



ZONING BOARD OF APPEALS MEETING AGENDA

December 18, 2024 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

PUBLIC HEARING

1. Application submitted by Nethanel and Deena Samuels for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the use and maintenance of an addition to a single-family residence having a front yard of 48 feet instead of the minimum required of 50 feet and front yard impervious surface ratio of .165 instead of the maximum permitted of .15.

The subject premises are situated on the west side of Steinway Court approximately 250 feet south of Maurice Lane, known as 7 Steinway Court, designated on the Tax Map as Section 32.18 Block 1 Lot 19, in an R-50 Zoning District.

CONTINUED PUBLIC HEARING

2. Application submitted by Adam and Taryn Singer 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 inground swimming pool having a side yard of 28.7 feet instead of the minimum required of 30 feet, total side yard of 70.5 feet instead of the minimum required of 75 feet, building coverage of .107 instead of the maximum permitted of .10, impervious surface ratio of .231 instead of the maximum permitted of .20 and front yard impervious surface ratio of .192 instead of the maximum permitted of .15.

The subject premises are situated on the west side of Carefree Lane, approximately 135 feet north of Lime Kiln Road, known as 3 Carefree Lane, designated on the Tax Map as Section 41.07 Block 2 Lot 2, in an R-50 Zoning District.

3. Application submitted by Cong. Ahavas Yitzchak for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition and parking area to a neighborhood gathering facility having a front yard of 31.9 feet instead of the minimum required of 50 feet, side yard of 7 feet instead of the minimum required of 25 feet and impervious surface ratio of .58 instead of the maximum permitted of .25.

The subject premises are situated on the west side of Forshay Road 0 feet north of Parker Blvd, known as 73 Forshay Road, designated on the Tax Map as Section 41.18 Block 1 Lot 12, in an R-35 Zoning District.

ADJOURNMENT

File Attachments for Item:

1. Application submitted by Nethanel and Deena Samuels for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the use and maintenance of an addition to a single-family residence having a front yard of 48 feet instead of the minimum required of 50 feet and front yard impervious surface ratio of .165 instead of the maximum permitted of .15.

The subject premises are situated on the west side of Steinway Court approximately 250 feet south of Maurice Lane, known as 7 Steinway Court, designated on the Tax Map as Section 32.18 Block 1 Lot 19, in an R-50 Zoning District.

Dear Members of the Wesley Hills Zoning Board,

We, Nethanel and Deena Samuels, recently completed an addition to our home at 7 Steinway Court. Unbeknownst to us, some minor landscape and hardscape adjustments have necessitated seeking two minor variances in order to obtain a Certificate of Occupancy.

1. Insufficient Front Yard Setback

As indicated on the plot plan dated November 19, 2024, prepared by Anthony Celentano, the house structure and porch comply with the required setbacks. However, the steps leading to the front door extend slightly into the front yard setback, resulting in a variance being required.

2. Exceeding Maximum Allowable Front Yard Impervious Surface Ratio

Our lot, located at the end of a cul-de-sac, narrows significantly as it meets the street. This unique shape limits the allowable impervious surface in the front yard. When we extended our existing driveway, we inadvertently exceeded the allowable front yard impervious surface ratio. However, we remain well below the maximum total impervious surface ratio for the property.

We hope the Board recognizes that these variances are minor in nature and grants approval so we can secure our Certificate of Occupancy.

Thank you for your time and consideration.

Sincerely,
Nethanel and Deena Samuels

RECEIVED
VILLAGE OF WESLEY HILLS

NOV 22 2024

BUILDING,
PLANNING & ZONING

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date November 19, 2024

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 * (Fill out Part II of this form.)	

Project Name: 7 Steinway Court

Applicant: Stanley Mayerfeld Phone # 917-573-1369
 Address 17 Bruck Ct Spring Valley NY 10977
 Street Name & Number (Post Office) State Zip code

Property Owner: Nethanel and Deena Samuels Phone # +1 (516) 650-7786
 Address 7 Steinway Cout Suffern N.Y. 10901
 Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Mayerfeld Architecture Phone # 845-354-0001
 Address 15 Lyncrest Drive Monsey N.Y. 10952
 Street Name & Number (Post Office) State Zip code

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

Contact Person: Stanley Mayerfeld Phone # 917-573-1369
 Address 17 Bruck Ct Spring Valley N.Y. 10977
 Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 32.18 Block 1 Lot(s) 19
 Section _____ Block _____ Lot(s) _____

Location: On the West side of Steinway Court,
250 feet South of Maurice Ln.

Acreage of Parcel 57,295 S.F. **Zoning District** R-50
School District East Ramapo **Postal District** 10901

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

Proposed addition not complying with section 230-17 (insufficient front yard
and exceeding maximum allowable front yard impervious ratio).

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? No

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."

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of _____
Proposed addition not complying with section 230-17 (insufficient front yard
and exceeding maximum allowable front yard impervious ratio). See attached summary.

Affidavit of Ownership/Owner's Consent

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

We, Nethanel and Deena Samuels _____ being duly sworn, hereby
 depose and say that I reside at: 7 Steinway Court

in the county of Rockland in the state of NY.

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

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

Said premises have been in my/its possession since 2016. Said premises are also
 known and designated on the Town of Tax Map as:

section 32.18 block 1 lot(s) 19

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	<u>Nethanel and Deena Samuels</u>
Mailing Address	<u>7 Steinway Court</u>
	<u>Suffern, NY 10901</u>

SWORN to before this

22 day of November, 2024

[Signature]
 Notary Public

ELLIOT APPEL
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01AP6247824
 Qualified in Rockland County
 Commission Expires Sep 6th 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 Wesely Hills)

We, Nethanel and Deena Samuels, 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

Nethanel and Deena Samuels
7 Steinway Court
Suffern, NY 10901

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

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

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of _____
Proposed addition not complying with section 230-17 (insufficient front yards and exceeding max. allowable front yard impervious ratio).

3. Premises affected are in a R-35 zone and from the town of _____
 tax map, the property is know as Section 32.18,
 Block, 1, Lot(s) 19.

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 Nethanel Samuels
- 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 Wesely Hills.

I, Nethanel Samuels, 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.

Nethanel and Deena Samuels

Mailing Address

7 Steinway Court

Suffern, NY 10901

SWORN to before this

22 day of November, 2027

Notary Public

ELLIOT APPEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AP6247824
Qualified in Rockland County
Commission Expires Sep 6th 2027

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

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

Nethanel Samuels being duly sworn, deposes and
says that he/she resides at **7 Steinway Court Suffern, NY 10901**

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. 32.18 Lot No. 1-19 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: Nethanel Samuels
Address: 7 Steinway CT
Suffern NY 10901

Sworn to before me this

22 day of November 2027

[Signature]
Notary Public

ELLIOT APPEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AP6247824
Qualified in Rockland County
Commission Expires Sep 6th 2027

AFFIDAVIT

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

We, Nethanel and Deena Samuels being duly sworn deposes and says
that he is the applicant, agent or attorney for applicant, in the matter of the petition before
the Zoning (board) in the town/village
of Wesely Hills affecting property located at
7 Steinway Court, Rockland County, New York.
Suffern, NY 10901

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
-------------------	------	---------

[illegible]

SWORN to before this

27 day of November, 2027

Notary Public

ELLIOT APPEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AP6247824
Qualified in Rockland County
Commission Expires Sep 6th 2027

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 }

Nethanel Smalley 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
7 Stegway Ct Station 10952, Wesley Hills, Town of Ramapo,
Rockland County, New York.

That on the 22 day of November 2004, 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.

MS

Sworn to before me this

22 day of November 2004

[Signature]
Notary Public

ELLIOT APPEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AP6247824
Qualified in Rockland County
Commission Expires Sep 6th 2027

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Stanley Mayerfed

APPLICANT

November19, 2024

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of _____

Proposed addition not complying with section 230-17 (insufficient front yard
and exceeding maximum allowable front yard impervious ratio).

See attached summary.

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

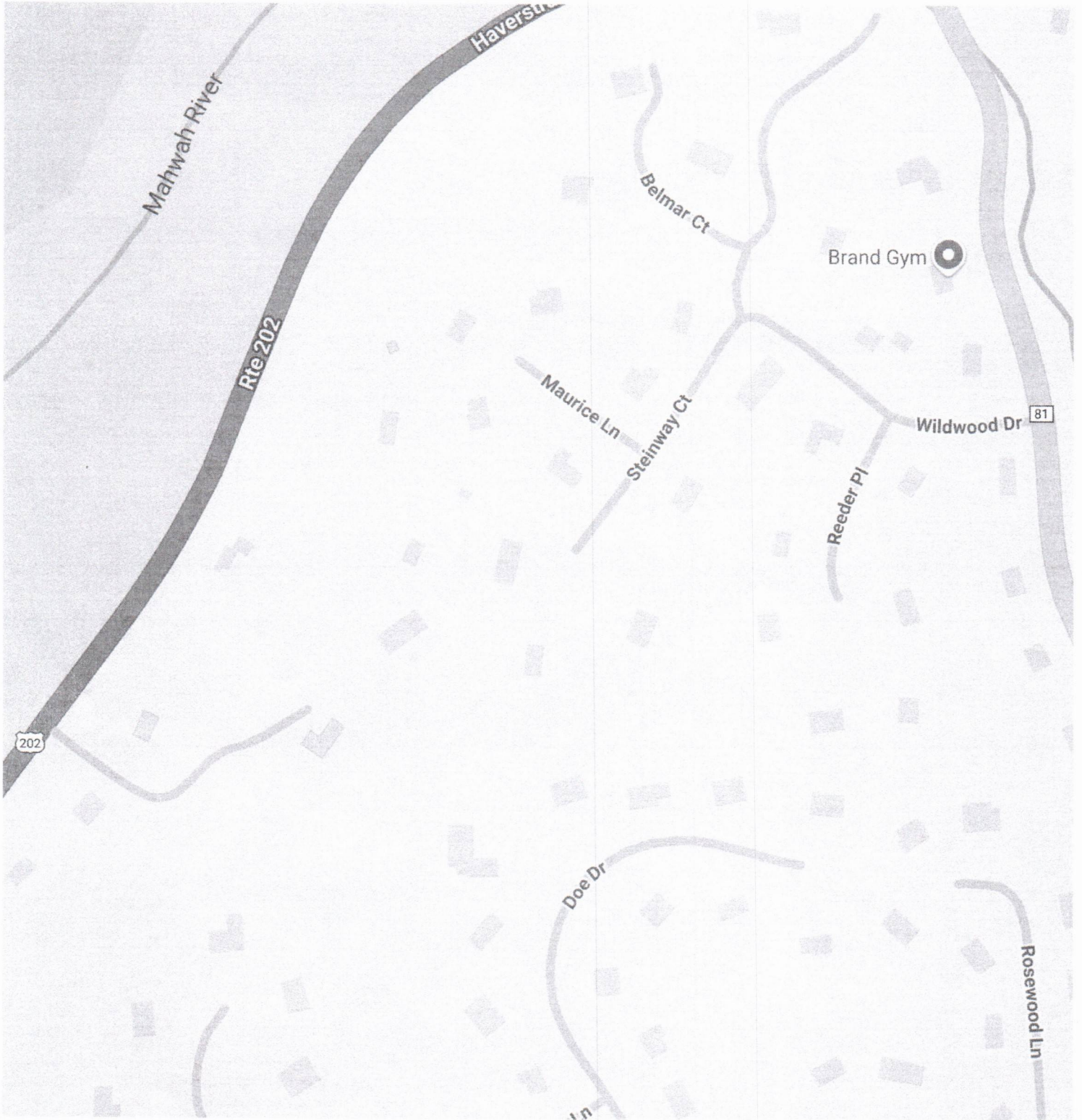
The following must be completed before the application is reviewed and scheduled for the Zoning Board of Appeals meeting:

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.



SNAZZY MAPS



Google

Map data ©2024 Google

vicinity Map

David

⋮

32.-1-21

32.-1-22

32.17-2-3

32.17-2-1

32.14-2-2

RECEIVED
VILLAGE OF WESLEY HILLS
DEC 2 2024
BUILDING
PLANNING & ZONING

SUBJECT

Item 1.

11/32.18-1-48
FELDMAN REBECCA
14 DOE DR
SUFFERN, NY 10901

11/32.18-1-54
BURNSTEIN YOCHANAN &
HERZFELD DORIS
5 FAWN LA
SUFFERN, NY 10901

11/32.18-1-56
KAPLAN LEVI & RIVKA
9 DOE DR
SUFFERN, NY 10901

11/32.18-1-46
ITZKOWITZ MARLENE
18 DOE DRIVE
WESLEY HILLS, NY 10901

11/32.17-1-15
DANIEL MARC D & LAURIE
7 BLUE SKY DR
SUFFERN, NY 10901

11/32.17-1-6
969 HAVERSTRAW LLC
7 MONTCLAIR AVE
AIRMONT, NY 10901

11/32.18-1-59
FOX BRYAN & DEBORAH
13 DOE DR
SUFFERN, NY 10901

11/32.17-1-7
MCFADYEN CATHLEEN
971 HAVERSTRAW RD
WESLEY HILLS, NY 10901

11/32.18-1-18
WASSNER GAVRIEL & CHAYAH
6 REEDER PL
SUFFERN, NY 10901

11/32.17-1-9.3
ROSENBLATT MARC J &
THORNTON SERENE
22 HILLSIDE COURT
SUFFERN, NY 10901

11/32.17-1-10
NUNZIATA BERNARD R &
DEBRA
8 BLUE SKY DR
SUFFERN, NY 10901

11/32.18-1-55
JOHNSON JAMES M
7 DOE DR
SUFFERN, NY 10901

11/32.18-1-50
MEDNICK FAMILY TRUST
10 DOE DR
SUFFERN, NY 10901

11/32.18-1-58
FARBER BARBARA
11 DOE DR
SUFFERN, NY 10901

11/32.17-1-5
BRAVER PINCHAS
963 HAVERSTRAW ROAD
SUFFERN, NY 10901

11/32.18-1-45
EHRENREICH ABRAHAM &
BLAU CHANA
21 DOE DR
SUFFERN, NY 10901

11/32.18-1-61
GLOTZER IRA & REGINA
17 DOE DR
SUFFERN, NY 10901

11/32.17-1-8
FISHER WALTER W &
CONSTANCE J
979 HAVERSTRAW RD
SUFFERN, NY 10901

11/32.18-1-17
SWERDLOFF LEE
7 REEDER PL
SUFFERN, NY 10901

89/32.17-2-2
SEPHARDIC CONG OF
SOUTH MONSEY
C/O HAKAKIAN NISSAN
7 BALACHINE CT
MONSEY, NY 10952

Item 1.

11/32.18-1-10
FEINSOD BENJAMIN D. &
SPIRA HADASSA
APT G
221 KEARSING PARKWAY
MONSEY, NY 10952
11/32.17-1-11
BLUE SKY FAMILY TRUST
4101 PINETREE DRIVE APT 122
MIAMI BEACH, FL 33140

11/32.18-1-49
LOUISSAINT PASCAL &
MICHAELIE
11111 DOE DR
SUFFERN, NY 10901

11/32.18-1-47
JESSEN MAYER S
73P EDISON COURT
MONSEY, NY 10952

11/32.18-1-27
ENGELSON SAMUEL
14 ROSEWOOD LN
SUFFERN, NY 10901

11/32.18-1-62
FRIED FAY
19 DOE DR
SUFFERN, NY 10901

11/32.18-1-60
GELLMAN DANIEL
99 OVERLOOK ROAD
POMONA, NY 10970

11/32.18-1-16
KEMPER MOISEY & LARIZA
5 REEDER PL
SUFFERN, NY 10901

11/32.18-1-19
HAMERMAN TEHILLA
32 WILDER RD
MONSEY, NY 10952

11/32.18-1-11
SIMONSON WALTER & LOUISE
6 STEINWAY CT
SUFFERN, NY 10901

GENUINE / AUTHENTIQUE / GENUINO



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2	Design using the template number for this product.	2	Diseña la plantilla utilizando el código del producto.
3	Test print on plain paper.	3	Prueba la impresión en un papel normal.
4	Change printer settings to "Labels" and print.	4	Cambia la configuración de la impresora a "labels" o etiquetas e imprime.
Need help? Visit avery.com/help		?Necesitas ayuda? Visita avery.com/ayuda	

Conseils d'impression		Besoin d'aide?	
1	Allez à avery.ca/gabarits	1	et imprimez.
2	Créez en utilisant le numéro de gabarit pour ce produit.	2	"l'imprimante à "Étiquettes"
3	Faites un test d'impression sur du papier ordinaire.	3	Modifiez le réglage de
4		4	
Visiter avery.ca/aide			

19

11/32.18-1-9
SAMUELS NETHANEL & DEENA
7 STEINWAY CT
SUFFERN, NY 10901

11/32.17-1-9.1
TAUBER MIRIAM
PO BOX 699
MONSEY, NY 10952

11/32.18-1-8
FISCHER JUNE LIVING TRUST
5 STEINWAY CT
SUFFERN, NY 10901

11/32.18-1-2
TOPAL EMANUEL M + ARLENE
1007 HAVERSTRAW RD
SUFFERN, NY 10901

11/32.18-1-7
GOLDGRAB JOSEPH &
NETTA
3 STEINWAY CT
SUFFERN, NY 10901

11/32.18-1-5
FEIG ELIYAHU & AYDELLE M
CIMENT
5 MAURICE LANE
SUFFERN, NY 10901

11/32.14-1-3.2
WESTREICH SAMUEL ZEV
141-25 70TH AVENUE
FLUSHING, NY 11367

89/32.17-2-1
NYS PALISADES INT PK COMM
C/O COUNTY FINANCE DEPT
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

11/32.18-1-15
REYNOLDS CATHERINE A
TRUST DTD 8/21/03
3 REEDER PL
SUFFERN, NY 10901

11/32.18-1-20
PINSKY AVRAHAM M &
BERNFELD CHANA
2 REEDER PL
SUFFERN, NY 10901

11/32.18-1-14
KATZ STANLEY & JOYCE F
1 REEDER PL
SUFFERN, NY 10901

11/32.18-1-13
FASANO CHRISTINE
2 STEINWAY CT
SUFFERN, NY 10901

11/32.18-1-21
KIECK JUDITH &
IRIZARRY SAMUEL
2 WILDWOOD DR
SUFFERN, NY 10901

11/32.18-1-4
YANIV MATTHEW &
TZIPORAH
6 MAURICE LA
SUFFERN, NY 10901

11/32.14-1-1
SCHOENBERGER ILAN & RHODA
1 BELMAR CT
SUFFERN, NY 10901

11/32.14-1-3.3
SAMET ISRAEL &
WEISS MALKA
6 BELMAR CT
WESLEY HILLS, NY 10901

Item 1.

11/32.17-1-9.2
TOKARSKI JOHN &
SKROCE ELIZABETH
987 HAVERSTRAW RD
SUFFERN, NY 10901

11/32.18-1-12
AMBROSIO JAMES J &
LEE LILA
4 STEINWAY CT
WESLEY HILLS, NY 10901

11/32.18-1-3
ELBAUM YITZCHOK ISAAC &
ESTHER
8 MAURICE LN
SUFFERN, NY 10901

11/32.18-1-22
JAFFE VIOLETTA & JONATHAN
81 WILDER RD
SUFFERN, NY 10901

11/32.18-1-6
FRIED ESTHER
1 STEINWAY CT
SUFFERN, NY 10901

11/32.18-1-1
TOPAL EMANUEL M + ARLENE
1007 HAVERSTRAW RD
SUFFERN, NY 10901

11/32.14-1-2.2
BELMAR ESTATES LLC
C/O FARKAS CHAIM
5 BELMAR COURT
SUFFERN, NY 10901

11/32.14-1-2.1
3 BELMAR CT LLC
3 BELMAR CT
SUFFERN, NY 10901

RECEIVED
VILLAGE OF WESLEY HILLS
DEC 2 2024
BUILDING
PLANNING & ZONING

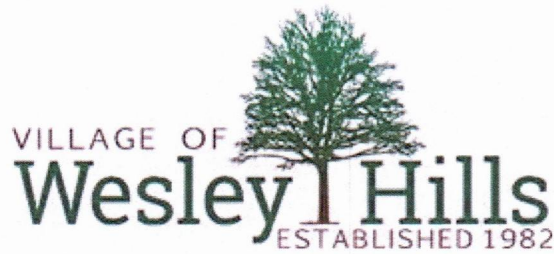
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Printing Tips		Consejos de Impresión	
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4	Change printer settings to "Labels" and print.	4	Cambia la configuración de la impresora a "labels" o etiquetas e imprime.
Need help?		?Necesitas ayuda?	
Visit avery.com/help		Visita avery.com/ayuda	
Conseils d'impression		Besoin d'aide?	
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2	Créez en utilisant le numéro de gabarit pour ce produit.	2	Diseña la plantilla utilizando el código del producto.
3	Faites un test d'impression sur du papier ordinaire.	3	Prueba la impresión en un papel normal.
4	Modifiez le réglage de l'imprimante à "Étiquettes" et imprimez.	4	Cambia la configuración de la impresora a "labels" o etiquetas e imprime.



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Dated: November 20, 2024

Tax Parcel ID#: 32.I8-I-I9

Address: 7 Steinway Court

Applicant: Nethanel & Deena Samuels

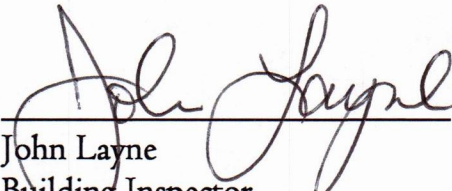
BUILDING AND ZONING DEPARTMENT:

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

~>Maximum front yard impervious surface ratio of 0.165 where 0.15 is required

~>Minimum front yard of 48' where 50' is required

In addition, the Zoning Board of Appeals may review any previously granted variances if applicable.


John Layne
Building Inspector

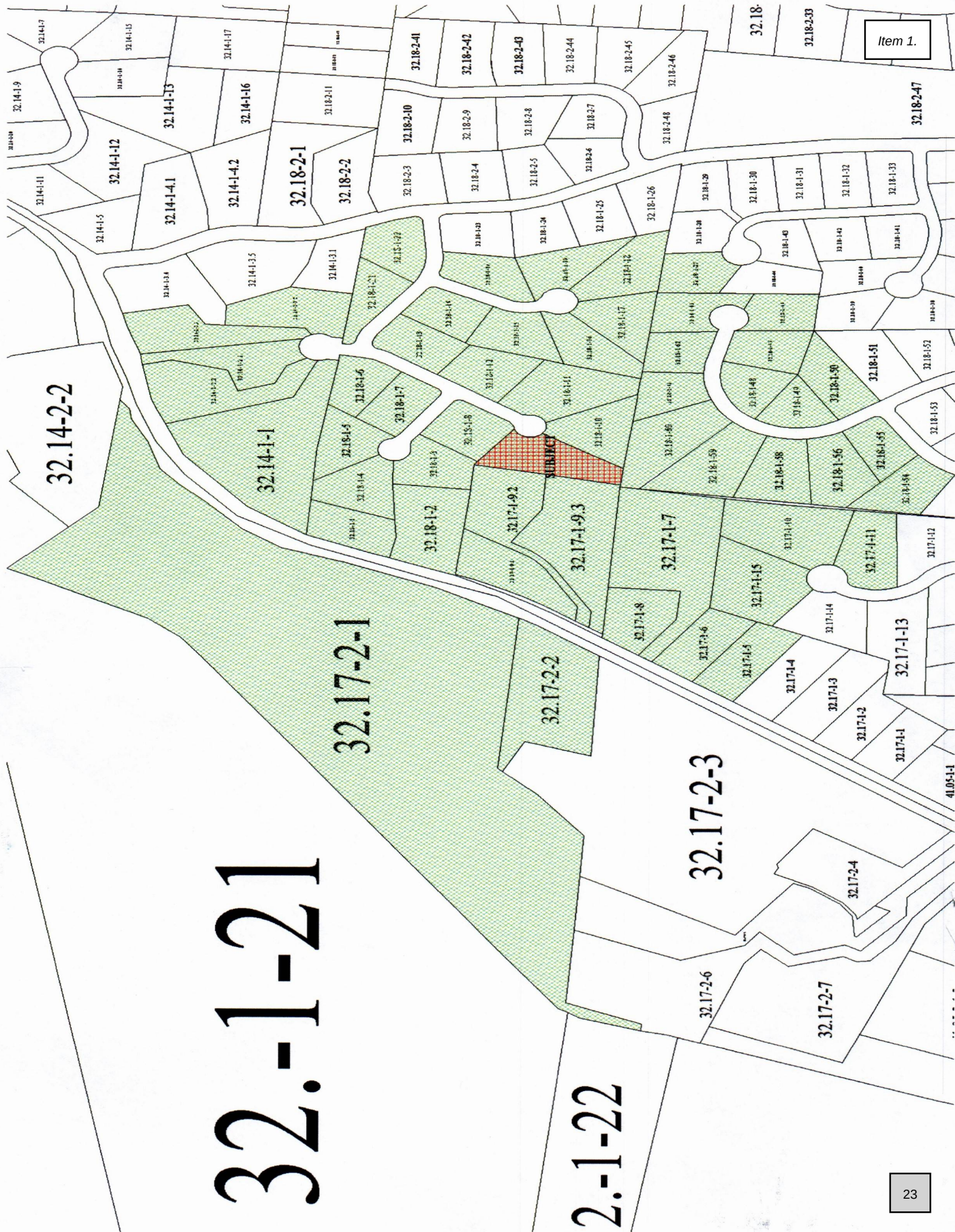
cc: Zoning Board of Appeals

32.-1-21

32.-1-22

32.17-2-3

32.17-2-7



32.14-2-2

32.17-2-1

32.17-2-2

32.17-2-4

32.17-1-13

32.17-1-11

41.05-1-1

Item 1.

11/32.18-1-48
FELDMAN REBECCA
14 DOE DR
SUFFERN, NY 10901

11/32.18-1-54
BURNSTEIN YOCHANAN &
HERZFELD DORIS
5 FAWN LA
SUFFERN, NY 10901

11/32.18-1-56
KAPLAN LEVI & RIVKA
9 DOE DR
SUFFERN, NY 10901

11/32.18-1-46
ITZKOWITZ MARLENE
18 DOE DRIVE
WESLEY HILLS, NY 10901

11/32.17-1-15
DANIEL MARC D & LAURIE
7 BLUE SKY DR
SUFFERN, NY 10901

11/32.17-1-6
969 HAVERSTRAW LLC
7 MONTCLAIR AVE
AIRMONT, NY 10901

11/32.18-1-59
FOX BRYAN & DEBORAH
13 DOE DR
SUFFERN, NY 10901

11/32.17-1-7
MCFADYEN CATHLEEN
971 HAVERSTRAW RD
WESLEY HILLS, NY 10901

11/32.18-1-18
WASSNER GAVRIEL & CHAYAH
6 REEDER PL
SUFFERN, NY 10901

11/32.17-1-9.3
ROSENBLATT MARC J &
THORNTON SERENE
22 HILLSIDE COURT
SUFFERN, NY 10901

11/32.17-1-10
NUNZIATA BERNARD R &
DEBRA
8 BLUE SKY DR
SUFFERN, NY 10901

11/32.18-1-55
JOHNSON JAMES M
7 DOE DR
SUFFERN, NY 10901

11/32.18-1-50
MEDNICK FAMILY TRUST
10 DOE DR
SUFFERN, NY 10901

11/32.18-1-58
FARBER BARBARA
11 DOE DR
SUFFERN, NY 10901

11/32.17-1-5
BRAVER PINCHAS
963 HAVERSTRAW ROAD
SUFFERN, NY 10901

11/32.18-1-45
EHRENREICH ABRAHAM &
BLAU CHANA
21 DOE DR
SUFFERN, NY 10901

11/32.18-1-61
GLOTZER IRA & REGINA
17 DOE DR
SUFFERN, NY 10901

11/32.17-1-8
FISHER WALTER W &
CONSTANCE J
979 HAVERSTRAW RD
SUFFERN, NY 10901

11/32.18-1-17
SWERDLOFF LEE
7 REEDER PL
SUFFERN, NY 10901

89/32.17-2-2
SEPHARDIC CONG OF
SOUTH MONSEY
C/O HAKAKIAN NISSAN
7 BALACHINE CT
MONSEY, NY 10952

Item 1.

11/32.18-1-10
FEINSOD BENJAMIN D. &
SPIRA HADASSA
APT G
221 KEARSING PARKWAY
MONSEY, NY 10952
11/32.17-1-11
BLUE SKY FAMILY TRUST
4101 PINETREE DRIVE APT 122
MIAMI BEACH, FL 33140

11/32.18-1-49
LOUISSAINT PASCAL &
MICHAELIE
12 DOE DR
SUFFERN, NY 10901

11/32.18-1-47
PESSIN MAYER S
73P EDISON COURT
MONSEY, NY 10952

11/32.18-1-27
ENGELSON SAMUEL
14 ROSEWOOD LN
SUFFERN, NY 10901

11/32.18-1-62
FRIED FAY
19 DOE DR
SUFFERN, NY 10901

11/32.18-1-60
GELLMAN DANIEL
99 OVERLOOK ROAD
POMONA, NY 10970

11/32.18-1-16
KEMPER MOISEY & LARIZA
5 REEDER PL
SUFFERN, NY 10901

11/32.18-1-19
HAMERMAN TEHILLA
32 WILDER RD
MONSEY, NY 10952

11/32.18-1-11
SIMONSON WALTER & LOUISE
6 STEINWAY CT
SUFFERN, NY 10901

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Conseils d'impression		Besoin d'aide?	
Visiter avery.ca/aide		Visita avery.com/ayuda	

11/32.18-1-9
SAMUELS NETHANEL & DEENA
7 STEINWAY CT
SUFFERN, NY 10901

11/32.17-1-9.1
TAUBER MIRIAM
PO BOX 699
MONSEY, NY 10952

11/32.18-1-8
FISCHER JUNE LIVING TRUST
5 STEINWAY CT
SUFFERN, NY 10901

11/32.18-1-2
TOPAL EMANUEL M + ARLENE
1007 HAVERSTRAW RD
SUFFERN, NY 10901

11/32.18-1-7
GOLDGRAB JOSEPH &
NETTA
3 STEINWAY CT
SUFFERN, NY 10901

11/32.18-1-5
FEIG ELIYAHU & AYDELLE M
CIMENT
5 MAURICE LANE
SUFFERN, NY 10901

11/32.14-1-3.2
WESTREICH SAMUEL ZEV
141-25 70TH AVENUE
FLUSHING, NY 11367

89/32.17-2-1
NYS PALISADES INT PK COMM
C/O COUNTY FINANCE DEPT
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

11/32.18-1-15
REYNOLDS CATHERINE A
TRUST DTD 8/21/03
3 REEDER PL
SUFFERN, NY 10901

11/32.18-1-20
PINSKY AVRAHAM M &
BERNFELD CHANA
2 REEDER PL
SUFFERN, NY 10901

11/32.18-1-14
KATZ STANLEY & JOYCE F
1 REEDER PL
SUFFERN, NY 10901

11/32.18-1-13
FASANO CHRISTINE
2 STEINWAY CT
SUFFERN, NY 10901

11/32.18-1-21
KIECK JUDITH &
IRIZARRY SAMUEL
2 WILDWOOD DR
SUFFERN, NY 10901

11/32.18-1-4
YANIV MATTHEW &
TZIPORAH
6 MAURICE LA
SUFFERN, NY 10901

11/32.14-1-1
SCHOENBERGER ILAN & RHODA
1 BELMAR CT
SUFFERN, NY 10901

11/32.14-1-3.3
SAMET ISRAEL &
WEISS MALKA
6 BELMAR CT
WESLEY HILLS, NY 10901

Item 1.

11/32.17-1-9.2
TOKARSKI JOHN &
SKROCE ELIZABETH
987 HAVERSTRAW RD
SUFFERN, NY 10901

11/32.18-1-12
AMBROSIO JAMES J &
LEE LILA
4 STEINWAY CT
WESLEY HILLS, NY 10901

11/32.18-1-3
ELBAUM YITZCHOK ISAAC &
ESTHER
8 MAURICE LN
SUFFERN, NY 10901

11/32.18-1-22
JAFFE VIOLETTA & JONATHAN
81 WILDER RD
SUFFERN, NY 10901

11/32.18-1-6
FRIED ESTHER
1 STEINWAY CT
SUFFERN, NY 10901

11/32.18-1-1
TOPAL EMANUEL M + ARLENE
1007 HAVERSTRAW RD
SUFFERN, NY 10901

11/32.14-1-2.2
BELMAR ESTATES LLC
C/O FARKAS CHAIM
5 BELMAR COURT
SUFFERN, NY 10901

11/32.14-1-2.1
3 BELMAR CT LLC
3 BELMAR CT
SUFFERN, NY 10901

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4	Modifiez le réglage de l'imprimante à "Etiquettes" et imprimez.	4	Cambia la configuración de la impresora a "labels" o etiquetas e imprime.

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

Item 1.

Municipality: Village of Wesley Hills

Date Sent: 12/3/2024

Board: ___ Planning ___ X ZBA ___ Town/Village

Meeting Date: 12/18/2024

File Name Nethanel & Deena Samuels
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
X RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
X RC Sewer District #1
___ NYS Department of Environmental Conservation
X 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
X Adjacent Municipality- Town of Ramapo
___ Other- _____

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

239 (n): ___ Subdivision
239 (l) & (m): ___ Site Plan X Variance ___
___ Special Permit ___ Zone Change/Amendment
___ Other- _____

Location of Parcel(s): 7 Steinway Court

Acreage of Parcel (s): 1.301

Existing Sq. Footage _____ **Proposed Sq. Footage** _____

The Property in Question Lies Within 500 Feet of:

___ County Road X State Road, Thruway, or Parkway
___ County Stream ___ State Park
___ County Park X Village, Town, or County Boundary
___ County or State Facility (Town of Ramapo)

Map 32.18 **Block** 1 **Lot(s)** 9 **Map Date:** November 19, 2024

Current Zoning: R-50

Brief Project Description: Construction of an addition to a single-family home requiring 2 variances.

Variances Needed *(if applicable)***Required****As-Built**

Item 1.

Minimum front yard

50'

48'

Max. front yard impervious surface ratio

0.15

0.165

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

DEPARTMENT OF PLANNING

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

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

December 11, 2024

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

Tax Data: 32.18-1-9

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 11/19/2024

Date Review Received: 12/04/2024

Item: *Samuels - 7 Steinway Court (GML-24-0340)*

Variances for front yard and front yard impervious surfaces to allow a single-family dwelling under construction to be completed. The 1.32-acre parcel is located in the R-50 zoning district. Southwest terminus of Steinway Court, approximately 180 feet southwest of Maurice Lane

Reason for Referral:

Haverstraw Rd (US Route 202), Town of Ramapo

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

Remand for Local Decision

The proposed action is deemed to have no significant county-wide or inter-community impact under New York State General Municipal Law § 239; therefore, the action is a local decision.



Douglas J. Schuetz
Acting Commissioner of Planning

Samuels - 7 Steinway Court (GML-24-0340)

cc: Mayor Marshall Katz, Wesley Hills
NYS Department of Transportation
Rockland County Department of Health
Rockland County Planning Board
Rockland County Sewer District No. 1
Town of Ramapo Planning Board
Anthony R. Celentano PLS

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

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

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of final action it has taken with the County of Rockland Department of Planning within thirty (30) days after final action.

File Attachments for Item:

2. Application submitted by Adam and Taryn Singer 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 inground swimming pool having a side yard of 28.7 feet instead of the minimum required of 30 feet, total side yard of 70.5 feet instead of the minimum required of 75 feet, building coverage of .107 instead of the maximum permitted of .10, impervious surface ratio of .231 instead of the maximum permitted of .20 and front yard impervious surface ratio of .192 instead of the maximum permitted of .15.

The subject premises are situated on the west side of Carefree Lane, approximately 135 feet north of Lime Kiln Road, known as 3 Carefree Lane, designated on the Tax Map as Section 41.07 Block 2 Lot 2, in an R-50 Zoning District.



CONSTRUCTION

EXPEDITING

Step by Step Guidance from Planning ... to Reality

RECEIVED
VILLAGE OF WESLEY HILLS
OCT 16 2024
BUILDING,
PLANNING & ZONING

August, 26 2024

Village of Wesley Hills
Building & Zoning
432 Route 306
Wesley Hills, NY 10952

RE 3 Carefree Lane
Suffern NY 10901
Tax Lot: 41.07-2-2

SUBJECT: Narrative

Dear Sir / Madam;

The attached application is for the single family under construction and proposed pool.

The following variance will be requested:

Side Yard 30' required, 28.7' provided

Total Side Yard 75' required, 70.5' provided.

Max Dev Coverage 0.10 required, 0.107 provided.

Impervious Surface Ratio 0.20 required, 0.231 (as built) 0.255 (pool)

Front Yard Impervious Ration 0.15 required, 0.192 provided.

Sincerely

Kalman Herskovits

PART I

RECEIVED
VILLAGE OF WESLEY HILLS

OCT 16 2024

Name of Municipality VILLAGE OF WESLEY HILLSDate 7-29-24BUILDING,
PLANNING & ZONING

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 * (Fill out Part II of this form.)	

Project Name: 3 Carefree Ln Suffern, NY 10901Applicant: ADAM & TARYN SINGER Phone # 917-703-8255Address 3 Carefree Ln Suffern, NY 10901

Street Name & Number (Post Office) State Zip code

Property Owner: ADAM & TARYN SINGER Phone # 917-703-8255Address 3 Carefree Ln Suffern, NY 10901

Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: A. R. Celentano Phone # 845-500-6317Address 31 Rosman Road Theills NY

Street Name & Number (Post Office) State Zip code

Attorney: TBD Phone # _____

Address _____

Street Name & Number (Post Office) State Zip code

Contact Person: Cosntruction Expedtiing Phone # 845-426*7272Address 134 Route 59 Suffern NY 10901

Street Name & Number (Post Office) State Zip code

Tax Map Designation:Section 41.07 Block 2 Lot(s) 2

Section _____ Block _____ Lot(s) _____

Location: On the West side of Carefree Lane,
135 feet North of Lime Kiln Road.Acreage of Parcel 1.20 Zoning District R-50

School District _____ Postal District _____

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

Single family dwelling with pool

If subdivision:

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

Project History: Has this project ever been reviewed before?

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

 JF

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

 JF

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

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

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

☐ State or County Road	☐ State or County Park
☐ Long Path	☐ County Stream
☐ Municipal Boundary	☐ County Facility

List name(s) of facility checked above. _____

Applicant's Signature and Certification

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

I, ADAM & TARYN SINGER, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

Mailing Address

→ Taryn Singer
3 Carefree Ln Suffern, NY 10901

SWORN to before this

2nd day of Aug, 2024

[Signature]
Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU8337245
MY COMMISSION EXPIRES 02/22/28

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, ADAM & TARYN SINGER, 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

ADAM & TARYN SINGER

3 Carefree Ln Suffern, NY 10901

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

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

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of Single family dwelling with pool

3. Premises affected are in a R-50 zone and from the town of WESLEY HILLS tax map, the property is know as Section 41.07, Block, 2, Lot(s) 2.

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of West Nyack Hills)

I, ADAM & TARYN SINGER being duly sworn, hereby

depose and say that I reside at: _____

3 Carefree Ln Suffern, NY 10901

in the county of _____ in the state of _____.

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

3 Carefree Ln Suffern, NY 10901

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_____. Said premises are also known and designated on the Town of _____ Tax Map as: section 41.07 block 2 lot(s) 2

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

→ Taryn Singer
3 Carefree Ln Suffern, NY 10901

SWORN to before this

2nd day of Aug, 2024

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU6337245
MY COMMISSION EXPIRES 02/20/25 28

* 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.

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 NA
- 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, ADAM & TARYN SINGER, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address

3 Carefree Ln Suffern, NY 10901

SWORN to before this

2nd day of Aug, 2024

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU6337245
MY COMMISSION EXPIRES 02/22/2028

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

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

ADAM & TARYN SINGER being duly sworn, deposes and
 says that he/she resides at 3 Carefree Ln Suffern, NY 10901

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. 41.07 Lot No. 2-41 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: → Taryn Singer
 Address: 3 Carefree Ln Suffern, NY 10901

Sworn to before me this

2nd day of Aug 2024

 Notary Public

CAMILLE GUIDO-DOWNEY
 NOTARY PUBLIC STATE OF NEW YORK
 RESIDING IN ROCKLAND COUNTY
 NO. 01GU6337245
 MY COMMISSION EXPIRES 02/22/2028

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of WESLEY HILLS

I, ADAM & TARYN SINGER being duly sworn deposes and says
that he is the applicant, agent or attorney for applicant, in the matter of the petition before
the Zoning (board) in the town/village
of WESLEY HILLS affecting property located at
3 Carefree Ln Suffern, NY 10901, Rockland County, New York.

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

SECTION/BLOCK/LOT	NAME	ADDRESS
-------------------	------	---------

See After

$\int x^2$ Affek

→ Target Image

SWORN to before this

2nd day of Aug, 2024

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU837245
MY COMMISSION EXPIRES 02/22/2028

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

→ Taryn Shing
APPLICANT

8/2/24
DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of _____
 Single family dwelling with pool _____

11/41.07-2-40
BERKOWITZ DAVID & SHIRA
5 BAKER LA
SUFFERN, NY 10901

11/41.07-2-43
KLUGMAN MAURICE & RENEE
6 BAKER LA
SUFFERN, NY 10901

11/41.07-2-42
GOTLIEB FAMILY
IRREVOCABLE TRUST
4 BAKER LANE
SUFFERN, NY 10901

11/41.07-2-5
GOLDBERG YOSEF & CHANA
6 CAREFREE LA
SUFFERN, NY 10901

11/41.07-2-6
REGENCY 1997 LLC &
CAREFREE LANE LLC
C/O MELOHN CAPITAL
13TH FLR
250 55TH STREET W

11/41.06-1-31
WEISS SAMUEL A
985 18TH ST E
BROOKLYN, NY 11230

11/41.06-1-47
KRAMER MARILYN
1161 E21 SE
BROOKLYN, NY 11210

11/41.07-2-1
MIRAGLIA VINCENT
CAREFREE LA
SUFFERN, NY 10901

11/41.06-1-28
SCHWARTZ LAUREN &
ELMANOVITZ STUART
4 LIME KILN ROAD
SUFFERN, NY 10901

11/41.07-1-3
AXEL BLAIR
9 LIME KILN RD
SUFFERN, NY 10901

11/41.07-2-41
SACHS DANIEL &
STERN-SACHS ESTHER
3 BAKER LA
SUFFERN, NY 10901

11/41.06-1-34
ROSENSTOCK JE LEGACY
TRUST
13 CAREFREE LA
SUFFERN, NY 10901

11/41.06-1-45
BRAND ASHER & SHOSHANA
20 DIKE DR
MONSEY, NY 10952

11/41.07-2-10
KATZ EDWARD M & ELEANOR
9402 WARREN'S WAY #402
WANAQUE, NJ 07465

11/41.07-2-3
VENEZIA I PETER & JO-ANN
5 CAREFREE LANE
SUFFERN, NY 10901

11/41.06-1-46
ZAHLER JACOB & SHAINDY
REVOCABLE TRUST
22 DIKE DR
MONSEY, NY 10952

11/41.07-2-8
WEINER ELIZABETH ANN
7105 VIA FIRENZE
BOCA RATON, FL 33433

11/41.06-1-30
MCCAFFREY THOMAS M &
AGNES IRREVOCABLE
TRUSTS
50 LIME KILN ROAD
SUFFERN, NY 10901

11/41.06-1-27
EISENSTADT HELEN
976 EAST 23RD ST
BROOKLYN, NY 11210

11/41.06-1-25
CHESIR YISROEL & TEHILA
1 POWDER HORN DR
SUFFERN, NY 10901

11/41.06-1-36
RIEDER ISAAC & RACHEL
1 BAKER LANE
SUFFERN, NY 10901

11/41.07-2-4
SCHLACHTER DAVID M &
ROCHELLE T
8 CAREFREE LA
SUFFERN, NY 10901

11/41.06-1-33
BERMAN DAVID SETH
11 CAREFREE LANE
SUFFERN, NY 10901

11/41.06-1-32
9 CAREFREE LLC
1251 E 29TH ST
BROOKLYN, NY 11210

11/41.07-2-9
269 WINSTON LLC
13TH FLR
250 55TH ST W
NEW YORK, NY 10019

11/41.07-2-2
SINGER ADAM & TARYN
1 BAKER LANE
SUFFERN, NY 10901

11/41.07-2-7
SCHWEBEL MOSHE &
JENNIFER GALI
2 CAREFREE LA
SUFFERN, NY 10901

11/41.06-1-29
ZAHLER CHAIM
5 THORNBROOK LA
SUFFERN, NY 10901

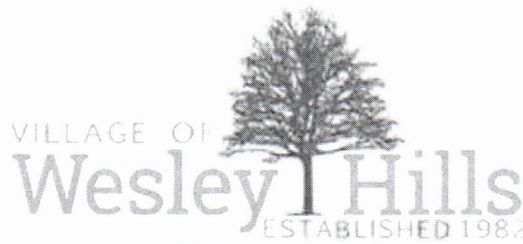
11/41.07-1-4
MESA 45 LLC
C/O BLAIR AXEL
49 LIME KILN RD
SUFFERN, NY 10901

11/41.06-1-22
WEISS ABRAHAM & MERYL
1146 EAST 26TH ST
BROOKLYN, NY 11210

11/41.06-1-21
TIFERES YISRAEL
57 LIME KILN RD
SUFFERN, NY 10901

11/41.06-1-24
CYNAMON JACOB & AVIVA
LIVING TRUST
3 POWDER HORN DR
SUFFERN, NY 10901

11/41.07-1-5
WESLEY HILLS VILLAGE OF
432 ROUTE 306
MONSEY, NY 10952



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

RECEIVED
VILLAGE OF WESLEY HILLS

OCT 16 2024

BUILDING,
PLANNING & ZONING

Dated: September 9, 2024

Tax Parcel ID#: 41.07-2-2

Address: 3 Carefree Lane

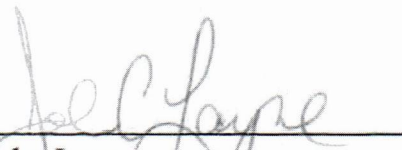
Applicant: Adam & Taryn Singer

BUILDING AND ZONING DEPARTMENT:

Please be advised that your application for a Certificate of Occupancy for a New Single-Family Home 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 28.7' when 30' is required
- ~>Minimum total side yard of 70.5' when 75' is required
- ~>Maximum impervious surface ratio of 0.231 when 0.20 is required
- ~>Maximum front yard impervious surface ratio of 0.192 when 0.15 is required
- ~>Maximum building coverage of 0.107 when 0.10 is required

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


John Layne
Building Inspector

cc: Zoning Board of Appeals

Mayor: Marshall Katz Deputy Mayor: Milton Schwartz

Trustees: Yisroel Cherns, Tova Krull, Joseph Mause

Village Clerk: Camille Guido-Downey Village Attorneys: Benjamin Selig, Bruce Minsky

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED
VILLAGE OF WESLEY HILLS
OCT 16 2024
BUILDING,
PLANNING & ZONING

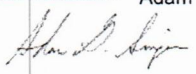
Instructions for Completing

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.

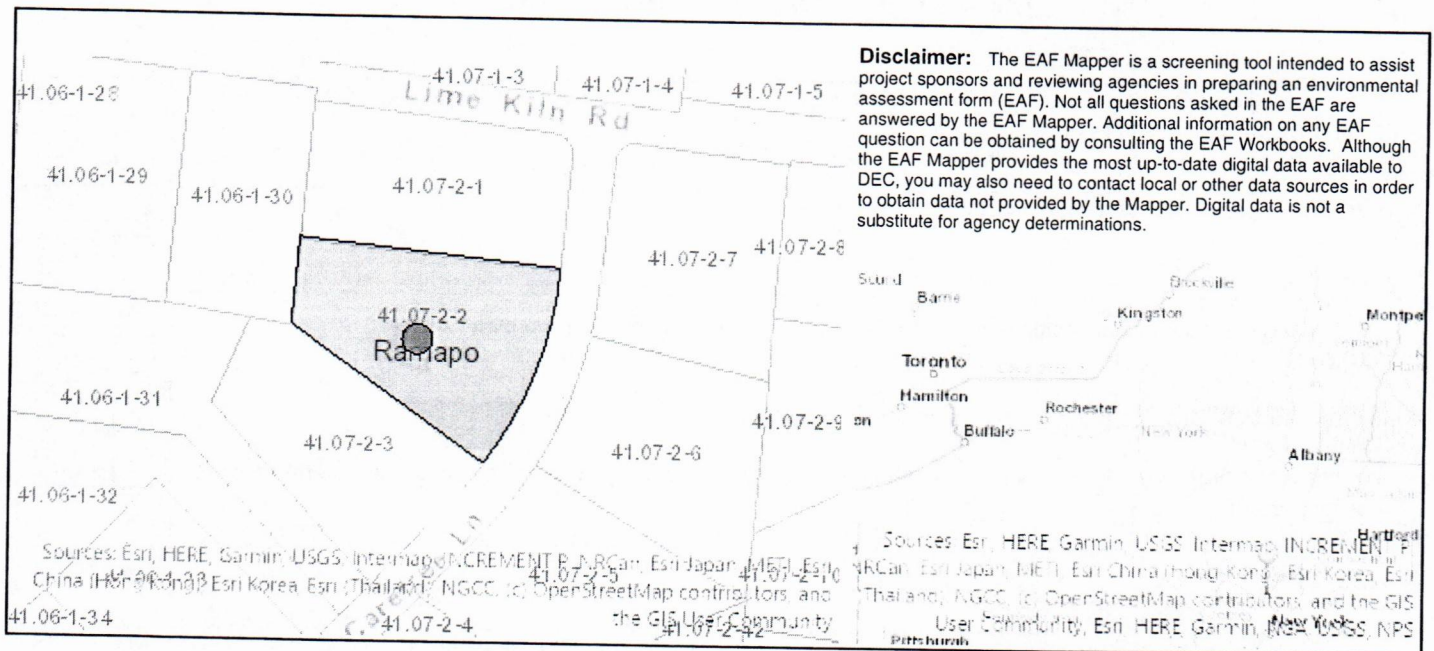
Part 1 – Project and Sponsor Information			
Name of Action or Project: 3 Carefree lane			
Project Location (describe, and attach a location map): 3 Carefree Lane Wesley Hills NY			
Brief Description of Proposed Action: Construct pool and patio.			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO: q		State:	Zip Code:
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 ☒
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: Zoning Board, RCHealth Dept, Building Department			YES ☒
3. a. Total acreage of the site of the proposed action? _____ 1.15 acres b. Total acreage to be physically disturbed? _____ 0.20 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.15 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			

5. Is the proposed action,	NO	YES	N/A
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: Pool Equipment will be code compliant _____	☐	☒	
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?	NO	YES
Timber Rattlesnake	☐	☒
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?	NO	YES
If 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:		
To rain garden on site		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Adam Singer Date: 9/19/24 Signature: <u></u> Title: Owner		

EAF Mapper Summary Report

Wednesday, September 18, 2024 6:20 PM



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

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 }
 VILLAGE OF WESLEY HILLS } SS:

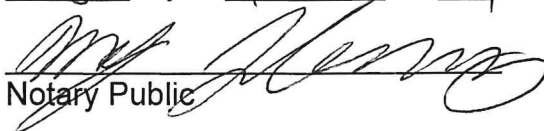
Kalman Hockovits being duly sworn, deposes and
 says that he/she is the applicant in the matter of an application before the
 Village of Wesley Hills Planning Board affecting property located at
3 Cedar Lane, Wesley Hills, Town of Ramapo,
 Rockland County, New York.

That on the 12th day of November 2024, 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.



Sworn to before me this

13 day of Nov 2024


 Notary Public

MAYER JACOBOWITZ
 Notary Public, State of New York
 No. 01JA6351978
 Qualified in Rockland County
 Commission Expires Dec 19, 2024

File Attachments for Item:

3. Application submitted by Cong. Ahavas Yitzchak for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition and parking area to a neighborhood gathering facility having a front yard of 31.9 feet instead of the minimum required of 50 feet, side yard of 7 feet instead of the minimum required of 25 feet and impervious surface ratio of .58 instead of the maximum permitted of .25.

The subject premises are situated on the west side of Forshay Road 0 feet north of Parker Blvd, known as 73 Forshay Road, designated on the Tax Map as Section 41.18 Block 1 Lot 12, in an R-35 Zoning District.

July 29, 2024

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

Re: Cong. Ahavas Yitzchak
73 Forshay Road
Tax Lot 41.18-1-12

Attached please find a site plan for Cong. Ahavas Yitzchak located at 73 Forshay Road within the Village of Wesley Hills. The congregation has a house of worship at this location and is looking to do a phased improvement. In Phase 1, they are seeking to expand their parking lot, remove the existing canopy on the southside of the building, and install a new ramp to provide ADA access to the basement. The landscaping and drainage improvements required for all phases are proposed to be installed as part of Phase 1 as well. For Phase 2, they are seeking to construct an addition to the existing building along with some additional accessways to the building. A patio is proposed on the south side of the building as part of Phase 2 as well. The project was before the Zoning Board in July 2019 where the board granted variances. The project then received final approval from the planning board later that month. Unfortunately, due to Covid there were some delays. In 2021 the applicant returned to the Zoning Board to have the variances reinstated. In 2022 the application returned to the Planning Board to have the prior approvals reinstated. In June, the Planning Board concluded their SEQRA review.

There was a previous site plan to approve the house of worship. This site plan is to amend the site. The use is already permitted.

According to the congregation's secretary, there are approximately 120 members. This number has remained fairly consistent over the last several years. Each year they lose and gain a few people depending on people moving in and out of the neighborhood.

The extended parking lot would provide 58 parking spaces to meet the needs of the congregation. The congregants previously parked on local streets, but due to new "No Parking" signs, they have had difficulty finding space to park. The additional parking will allow congregants to park safely onsite.

The existing sewer and water connections would remain in use. A new underground detention facility is proposed to provide zero net increase in runoff. The area to be disturbed is less than an acre so a SWPPP is not provided.

The plan requires the following variances:

1. Minimum Front Yard: 50 FT Required, 31.9 FT Provided (to DSL)
2. Minimum Side Yard: 25 FT Required, 7 FT Provided (to ramp)
3. Maximum Impervious Surface Ratio: 0.25 Required, 0.58 Provided



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Dated: August 21, 2024

Tax Parcel ID#: 41.18-1-12

Address: 73 Forshay Road

Applicant: Congregation Ahavas Yitzchak

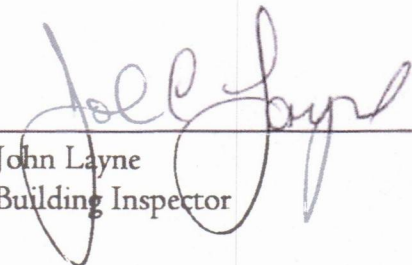
BUILDING AND ZONING DEPARTMENT:

Please be advised that your application for a building permit for parking lot expansion, handicap ramp and addition to a neighborhood gathering, 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 7.2' when 25' is required

~>Maximum impervious surface ratio of 0.575 when 0.25 is required

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


John Layne
Building Inspector

cc: Zoning Board of Appeals

Mayor: Marshall Katz Deputy Mayor: Milton Schwartz

Trustees: Yisroel Cherns, Tova Krull, Joseph Mause

Village Clerk: Camille Guido-Downey Village Attorneys: Benjamin Selig, Bruce Minsky

RECEIVED
VILLAGE OF WESLEY HILLS

OCT 1 2024

BUILDING,
PLANNING & ZONING

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date _____*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 * (Fill out Part II of this form.)	

Project Name: Congregation Ahavas YitzchakApplicant: Congregation Ahavas Yitzchak of Wesley Hills Phone # 845-371-5600

Address 73 Forshay Road Monsey NY 10952
 Street Name & Number (Post Office) State Zip code

Property Owner: Cong. Ahavas Yitzchak of Wesley Hills Phone # 845-371-5600

Address 73 Forshay Road 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: _____ Phone # _____

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

Contact Person: Jeff Neeman Phone # 845-371-5600

Address ~~11 Harmony Road~~ ~~Spring Valley~~ ~~NY~~ ~~10977~~
 Street Name & Number (Post Office) State Zip code

10 Quince LaneSuffern10901

Tax Map Designation:

Section 41.18 Block 1 Lot(s) 12
 Section _____ Block _____ Lot(s) _____

Location: On the West side of Forshay Road,
0 feet North of Parker Boulevard.

Acreage of Parcel 1.23 Acres **Zoning District** R-35
School District East Ramapo **Postal District** Monsey

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

Expansion of the existing parking lot and addition to the existing house of worship.

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.

7-17-19 and 8-18-21 ZBA

7-24-19 PB

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.

<u> X </u>	State or County Road	<u> </u>	State or County Park
<u> </u>	Long Path	<u> </u>	County Stream
<u> X </u>	Municipal Boundary	<u> </u>	County Facility

List name(s) of facility checked above. Forshay Road
municipal boundary with Town of Ramapo

Applicant's Signature and Certification

State of New York)
County of Rockland) SS.:
Town/Village of West Ny Mills)

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

Mailing Address

10 Quincy Lane
Summer 14/09/01

SWORN to before this

1st day of October, 2024

Notary Public

YECHESKEL MENASHE
Notary Public - State of New York
No. 02ME6244133
Qualified in Rockland County
My Comm. Expires June 27, 2027

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills

I, Jeffrey Neeman being duly sworn, hereby
depose and say that I reside at: 10 Quince Lane

in the county of Rockland in the state of NY

I am the * President of Cong Ahava 5416 Chalk owner in fee simple of premises located at:

73 Forsyth Road

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber 411 of conveyances, page 1011.

Said premises have been in my/its possession since 1990. Said premises are
also known and designated on the Town of Wesley Hills Tax Map as:
section 41.18 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.



Owner

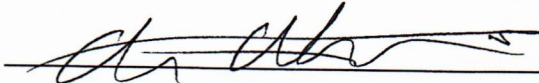
Mailing Address

10 Quince Lane

SUFFERN NY 10980

SWORN to before this

12 day of October, 20 24



Notary Public

YECHESKEL MENASHE
Notary Public - State of New York
No. 02ME6244133
Qualified in Rockland County
My Comm. Expires June 27, 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, Jeffrey Meenan, 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

Jeffrey Meenan
10 Quince Ln
SUFFERN NY 10910

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)
Wesley Hills, Rockland County, New York:

Application, petition or request is hereby submitted for:

- ☒ Variance or modification from the requirement of Section 230 Attachment 1;
☐ 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 expanded parking lot and addition to existing house of worship.

3. Premises affected are in a R-35 zone and from the town of
Wesley Hills tax map, the property is know as Section 41.18,
 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 Wesley Hills in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee None
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

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

I, Jeffrey Weisman, 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.

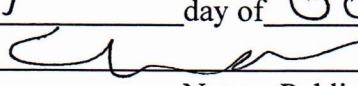


Mailing Address

10 Quince Lane
Suffern NY 10988

SWORN to before this

1st day of October


Notary Public

YECHESKEL MENASHE
Notary Public - State of New York
No. 02ME6244133
Qualified in Rockland County
My Comm. Expires June 27, 2027

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

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

Jeffrey Menashe being duly sworn, deposes and
 says that he/she resides at 10 Quince Lane
Suffern NY 10984

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. 41.18 Lot No. 1-12 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: 10 Quince Ln
Suffern, NY

Sworn to before me this

1st day of October 2021



Notary Public

YECHESKEL MENASHE
 Notary Public - State of New York
 No. 02ME6244133
 Qualified in Rockland County
 My Comm. Expires June 27, 2027

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 }
 VILLAGE OF WESLEY HILLS } SS:

Jeffrey Moen 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
73 Forshay Road, 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__

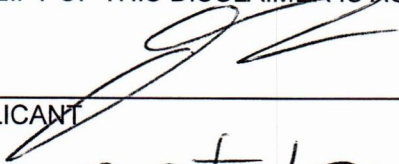
 Notary Public

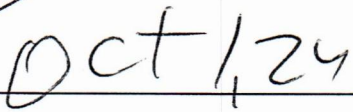
DISCLAIMER

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

APPLICANT 

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 Attachment 1;
- ☐ 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 expanded parking lot and addition to existing house of worship.

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:

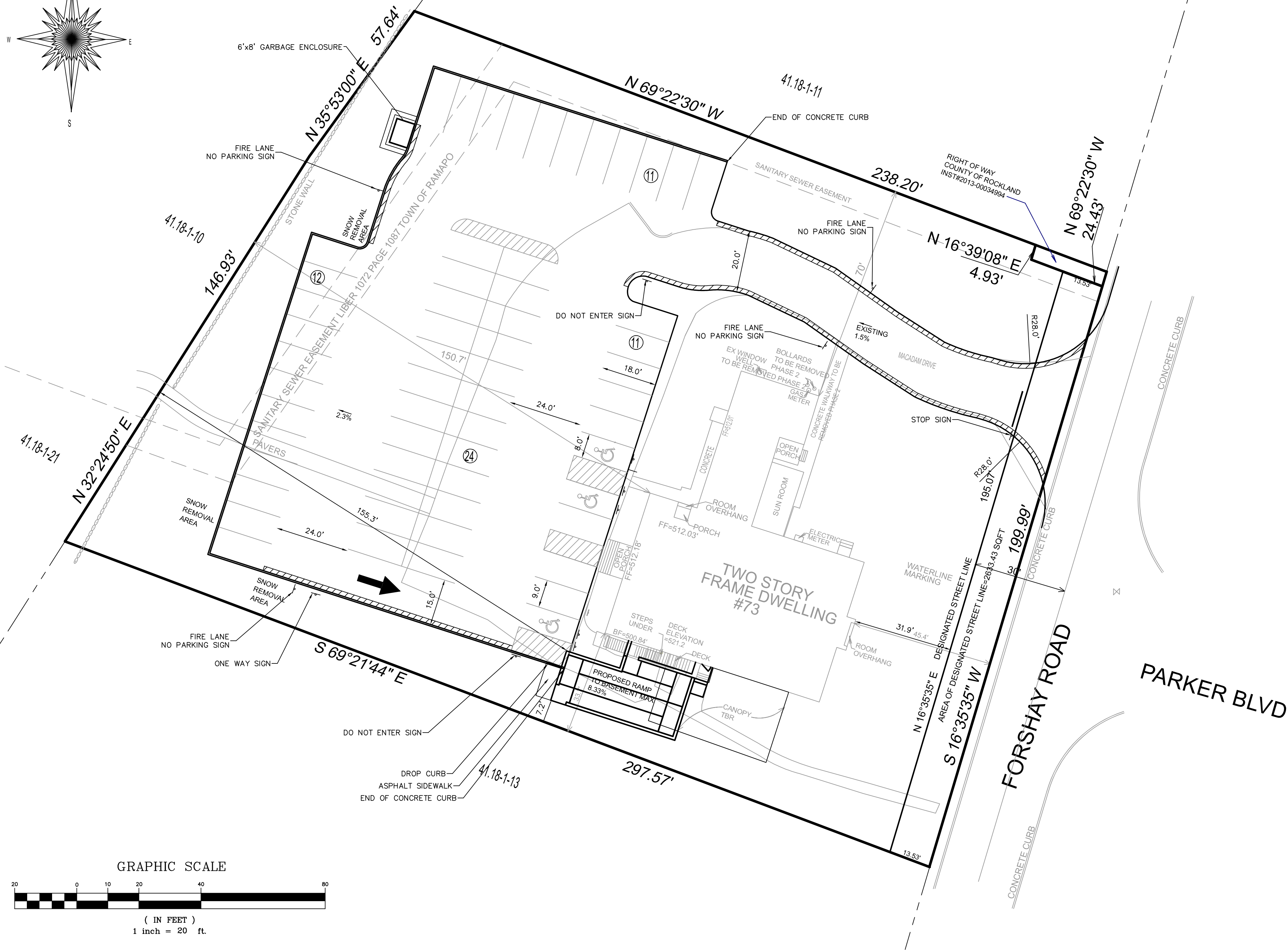
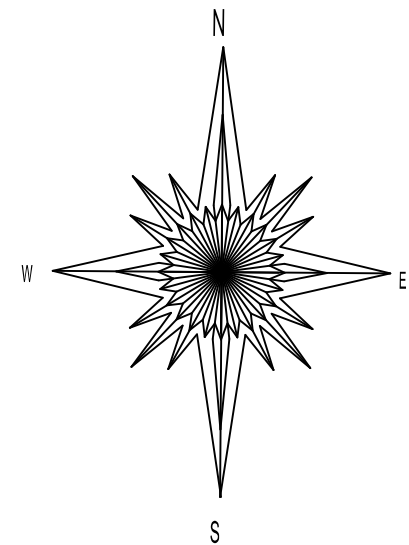
<http://www.dec.ny.gov/public/6191.html>

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.



VICINITY MAP
1" = 300'

GENERAL NOTES

- RECORD OWNER AND APPLICANT:
CONG AHAVAS YITZCHOK
73 FORSHAY RD
MONSEY, NY 10952
- PROPERTY ADDRESS: 73 FORSHAY ROAD
MONSEY, NY 10952
- TAX PARCEL: 41.18-1-12
- OVERALL AREA: 53,557 SF
- BASEMAP BASED ON SURVEY COMPLETED BY ANTHONY CELENTANO, P.L.S. ON OCTOBER 18, 2018.
- ALL SOIL AND EROSION CONTROL MEASURES MUST BE IN PLACE FOR THE SITE PRIOR TO ANY CONSTRUCTION OR GRADING. MEASURES MUST MEET THE LATEST EDITION (NOVEMBER 2016) OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- ZONE: R-35
- FIRE DISTRICT: MONSEY
- SCHOOL DISTRICT: EAST RAMAPO
- WATER DISTRICT: RAMAPO CONSOLIDATED
- WATER SUPPLY BY: VEOLIA WATER
- SEWER DISTRICT: BENEFITTED AREA NO. 5
- ALL UTILITIES UNDERGROUND, ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
- ALL THE ZONING BOARD OF APPEALS ON JUNE 22, 1989 AS CASE NO XBA 289 IN THE APPLICATION OF CONGREGATION AHAVAS ISRAEL GRANTED A VARIANCE FOR LESS THAN THE REQUIRED LOT AREA AND LESS THAN THE REQUIRED PARKING. VARIANCES WERE AGAIN GRANTED ON OCTOBER 31, 1996.
- THE ZONING BOARD OF APPEALS ON NOVEMBER 19, 2003 IN THE APPLICATION OF CONGREGATION AHAVAS YITZCHOK OF WESLEY HILLS GRANTED VARIANCES FOR A FRONT YARD OF 34', A SIDE YARD OF 25', A REAR YARD OF 72', A MAXIMUM IMPERVIOUS SURFACE OF 0.48, AND PARKING OF 18-23 SPACES.
- ALL PLANTINGS AS SHOWN ON THE PLANTING PLAN SHALL BE CONTINUALLY MAINTAINED. PLANTS THAT DO NOT SURVIVE SHALL BE REPLACED IN LIKE KIND WITHIN A REASONABLE TIME.
- ALL SITE LIGHTING WILL BE TURNED OFF WHEN SYNAGOGUE ACTIVITIES ARE NOT TAKING PLACE ON THE SITE.
- A ROCKLAND COUNTY HIGHWAY PERMIT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- NO PROPOSED STRUCTURES MAY BE PLACED ON THE TOWN OF RAMAPO'S SEWER EASEMENT.
- THE UNDERSIGNED OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON. AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

OWNER _____ DATE _____

TABLE OF DIMENSIONAL REQUIREMENTS: R-35													
Use Group	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Total Side Yard	Min. Rear Yard	Max. Impervious Surface Ratio	Max. Front Yard Impervious Surface Ratio	Maximum Building Coverage	Max. Building Height		Maximum Exposed Building Height
											Stories	Feet	
Required	35,000 SF	100 FT	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	2 ½	25	40
Existing per Oct 31 1996 Variances	48,634 SF	200 FT	200 FT	34 FT	35 FT (25' permitted by variance)	97 FT (50' permitted by variance)	72 FT	0.32	0.16	0.09	2	<25	<40
Variances Granted Nov 19, 2003								0.48					
Existing Measured	53,557 SF	199 FT	199 FT	45 FT	33 FT	103 FT	150 FT	0.34	0.13	0.09	2	<25	<40
Existing per Jan 2020 approved site plan	Net 52,240 SF	199 FT	199 FT	31.9 FT	33 FT	103 FT	150 FT	0.56	0.19	0.09	2	<25	<40
Variances Granted July 17, 2019				31.9 FT				0.56					
Proposed Phase 1	Net 52,240 SF	199 FT	199 FT	31.9 FT	7 FT	103 FT	150 FT	0.55	0.19	0.09	2	<25	<40

NET LOT AREA:
53,557 SF GROSS AREA - 50% * (2,633.43 SF DEDICATION) = 52,240 SF NET LOT AREA

EXISTING MAX. IMPERVIOUS SURFACE RATIO:
17,870 SF IMPERVIOUS/52,240 SF LOT AREA = 0.342
DEC 2003 PLAN LISTS MAX IMPERVIOUS SURFACE VARIANCE FROM OCT 1996 OF 0.32, VARIANCE FROM NOV 2003 OF 0.48

PROPOSED MAX. IMPERVIOUS SURFACE RATIO PHASE 1:
28,687 SF/52,240 SF NET LOT AREA = 0.549

EXISTING MAX. FRONT YARD IMPERVIOUS SURFACE RATIO:
1,310 SF IMPERVIOUS/9,879 SF FRONT YARD AREA = 0.13

PROPOSED MAX. FRONT YARD IMPERVIOUS SURFACE RATIO PHASE 1:
1,856 SF IMPERVIOUS/9,946 SF FRONT YARD AREA = 0.19

PHASE 1 BUILDING COVERAGE CALCULATION:
4,680 SF BUILDING/52,240 SF NET LOT AREA = 0.090

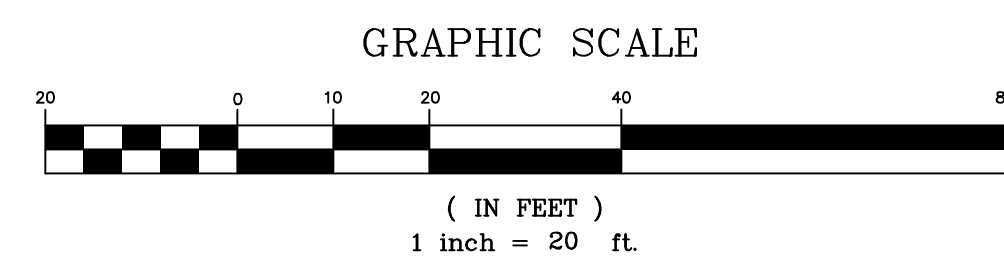
PARKING REQUIRED:
NEIGHBORHOOD GATHERING REQUIRES 20 SPACES

EXISTING PARKING: ESTIMATED 18 SPACED
PROPOSED PARKING: 58 SPACES, INCLUDING 3 ADA SPACES
TOTAL SPACES ADDED: 40 SPACES

JULY 29, 2024	REV 9	REV FOR ZBA
JUNE 19, 2024	REV 8	REV PER COMMENTS
MAY 6, 2024	REV 7	REV PER CDCR
SEPTEMBER 22, 2023	REV 6	REV PER CLIENT
AUGUST 23, 2023	REV 5	REV PER CLIENT
AUGUST 2, 2023	REV 4	REV PER CLIENT
JUNE 23, 2023	REV 3	REV PER PB
AUGUST 29, 2022	REV 2	REV PER PB
JUNE 15, 2022	REV 1	REV PER CDCR

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
AMENDED SITE PLAN PHASE 1			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 3/9/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
JOB No. 3688			SCALE: 1"=20'
DWG No. 1 OF 1			

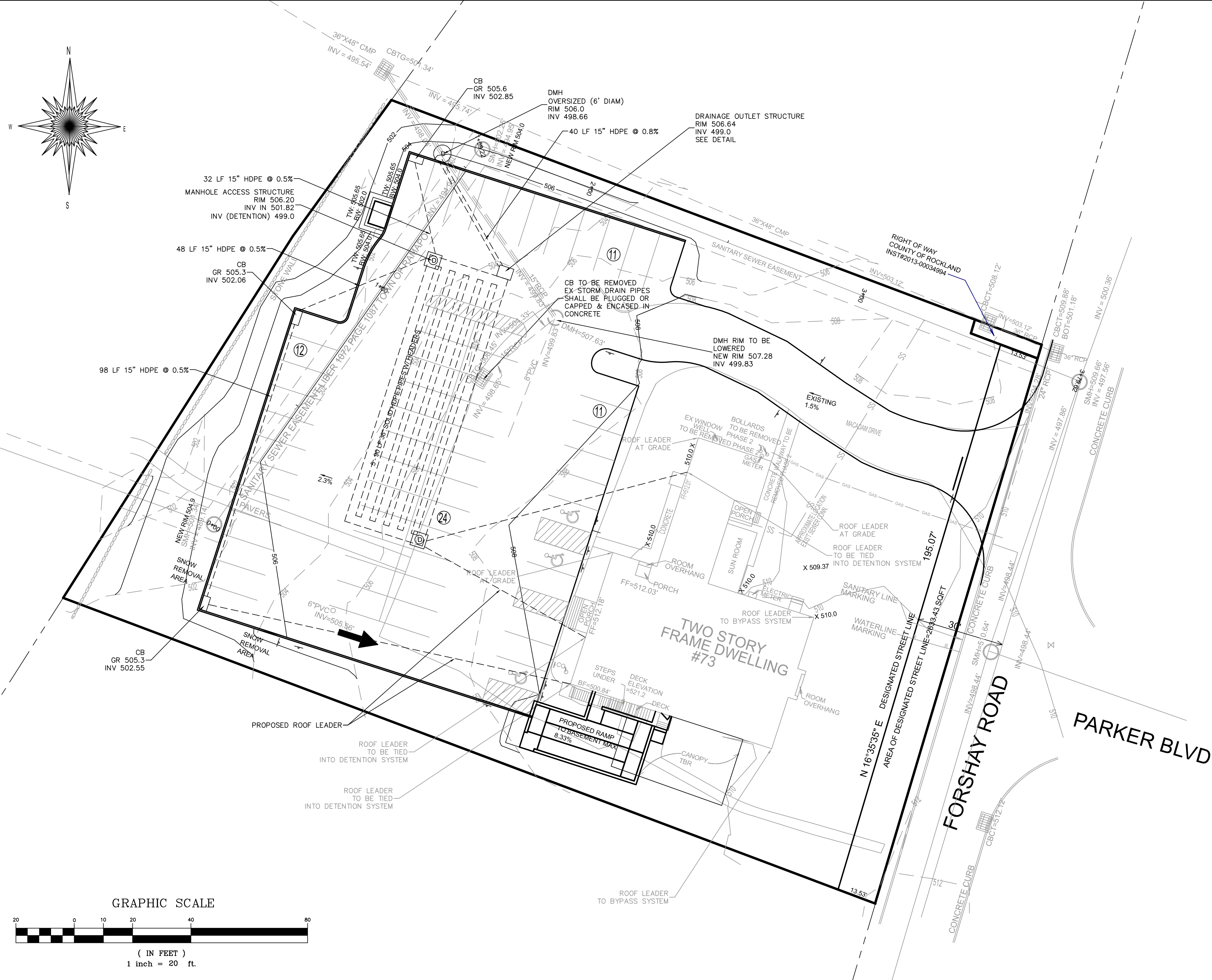
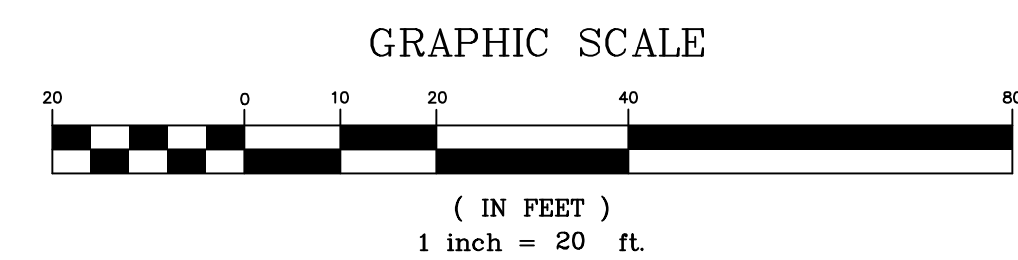
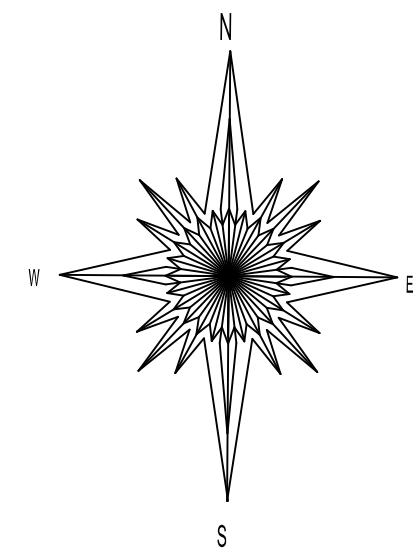
Rachel B. Barese, P.E.
N.Y. Lic. No. 90143



NOTE:
EXISTING CONDITIONS PLAN BASED ON SURVEY COMPLETED BY ANTHONY CELENTANO, P.L.S. ON OCTOBER 18, 2018.
REFERENCE DEED BOOK 411 PAGE 1011.
PARKING SPACES ARE NOT STRIPED. LINES ARE TO PROVIDE AN APPROXIMATE NUMBER OF SPACES FOR THE EXISTING CONDITION.

JULY 29, 2024	REV 9	REV FOR ZBA
JUNE 19, 2024	REV 8	REV PER COMMENTS
MAY 6, 2024	REV 7	REV PER CDRC
SEPTEMBER 22, 2023	REV 6	REV PER CLIENT
AUGUST 23, 2023	REV 5	REV PER CLIENT
AUGUST 2, 2023	REV 4	REV PER CLIENT
JUNE 23, 2023	REV 3	REV PER PB
AUGUST 29, 2022	REV 2	REV PER PB
JUNE 15, 2022	REV 1	REV PER CDRC

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
EXISTING CONDITIONS FOR CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 3/9/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
			JOB No. 3688
			SCALE: 1"=20'
			DWG No. 2 OF 6R
			
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			



NOTE: EXISTING SEWER AND WATER CONNECTIONS TO REMAIN IN USE

JULY 29, 2024	REV 9	REV FOR ZBA
JUNE 19, 2024	REV 8	REV PER COMMENTS
MAY 6, 2024	REV 7	REV PER CDRC
SEPTEMBER 22, 2023	REV 6	REV PER CLIENT
AUGUST 23, 2023	REV 5	REV PER CLIENT
AUGUST 2, 2023	REV 4	REV PER CLIENT
JUNE 23, 2023	REV 3	REV PER PB
AUGUST 29, 2022	REV 2	REV PER PB
JUNE 15, 2022	REV 1	REV PER CDRC

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
GRADING, DRAINAGE & UTILITIES PLAN PHASE 1			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 3/9/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547.2241 - F 845 547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845 610.3621			CHKD BY: RB/LT
			JOB No. 3688
			SCALE: 1"=20'
			DWG No. 3 OF 69

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



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.1 fc	2.0 fc	0.5 fc	4.0:1	2.2:1

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

DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 41.18-I-12	
		LANDSCAPING, LIGHTING, & EROSION CONTROL PLAN PHASE 1 FOR CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK	

DWG No.	4 OF 7
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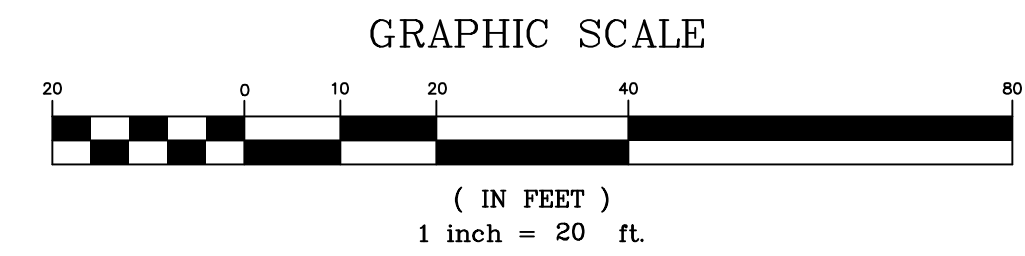
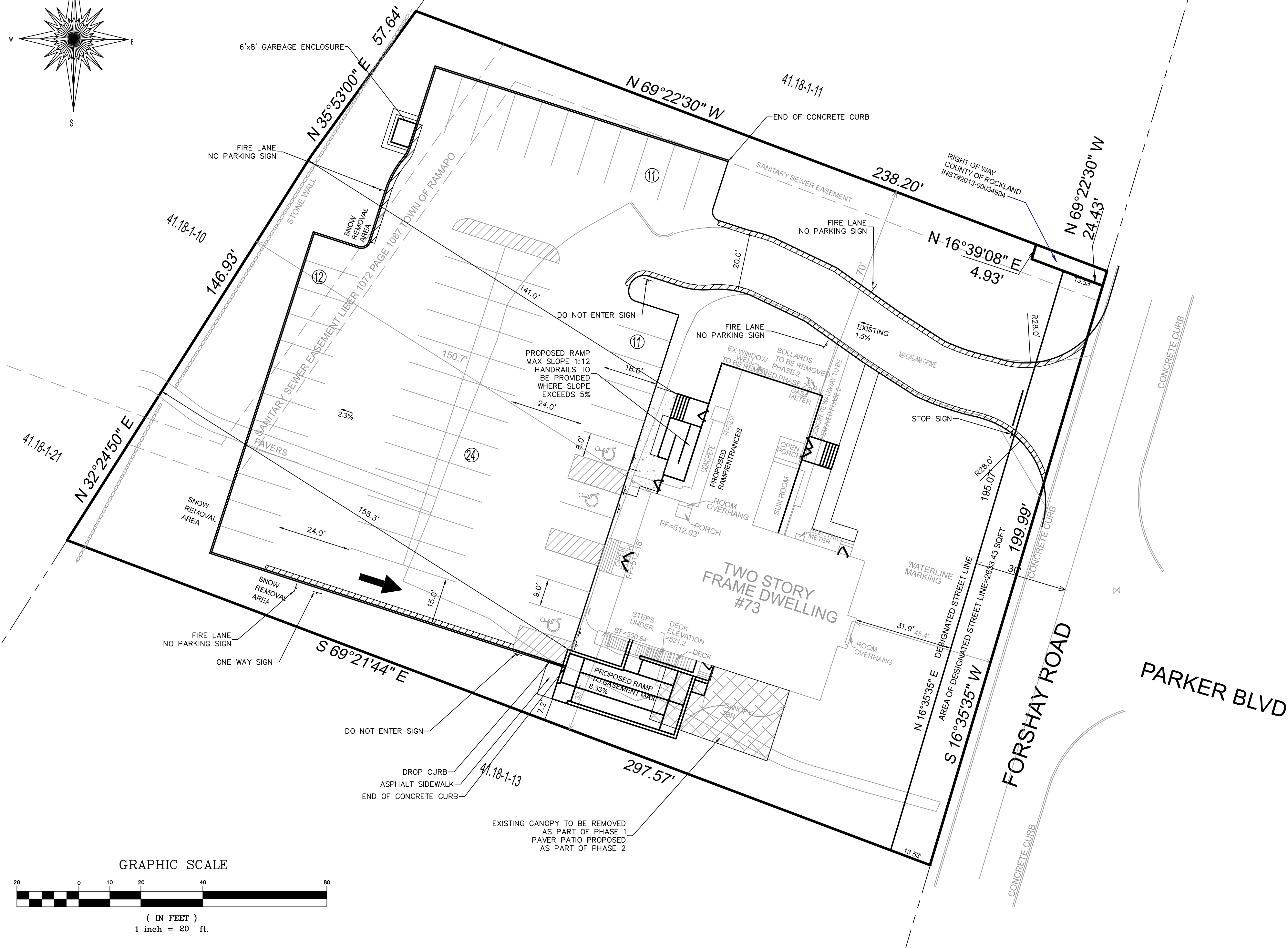
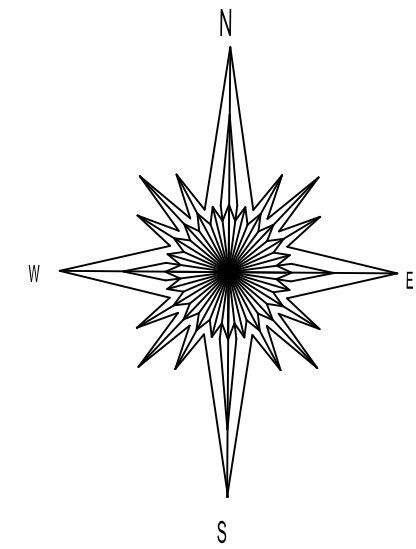


TABLE OF DIMENSIONAL REQUIREMENTS: R-35													
Use Group	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Total Side Yard	Min. Rear Yard	Max. Impervious Surface Ratio	Max. Front Yard Impervious Surface Ratio	Maximum Building Coverage	Max. Building Height		Maximum Exposed Building Height
											Stories	Feet	
Required	35,000 SF	100 FT	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	2 ½	25	40
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Variances Granted Nov 19, 2003								0.48					
Existing Measured	53,557 SF	199 FT	199 FT	45 FT	33 FT	103 FT	150 FT	0.34	0.13	0.09	2	<25	<40
Existing per Jan 2020 approved site plan	Net 52,240 SF	199 FT	199 FT	31.9 FT	33 FT	103 FT	150 FT	0.56	0.19	0.09	2	<25	<40
Variances Granted July 17, 2019				31.9 FT				0.56					
Proposed Phase 2	Net 52,240 SF	199 FT	199 FT	31.9 FT	7 FT	103 FT	141 FT	0.58	0.19	0.097	2	<25	<40

NET LOT AREA:
53,557 SF GROSS AREA - 50% * (2,633.43 SF DEDICATION) = 52,240 SF NET LOT AREA

EXISTING MAX. IMPERVIOUS SURFACE RATIO:
17,870 SF IMPERVIOUS/52,240 SF LOT AREA = 0.342
DEC 2003 PLAN LISTS MAX IMPERVIOUS SURFACE VARIANCE FROM OCT 1996 OF 0.32, VARIANCE FROM NOV 2003 OF 0.48

PROPOSED MAX. IMPERVIOUS SURFACE RATIO PHASE 2:
30,050 SF/52,240 SF NET LOT AREA = 0.575

EXISTING MAX. FRONT YARD IMPERVIOUS SURFACE RATIO:
1,310 SF IMPERVIOUS/9,879 SF FRONT YARD AREA = 0.13

PROPOSED MAX. FRONT YARD IMPERVIOUS SURFACE RATIO:
1,856 SF IMPERVIOUS/9,946 SF FRONT YARD AREA = 0.19

BUILDING COVERAGE CALCULATION:
5,093 SF BUILDING/52,240 SF NET LOT AREA = 0.097

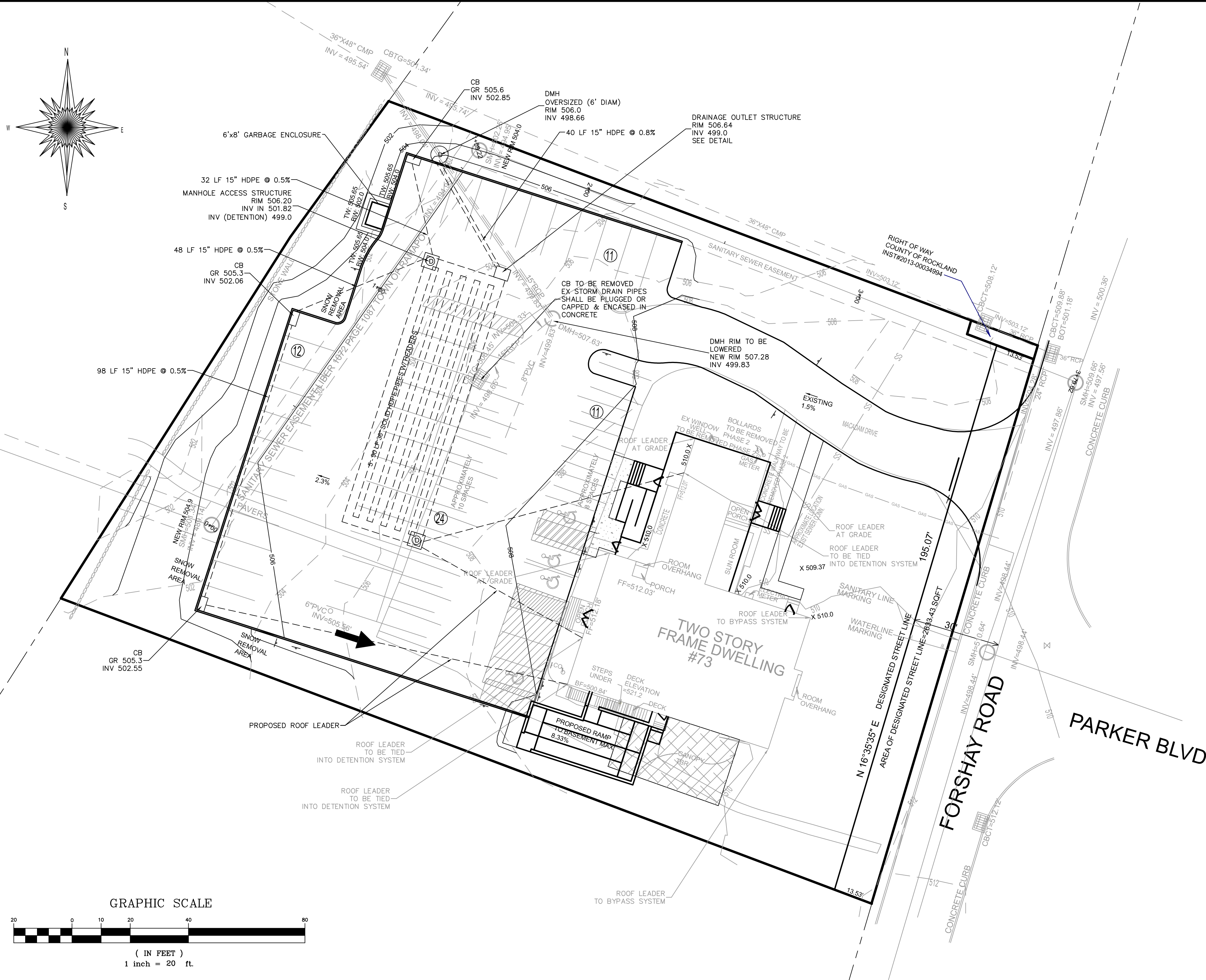
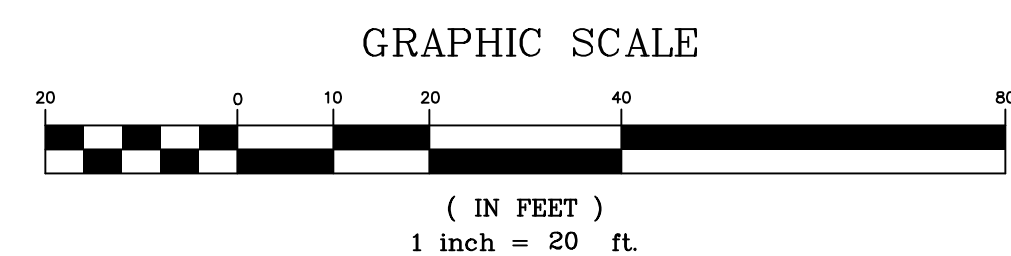
PARKING REQUIRED:
NEIGHBORHOOD GATHERING REQUIRES 20 SPACES

EXISTING PARKING: ESTIMATED 18 SPACES
PROPOSED PARKING: 58 SPACES, INCLUDING 3 ADA SPACES
TOTAL SPACES ADDED: 40 SPACES

JULY 23, 2024	REV 5	REV FOR ZBA
JUNE 19, 2024	REV 4	REV PER COMMENTS
MAY 6, 2024	REV 3	REV PER CDRC
SEPTEMBER 22, 2023	REV 2	REV PER CLIENT
AUGUST 23, 2023	REV 1	REV PER CLIENT

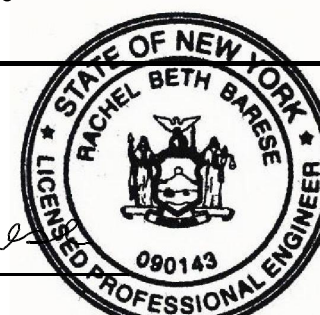
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
AMENDED SITE PLAN PHASE 2			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 8/2/23
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
JOB No. 3688			SCALE: 1"=20'
DWG No. 5 OF 71			

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



NEW ROOF LEADERS FOR THE ADDITION SHALL BE DIRECTED TO THE UNDERGROUND DETENTION SYSTEM.

JULY 29, 2024	REV 4	REV FOR ZBA	
AUGUST 19, 2024	REV 5	REV PER COMMENTS	
MAY 6, 2024	REV 3	REV PER CDCR	
SEPTEMBER 22, 2023	REV 2	REV PER CLIENT	
AUGUST 23, 2023	REV 1	REV PER CLIENT	

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L 41.18-1-12			
GRADING, DRAINAGE & UTILITIES PLAN PHASE 2 FOR CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 8/2/23
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
			DRAWN BY: RB/IT
			CHKD BY: RB/IT
			JOB No. 3688
			SCALE: 1"=20'
			DWG No. 6 OF 7



Rachel B. Barese, P.E.
 N.Y. Lic. No. 00143

3. ALL EXISTING SOIL FROM PLANTING PITS SHALL BE REMOVED AND PITS SHALL BE BACKFILLED WITH A MIXTURE OF ONE PART PEAR-HUMUS, ONE PART MANURE TO FOUR PARTS TOPSOIL.
2. ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD FOR NURSERY STOCK," CURRENT EDITION.
4. ALL PLANT BEDS SHALL CONTAIN 3" MIN SHREDDED BARK MULCH ON LANDSCAPE FILTER FABRIC. HOLES FOR PLANTS SHALL BE 2X DIAM. OF ROOTBALL AND MIN 6" DEEPER THAN THE DEPTH OF THE BALL.
5. THE TOWN SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
6. ALL DISTURBED AREAS OUTSIDE MULCH BEDS AND SAUCERS SHALL BE SEEDED, UNLESS OTHERWISE NOTED.
7. ANY EXISTING TREES SHOWN TO REMAIN WHICH ARE REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH A 3" CALIPER TREE AS DIRECTED BY THE TOWN.
8. LAWN AREA PREPARATION PER 1,000 SF:
90 LBS HAY MULCH
15 LBS 5-10-10 FERTILIZER, 50% SLOW RELEASE
70 LBS GRANULATED LESTMONE

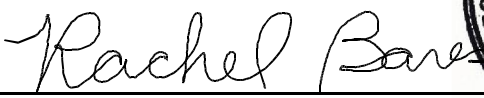
SEED MIXTURE: 30% TALL FESCUE
 30% RED FESCUE
 20% BLUE GRASS
 20% RYEGRASS
9. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
10. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

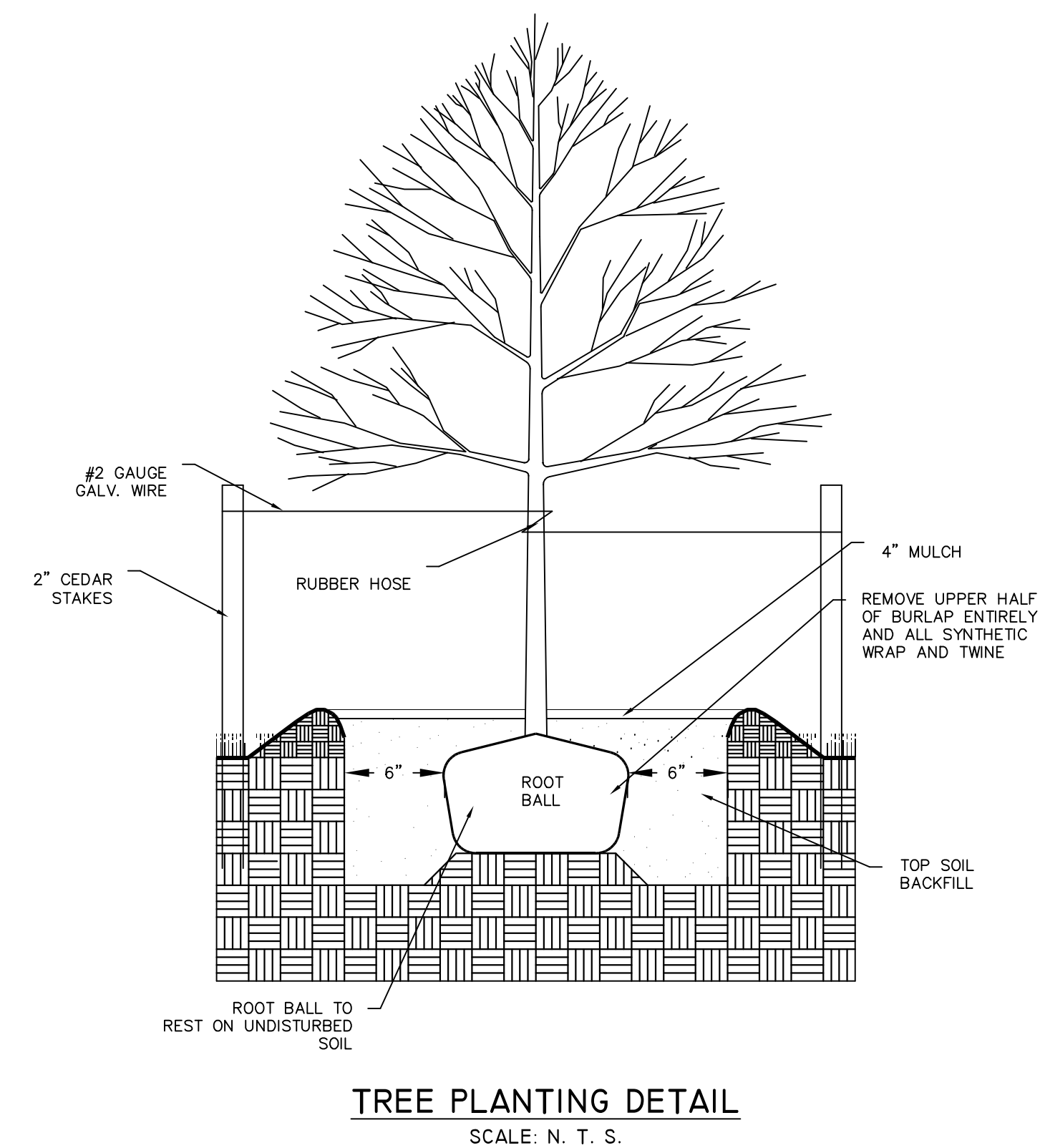
1. A TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE LEFT BARE FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHALL BE SEEDDED DOWN OR MULCHED IMMEDIATELY.
2. STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL,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

[illegible]

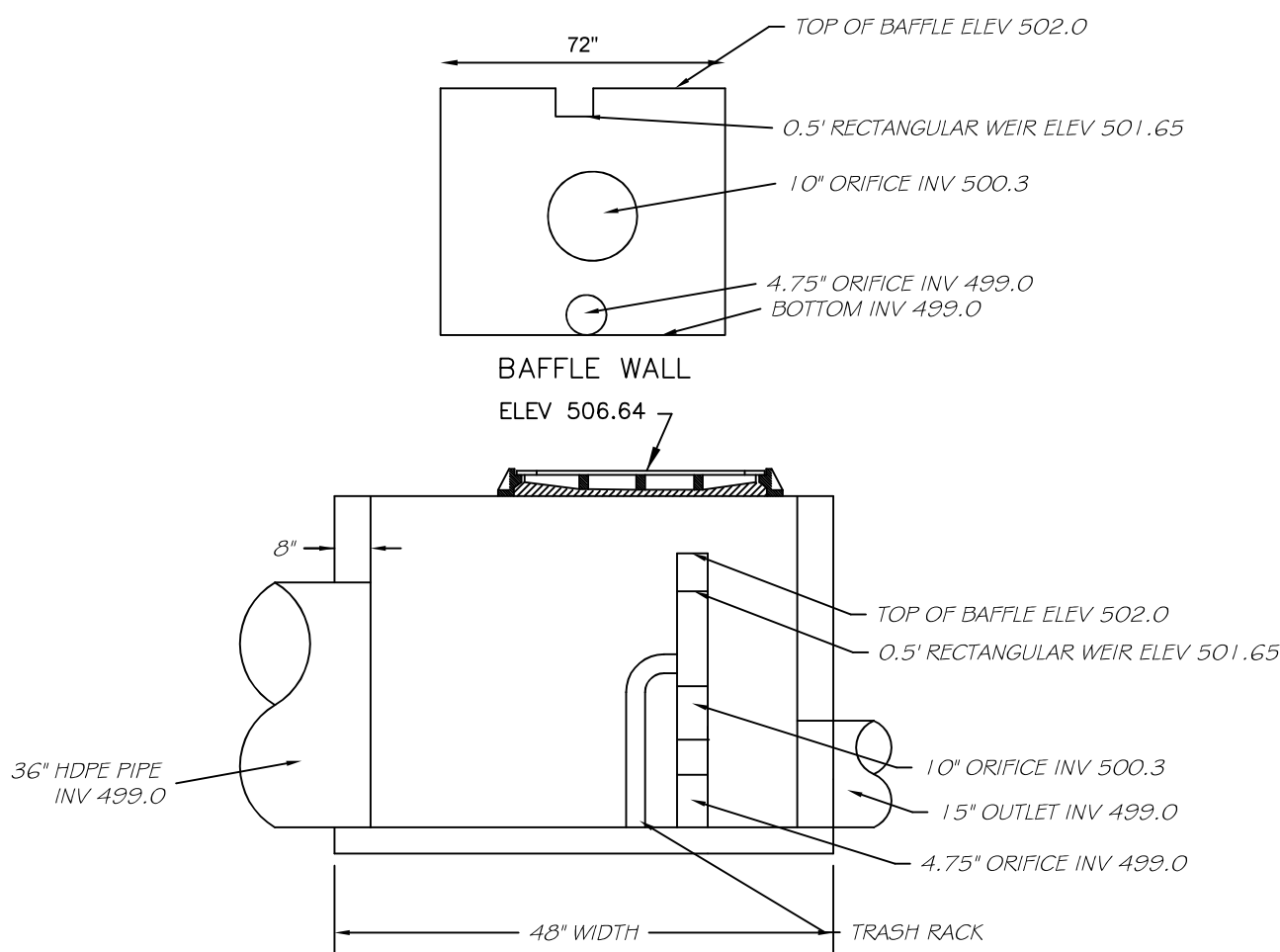
Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	7	Holophane	GD2 P30 30K AS 5 R AO WITH 12FT CHA POLE	Granville II LED, LED Package 30, 3000K, 120-277V, Type 3 distribution with Ribs & bands	LED COB	1	GD2_P30_30K_AS_3_Ries	6347	0.85	60
	B	3	Holophane	GD2 P30 30K AS 5 R AO WITH 12FT CHA POLE	Granville Premier II LED, LED Package 30, 60W, 3000K, 120-277V, Type 5 distribution, distribution with Ribs & bands	LED COB	1	GD2_P30_30K_AS_5_Nies	7016	0.85	60

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.1 fc	2.0 fc	0.5 fc	4.0:1	2.2:1

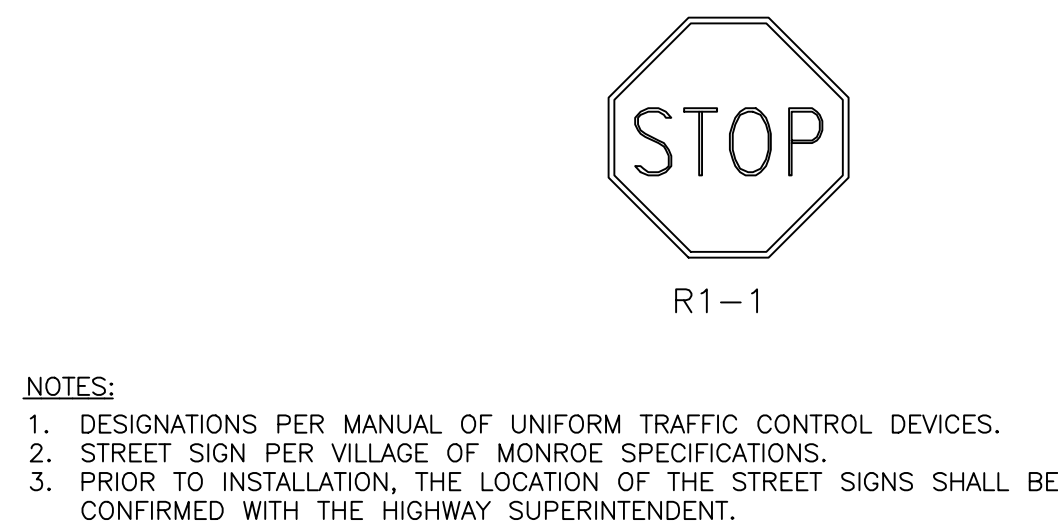
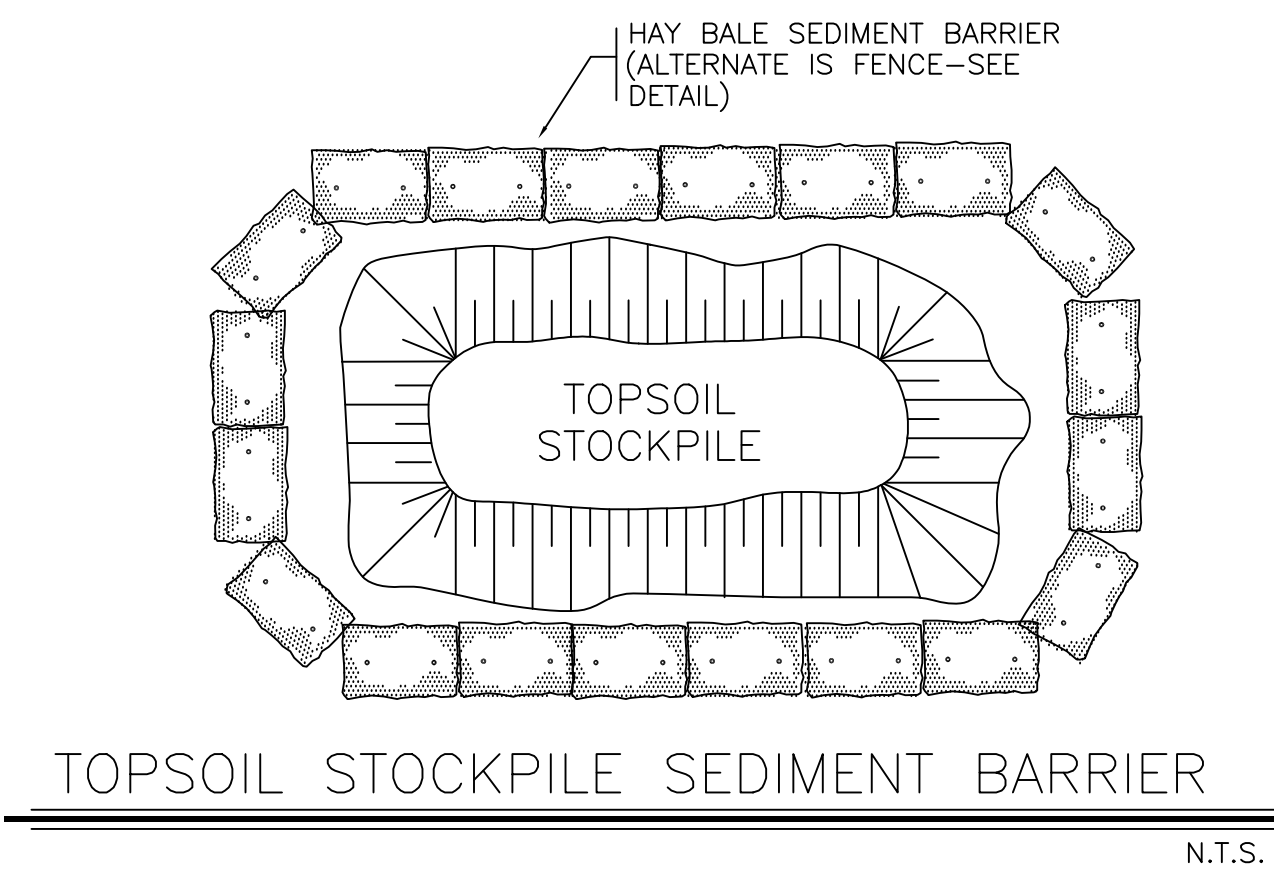
JULY 29, 2024	REV 5	REV FOR ZBA	
JUNE 19, 2024	REV 4	REV PER COMMENTS	
MAY 6, 2024	REV 3	REV PER CDCR	
SEPTEMBER 22, 2023	REV 2	REV PER CLIENT	
AUGUST 23, 2023	REV 1	REV PER CLIENT	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
LANDSCAPING, LIGHTING, & EROSION CONTROL PLAN PHASE 2 FOR CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD 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			DATE: 8/2/23 DRAWN BY: RB/LT CHKD BY: RB/LT JOB No. 3688 SCALE: 1"=20' DWG No. 7 OF 8
111 Main Street Chester, NY 10918 845.610.3621 			
 Rachel B. Barese, P.E. N.Y. Lic. No. 90143			



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

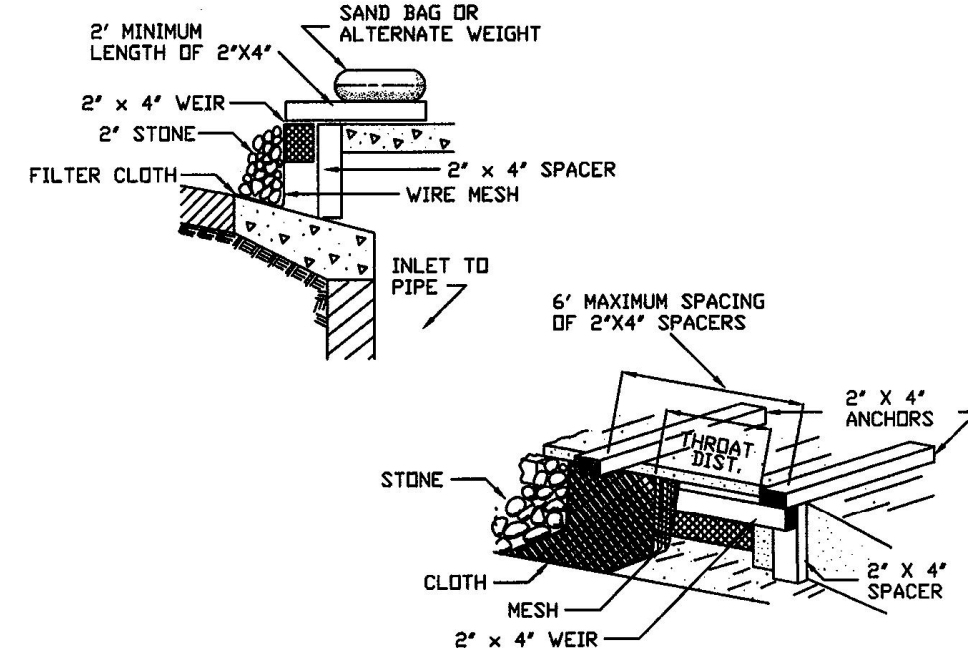


- NOTES:
1. SUITABLE FOR H-20 LOADING
 2. MATERIALS & CONSTRUCTION TO CONFORM TO LOCAL BUILDING DEPARTMENT.
 3. ALL CONCRETE TO BE 4000 P.S.I.
 4. FLAT GRATE CATCH BASIN FRAME & GRATE, CAMPBELL FOUNDRY PATTERN No. 3413 OR EQUAL AS APPROVED BY LOCAL BUILDING DEPARTMENT.
 5. PRECAST STRUCTURE 72"x48" TO BE WOODARD'S PRECAST OR APPROVED EQUAL.



TYPICAL PERMANENT SIGN INSTALLATION

- NOTES:
1. SIGN TO BE MOUNTED AS REQUIRED BY FEDERAL MUTCD AND NYSDOT SUPPLEMENT STANDARDS.
 2. SIGN POSTS MUST BE 4LB GALVANIZED (HEAVYWEIGHT) STEEL WITH BREAKAWAY JOINTS.
 3. SIGNS ARE TO BE MOUNTED WITH BREAK AWAY FACING TRAFFIC.
 4. SIGNS TO BE MOUNTED 7 FT IN HEIGHT.
 5. STOP SIGNS MUST HAVE REFLECTORIZED STRIPS ON POSTS.

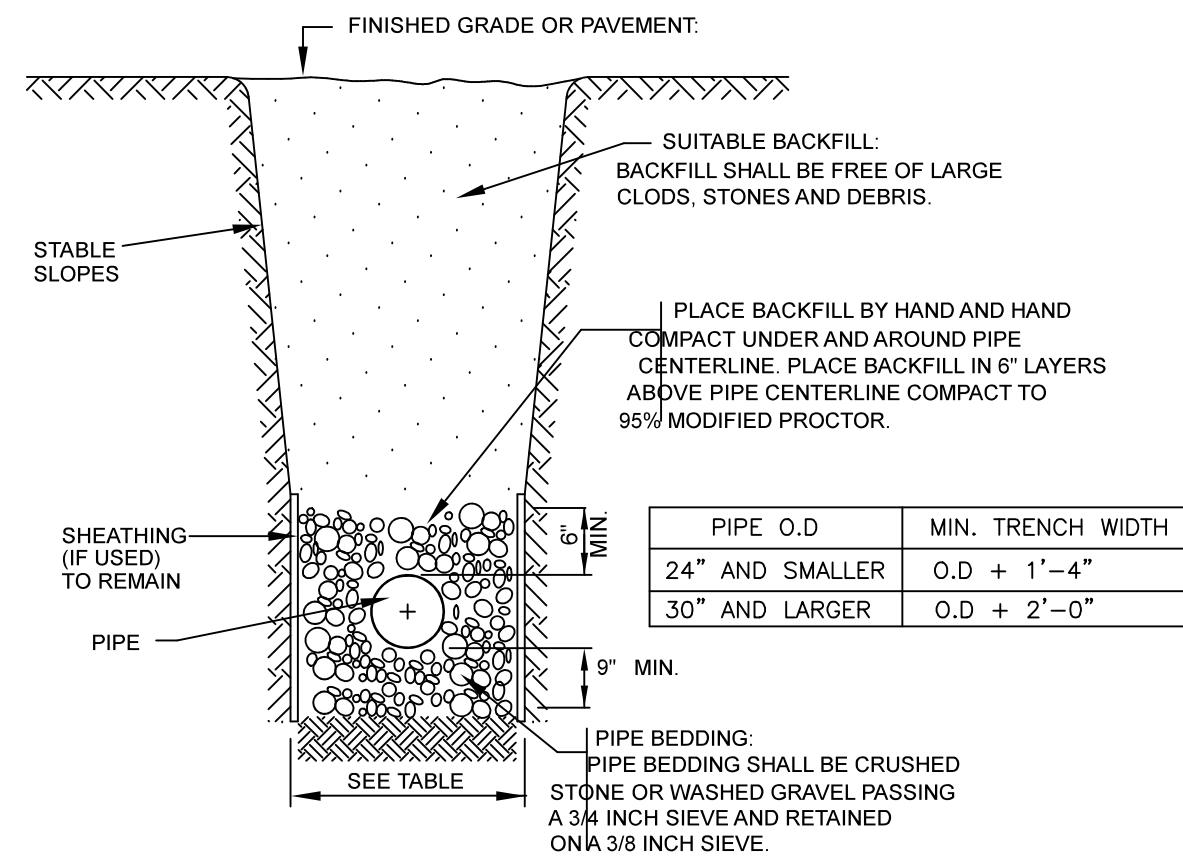


CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN ADS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" x 4" VEIR.
4. THE VEIR SHALL BE SECURELY NAILED TO 2" x 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" x 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.

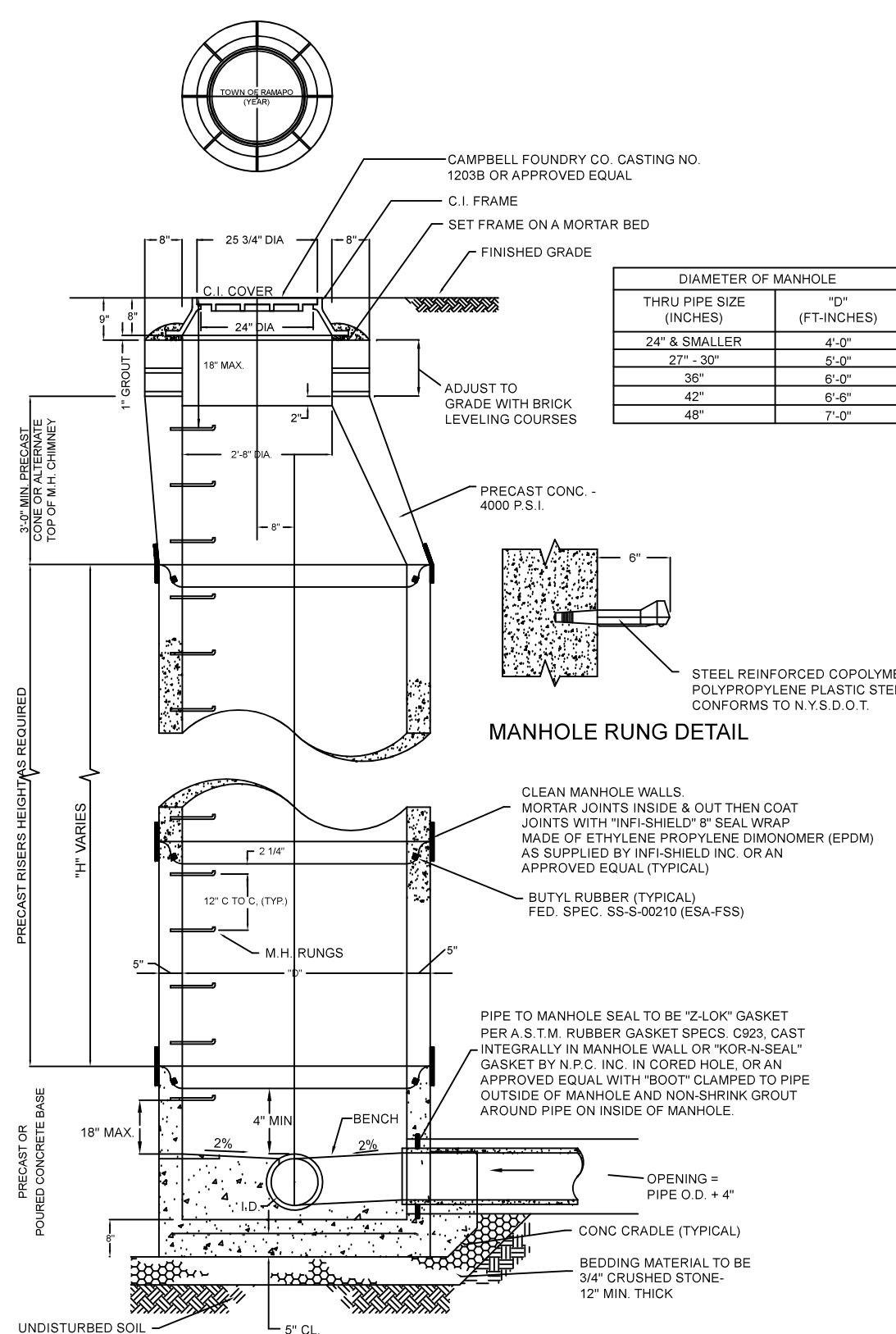
INLET PROTECTION DETAIL

SCALE: N. T. S.



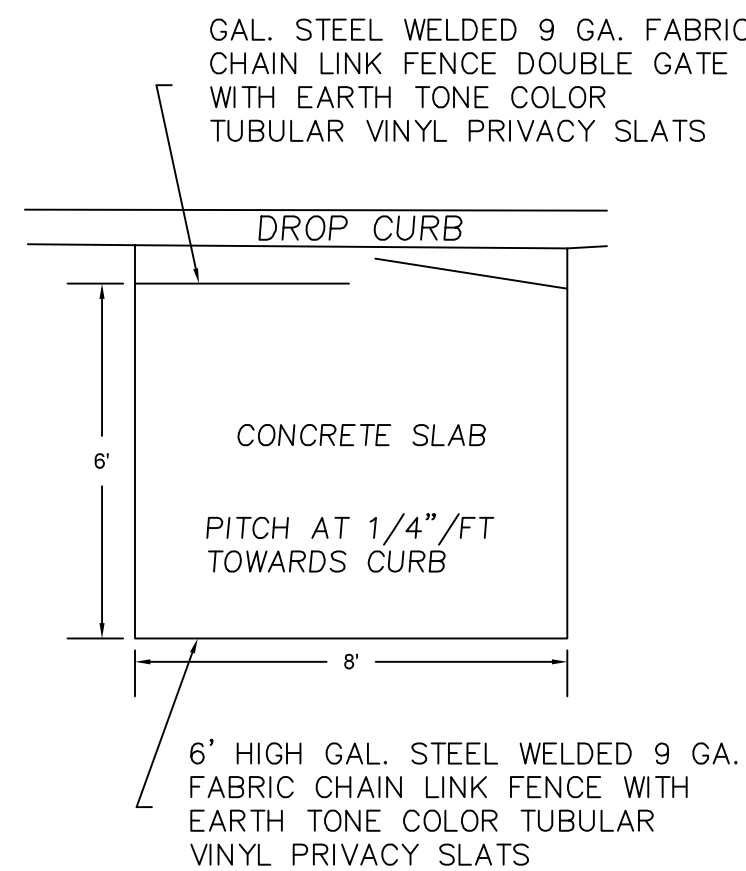
TYPICAL TRENCH DETAIL (STORM SEWER)

N.T.S.



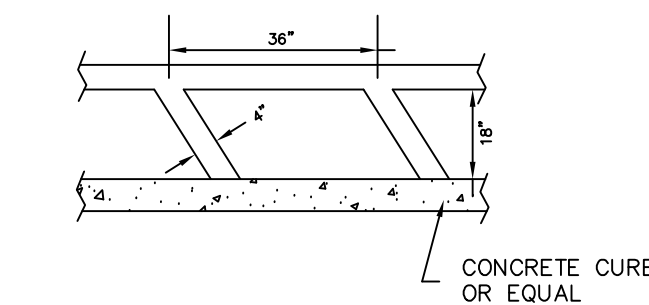
PRECAST STANDARD MANHOLE SECTION

NOTE:
ALL JOINTS TO HAVE BUTYL RUBBER SEALS WITH MORTAR IN AND OUT, AND THEN TO BE COATED WITH "INFI-SHIELD" EPDM RUBBER SEAL WRAP OR APPROVED EQUAL.



GARBAGE ENCLOSURE DETAIL

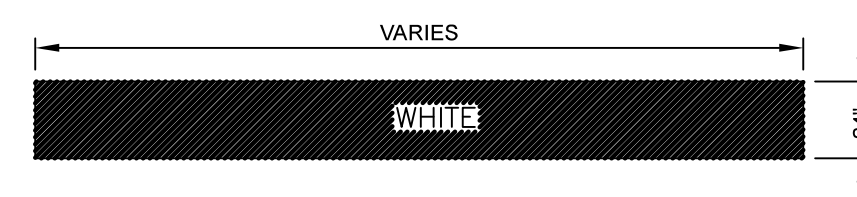
SCALE: N. T. S.



FIRE LANE STRIPING DETAIL

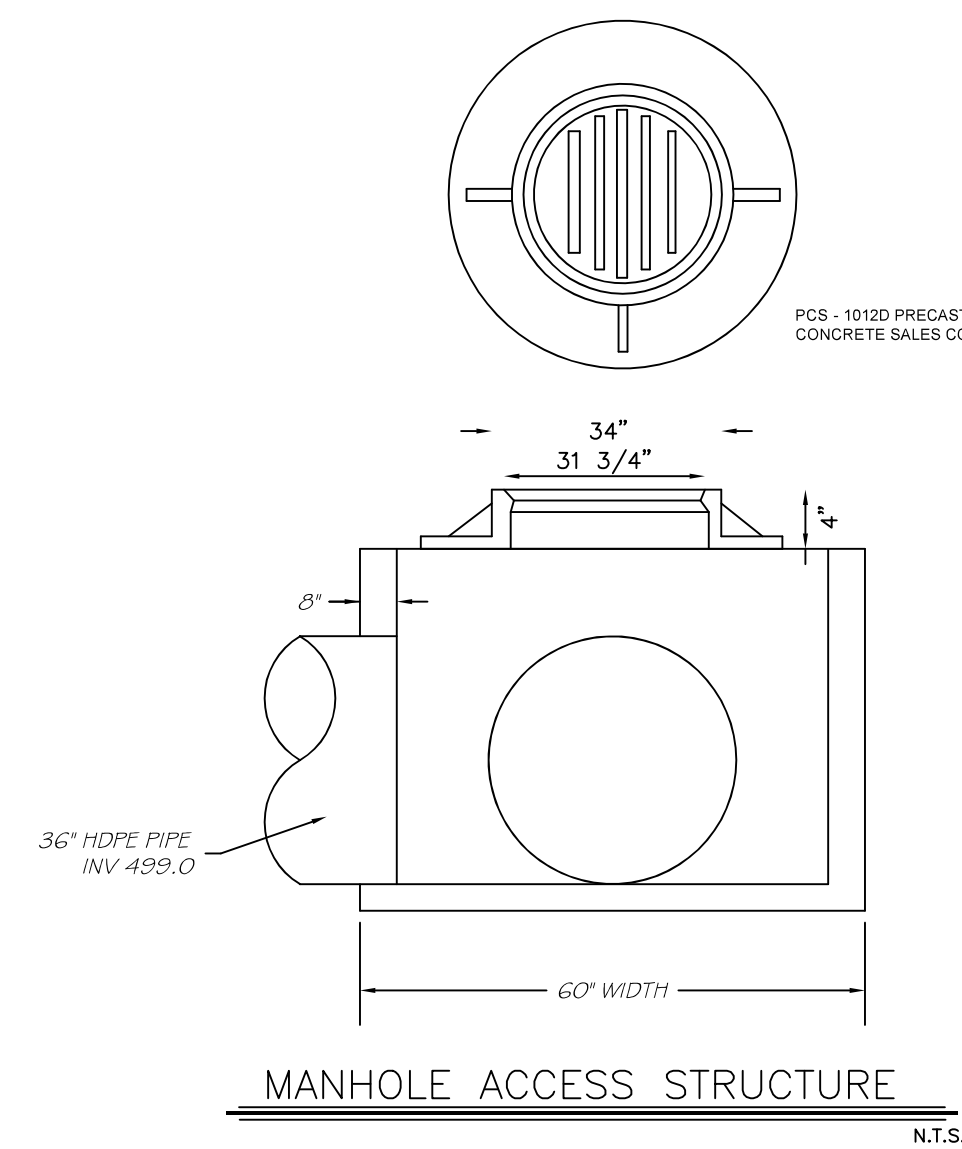
SCALE: N. T. S.

PAINT STRIPES WITH BRIGHT YELLOW EXTERIOR GRADE ROADWAY PAINT



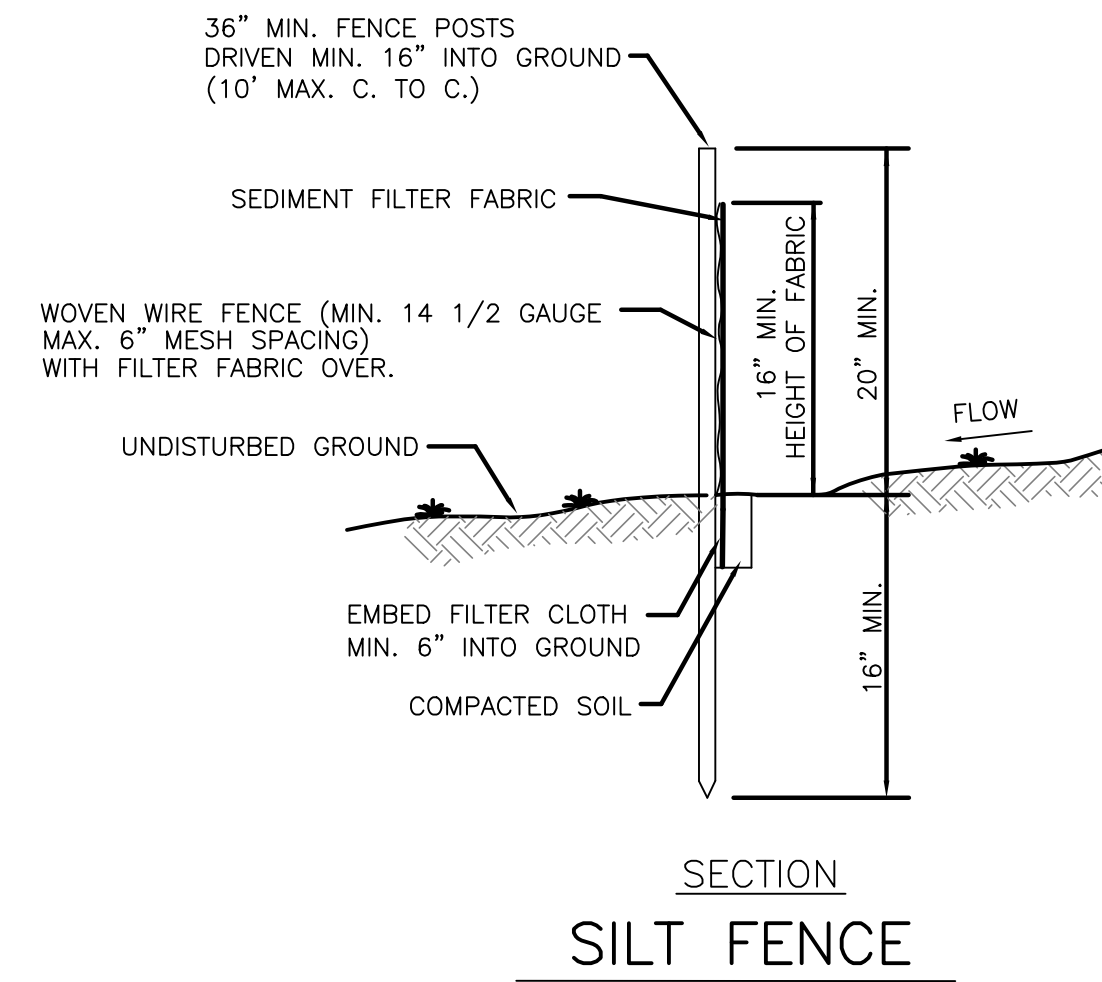
STOP BAR DETAIL

N.T.S.



MANHOLE ACCESS STRUCTURE

N.T.S.

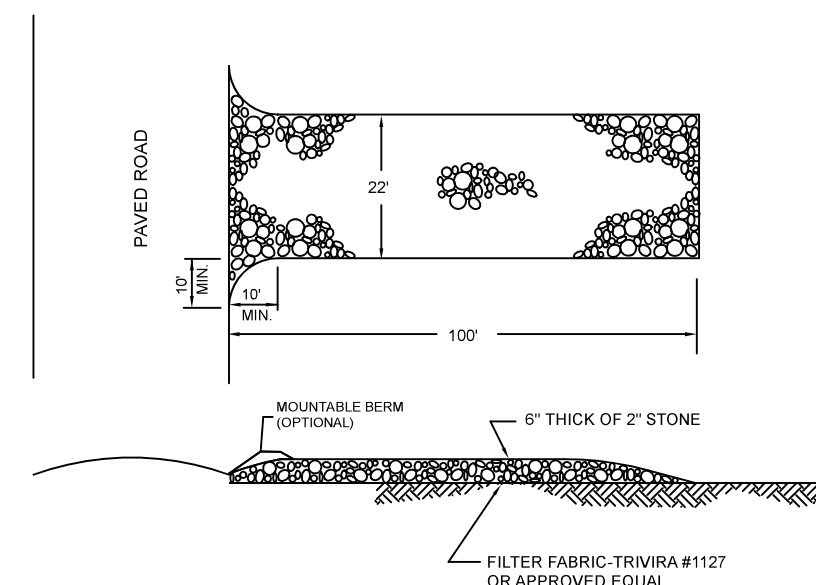


SECTION SILT FENCE

N.T.S.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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



STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SPECIFICATIONS: N.T.S.

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

JULY 29, 2024
JUNE 19, 2024
MAY 6, 2024
SEPTEMBER 22, 2023
AUGUST 23, 2023
AUGUST 2, 2023
JUNE 23, 2023
AUGUST 29, 2022
JUNE 15, 2022

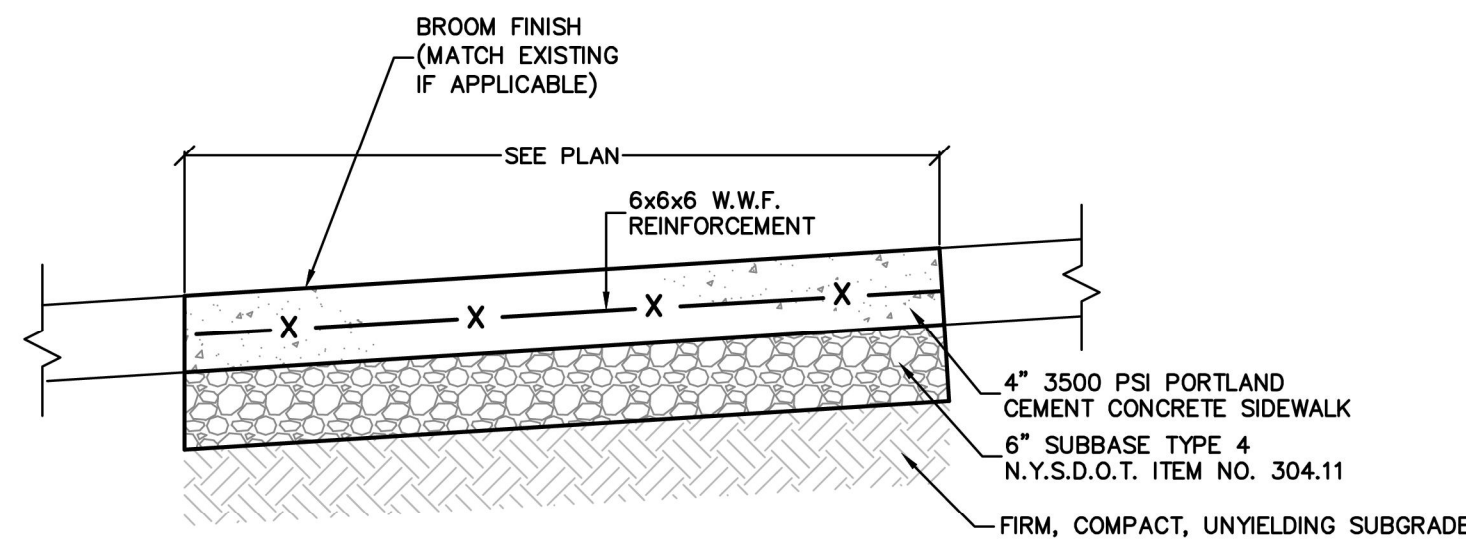
REV 9
REV 8
REV 7
REV 6
REV 5
REV 4
REV 3
REV 2
REV 1

REV FOR ZBA
REV PER COMMENTS
REV PER CDCR
REV PER CLIENT
REV PER CLIENT
REV PER CLIENT
REV PER PB
REV PER PB
REV PER CDCR

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41-18-1-12			
DETAILS FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 3/9/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
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DWG No. 8 OF 14			



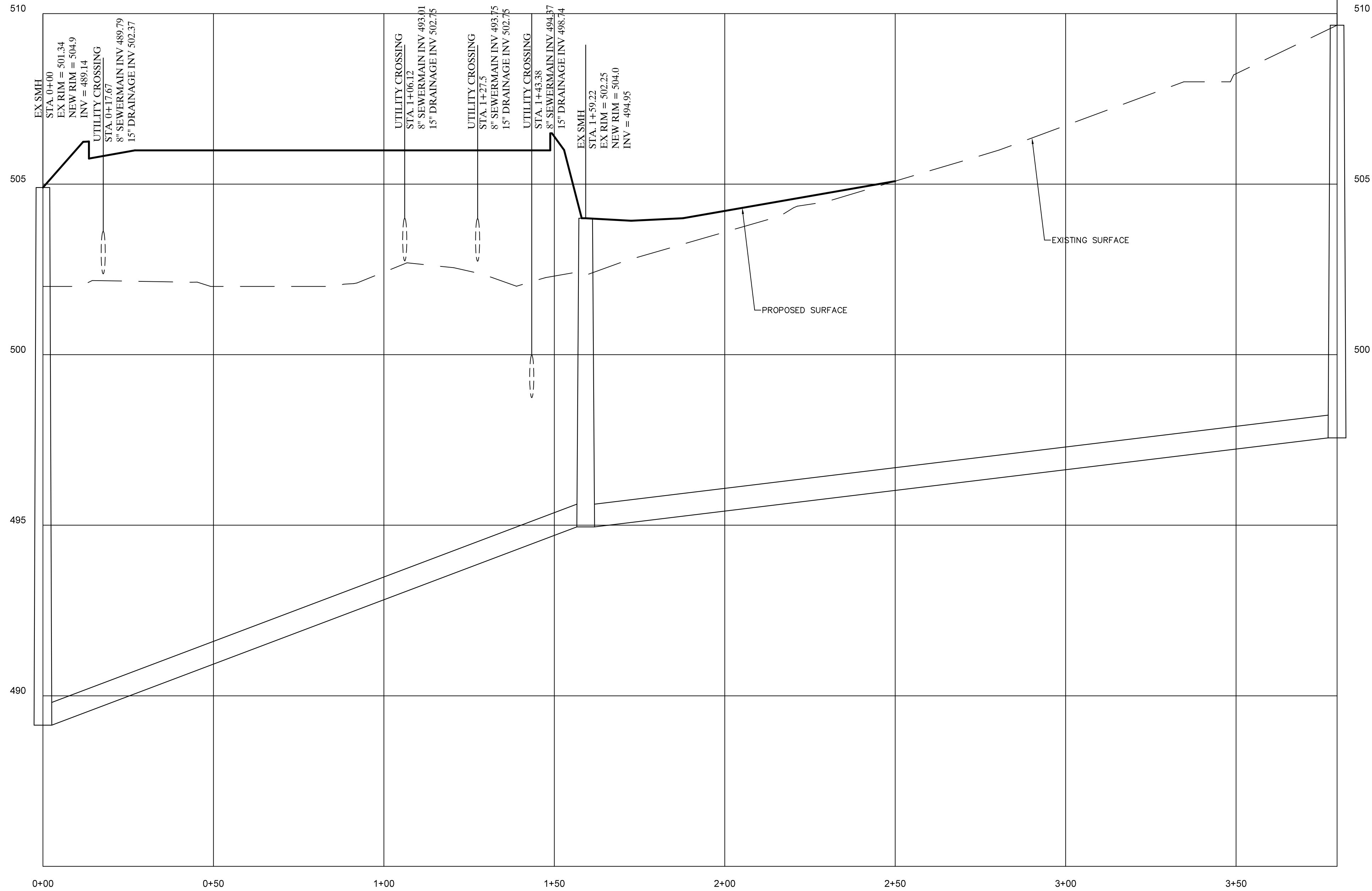
Rachel B. Barese
Rachel B. Barese, P.E.
N.Y. Lic. No. 90143

**CONCRETE SIDEWALK NOTES**

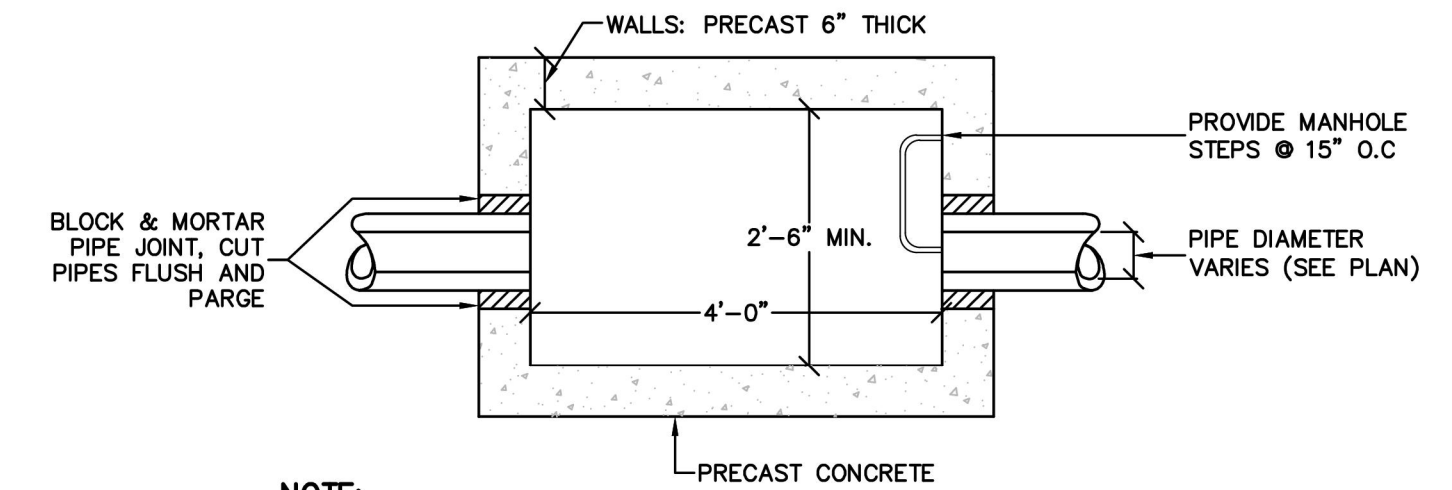
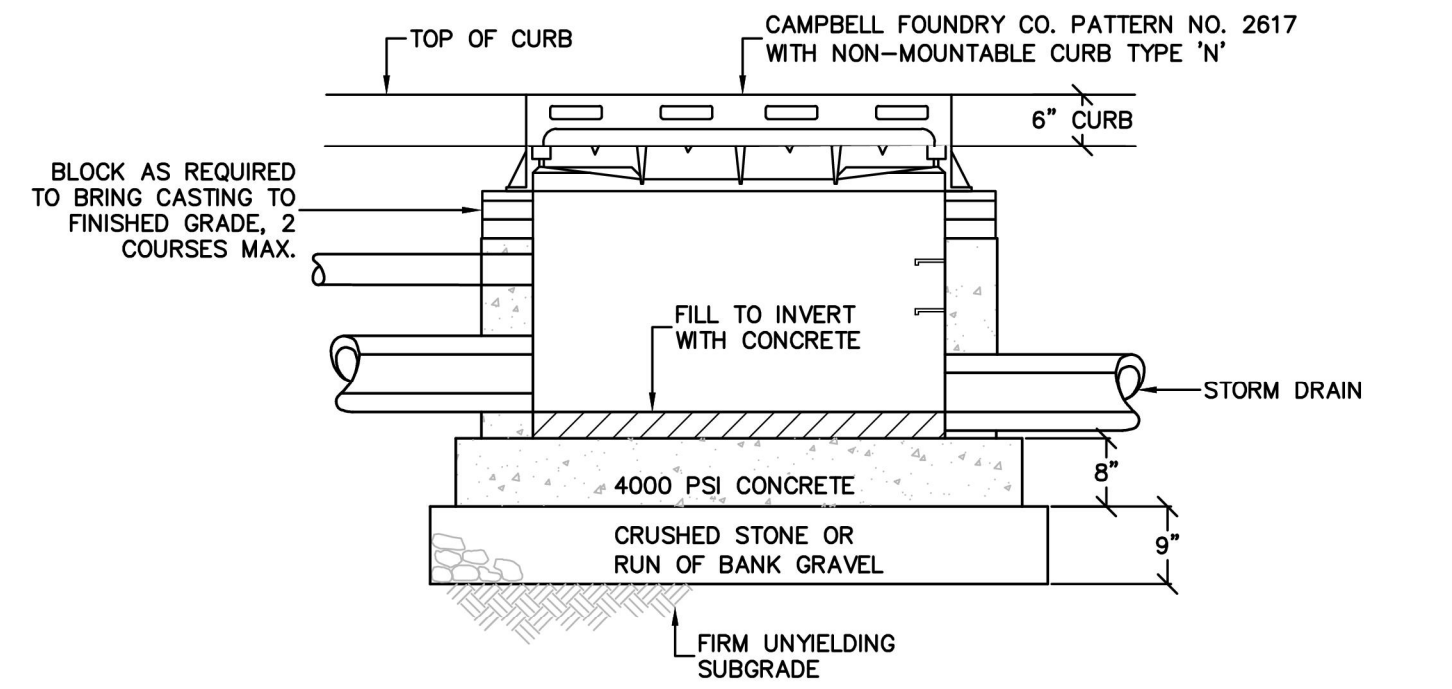
1. FULL DEPTH TRANSVERSE CONSTRUCTION JOINTS SHALL BE PLACED EVERY 18-20 FEET.
2. CONCRETE SURFACE SHALL BE SCORED AND TOOLED EVERY 5 FEET.
3. ALL EDGES SHALL BE FINISHED WITH AN EDGING TOOL WITH A RADIUS OF 1/4 INCH.
4. A 3/4 INCH BITUMINOUS JOINT FILLER SHALL BE PLACED AT ALL JOINTS BETWEEN SIDEWALK, CURB, PAVEMENT, BUILDING, ETC.
5. THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTH FINISH AND THEN LIGHTLY BROOMED TO A UNIFORM TEXTURE.
6. A CLEAR MEMBRANE CURING COMPOUND SHALL BE USED UPON COMPLETION OF FINISHING.
7. ALL SIDEWALKS SHALL ADHERE TO ADA GUIDELINES.

CONCRETE SIDEWALK DETAIL
N.T.S.

VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, N.Y.
CONCRETE SIDEWALK DETAIL

**SEWERMAIN PROFILE**

H: 1"=20'
V: 1"=2'



NOTE:
MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6" WITH ADEQUATE
STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.

CATCH BASIN DETAIL
N.T.S.

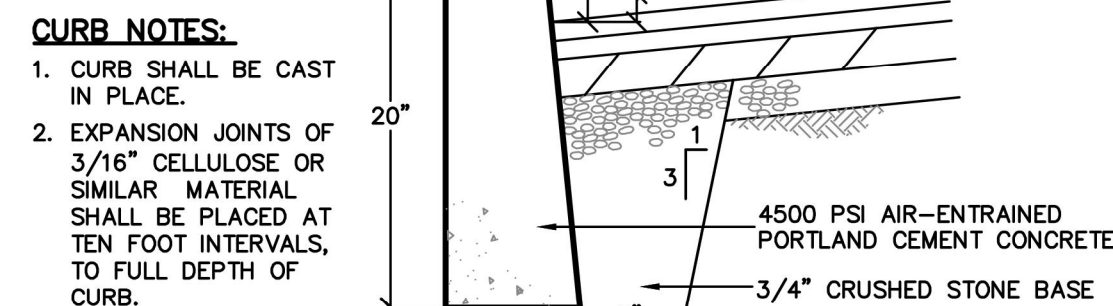
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, N.Y.
CATCH BASIN DETAIL

JULY 29, 2024	REV 9	REV FOR ZBA
JUNE 19, 2024	REV 8	REV PER COMMENTS
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JUNE 15, 2022	REV 1	REV PER CDRC

DATE	ISSUE	DESCRIPTION	REVISIONS
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Rachel B. Barese
Rachel B. Barese, P.E.
N.Y. Lic. No. 90143





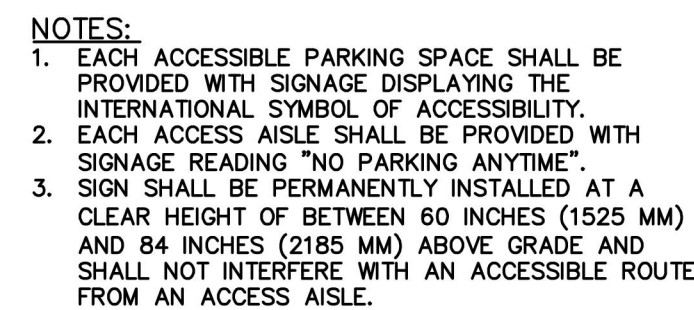
N.T.S.

VILLAGE OF WESLEY HILL
ROCKLAND COUNTY, N.Y.



N.T.S.

VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, N.Y.



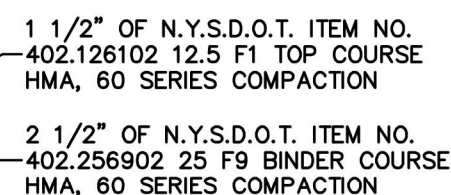
N.T.S.

VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, N.Y.



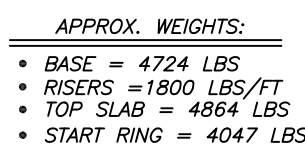
N.T.S.

VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, N.Y.



N.T.S.

VILLAGE OF WESLEY HILL
ROCKLAND COUNTY, N.Y.



NOTE:
ALL JOINTS TO HAVE BUTYL RUBBER SEALS WITH MORTAR IN AND OUT, AND THEN TO BE COATED WITH "INFI-SHIELD" EPDM RUBBER SEAL WRAP OR APPROVED EQUAL.
WHERE INSIDE DIAMETER OF MANHOLE IS 48", USE NYSDOT ITEM 604.4048.
WHERE INSIDE DIAMETER OF MANHOLE IS 72". USE NYSDOT ITEM 604.4072.

CONE DIMENSIONS	
DIA OPENING	HEIGHT
24"	36"
30"	36"

Precast Concrete Sales Co.
123 Route 303 Valley Cottage, N.Y. 10988
Tel. (845) 268-4949 - Fax (845) 268-4376



NTS

JULY 29, 2024	REV 2	REV FOR ZBA
JUNE 19, 2024	REV 1	REV PER COMMENTS

S.B.L. 41.18-1-12

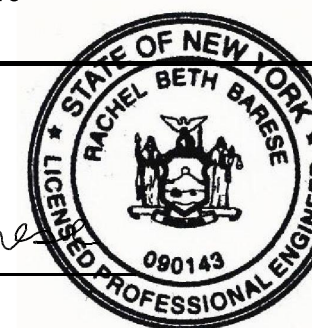
DETAILS
FOR
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

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

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



DATE:	5/6/24
DRAWN BY:	RB/LT
CHKD BY:	RB/LT
JOB No.	3688
SCALE:	1"=20'
DWG No.	10 OF 10

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

Item 3.

Municipality: Village of Wesley Hills

Date Sent: 10/16/2024

Board: ___ Planning ___ X ZBA ___ Town/Village

Meeting Date: 10/30/2024

File Name Congregation Ahavas Yitzchak
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)

X RC Highway Department
___ RC Division of Environmental Resources
___ RC Drainage Agency
X RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
X 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
X Adjacent Municipality- Town of Ramapo
X Other- Village of Montebello

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

239 (n): ___ Subdivision

239 (l) & (m): ___ Site Plan X Variance ___ Special Permit ___ Zone Change/Amendment

___ Other- _____

Location of Parcel(s): 73 Forshay Road

Acreage of Parcel (s): 1.185

Existing Sq. Footage _____ **Proposed Sq. Footage** _____

The Property in Question Lies Within 500 Feet of:

X County Road
___ County Stream
___ County Park
___ County or State Facility
___ State Road, Thruway, or Parkway
___ State Park
X Village, Town, or County Boundary

Map 41.18 Block 1 Lot(s) 12 **Map Date:** March 19, 2022 rev. July 29, 2024

Current Zoning: R-50

Brief Project Description: Variances needed for a Place of Worship.

Variances Needed *(if applicable)***Required****Proposed**

Item 3.

Minimum side yard

25'

7.2'

Maximum impervious surface ratio

0.25

0.575

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

MONSEY FIRE DEPARTMENT

Brewer Fire Engine Company No. 1 Inc.

P.O. Box 41, Monsey NY 10952

Date: September 9 2024
To: Village of Wesley Hills
From: Hugh Jacobson, Chief of Department
Monsey Fire Department
Re: 73 Forshay road

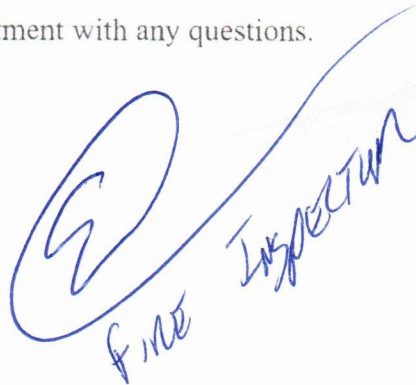
The following location has been reviewed by the Monsey Fire Department. After careful review of the plans presented, the following conditions would affect appropriate strategies and tactics for fire and rescue operation at the above referenced location.

1. Please provide nearest hydrant locations and provide fire flow available at hydrants shown.

Please feel free to contact the Monsey Fire Department with any questions.



Hugh Jacobson, Chief of Department
Monsey Fire Department



Fire Inspector

(845) 356-2611

www.monseyfd.org

VILLAGE OF WESLEY HILLS

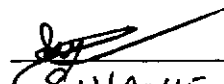
432 Route 306
 Wesley Hills, New York 10952
 (845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF POSTING

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

SIYANIE BREWLEY 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
73 FORSHAY ROAD, Wesley Hills, Town of Ramapo,
 Rockland County, New York.

That on the 18th day of OCTOBER 2024, 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.


SIYANIE BREWLEY

Sworn to before me this

18th day of OCTOBER 2024


 Notary Public

DEBORAH ANN HIGGINS
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01HI4652817
 Qualified in Rockland County
 My Commission Expires 09-30-2025

CENTER FOR ENVIRONMENTAL HEALTH

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

**Public Health**
Prevent. Promote. Protect.

EDWIN J. DAY
County Executive

SAMUEL RULLI, PE
Director, Environmental Health

October 24, 2024

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

Re: Municipal Referral
Cong Ahavas Yitzchak
73 Forshay Road
Variances for a House of Worship
Tax lot 41.18-1-12
GML-24-0277

Dear Ms. Schultz:

We have received an application and plans as prepared by Civil Tec Engineering & Surveying, P.C., revised through July 29, 2024, for the above referenced project. Comments are as follows:

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

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

Very truly yours,



Elizabeth Mello, P.E.
Senior Public Health Engineer
(845) 364-2616

cc: Michael Kezner, Rockland County Department of Planning
Civil Tec Engineering & Surveying, P.C.
MBSP (via email)

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

October 23, 2024

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

Re: Congregation Ahavas Yitzchok
73 Forshay Road
Tax Lot 11/41.18-1-12 (formerly 9./76/A1)

Dear Ms. Schultz:

Our office has received and reviewed an amended site plan that was last revised on July 29, 2024, which Civil Tec Engineering & Surveying prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/ Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted at <https://www.rocklandcountyny.gov/departments/sewer-district-1/permits-forms> and approved by this office before any sewage is discharged into the District's sewerage system. **The owner or rabbi must sign the wastewater questionnaire.**
2. Approval of this application and variances to expand a parking lot at an existing neighborhood gathering use (house of worship) for 120 congregants on a 53,557 square foot lot in the R-35 District does not require the applicant to pay an impact fee, in accordance with the Rockland County *Sewer Use Law* as last amended in 2010. **However, if the use or occupancy of the property exceeds one (1) unit (e.g., if the social hall in the basement is used for catered events like weddings or bar mitzvahs, or with a mikvah, a school, a daycare center, dwelling units, guest suites, or a congregation of 100 families), the District will require further review and the owner will have to pay an impact fee.**
3. The details for sanitary sewer construction as shown on the plans must comply with the District's construction standards.

Rocklandgov.com

4. Details for regrading the sanitary sewer manholes in the easement as shown on Drawing No. 8 (Details) are subject to approval by the Town of Ramapo Department of Public Works.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Lorelei Greene Tinston
Engineer I

cc: M. Saber M. Dolphin D. Gregory J. Roth
Michael Sadowski, P.E. – Town of Ramapo DPW
Rachel Barese, P.E. – Civil Tec Engineering & Surveying PC, 139 Lafayette Avenue, 2nd
Floor, Suffern, NY 10901-5614
Jeffrey Neeman – 10 Quince Lane, Montebello, NY 10901-3304

File: TOR 41.18-1-12 – Congregation Ahavas Yitzchok
Reader

DEPARTMENT OF PLANNING

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

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

November 04, 2024

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

Tax Data: 41.18-1-12

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

Map Date: 07/29/2024

Date Review Received: 10/17/2024

Item: *Congregation Ahavas Yitzchak (GML-24-0277)*

Side yard and maximum impervious surface variances to permit the construction of a building addition and the expansion of a parking lot at an existing house of worship located on 1.20 net acres (1.23 gross acres) in the R-35 zoning district. Phase one will include the expansion of the parking lot to 58 spaces and a new ramp. The building addition and a paver patio will be part of phase two.

West side of Forshay Road, opposite Parker Boulevard

Reason for Referral:

County Route 81 - Forshay Rd, Ramapo

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

Recommend the Following Modifications

- 1 Permitting development that does not comply with the applicable bulk standards is setting an undesirable land use precedent that is resulting in the overutilization of individual sites. We caution the Village to consider precedent before granting a substantial variance for maximum impervious surface. This bulk standard can particularly define the neighborhood's community character. Granting an impervious surface variance that is 132 percent greater than permitted will set a precedent that may result in nearby property owners seeking the same relief. Increased coverage will result in a neighborhood characterized by less green space. The Zoning Board of Appeals must consider the cumulative and community impacts of permitting such development when evaluating the requested variances.
- 2 The applicant must comply with the comments made by the Rockland County Highway Department in their letter dated October 21, 2024.

Congregation Ahavas Yitzchak (GML-24-0277)

- 3 As per their letter dated October 24, 2024, application is to be made to the Rockland County Department of Health for review of the stormwater management system to ensure compliance with the County Mosquito Code.
- 4 A review of the July 29, 2024 site plan must be completed by the Rockland County Sewer District No. 1, any concerns addressed, and any required permits obtained.
- 5 The Town of Ramapo is one of the reasons this proposal was referred to this department for review. The municipal boundary is adjacent to the eastern property line of the parcel. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas.

The Town of Ramapo must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Town of Ramapo must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

- 6 To help reduce the impact of this development, reduction of impervious surface should be considered. The Amended Site Plan Phase 2 (Drawing 5 of 10) indicates that pervious pavers are proposed to be used for a patio at the southern side of the structure. It is recommended that porous pavers or porous concrete be considered to replace the use of conventional asphalt in additional areas of the site, as well. If installed correctly and properly maintained porous pavers have been shown to be effective in helping manage off-site runoff of stormwater. In addition to permeable pavers, other green infrastructure techniques should be considered such as bioswales, rain gardens, and rainwater capture. For long term effectiveness of permeable pavers and other green infrastructure techniques it is recommended that the Village and the applicant review Chapter 5 'Green Infrastructure Practices' of the 2015 NYSDEC Stormwater Design Manual.
- 7 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
- 8 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.
- 9 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:
- 9.1 This application was officially received by the Rockland County Planning Department on October 17, 2024. The application materials indicate that the public hearing was held on October 30, 2024. As a reminder, State General Municipal Law, Section 239 (m) 4.(b) states that "Such county planning agency or

Congregation Ahavas Yitzchak (GML-24-0277)

regional planning council, or an authorized agent of said agency or council, shall have thirty days after receipt of a full statement of such proposed action, or such longer period as may have been agreed upon by the county planning agency or regional planning council and the referring body, to report its recommendations to the referring body, accompanied by a statement of the reasons for such recommendations." Adequate time must be provided to the Rockland County Planning Department in order for us to do our review before the public hearing is scheduled and the matter heard before the board.

- 9.2 The narrative indicates a front yard variance is needed. The bulk table on the site plan states this was granted on July 17, 2019. It is also not noted on the Denial Letter from the Building Inspector. The variance should be removed from the narrative since it is not needed at this time so that all application materials remain accurate and consistent.
- 9.3 The site must be centered on the vicinity map.
- 9.4 The existing and proposed building height and maximum exposed building height must be indicated on the bulk table, rather than "< 25'" and "<40'," respectively. The bulk table shall not include estimations.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
Rockland County Department of Health
Rockland County Highway Department
Rockland County Planning Board
Rockland County Sewer District No. 1
Town of Ramapo Planning Board
Civil Tec Engineering & Surveying PC

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

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

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

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

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

October 21, 2024

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

**RE: Site Plan Review for Congregation Ahavas Yitzchok
73 Forshay Road in Wesley Hills, NY
Tax Lot #41.18-1-12; R-35 Zoning District**

Dear Ms. Schultz:

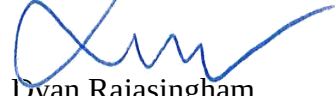
The Rockland County Highway Department ("RCHD") was in receipt of the above site plan prepared by Civil Tec Engineering & Surveying, P.C., last revised on 07.29.24, along with other documents as part of the GML review process. The review has been complete now and we offer the following comments.

1. The driveway curb radii appear to be wide. The applicant shall consider reducing the curb radii and increasing the effective radii by extending the asphalt shoulder width.
2. The applicant shall consider dedicating a portion of private land along Forshey Road to the Rockland County for inclusion in the Highway System for the purpose of road widening and drainage improvement. The dedication shall be done in the form of an official deed recorded in the Rockland County Clerk Office.
3. A stormwater management report shall be prepared for the proposed parking lot and the addition to the existing structure. The report shall consist of treatment and control of runoff discharges from the site. The stormwater runoff analysis shall demonstrate that the proposed development would not increase the peak rate of discharge as it enters the public highway drainage system. Additionally, the ownership, operation and maintenance jurisdictions of the proposed stormwater drainage system shall be clearly identified and shown in the site plan.

4. A permanent drainage easement shall be required as the drainage pipe is connected through the private property.
4. A road work permit shall be obtained from the RCHD prior to starting any construction work in the site.

We appreciate you for the opportunity to review the latest 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 and Surveying, P.C. – Consulting Engineers



Town of Ramapo
 Department of Public Works
 18 Pioneer Avenue
 Tallman, New York 10982
 (845) 357-0591
 Fax: (845) 357-0895

RECEIVED
 VILLAGE OF WESLEY HILLS

NOV 21 2024

BUILDING,
 PLANNING & ZONING

MICHAEL B. SPECHT
Supervisor
 November 6, 2024

MICHAEL SADOWSKI, PE
Deputy Director of Public Works

Ms. Janice Golda
 Deputy Village Clerk
 Village of Wesley Hills
 432 Route 306
 Monsey, NY 10952

Re: Congregation Ahavas Yitzchok (73 Forshay Road)
 Section 41.18-1-12

Dear Ms. Golda,

Our office is in receipt of and has reviewed a plan prepared by Civil Tec for the above referenced project which was last revised July 29, 2024. We thank you for the opportunity to comment on this plan. Our comments are as follows:

- 1) No proposed structures can be placed on the Town's easement. A note stating such should be placed on the plans.
- 2) The existing sewer connection must be verified that it is 6 inches.
- 3) A detail for the raising of the manhole covers must be provided. It must be done with brick and not extension rings.
- 4) Provide copy of the latest sewer study.
- 5) A wastewater questionnaire must be filled out and approved by the RCSD#1.
- 6) Confirm elevation of drainage doesn't affect sewer main.

Please keep us informed of all developments in this project. If you should have any questions or comments, do not hesitate to contact me at 357-0591.

Very truly yours,

Paul Gdanski, P.E.
 Engineer II

File: Congregation Ahavas Yitzchok (73 Forshay Road)

Cc: Hannah Ross

