10) 2 Grand Park Drive, Monsey, NY 10952
10	Simon & Althea Cices (RE: 195 GRANDVIEW AVE / 41.14-1-11) 195 Grandview Ave, Monsey, NY 10952
11	Susan Brodie (RE: 1 FIELDCREST DRIVE / 41.14-1-13) 1 Fieldcrest Drive, Monsey, NY 10952
12	Deutsch Jack 2013 Qualified Personal Residence Trust (RE: 5 FIELDCREST DRIVE / 41.14-1-15)



	5 Fieldcrest Drive, Monsey, NY 10952
13	Mordecai & Nicole R Cohen (RE: 7 FIELDCREST DRIVE / 41.14-1-16) 276 Riverside Drive Apt 3G, New York, NY 10025
14	Rachel Cohen (RE: 9 FIELDCREST DRIVE / 41.14-1-17) 441 Westend Ave Apt 8B, New York, NY 10024
15	Fieldcrest Drive Trust (RE: 10 FIELDCREST DRIVE / 41.14-1-18) 10 Fieldcrest Drive, Monsey NY 10952
16	2021 Brooklyn Trust (RE: 1 SHUL LANE, / 41.14-1-19) 1412 Broadway 18th Floor New York, NY 10018
17	Lochie E Musso (RE: 228 WILLOW TREE ROAD / 41.14-1-2) 228 Willow Tree Road, Monsey, NY 10952
18	Naftali T & Bayla Minzer (RE: 3 SHUL LANE / 41.14-1-20) 1341 East 26th Street, Brooklyn, NY 11210
19	Chaim & Bruria Bodner (RE: 4 SHUL LANE / 41.14-1-21) 4 Shul Lane, Monsey, NY 10952
20	Alan & Renee Fein (RE: 2 SHUL LANE / 41.14-1-22) 2 Shul Lane, Monsey, NY 10952
21	Walter & Rosa Kepecs (RE: 4 FIELDCREST DRIVE / 41.14-1-23) 4 Fieldcrest Drive, Monsey, NY 10952
22	Jonathan & Gila Zelinger (RE: 2 FIELDCREST DRIVE / 41.14-1-24) 2 Fieldcrest Drive, Monsey, NY 10952
23	179 Grandview LLC (RE: 179 GRANDVIEW AVE / 41.14-1-25) 179 Grandview Ave, Monsey, NY 10952
24	Yisroel & Deena Brody (RE: 175 GRANDVIEW AVE / 41.14-1-26.1) 175 Grandview Ave, Monsey, NY 10952
25	Henry & Rifka Grunbaum (RE: 173 GRANDVIEW AVE / 41.14-1-26.2) 173 Grandview Ave, Wesley Hills, NY 10952

26	Rieder Tzvi & Aliza M (RE: 5 SHUL LANE / 41.14-1-27.1) 5 Shul Lane, Monsey, NY 10952
27	Lerer Family Living Trust (RE: 7 SHUL LANE / 41.14-1-27.2) 7 Shul Lane, Monsey, NY 10952
28	Eli & Breindi Amsterdam (RE: 8 SHUL LANE / 41.14-1-27.3) 2801 Avenue L, Brooklyn, NY 11210
29	Michael T & Elyse Kram (RE: 6 SHUL LANE / 41.14-1-27.4) 6 Shul Lane, Monsey, NY 10952
30	LWD Family Holdings LLC Att: Hudi Simcha (RE: 203 GRANDVIEW AVE / 41.14-1-3) 1985 Cedar Bridge Ave, Lakewood, NJ, 08701
31	Zev & Elisheva Feder (RE: 119 FORSHAY ROAD / 41.14-1-32) 119 Forshay Road, Monsey, NY 10952
32	Martin & Esther Greenfield (RE: 1 GRAND PARK DRIVE / 41.14-1-4) 1 Grand Park Drive, Monsey, NY 10952
33	David & Chana Zelefsky (RE: 3 GRAND PARK DRIVE / 41.14-1-5) 3 Grand Park Drive, Monsey, NY 10952
34	Abraham & Debra Grohman (RE: 178 GRANDVIEW AVE / 41.14-1-55) 24 Cortland Road, Monsey, NY 10952
35	Harry & Judy Baldinger (RE: 176 GRANDVIEW AVE / 41.14-1-56) 176 Grandview Ave, Monsey, NY 10952
36	Harry & Judy Baldinger (RE: 180 GRANDVIEW AVE / 41.14-1-57) 176 Grandview Ave, Monsey, NY 10952
37	George & Vicky Grossberger (RE: 182 GRANDVIEW AVE / 41.14-1-58) 182 Grandview Ave, Monsey, NY 10952
38	Sandra Freud (RE: 186 GRANDVIEW AVE / 41.14-1-59.1) 184 Grandview Ave, Monsey, NY 10952
39	Rita Levin

	(RE: 184 GRANDVIEW AVE / 41.14-1-59.2) 184 Grandview Ave, Monsey, NY 10952
40	Five on Grand Park LLC (RE: 5 GRAND PARK DRIVE / 41.14-1-6) 1985 Cedar Bridge Ave, Lakewood, NJ 08701
41	Ayala Barnett (RE: 190 GRANDVIEW AVE / 41.14-1-60.1) 26 Astor Place, Monsey, NY 10952
42	Ayala Barnett (RE: 188 GRANDVIEW AVE / 41.14-1-60.2) 45 Wilder Road, Monsey, NY 10952
43	194 Grandview Avenue LLC (RE: 194 GRANDVIEW AVE / 41.14-1-61) 194 Grandview Ave, Monsey, NY 10952
44	Mark & Devorah Friedman (RE: 12A MARTHA ROAD / 41.14-1-62) 1076 E 23rd Street, Brooklyn, NY 11210
45	Joseph ZVI (RE: 17 MARTHA ROAD / 41.14-1-67) 17 Martha Road, Monsey, NY 10952
46	Gold Janice Trust (RE: 16 MARTHA ROAD / 41.14-1-68) 16 Martha Road, Monsey, NY 10952
47	Larry & Sarah Katz (RE: 14 MARTHA ROAD / 41.14-1-69) 79 Forshay Road, Monsey, NY 10952
48	Allen & Edith Gross (RE: 219 WILLOW TREE ROAD / 41.14-1-7) 1345 E 27th Street, Brooklyn, NY, 11210
49	Litowski Caren & Litchkowsky Nathan C/O Tri-State III LLC (RE: 196 GRANDVIEW AVE / 41.14-1-70) 635 Madison Ave Ste 1300, New York, NY 10022
50	Shragowitz Joyce Revocable Trust (RE: 6 GRAND PARK DRIVE / 41.14-1-8) 6 Grand Park Drive, Monsey, NY 10952
51	Four Grand Park Drive LLC (RE: 4 GRAND PARK DRIVE / 41.14-1-9) 1985 Cedar Bridge Ave, Lakewood, NJ 08701

December 29, 2023

#4063 – 191 Grandview Ave, Wesley Hills
Village of Wesley Hills Tax Map Section 41.14, Block 1, Lot 12

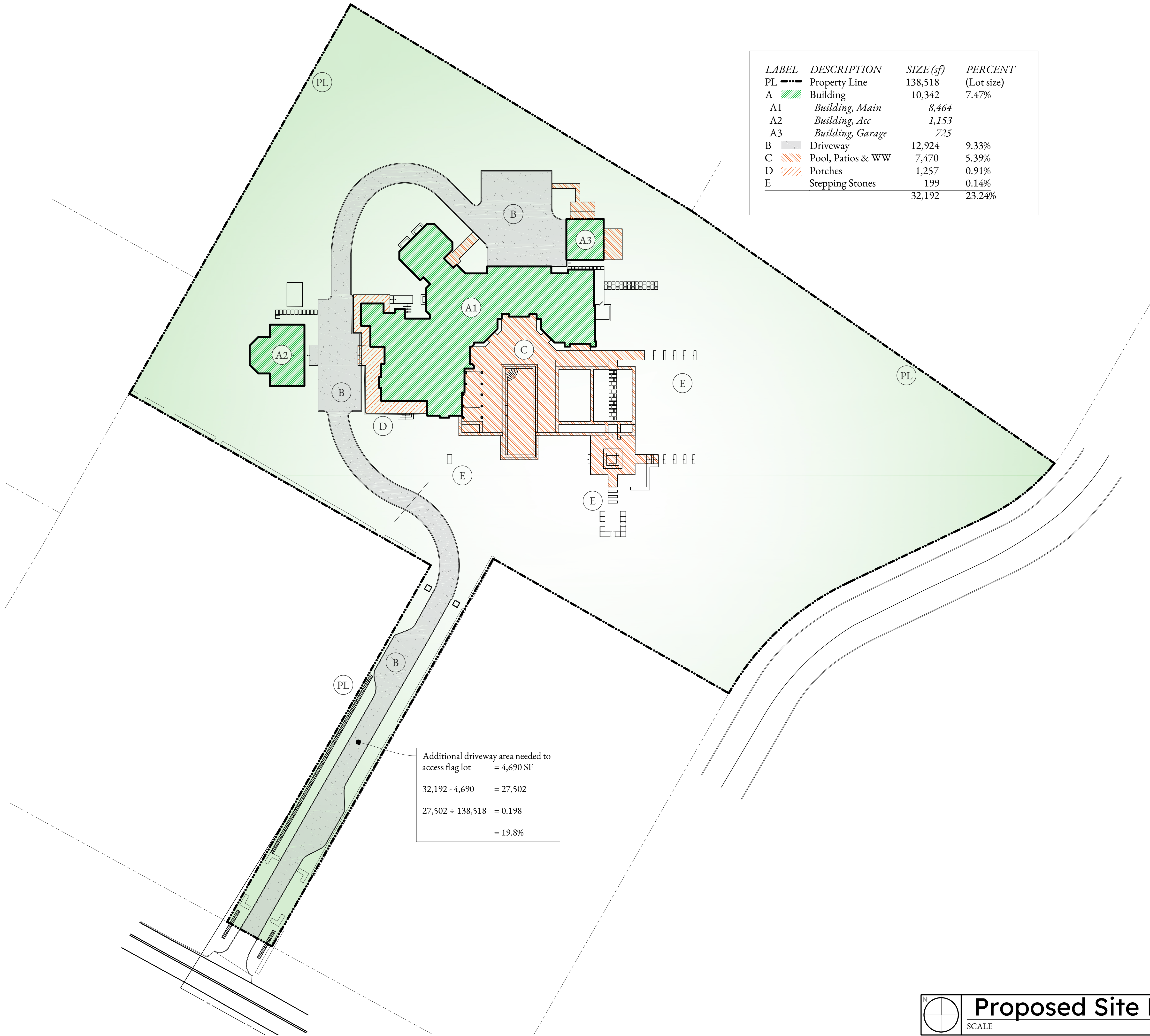
In response to a comment from the Village ZBA Attorney regarding how this lot came to be, we offer the following;

According to the legal description of the parcel from Steven Rosenberg to Greystone Lexington Terrace Realty LLC as filed on January 11, 2002, as Instrument #2002-00001125. The 2 following parcels were merged.

Parcel 1 was conveyed to said Rosenberg from Jonathan & Heddy Gross (Instrument #1999-00007098), which was described as being Lot #2 on a map entitled, “Final Subdivision of Property for Sommerschield Estate”, as filed in the Rockland County Clerk’s Office on June 18, 1993, as Map #6734.

Parcel 2 was conveyed simultaneously to said Rosenberg from Angela Occhipinfi (f/k/a Angela Morro), (Instrument #1999-00021209) which was described as being Lot #4 on a map entitled, “Subdivision Plat, Carefree Homes IIB, Town of Ramapo, Rockland County, New York”, as filed in the Rockland County Clerk’s Office on April 25, 1975, as Map #4612.

As stated on page 5 of 5 in Instrument #2002-00001125, the original lots were known as Section 9 lots 58A2B1 and 51AA4, now known as section 41.14, Block 1, Lot 12.





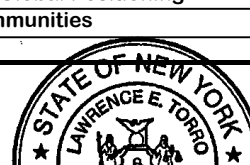
GENERAL NOTES

- | Proposed Development Coverage | | Existing Development Coverage | |
|-------------------------------|-----------|-------------------------------|-----------|
| Asphalt in Garage Area | 3,291 SF | Driveway | 13,162 SF |
| Existing Driveway Entrance | 170 SF | Dwelling | 8,464 SF |
| Driveway with Adaset | 9,463 SF | Accessory Bldg. | 1,153 SF |
| Dwelling | 8,464 SF | Garage | 725 SF |
| Accessory Bldg. | 1,153 SF | Pool, Patio, & Walkways | 8,622 SF |
| Garage | 725 SF | Porches | 1,219 SF |
| Pool, Patios, & Walkways | 7,470 SF | | |
| Porches | 1,219 SF | Total | 33,345 SF |
| Stepping Stones | 199 SF | | |
| | | Coverage | 24.1% |
| Total | 32,154 SF | | |
| Coverage | 23.2% | | |

DIMENSIONAL REQUIREMENTS: Zone R-50															
	Minimum Lot Area (SF)	Minimum Lot Frontage Grandview Ave (FT)	Minimum Lot Frontage Fieldcrest Drive (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		Maximum Exposed Building Height (FT)
													Stories	Feet	
Required	50,000	100	100	150	150	50	30	75	50	0.2	0.15	0.1	2.5	25	40
Existing	138,518	33*	262	261	150	217.4	31.2	79.2	51.9	0.241*	0.01	0.08	2	<25	<40
Proposed	138,518	33*	262	261	150	217.4	31.2	79.2	51.9	0.23*	0.01	0.08	<2.5	<25	<40

REFERENCES

- | | | |
|-------------------|---|---|
| DECEMBER 18, 2023 | 5 | REVISED AS PER COMMENTS RECEIVED |
| DECEMBER 8, 2023 | 4 | REVISED AS PER COMMENTS RECEIVED |
| JULY 31, 2023 | 3 | PLAN UPDATES TO CORRESPOND TO ARCHITECTURAL PLANS |
| APRIL 26, 2023 | 2 | PLAN UPDATES TO CORRESPOND TO ARCHITECTURAL PLANS |
| JANUARY 27, 2023 | 1 | REVISED AS PER COMMENTS RECEIVED |

ISSUE _____ DESCRIPTION _____ S.B.L. 41.14-1-12 PLOT PLAN FOR 191 GRANDVIEW AVENUE 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	111 Main Street Chester, NY 10918 845.610.3621
Engineering - Land Surveying - Land Planning - Subdivision Design - Global Positioning Civil Engineering & Land Surveying Services that Build Communities	
www.Civil-Tec.com	
 _____ Lawrence E. Torro, P.E. N.Y. Lic. No. 68991	
	
DATE:	9/10/22
DRAWN BY:	DC
CHKD BY:	LT
JOB No.	4063
SCALE:	1"=30'
DWG No.	1 OF 2



Map # 4612

Bk 88 Pg 44

- NOTES**
- 1) BEING A SUBDIVISION OF LOT 51A4 SECTION 9 AS SHOWN ON THE TOWN OF RAMAPO TAX MAP
 - 2) AREA OF TRACT: 14.811 ACRES
 - 3) ZONE: R35 & RR-50
 - 4) NUMBER OF LOTS: 11
 - 5) RECORD OWNER: CLARKSTOWN EQUITIES, INC.
 - 6) APPLICANT: CLARKSTOWN EQUITIES, INC.
 - 7) FIRE DISTRICT - MONSEY
 - 8) SCHOOL DISTRICT: EAST RAMAPO
 - 9) WATER DISTRICT: RAMAPO CONSOLIDATED
 - 10) SEWER DISTRICT: BENEFITTED AREA NO. 1
 - 11) DATUM: U.S.G.S.
 - 12) MONUMENTS IN ACCORDANCE WITH TOWN SPECIFICATIONS TO BE SET AT LOCATIONS MARKED WITH SYMBOL
 - 13) ALL PROPERTY CORNERS SHALL BE MARKED WITH 3/4" PIPE.
 - 14) THE INDIVIDUAL LOTS ARE DESIGNATED WITH THE TAX LOT NUMBER SHOWN THUS: 51A4.
 - 15) ALL UTILITIES UNDERGROUND.
 - 16) LIGHTING TO BE INSTALLED AT DEVELOPER'S EXPENSE AND APPROVED BY THE TOWN OF RAMAPO DEPT. OF PUBLIC WORKS
 - 17) SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 100 GALLONS PER INCH DIAMETER PER MILE PER DAY, CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE TOWN ENGINEER'S OFFICE. COPIES OF THIS CERTIFICATE SHOULD BE ALSO SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH AND TO THE ROCKLAND COUNTY SEWER DISTRICT #1.
 - 18) ALL HOUSES SHALL BE SERVED BY GRAVITY CONNECTIONS WITH A MINIMUM SLOPE OF 2.0%
 - 19) HOUSE SEWER AND WATER SERVICE LINE SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM SEPERATION OF 10 FEET.
 - 20) FOR DETAILS OF WATER & SEWER FACILITIES REFER TO ADDITIONAL PLANS ON FILE WITH THE ROCKLAND COUNTY HEALTH DEPARTMENT.
 - 21) WATER SUPPLY BY SPRING VALLEY WATER COMPANY.
 - 22) NEW YORK STATE LAW BARS DISCRIMINATION BECAUSE OF RACE, CREED, COLOR OR NATIONAL ORIGIN IN THE SALE OR RENTAL OF ANY HOUSING UNIT SHOWN ON THIS SUBDIVISION PLAT - RAMAPO COMMISSION ON HUMAN RIGHTS.
 - 23) OMIT. SEE NOTE 26.
 - 24) THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 K OF THE GENERAL MUNICIPAL LAW.
 - 25) VEHICULAR ACCESS TO FORSHAY ROAD FROM LOT B-4 PROHIBITED (CONT'D ABOVE)

ZONE RR-50
MIN. LOT AREA - 50,000 SF
MIN. LOT WIDTH - 175 FT.
MIN. FRONT YARD - 50 FT.
MIN. SIDE YARD - 30 FT. TOTAL 75 FT.
MIN. REAR YARD - 50 FT.
TOTAL NO OF LOTS - 10

ZONE R35
MIN. LOT AREA - 35,000 SF
MIN. LOT WIDTH - 150 FT.
MIN. FRONT YARD - 50 FT.
MIN. SIDE YARD - 25 FT. TOTAL 60 FT.
MIN. REAR YARD - 50 FT. / TOTAL NO. OF LOTS - 1

HEALTH DEPARTMENT APPROVAL

ROCKLAND COUNTY DEPARTMENT OF HEALTH

CAREFREE HOMES - II B

This is to certify that the Carefree Homes - II B Subdivision, as shown on this map, in the County of Rockland, New York, is in accordance with the provisions of the Health Department. This approval is not intended to be a guarantee of the accuracy of the map or the completeness of the information thereon, and it is not intended to be a recommendation of the health department for the construction of the project.

BA. Varnadzin, M.D.
Commissioner of Health
Rockland County

NOTES (CONT'D)

26) NOT MORE THAN TWO BUILDING PERMITS FOR MODEL HOMES ONLY WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS EXCEPT ROAD WEARING COURSE AND SIDEWALKS ARE INSTALLED, APPROVED AND PAID FOR. NO BUILDING PERMIT SHALL BE ISSUED FOR THE FINAL TEN PERCENT (10%) OF LOTS (CONT'D)

NIF KAPLAN & GOLDBERG

NOTES (CONT'D)

IN A SUBDIVISION OR IF TEN PERCENT (10%) BE LESS THAN TWO(2), FOR THE FINAL TWO(2) LOTS OF A SUBDIVISION UNTIL ALL THE PUBLIC IMPROVEMENTS REQUIRED BY THE PLANNING BOARD FOR THE PLAT HAVE BEEN FULLY COMPLETED AND DEDICATED TO THE TOWN.



VICINITY MAP
1" = 300'

Filed April 25, 1975
at 3:45
Angela J. Haranish
M.D. John Rappaport

APPROVED FOR FILING

Michael J. Caruso
OWNER

7-30-74
DATE

THE OWNER OR HIS REPRESENTATIVE HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE TOWN OF RAMAPO ALL THE STREETS, MUNICIPAL USES, EASEMENTS, PARKS AND REQUIRED UTILITIES SHOWN ON THE WITHIN SUBDIVISION PLAT AND CONSTRUCTION PLANS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION DATED 7-30-74 AND RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE

Michael J. Caruso
OWNER OR REPRESENTATIVE

7-30-74
DATE

APPROVED BY RESOLUTION OF THE RAMAPO PLANNING BOARD AS FINAL SUBDIVISION PLAT ON 5-28-74 AND 4-8-75

SIGNED BY: Melvin J. Hingher
CHAIRMAN DATE 4/17/75

Signed By: Samuel Kaplan
ADMINISTRATIVE ASST. DATE 4/17/75

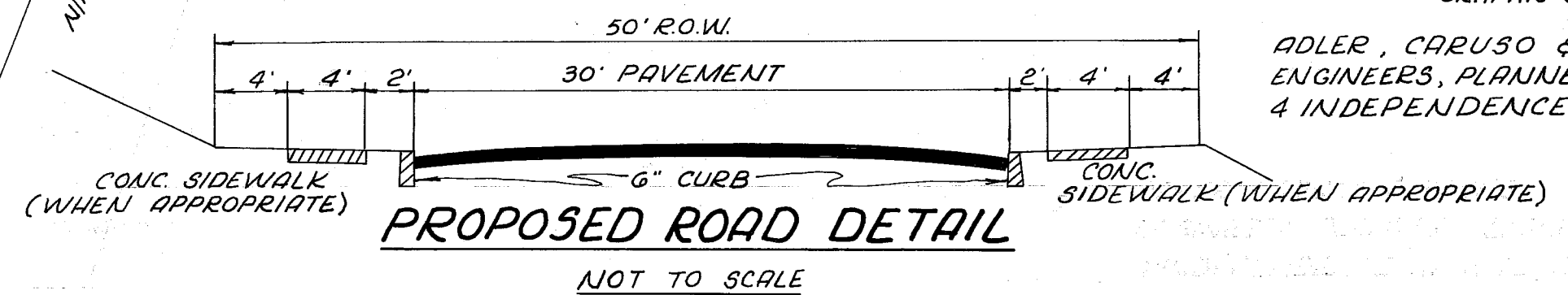
APPROVED BY RAMAPO PLANNING BOARD AS PRELIMINARY PLAT

Signed By: John A. Keough
ADMINISTRATIVE ASSISTANT TO PLANNING BOARD
DATE APRIL 19, 1974

SUBDIVISION PLAT
CAREFREE HOMES - II B
TOWN OF RAMAPO-ROCKLAND CO.-NEW YORK
DATE: 2-12-73 SCALE: 1" = 60'
REV: 4-22-74 REV: 7-12-74, 7-23-74

0 15 60 100 150 200 300
GRAPHIC SCALE

ADLER, CARUSO & YOUNG
ENGINEERS, PLANNERS, LANDSCAPE ARCHTS.
4 INDEPENDENCE AVE., TAPPAN, N. Y.



JOHN C. HOFFMANN, R.L.S. 048355

December 8, 2023

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

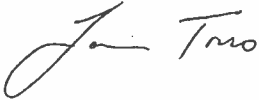
Re: 191 Grandview Avenue
Monsey, NY 10952
Tax Lot 41.14-1-12

Attached please find a plan revised based upon comments received from Brooker Engineering dated September 14, 2023

1. **Provide calculation for increase in building footprint.** There no change/increase in building footprint.
2. **Provide filed map reference, including name of subdivision.** The map references are now shown on the plan.
3. **Provide existing conditions and demolition plan to clarify what is to remain and what is to be removed.** Attached is the Protection and Removal Plan from the Landscape Architect that clearly shows what is being removed vs. what is staying.
4. **Provide existing conditions development coverage breakdown to verify net decrease in impervious coverage.** Existing development coverage calculations are now provided. Although the proposed development coverage is less than the existing it still exceeds the maximum of 0.20, therefore the applicant will be making application to the ZBA for a variance.
5. **Proposed development coverage indicates that there is a 966 square foot of proposed dwelling additions. Please clarify on the plot plan where the dwelling addition is located.** No addition is proposed and proposed development coverage has been revised.
6. **Identify the “dash-dash-dot” line type present on the plot plan.** Line type is now labeled as “existing landscape bedline”.
7. **Clarify the extent of the asphalt driveway that is to be removed and replaced with permeable base/Addaset resin.** Portion of driveway to be replaced with Addaset resin is now hatched.
8. **Provide detail and specifications for the permeable base and Addaset resin to be used.** Detail and specifications are attached.
9. **Due to the extent of permeable base to be installed, our office requests that multiple percolation tests by performed along the proposed permeable driveway to ensure that infiltration through the permeable base is feasible.** Due to the existing site conditions, the applicant will still be utilizing the Addeset resin product as the final driveway surface, they will not be taking any credit for its potential permeable qualities.
10. **Provide elevations of all corners of proposed addition.** No addition is proposed.

- 11. There is a proposed well at the northeast corner of the property. Provide copies of the approved well design.** Contractor is seeking approval from the Department of Health.
- 12. The proposed silt fence at the northwest corner of the property to be relocated downslope of the proposed soil disturbance.** Silt fence has been relocated.
- 13. Applicant to review potential conflict with the proposed catch basin and existing sanitary sewer line just south of proposed hardscape improvements.** We have shown the sewer lateral to be relocated around the catch basin. The inverts will need to be set in the field during construction.
- 14. Clearing limit line to be provided. If disturbance exceeds 1 acre, a SWPPP will be required.** We have not shown a clearing limit line. As seen on the Landscape Architect's plan there are numerous trees to be removed throughout the site. The disturbance will be greater than an acre, therefore a SWPPP will be prepared and submitted based upon the final plan to be submitted once the applicant has completed the application before the ZBA.
- 15. Applicant to obtain a Rockland County Highway Department driveway permit for work performed on a site with frontage along a County Highway.** The applicant's contractor has secured a work permit from the County Highway.
- 16. Certification required from a Professional Engineer for proper installation of permeable driveway base and Addaset resin.** Comment noted.

Sincerely,



Lawrence Torro, PE
Project Engineer

HIGHWAY DEPARTMENT

26 Scotland Hill Road
Chestnut Ridge, New York 10977
Phone: (845) 638-5060 Fax: (845) 638-5037
Email: highway@co.rockland.ny.us

Charles H. "Skip" Vezzetti
Superintendent of Highways

January 5, 2024

Ms. Alicia Schultz
Deputy Village Clerk
Village of Wesley Hills
432 Route 306
Wesley Hills, NY 10952

Re: Site Plan Review for Non-Building Site Improvements (Mark Maidique/Bridger)
191 Grandview Avenue in Wesley Hills, NY
Tax Lot #41.14-1-12; R-50 Zoning District

Dear Ms. Schultz:

The Rockland County Highway Department ("RCHD") was in receipt of the above application along with a site plan prepared by Civil Tec Engineering & Surveying, P.C., last revised on 12.08.23, as part of the GML review process. The review has been complete now and we offer the following comment.

1. It appears the existing or proposed drainage system in the parcel has been designed to discharge stormwater runoff directly into the public drainage system without controlling the peak rate of discharge. As per the requirement, a drainage report shall be prepared to demonstrate that the existing/proposed drainage system in the parcel is adequately designed to produce no net increase in the peak rate of discharge from the site at all design points.
2. A road work permit must be obtained from the RCHD before starting any construction work in the site.

We appreciate you for the opportunity to review the site plan. Please feel free to contact us at 845 638 5060 with any question or concern you may have regarding this matter.

Thank you.



Dyan Rajasingham
Engineer III

CC: Rockland County Department of Planning
Civil Tec Engineering & Surveying, P.C. – Consulting Engineer

ACTUAL SIZE

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 17th day of January, 2024 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Mark Maidique/Bridger AAD 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 non-building site improvements having impervious surface ratio of .23 instead of the maximum permitted of .20.

The subject premises are situated on the north side of Grandview Avenue and on the west side of Fieldcrest Drive, known as 191 Grandview Avenue, designated on the Tax Map as Section 41.14 Block 1 Lot 12, in an R-50 Zoning District.

Copies of the aforesaid application are available for public review at the office of the Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, New York 10952 between the hours of 9 A.M. and 4 P.M. Mondays through Fridays, exclusive of holidays.

Dated: Wesley Hills, New York
January 3, 2024

Camille Guido-Downey
Village Clerk/Treasurer
Village of Wesley Hills

1x1-4/27182

**ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS**

Municipality: Village of Wesley Hills

Date Sent: 12/28/2023

Board: ☐ Planning ☒ ZBA ☐ Town/Village **Meeting Date:** 1/17/2024

File Name Mark Maidique/Bridger AAD
Contact Person Alicia Schultz, Deputy Village Clerk
Address 432 Route 306
Wesley Hills, NY 10952

Referral Agencies

(Please indicate the agencies that have also received copies of this application)

☒ RC Highway Department
☐ RC Division of Environmental Resources
☐ RC Drainage Agency
☒ RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
☒ RC Sewer District #1
☐ NYS Department of Environmental Conservation
☐ NYS Department of Transportation
☐ NYS Thruway Authority
☐ NY-NJ Trail Conference (Long Path)
☐ Palisades Interstate Park Commission
☐ US Army Corps of Engineers
☐ Cornell Cooperative Extension of Rockland County
☐ Adjacent Municipality (Village of New Hempstead)
☐ Other _____

Pursuant to the General Municipal Law Article 12-B, Section

239 (n): ☐ Subdivision

239 (l) & (m): ☐ Site Plan ☒ Variance ☐ Special Permit ☐ Zone Change/Amendment
☐ Other – *Please list* _____

Location of Parcel(s) 191 Grandview Avenue

Acreage of Parcel (s) 3.127

Existing Sq. Footage 33,345 sq ft **Proposed Sq. Footage** 32,154 sq ft

The Property in Question Lies Within 500 Feet of:

☒ County Road ☐ State Road, Thruway, or Parkway
☐ County Stream ☐ State Park
☐ County Park ☐ Village, Town, or County Boundary (Vill. of New Hemp.)
☐ County or State Facility ☐ The Long Path

Map 41.14 **Block** 1 **Lot(s)** 12 **Map Date:** 12/8/2023

Current Zoning: R-50

Brief Project Description: APPLICATION FOR A VARIANCE PERMITTING THE CONSTRUCTION, MAINTAINENCE AND USE OF NON-BUILDING SITE IMPROVEMENTS.

Variances Needed (<i>if applicable</i>)	Required	Existing	Proposed
Maximum impervious surface ratio	0.20	0.241	0.23

Rockland County Department of Planning 9/13 {G:\All\GML\GML Referral Form}

GML Report

Property Information:

Parcel ID: 41.14-1-12	Date Parcel: February 2023
OLD ID: 9-58A2B1A	Address: 191 GRANDVIEW AV
Address 2:	Alternative:
City: MONSEY	State: NY
Zip: 10952	Book Page:
Deed Date: 1/11/2002 12:00:00 AM	Instrument: 2002-00001125
Municipality: Wesley Hills	Deed Acres: 0
GIS Acres: 3.127	

GML Criteria:

GML Review: YES	Palisades Parkway: NO
Thruway: NO	County Road: YES
State Road: NO	County Regulated Streams: NO
Long Path: NO	County Park: NO
State Park: NO	State Property: NO
County Property: NO	Village Boundary: NO
Town Boundary: NO	Orange County Boundary: NO
X Coordinate: 606225	Y Coordinate: 844407

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 191 Grandview Avenue			
Project Location (describe, and attach a location map): 191 Grandview Avenue			
Brief Description of Proposed Action: Removal and replacement of portions of existing driveway, drainage improvements, and exterior hardscape improvements.			
Name of Applicant or Sponsor: Greystone Livingstone Terrace Realty LLC		Telephone: 203-536-8998 E-Mail: mark@bridgeraad.com	
Address: 320 Post Road, #180-200			
City/PO: Darien		State: CT	Zip Code: 06880
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Road Work Permit, Building Permit, Variances from ZBA		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		3.16 acres	
b. Total acreage to be physically disturbed?		1.66 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.16 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

		Item 2.	
		NO	YES
5. Is the proposed action,			
a. A permitted use under the zoning regulations?		☐	☒
b. Consistent with the adopted comprehensive plan?		☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO ☐	YES ☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify: _____		☒	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO ☒	YES ☐
b. Are public transportation services available at or near the site of the proposed action?		☐	☒
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		☐	☒
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		☐	☒
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water: _____ _____		☐	☒
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment: _____ _____		☐	☒
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO ☒	YES ☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		☒	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO ☐	YES ☒
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		☒	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☒ Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

Timber Rattlesnake

NO YES

☐ ☒

16. Is the project site located in the 100-year flood plan?

NO YES

☒ ☐

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

NO YES

☐ ☒

a. Will storm water discharges flow to adjacent properties?

☒ ☐

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

☒ ☐

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

NO YES

☒ ☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

NO YES

☒ ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe:

NO YES

☒ ☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

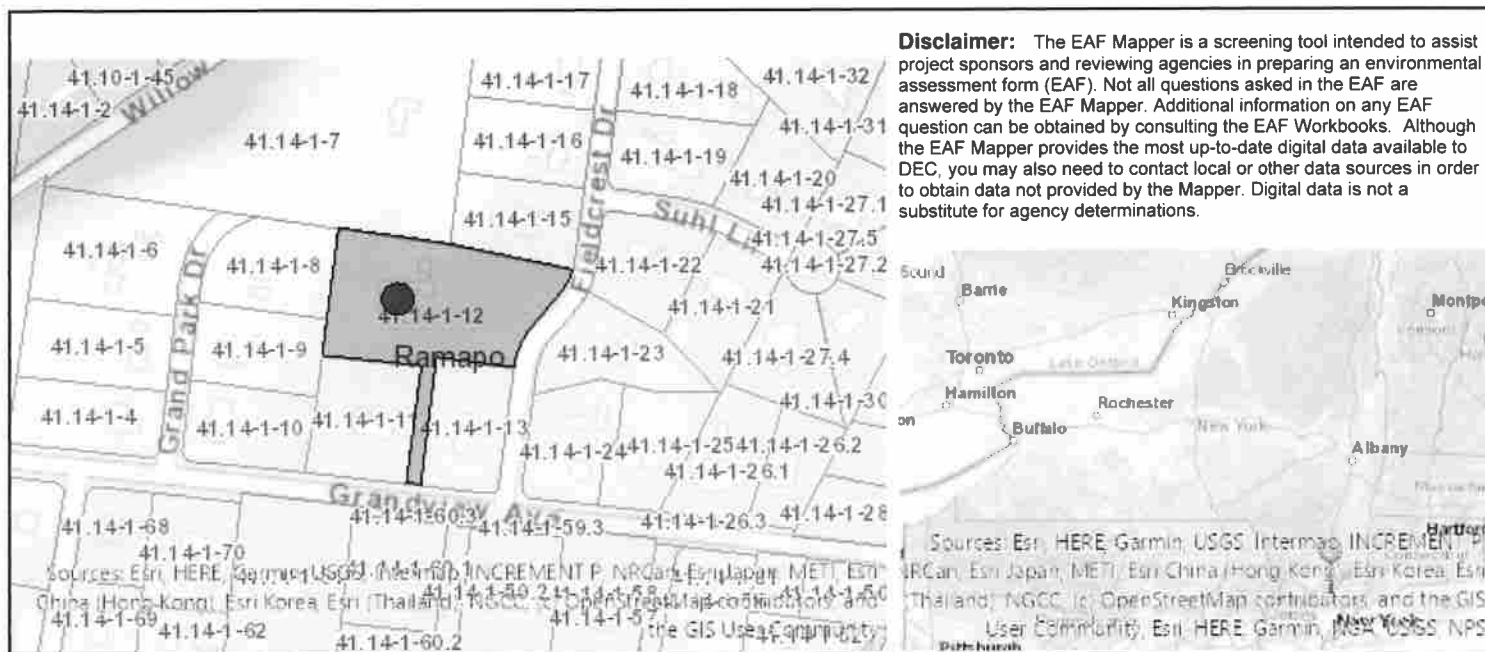
Applicant/sponsor/name: Mark Maidique

Date: 12/12/2023

Signature:

Mark Maidique

Title: Applicant



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

ADDASET

RESIN BOUND PAVING

BUILDING DEPT.

DEC 15 2023

VILLAGE OF WESLEY HILLS

DESCRIPTION:

ADDASET is a cold applied clear resin bound aggregate or recycled glass paving system which is both flexible and resistant to cracking. The mixture is available in a wide range of colors allowing imaginative designs to be incorporated within the paved surface.

SURFACE PREPERATION:

ADDASET can be applied to asphalt and concrete surfaces. The existing surface must be free of all foreign materials and void of any chemical or petroleum contamination. Details of suggested base build ups are available on request. Existing surface must be of sound construction. A suitable steel, wood, brick, stone or aluminum edging material should be utilized to provide a supported and neat edge.

Addaset resin bound aggregate surfacing is designed to provide the final decorative wearing surface and as such it requires the base to carry the anticipated loads. It is recommended that a certified professional engineer design and develop the proper base structure requirements to support the expected loads which takes into account the project specific climate and conditions.

APPLICATION TEMPERATURE:

Recommended temperature of application should be between 40°F and 85°F (5°C and 30°C)

AGGREGATE:

ADDASET aggregates consist of differing combinations of course and fine aggregates, which meet a specific mix design which is dependant on the application. Mix designs take into account the final color desired and anticipated traffic / pedestrian usage. Aggregates are double washed, dried, and bagged by weight to the specific weight required to meet the mix design for the specific project. Instructions will accompany each material shipment with specific mixing and laying instructions and the number of bags of each aggregate and quantity of resin to place into mechanical mixer.

MIXING:

Pre-weighed ADDASET resin should be thoroughly mixed with a slow speed pan mixer for a minimum of 45 seconds. The pre weighed bags of aggregate should be placed in the suitable mechanical mixer and dry mixed for 5 seconds prior to the addition of the ADDASET resin. The mixed ADDASET resin should then be immediately added to the pre-mixed aggregate in a suitable mechanical mixer. Mix for 1 minute then discharge into a suitable wheelbarrow and move immediately to the point of application.

MIXING EQUIPMENT:

Mixing equipment shall be a mortar mixer of ample size to place pre-measured aggregates and resin. Mixer shall have ample power to thoroughly blend aggregates and resin into homogenous mixture within 1 minute.

Color:

ADDASET resin is a clear/straw colored liquid.

SHELF LIFE OF RESIN:

If material is stored at 50°F (10°C) the shelf life is approximately 3 months.

If material is stored in warm conditions the shelf life could be as little as 3 days.

PLACEMENT:

The mixture should be spread evenly across the prepared surface at the required depth using a lute. The surface should then be hand toweled using sufficient downward pressure to compact and provide for a smooth finish.

REQUIRED DEPTH:

1/8"	(3mm) grade ADDASET-----5/8"	(16mm) depth
1/4"	(6mm) grade ADDASET-----3/4"	(19mm) depth
3/8"	(10mm) grade ADDASET-----1"	(25mm) depth

SET TIME:

50°F	(10°C)---	Pedestrians 5 hours---	Vehicles 12 hours
68°F	(20°C)---	Pedestrians 4 hours---	Vehicles 10 hours
86°F	(30°C)---	Pedestrians 3 hours---	Vehicles 6-8 hours

HOW TO SPECIFY

Chameleon Ways ADDASET

In order to ensure that you get exactly what material you want for each project, the following maybe of assistance.

To specify the process:

ADDASET resin bound surface course consisting of aggregate particles, fully coated with two-part chemically curing, uv stable, flexible, crystal clear resin, hand finished by trowel as supplied by : Chameleon Ways, Inc., PO Box 387, Center Valley, PA 18034
Tel 877-426-5687 Fax 610-797-4654 email info@chameleonways.com
Installation completed by a Certified Chameleon Ways, Inc Applicator.

To specify the color and texture:

Identify and name the ADDASET nominal mixture size, ADDASET mixture name and the application depth.

FOR EXAMPLE

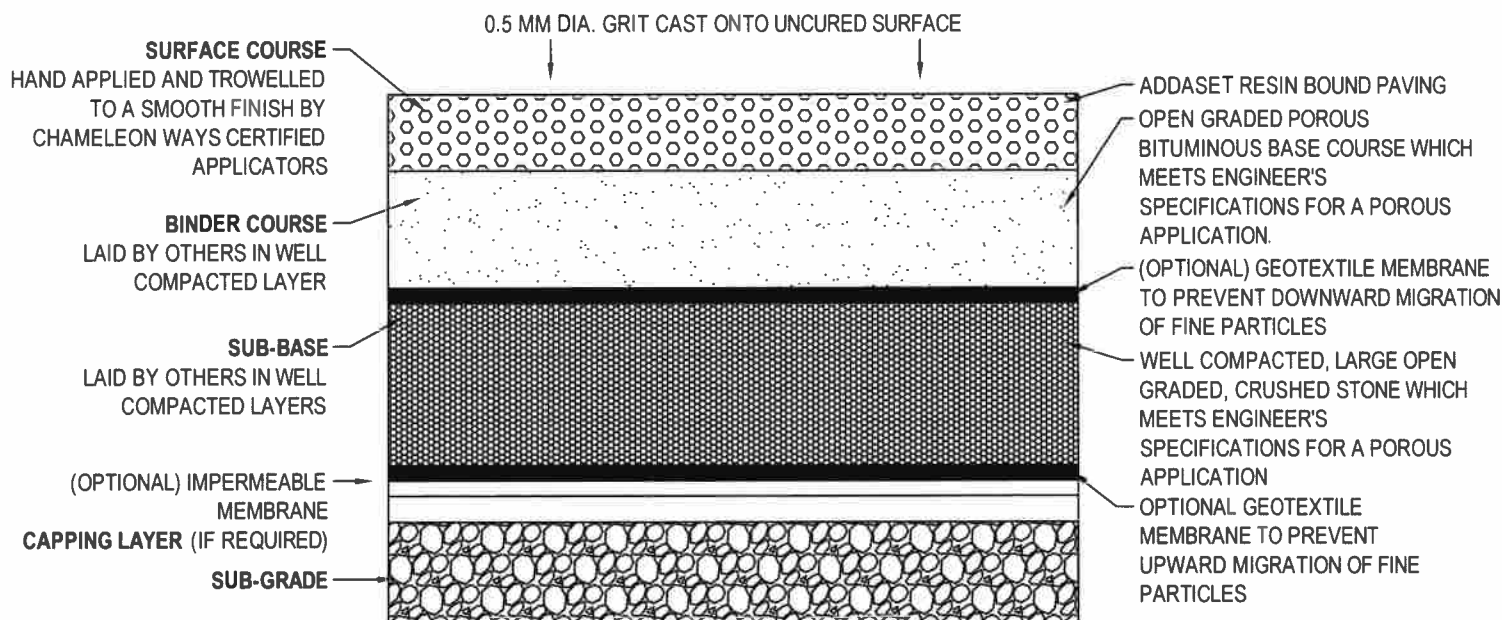
Nominal Mixture Size: *6mm*
Mixture Name: *Rhine Gold*
Layer thickness: *¾ inch*

This information is available at www.chamelonways.com or by contacting Chameleon Ways technical sales at 877-426-5687.

To avoid inferior alternatives (when an option is required):

If you cannot specify ADDASET alone, state “as supplied by Chameleon Ways and installed by a Certified Chameleon Ways Applicator or equivalent product with minimum guarantee period (including NO loose stone) for 3 years. Should a proposed equivalent product request consideration for approval, a sample and complete technical data of proposed equivalent must be submitted to the engineer no later then 1 week prior to bid date. Consideration for approval of a proposed equivalent will **NOT** be considered if it is not properly submitted 1 week prior to bid date.”

Chameleon Ways, Inc.
PO Box 387
Center Valley, PA 18034
Phone: 877-426-5687
Fax: 610-797-4654
E-mail: info@chameleonways.com
Web-site: www.chameleonways.com

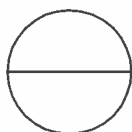


ADDASET RESIN BOUND PAVING DEPTH REQUIREMENTS

3 MM MIX REQUIRES A MINIMUM DEPTH OF 3/4 INCH
6 MM MIX REQUIRES A MINIMUM DEPTH OF 3/4 INCH
10 MM MIX REQUIRES A MINIMUM DEPTH OF 1 INCH

NOTES:

1. A SUITABLE STEEL, WOOD, BRICK, STONE OR ALUMINUM EDGING SHOULD BE PROVIDED TO ENSURE A NEAT EDGE DETAIL.
2. ANY ADVICE, RECOMMENDATION OR INFORMATION GIVEN BY CHAMELEON WAYS, INC IS BASED ON PRACTICAL EXPERIENCE AND IS BELIEVED TO BE ACCURATE AT THE TIME OF PUBLICATION, NO LIABILITY OR RESPONSIBILITY OF ANY KIND (INCLUDING LIABILITY FOR NEGLIGENCE) IS ACCEPTED IN THIS RESPECT BY THE COMPANY, ITS EMPLOYEES, OR APPLICATORS.
3. IT IS RECOMMENDED THAT A CERTIFIED PROFESSIONAL ENGINEER DESIGN AND DEVELOP THE PROPER BASE STRUCTURE REQUIREMENTS TO SUPPORT THE EXPECTED LOADS AND TAKING INTO ACCOUNT THE CLIMATE AND SITE SPECIFIC CONDITIONS WHICH MAY EXIST.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
8. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 1137-015.



ADDASET RESIN BOUND DECORATIVE SURFACING

ADDASET PERMEABLE DRIVEWAY/PATHWAY

File Attachments for Item:

3. December 20, 2023



ZONING BOARD OF APPEALS MEETING MINUTES

December 20, 2023, at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

MEMBERS PRESENT: Jonathan Gewirtz, Chairman
 Richard Weinberger, Member
 Stuart Zelmanovitz, Member
 Stefanie Collantes-Bouvry, Member
 Randi Marlin, Member (Late)
 Barry Rozenberg, Ad Hoc

ABSENT: Anita Hajioff. Ad Hoc

OTHERS PRESENT: Doris Ulman, Assistant Village Attorney
 Camille Guido-Downey, Village Clerk-Treasurer

Chairman Gewirtz opened the meeting at 7:30 pm.

ITEM #1 PUBLIC HEARING - 7 ARDLEY PLACE

Chairman Gewirtz read the public hearing notice into the record.

Doris Ulman stated that the Applicant has submitted an email requesting an adjournment to the January 17, 2024, meeting.

Stefanie Collantes-Bouvry made a motion to adjourn this application to the January 17, 2024, meeting, seconded by Barry Rozenberg. Upon vote, this motion was carried unanimously.

ITEM #2 PUBLIC HEARING – 12 DIKE DRIVE

Chairman Gewirtz read the public hearing notice into the record.

Todd Rosenblum, Architect for the Applicant was present and affirmed. Mr. Rosenblum stated that this project was before the Zoning Board on June 21, 2023. The engineer for the Applicant made a mistake on the plan and did not place the dimensions on the plan of the rear lot line for the cabana. After review, it was determined that the proposed cabana is 15' feet from the rear lot line. The rear set back is 50'. The Applicant has moved the cabana an additional 7.5' however a variance is being requested. The Applicant is trying to preserve the rear yard, mature trees and the already constructed patio. The applicant is requesting a 22.5' rear yard variance for the cabana. Mr. Rosenblum stated that a site visit

was already preformed for the previous variances, and if the Board remembers this is the home that the neighbor has the large 40' high pine trees that provided ample screening. Mr. Rosenblum added that the Applicant is also installing 8' trees to add to the screening. Mr. Rosenblum provided a second letter of support from the neighbor at 2 Roven Road.

Chairman Gewirtz opened the meeting to the public.

No one wished to speak.

Chairman Gewirtz stated that he is concerned that this is a large variance and at the time of the site visit himself and the Board Members were focused on the locations of the other variances.

Richard Weinberger questioned if a GML review was required for this application?

Chairman Gewirtz answered no.

Board Members discuss alternate locations for the cabanas and pool.

Chairman Gewirtz reminded Mr. Rosenblum that the Zoning Board has to determine the approval of a variance by using a balancing test and Applicant wanting an open backyard is not a reason for a variance.

Board Members stated that they do not feel that a site visit is needed.

Richard Weinberger reminded the Board that we have already approved variances and stated that there is no significant impact to the area or neighbors.

Chairman Gewirtz made a motion to close the public hearing, seconded by Richard Weinberger. Upon vote, this motion was carried unanimously.

Richard Weinberger made a motion to approve the Application of Michael & Adina Finkelstein based on the following observations:

Zoning Board approved previous variances.

No impact to the community

No impact to the neighbors

In the interest of justice due to the administrative error of the Applicants Engineer

Seconded by Stuart Zelmanovitz:

**In the Matter of the Application of
Michael and Adina Finkelstein
Premises situated on the northwest corner of
Dike Drive and Roven Road, known as 12 Dike
Drive, designated on the Tax Map as Section
41.06 Block 1 Lot 41, in an R-35 Zoning District**

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of

Wesley Hills by Michael and Adina Finkelstein 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 cabana having a rear yard of 22.5 feet instead of the minimum required of 50 feet, and

WHEREAS, after due notice, a public hearing on said application was held on December 20, 2023, and

WHEREAS, the applicant appeared by his architect, who testified as follows:

That variances for the single-family residence, inground swimming pool and cabana were granted by the Zoning Board of Appeals on June 21, 2023;

That when the prior application was made, the applicant's engineer inadvertently omitted the rear yard dimension for the cabana which, at that time, was proposed to be placed 15 feet from the rear property line;

That as a result, a rear yard variance for the cabana was not considered by the Board;

That applicant has been able to move the cabana 7.5 feet further from the rear lot line and is now asking the Board to correct the omission and approve a rear yard variance of 22.5 feet;

That the variance will not impact the neighbors of the community since there are 40-foot-high trees on the neighbor's property and applicant will be installing 8-foot-high trees to screen the cabana; and

WHEREAS, members of the Board had visited the site in June and recollected the placement of the cabana and the existing trees which provided substantial screening, and

WHEREAS, no one appeared in opposition to the application, and the affected neighbor issued a letter 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 Michael and Adina Finkelstein for a variance from the provision of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a cabana having a rear yard of 22.5 feet instead of the minimum required of 50 feet is hereby granted, subject to the same conditions listed in the Zoning Board of Appeals decision of June 21, 2023, and be it further

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

1. The **FINDINGS OF FACT** set forth in the Zoning Board of Appeals decision of June 21, 2023 apply as well to this decision;
2. The failure to include the rear yard dimension and request for variance in the prior application was an administrative error and the interest of justice supports the granting of the variance to correct that error;

3. The benefit to the applicant by granting the variance is substantial and no detriment to adjoining properties or to the neighborhood has been identified.

Upon vote, this motion was carried unanimously.

ITEM #3 DISCUSSION - LOCAL LAW AMENDING THE ZONING CODE OF THE VILLAGE OF WESLEY HILLS IN RELATION TO THE REGULATION OF SIGN PERMITS.

Doris Ulman read in the record the proposed local law change.

Board Members were not in favor of removing a review process from the Planning Board and giving all the review and approval power to one individual to interpret the view of the Village in reference to signs.

Doris Ulman will provide that message to the Village Board.

Item #4 -APPROVAL OF MINUTES – November 15, 2023

Randi Marlin made a motion to approve the November 15, 2023, minutes, seconded by Barry Rozenberg. Upon vote, this motion was carried unanimously.

Chairman Gewirtz made a motion to adjourn the meeting, seconded by Randi Marlin. Upon vote, this motion was carried unanimously.

Respectfully submitted,
Camille Guido-Downey