

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date _____

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Municipal Board
<input type="checkbox"/> Zoning Board of Appeals* (Fill out Part II of this form.)	<input type="checkbox"/> Historical Board
	<input type="checkbox"/> Architectural Review
<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Pre-preliminary/Sketch
<u>2</u> Number of Lots	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Variance	

Applicant: JAY COURT HOLDINGS LLC Phone # 845-494-7382

Address: 6 Jay Court, Monsey, NY 10952

Street Name & Number (Post Office)

Project Name: JAY COURT HOLDINGS

Tax Map Lot No. 44.08-1-44.1, 44.08-1-44.2, Map Date 5/15/2024
41.08-1-34 Current Zoning R-35

Location: On the North side of E. Willow Tree Road,
200 feet East of Rainbow Court in the
town of Ramapo hamlet/village of Wesley Hills.

Acreage of Parcel 4.764 Zoning District R-35

School District East Ramapo Postal District Monsey

Fire District Hillcrest F.D. Ambulance District Hillcrest

Water District Veolia Sewer District Rock. County Sewer Dist #1

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

SEE ATTACHED NARRATIVE

RECEIVED

OCT 01 2025

VILLAGE OF WESLEY HILLS

If subdivision:

- 1) Is any variance from the subdivision regulations required? N/A
- 2) Is any open space being offered? NO If so, what amount? _____
- 3) Is this a standard or average density subdivision? Standard

If site plan:

- 1) Total size of building(s) in square feet N/A
- 2) Proposed addition N/A
- 3) Number of dwelling units N/A

If special permit, list special permit use and what the property will be used for.

N/A

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. No

Are there streams on the site? If yes, please provide the names. No

Are there wetlands on the site? If yes, please provide the names and type. No

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

If so, provide a narrative, including the list case number, name, date, and the board you appeared before. SEE NARRATIVE

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

N/A

Property Owner: JAY COURT HOLDINGS LLC Phone # 845-494-7382

Address <u>6 Jay Court</u>	<u>Monsey</u>	<u>NY</u>	<u>10952</u>
Street Name & Number	(Post Office)	State	Zip code

Engineer/Architect/Surveyor: Civil Tec Phone # 845-547-2241

Address <u>139 Lafayette Ave.</u>	<u>Suffern</u>	<u>NY</u>	<u>10901</u>
Street Name & Number	(Post Office)	State	Zip code

Attorney: None Phone # _____

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

Contact Person: Steve Saffer Phone # 845-494-7382

Address <u>PO Box 515</u>	<u>Pomona</u>	<u>NY</u>	<u>10970</u>
Street Name & Number	(Post Office)	State	Zip code

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 }

Dana Goldstein being duly sworn, deposes and

says that he/she resides at 6 Jay Court, Monsey, NY 10952

in the County of Rockland, State of New York; that he/she is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of Wesley Hills, and designated on the Town of Ramapo Map as Tax Lots 44.08-1-44.1, 44.08-1-44.2, and 41.08-1-34 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: 6 JAY CT. MONSEY 10952
Jay Court Holdings LLC by Dana Goldstein,
Sole Member, 6 Jay Ct, Monsey, NY 10952

Sworn to before me this

25 day of Sept 2025

Sandra Beth Saffer
Notary Public

SANDRA BETH SAFFER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6436883
Qualified in Rockland County
My Commission Expires July 25, 2026

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

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

- | | |
|--|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> County/State Land or Right-of-Way | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above. _____
N/A

Location of Parcel(s) _____

Referral Agencies: (Please check with the Village Office to make sure that the appropriate agencies, as needed, receive copies of your application and plans for their review.)

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> Town of Ramapo Dept. of Public Works |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Planning |
| <input type="checkbox"/> RC Soil and Water Cons. Dist. | <input type="checkbox"/> RC Dept. of Environmental Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> RC Sewer District #1 | <input type="checkbox"/> Town of Ramapo Building Dept. |
| <input type="checkbox"/> Rockland County 911 | |

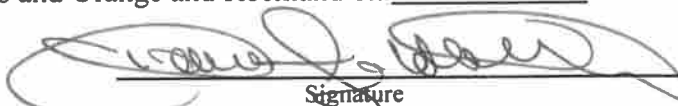
Adjacent Municipality _____ N/A

(AS APPLICABLE)

TO ALL APPLICANTS - YOU MUST SEND A COPY OF APPLICATIONS AND PLANS TO:

Regional Manager
Orange and Rockland
75 West Route 59
Spring Valley, NY 10977

I have informed the above checked agencies and Orange and Rockland on _____.



Signature
9/25/05

Date

Applicant's Signature and Certification

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

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

Mailing Address PO Box 515, Pomona, NY 10970

SWORN to before this
1st day of October, 2025

[Signature]
Notary Public

Yves Y Levy
Notary Public, State of New York
No. 01LE6444193
Qualified in Westchester County
Commission Expires November 21, 2026

Owner/Applicant's Consent Form to Visit Property

I, Dana Goldstein, owner/applicant of the property described in application submitted to the town/village board, planning board, zoning board of appeals, and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question for the purposes incidental to the within application at a reasonable time during the day and upon reasonable notice to the owner or tenant in possession.

[Signature]
Owner/Applicant

SWORN to before this
25th day of September, 2025

[Signature]
Notary Public

SANDRA BETH SAFFER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6436883
Qualified in Rockland County
My Commission Expires July 25, 2026

Affidavit of Ownership/Owner's Consent

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

I, Dana Goldstein being duly sworn, hereby
depose and say that I reside at: _____
6 Jay Court, Monsey, NY 10952
in the county of Rockland in the state of New York.

I am the (* Sole Member of Jay Court Holdings LLC) owner in fee simple of premises located at:
44.08-1-44.1, 44.08-1-44.2, 41.08-1-34

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office ~~in the~~ ~~office of~~ ~~conveyances~~ ~~page~~
as Instrument Nos. 2024-00004411, 2024-00005390, and 2024-00005396.

Said premises have been in my/its possession since 2/16/2024. Said premises are
also known and designated on the Town of Ramapo
Tax Map Lot – No. 44.08-1-44.1, 44.08-1-44.2, 41.08-1-34 Map Date 5/15/2024
Current Zoning R-35

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

Owner _____
Mailing Address Jay Court Holdings LLC by Dana Goldstein
Sole Member, 6 Jay Ct, Monsey NY 10952

SWORN to before this
25th day of September, 2025
Sandra Beth Saffer
Notary Public

SANDRA BETH SAFFER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6436883
Qualified in Rockland County
My Commission Expires July 25, 2026

* 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, Steven Saffer, 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

Dana Goldstein, 6 Jay Court, Monsey, NY 10952

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

2. To the Planning 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 _____;
- 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*) _____;

Reinstatement of final plat approval

To permit construction, maintenance and use of _____
To change and reconfigure 3 lots into 2 lots

3. Premises affected are in a R-35 zone and from the town of
Ramapo tax map, the property is know as:

Tax Map Lot – No. 44.08-1-44.2, 44.08-1-44.1, 41.08-1-34

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.

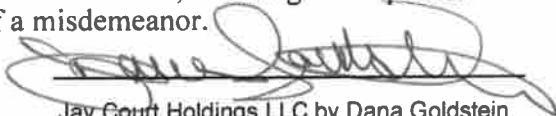
5. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the ~~Town~~/Village of Wesley Hills in the petition, request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


Jay Court Holdings LLC by Dana Goldstein
Sole Member, 6 Jay Ct, Monsey, NY 10952

SWORN to before this

25th day of September, 2025



Notary Public

SANDRA BETH SAFFER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6436883
Qualified in Rockland County
My Commission Expires July 25, 2026

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 LABELED STAMPED ENVELOPES.

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED


APPLICANT

9/23/2025

DATED



EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, R.L.L.P.

Four Laurel Road
New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-654-4141

PLANNING BOARD VILLAGE OF WESLEY HILLS

NARRATIVE SUMMARY

JAY COURT SUBDIVISION

2 Charlotte Drive & 110/116 East Willow Tree Road

Jay Court subdivision is a resubdivision of three existing tax lots: 41.08-1-34, 41.08-1-44.1, and 41.08-1-44.2 in the R-35 district. As a result of the resubdivision, Lot 34 and 44.2 were merged into New Lot 1 and Lot 44.1 was slightly altered into New Lot 2. The subdivision was approved by the Planning Board on July 24, 2024. As was noted in the approval resolution (attached) no variances were needed. The project had been reviewed by the Village Engineer and the Village's Planning Consultant.

After approval, the applicant sent check prints to be reviewed by the Village's consultants for compliance with the approval. This is a necessary step before the Planning Board Chairman signs the plat.

During the check print process, and for the first time during the review of this subdivision, the Building Inspector determined that Lot 1 did not have sufficient road frontage. See Building Inspector's letter dated March 26, 2025, submitted herewith.

Old Lot 34/New Lot 1 has frontage on the cul-de-sac of Charlotte Drive and on East Willow Tree Road. Prior to resubdivision, Old Lot 34 had road frontage of 86.29 feet. After resubdivision, New Lot 1 had the same road frontage of 86.29 feet. While the Zoning Code generally requires 100 feet of road frontage, there is a special provision for lots fronting a cul-de-sac: "Minimum lot frontage may be reduced by the Planning Board for residential lots fronting on culs-de-sac or on streets with a center-line radius of 100 feet or less, and in the R-15 District minimum lot frontage for such lots may be reduced to 50 feet." (Zoning Code, Table of Dimensional Requirements, Note 2.)

Old Lot 34/New Lot 1's reduced frontage has thus been approved *twice* by the Planning Board: once when the original subdivision was approved, and again when the current resubdivision was approved.

After resubdivision, New Lot 1 has road frontage of 35.02 feet. Since New Lot 1 has conforming road frontage on Charlotte Drive, the East Willow Tree Road frontage is irrelevant for purposes of conforming to the Zoning Code. However, the lot frontage of

Lot 1 has *increased* by ten feet (from 25.02 feet to 35.02 feet) along East Willow Tree Road.

Based on the Building Inspector's determination, the applicant applied to the ZBA for relief. It sought both an appeal of the determination or, in the alternative, variances. The ZBA granted variances for both street frontages (Charlotte Court and East Willow Tree Road) upon condition that the East Willow Tree Road driveway be gated to prevent through-traffic. The applicant accepts that condition.

Unfortunately, because of the Building Inspector's untimely review and the time needed to get through the ZBA process, the final plat approval expired. The applicant now seeks reinstatement of the final plat approval.

SEQRA and GML Status

This is a continuation of the original subdivision action under SEQRA. The Board, as lead agency, determined that it was a Type II action, as it is a merger of three lots into two lots.

The subject parcel is not within 500 feet of a State or County feature. No referral to the Rockland County Planning Department is needed.

Dated: September __, 2025
New City, New York

EMANUEL LAW P.C.

By: _____
Ira M. Emanuel, Esq.
Attorney for Applicant