



PLANNING BOARD MEETING AGENDA

December 18, 2025 at 7:30 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

ROLL CALL

CONTINUED PUBLIC HEARING

1. **THE APPLICATION SUBMITTED BY MARK FRIEDMAN FOR SITE PLAN AND SPECIAL PERMIT.** Affecting property located on the eastern side of Martha Road, 350 feet south of Grandview Avenue. Designated on the Town of Ramapo Tax Map as Parcel ID# 41.14-1-62. Subject property is located at 12A Martha Road.

DISCUSSIONS

2. **DISCUSSION ON THE APPLICATION OF TZVI LEFKOWITZ FOR A CLEARING/FILLING/EXCAVATING PERMIT.** Designated on the Town on Ramapo Tax Map as Parcel ID#41.07-2-31. Subject property is located at 34 Willow Tree Road.
3. **DISCUSSION OF THE APPLICATION SUBMITTED BY MENDEL KIRSH FOR SITE PLAN AND SPECIAL PERMIT.** Affecting property located on the southern side of Pearl Drive. Designated on the Town of Ramapo Tax Map as Parcel ID# 41.14-1-38. Subject property is located at 1 Pearl Drive.
4. Discussion of the Proposed Zoning Law Amendment Regarding Sidewalks.

APPROVAL OF MINUTES

November 25, 2025

5. November 25, 2025

ADJOURNMENT

November 21, 2025

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

Re: 12A Martha Road
Monsey, NY 10952
Tax Lot 41.14-1-62

Attached please find a plan revised based upon comments received.

Comments from Civil Design Works LLC dated April 23, 2025

1. **Site plans must be provided showing proposed grading, utilities, soil erosion control, landscaping and construction details as may be required.** The grading, utilities, and erosion control are shown on sheet 3. Details are on sheet 5. The landscaping information is on the landscape architect's plan.
2. **The required variances should be noted on the bulk table.** The variances required are shown on the bulk table on sheet 3.
3. **Trees to be removed or saved should be denoted on the plans.** The trees to be removed have an X through them.
4. **Drainage calculations must be provided to account for the new tennis court.** Calculations are now provided.

Comments from Nelson Pope Voorhis dated April 18, 2025

1. **The applicant's attorney provides a discussion of how the newly proposed tennis court complies with the several special permit requirements of Section 230-22 General Standards. These standards, and the applicant attorney's notes, are as follows: All special permit uses shall comply with the following standards, in addition to the site plan standards of Article X of this chapter The Planning Board shall attach such additional conditions and safeguards to any special permit as are, in its opinion, necessary to insure initial and continual conformance to all applicable standards and requirements.**
 - a. **The location and size of the special permit use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the area in which it is located. Note: the applicant's attorney notes that three other nearby homes with tennis court enclosures of 6,800 sf, 5,300 sf, and 7,400 sf.**
 - b. **The location, nature and height of buildings, walls and fences and the nature and extent of existing or proposed plantings on the site are such that the special permit use will not hinder or discourage the appropriate development and use of adjacent land and buildings. Note: the**

Civil Tec Engineering & Surveying P.C.

139 Lafayette Avenue, 2nd Floor, Suffern, NY 10901 Tel 845.547.2241 Fax 845.547.2243
111 Main Street, Chester, NY 10918 Tel 845.610.3621

Civil-Tec.com

applicant's attorney notes that the proposed tennis court "is located in a corner of the subject property, within bounds and away from the remainder of the developed area of the property. Yard variances are not needed for the tennis court."

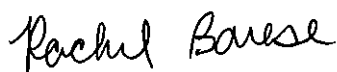
- c. **Operations in connection with any special permit use will not be more objectionable to nearby properties by reason of noise, traffic, fumes, vibration or other characteristics than would be the operations of permitted uses not requiring a special permit. Note: the applicant's attorney notes, "Tennis courts are similar to other sports courts with bouncing balls, such as half-court basketball courts (900 sf) or pickleball courts (1600 sf). Neither require a special permit as they are smaller than 2500 sf."**
 - d. **Parking and loading areas will be of adequate size for the particular special permit use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety. Note: the applicant's attorney notes that no additional parking or loading areas are required.**
 - e. **The special permit use will not result in diminution of the value of property in the neighborhood or a change in the character of the neighborhood in which the use would be situated. Note: the applicant's attorney notes, "The proposed tennis court is in keeping with amenities associated with larger, more expensive homes now being built."**
 - f. **While the subject site is large and the proposed tennis court requires no setback variances, we recommend that the Planning Board consider reducing the size of the tennis court enclosure, and consider the need for additional landscaping to minimize noise and visual impacts to the adjacent residences. The applicant is not proposing to reduce the size of the tennis court. It is a large parcel. The court was previously reduced by cutting the corners on angles.**
2. **As the application progresses, please:**
- a. **Please note the size of the proposed tennis court enclosure of 7,200 sf on the plans. The area is 7,000 SF and is now noted.**
 - b. **While the submitted plans appear to note the locations of existing and proposed trees, please submit a landscaping plan for the site. The landscape architect has provided a plan.**
 - c. **Include a legend on the site plan so that all the features are clearly recognizable. (e.g., existing trees, trees to be removed, various surfaces, etc.) Additional information is now labeled.**
 - d. **If possible, more clearly show impervious versus pervious surfaces such as gravel or grass areas. Additional labels are now provided.**
 - e. **Please note the surface under the pergola (paved, grass, gravel, etc.) The tennis court was previously reduced by cutting the corners on angles.**
 - f. **Please call out the several newly requested variances on the Bulk Table. They are listed as being required.**
 - g. **Provide more detail on the site's proximity to a nearby stream or waterbody, as noted in the SEAF, 13.a. The closest watercourse is off site**

and is the discharge from Bockar Lake (in Willow Tree Park). It is on the other side of Grandview Avenue.

3. **To minimize the amount of impervious surfaces at the property, consider reducing the size of the driveway and parking pad, the size of the proposed pool patio, and the utilization of porous concrete, gravel and pavement where applicable.** The driveway is now shown with portions that are gravel/pervious.
4. **We defer to the Village engineer on drainage impacts on the site.** Comment noted.
5. **We recommend that the proposed be listed as an Unlisted action.** Comment noted.
6. **Due to the property's proximity to Grandview Avenue (County Route 80), the boundary with the Town of Ramapo and the Village of Montebello, this application will need to be referred to the Rockland County Planning Department as required under General Municipal Law Section 239-m and nn.** Comment noted.

Please contact me at (845) 547-2241 or by email at rbarese@civil-tec.com with any questions or concerns you may have.

Sincerely,



Rachel Barese, P.E.
President



Job Name: 12A Martha Road
Address: 12A Martha Road
Municipality: Village of Wesley Hills
SBL: 41.14-1-62
Date: Jul-21
Rev Date: Nov-25

DRYWELL CALCULATIONS

Total Area 1.84 acres

Existing Conditions:

Impervious Area: 0.3 acres
Lawn: 1.54 acres

Proposed Conditions:

Impervious Area: 0.62 acres
Lawn: 1.22 acres

Design Storm:

100 year storm, 24 hour rainfall
9 inches

Soil Characteristics:

Soil Type:
Hydrologic Soil Group: C
Existing Curve Number: 78
Proposed Curve Number: 80

Soil Percolation Rate:

Based on Soil Testing
Rate: 0.10 inches/min
Diameter: 12 inches

Perc rate

0.00833 CF/SF/min
12.00 CF/SF/day

Required Storage Volume:

Use 100 year, 24 hour rainfall

Existing Conditions:

$$S=(1000/CN)-10$$

2.82

$$Q=(P-0.2S)^2/(P+0.8S)$$

6.32

Proposed Conditions

$$S=(1000/CN)-10$$

2.50

$$Q=(P-0.2S)^2/(P+0.8S)$$

6.57

Difference in Runoff Depth:

0.25 inches

Storage volume

1643.50 CF

Drywell Storage Volume

Required Storage Volume= 1643.50 CF

Use:

5.5 ft diameter drywell

5.5 ft depth

18 inch stone surround

0.4 Void Space for Stone

Area of Drywell

23.75 SF

Area Including Stone

56.72 SF

Area of Stone

32.97 SF

Volume of Diameter

130.60 CF

Volume of Stone

266.41 CF

Volume after Voids

106.56 CF

Volume Storage

237.17 CF

Drywell percolation - 24 hours:

Side wal area

94.99 SF

Assume no percolation in bottom area

Percolation Volume
1139.82 CF/day

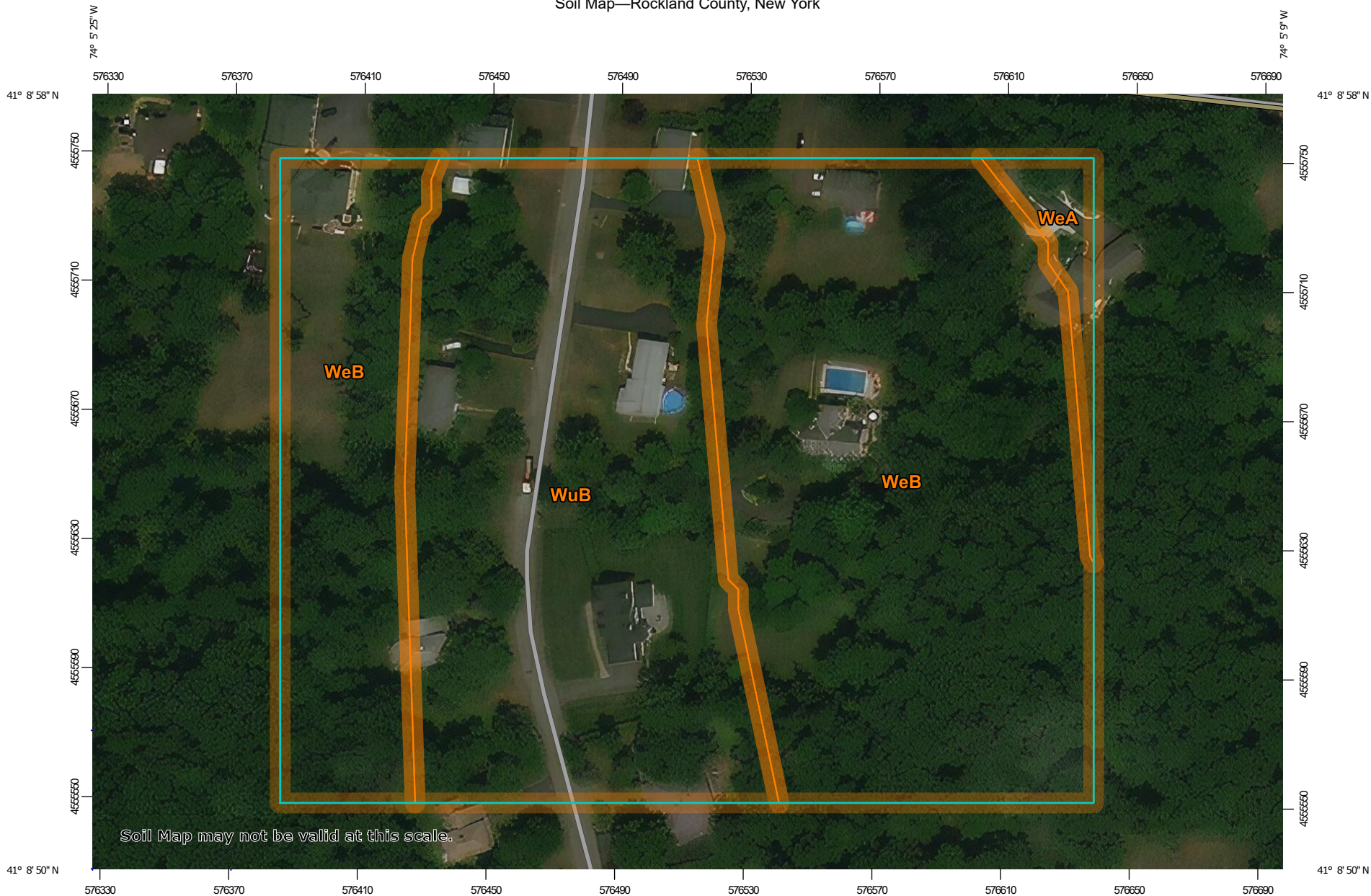
Total drywell Volume - 24 hours
1376.99 CF

Calculate drywells required:
1.19

Use 2 drywells
2753.98 CF
2753.98 > 1643.50

WATERSHED/ SUBBASIN ID	HYDROLOGIC GROUP	COVER TYPE	HYDROLOGIC COND.	TOTAL AREA(AC)	IMPERVIOUS AREA			PERVIOUS AREA			WEIGHTED CN
					AREA(AC)	CN	A * CN	AREA(AC)	CN	A * CN	
Existing											
		Impervious	Good	0.30	0.30	98	29.40	0.00	98	0.00	98
	C	Lawn	Good	1.54	0.00	98	0.00	1.54	74	113.96	74
TOTAL:				1.84	0.30		29.40	1.54		113.96	78
Proposed											
		Impervious	Good	0.62	0.62	98	60.76	0.00	98	0.00	98
	C	Lawn	Good	1.22	0.00	98	0.00	1.22	74	90.28	74
TOTAL:				1.84	0.62		60.76	1.22		90.28	82

Soil Map—Rockland County, New York



Map Scale: 1:1,690 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84





MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockland County, New York
Survey Area Data: Version 18, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
WeA	Wethersfield gravelly silt loam, 0 to 3 percent slopes	0.3	2.4%
WeB	Wethersfield gravelly silt loam, 3 to 8 percent slopes	7.4	58.7%
WuB	Wethersfield-Urban land complex, 2 to 8 percent slopes	4.9	38.9%
Totals for Area of Interest		12.5	100.0%

Rockland County, New York

WeB—Wethersfield gravelly silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9v5l

Elevation: 30 to 690 feet

Mean annual precipitation: 47 to 50 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 135 to 215 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Wethersfield and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wethersfield

Setting

Landform: Hills, till plains

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy acid till derived mainly from reddish sandstone, shale, and conglomerate, with some basalt

Typical profile

H1 - 0 to 13 inches: gravelly silt loam

H2 - 13 to 22 inches: gravelly loam

H3 - 22 to 60 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 20 to 38 inches to densic material

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F145XY012CT - Well Drained Dense Till Uplands

Hydric soil rating: No

Minor Components

Charlton

Percent of map unit: 5 percent

Hydric soil rating: No

Cheshire

Percent of map unit: 5 percent

Hydric soil rating: No

Riverhead

Percent of map unit: 5 percent

Hydric soil rating: No

Wallington

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Rockland County, New York

Survey Area Data: Version 18, Jun 11, 2020

Rockland County, New York

WuB—Wethersfield-Urban land complex, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9v5p
Elevation: 0 to 710 feet
Mean annual precipitation: 47 to 50 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 135 to 215 days
Farmland classification: Not prime farmland

Map Unit Composition

Wethersfield and similar soils: 50 percent
Urban land: 25 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wethersfield

Setting

Landform: Hills, till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy acid till derived mainly from reddish sandstone, shale, and conglomerate, with some basalt

Typical profile

H1 - 0 to 13 inches: gravelly silt loam
H2 - 13 to 22 inches: gravelly loam
H3 - 22 to 60 inches: gravelly fine sandy loam

Properties and qualities

Slope: 2 to 8 percent
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Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F145XY012CT - Well Drained Dense Till Uplands

Hydric soil rating: No

Description of Urban Land

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: Unranked

Minor Components

Wallington

Percent of map unit: 5 percent

Hydric soil rating: No

Charlton

Percent of map unit: 5 percent

Hydric soil rating: No

Cheshire

Percent of map unit: 5 percent

Hydric soil rating: No

Riverhead

Percent of map unit: 5 percent

Hydric soil rating: No

Udorthents

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Rockland County, New York

Survey Area Data: Version 18, Jun 11, 2020

**12A Martha Road
Village of Wesley Hills
Percolation/Deep Tests
October 14, 2021**

Test performed by Devin Crichlow, signed off by Rachel Barese, P.E.

Hole 1

Deep Test:

0'-1' topsoil

1'-4' Brown silt/clay with stones 1" – 4"

4'-10' Red silt/clay with stones 1" – 4"

Bedrock reached at 10'

No signs of groundwater

24" perc test at 6'

Run 1- 40 seconds

Run 2- 1 minute 12 seconds

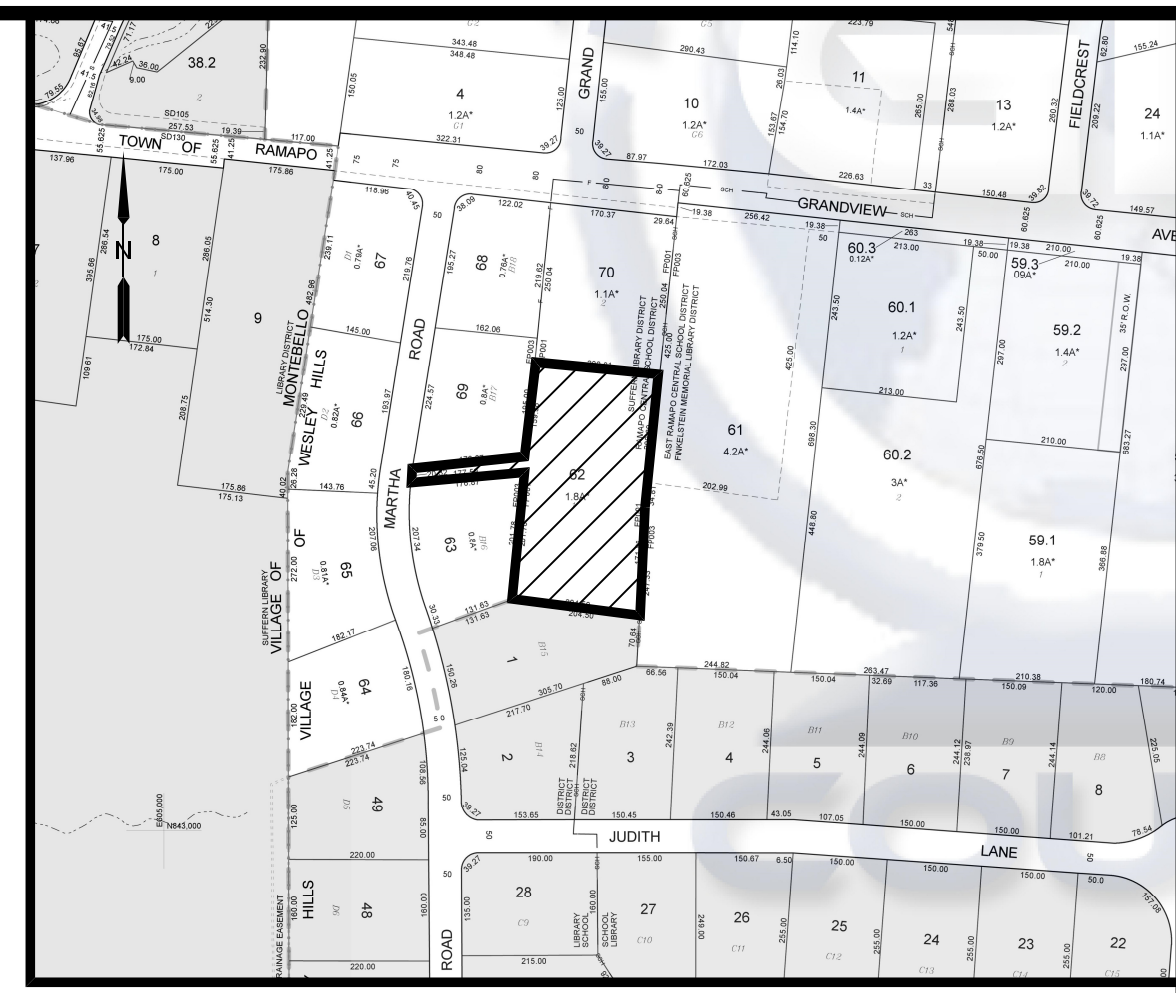
Run 3- 1 minute 31 seconds

Run 4- 1 minute 44 seconds

Run 5- 1 minute 46 seconds

Run 6- 1 minute 50 seconds





VICINITY MAP
1" = 300'

GENERAL NOTES

1. BASED ON THE VILLAGE OF WESLEY HILLS TAX MAP, THIS LOT IS 62 ON MAP 41.14 BLOCK 1.
2. AREA OF TRACT: 80,253 SQ FT OR 1.8424 AC
3. ZONE: R-50
4. NUMBER OF PROPOSED LOTS: 1
5. RECORD OWNER: DEVORAH & MARK FRIEDMAN
12A MARTHA ROAD
MONSEY, NY 10952
SAME
6. APPLICANT:
7. EXISTING USE: RESIDENTIAL
8. PROPOSED USE: SINGLE FAMILY RESIDENCE
9. THIS PLAT DOES NOT CONFLICT WITH THE OFFICIAL COUNTY MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW.
10. ALL HOUSES TO BE SEWERED BY GRAVITY WITH A MIN. SLOPE OF 2%.
11. THE INDIVIDUAL LOTS ARE DESIGNATED WITH THE TAX LOT NUMBER SHOWN THUS
12. 3/4" CORNER IRON PIPES TO BE SET BEFORE C.O. IS ISSUED.
13. ALL NEW UTILITIES TO BE UNDERGROUND.
14. FIRE DISTRICT - MOLESTON
15. SCHOOL DISTRICT - SUFFERN CENTRAL
16. WATER DISTRICT - RAMAPO CONSOLIDATED WATER DISTRICT. WATER SUPPLY BY SUEZ WATER
17. ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. & G.S. DATUM.
18. ELECTRIC DISTRICT - ORANGE & ROCKLAND
19. SEWER DISTRICT - BENEFITED AREA NO. 5
20. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS MAP, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE REPORT.
21. BASEMAP FROM A SURVEY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC DATED JULY 6, 2020.
22. ALL FOOTING DRAINS SHALL BE PUMPED AND DAYLIGHTED.
23. BASEMENT SHALL HAVE A ZOELLER 1/2 HP SUBMERSIBLE SUMP PUMP OR APPROVED EQUAL.

IMPERVIOUS IN FRONT YARD: 4,347 SF (DRIVEWAY)	LOT COVERAGE:
AREA OF FRONT YARD: 22,624 SF	DRIVEWAY 5,446 SF
FRONT YARD IMPERVIOUS RATIO: 4,347 SF IMPERVIOUS/22,624 SF = 0.19	DWELLING 5,275 SF
BUILDING COVERAGE CALCULATION: 9,371 SF TOTAL LIVING FLOOR AREA TOTAL FLOOR AREA INCLUSIVE: 9,766 SF 3,272 SF IN SINGLE STORY HEIGHT (GAZEBO INCLUDED) 3,272 SF/8,805 (5,533 SF IN TWO STORY HEIGHT) TOTAL BUILDING AREA = 0.37 0.37 X 0.05 = 0.0185 0.0185 + 0.10 = 0.1185 80,253 SF (LOT AREA) X 0.1185 = 9,509.98 SF MAXIMUM ALLOWABLE BUILDING COVERAGE PROVIDED BUILDING COVERAGE 8,805 SF TOTAL BUILDING COVERAGE < 9,509.98 SF MAXIMUM BUILDING COVERAGE ALLOWED 0.110 < 0.1185	GAZEBO, POOL EQUIPMENT 560 SF POOL, SPA, HOT TUB 1,100 SF POOL PATIO 2,280 SF WALKWAYS, WINDOW WELLS, STAIRS, TERRACES, ETC. 2,558 SF
	TOTAL 17,199 SF
	TOTAL IMPERVIOUS COVERAGE: 17,199 SF/80,253 SF = 0.21
	NO STEEP SLOPES
	PARKING CALCULATION: SINGLE FAMILY HOME REQUIRES 2 SPACES 2 GARAGE SPACES PROVIDED

Bulk Requirements: R-50 Single Family Residence

	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	Max. Building Coverage	Max. Building Height	Max. Exposed Building Height
Required	50,000 SF	100 FT	150 FT	50 FT	30 FT	75 FT	50 FT	0.2	0.15	0.1185	2.5 stories/25 FT	40 FT
Provided	80,253 SF	20.3 FT	381.6 FT	50 FT	87 FT	281 FT	28 FT	0.21	0.19	0.11	2 stories/23 FT	40 FT
Variances		Existing					Yes	Yes	Yes			

VARIANCES GRANTED ON SEPTEMBER 16, 2020

REFERENCES

1. BEING SECTION 41.14, BLOCK 1, LOT 62 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
2. LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2020 AT PAGE 1027 AT THE ROCKLAND COUNTY CLERKS OFFICE.
3. BEING LOT 1 ON A MAP ENTITLED "ARNOLD C. GILBERT", FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON OCTOBER 12, 1973 IN BOOK 86 ON PAGE 42 AS MAP NUMBER 4464.
4. TOTAL AREA = 80,253 SQUARE FEET OR 1.8424 ACRES.

- | | | |
|-------------------|-------|-------------------------------------|
| NOVEMBER 15, 2021 | REV 4 | REV PER VILLAGE ENGINEER'S COMMENTS |
| OCTOBER 27, 2021 | REV 3 | REV PER VILLAGE ENGINEER'S COMMENTS |
| OCTOBER 14, 2021 | REV 2 | REV PER SOIL TESTING |
| OCTOBER 6, 2021 | REV 1 | REV PER VILLAGE ENGINEER'S COMMENTS |

DATE: 12/7/2020

S.B.L. 41.14 - 1 - 62

BUILDING PERMIT PLAN APPROVED 2021

FOR

12A MARTHA ROAD

VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

DATE: 12/7/2020

139 Lafayette Avenue, 2nd Fl. 111 Main Street
Suffern, NY 10901 Chester, NY 10918
P 845.547.2241 - F 845.547.2243 845.610.3621

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

DRAWN BY: RB/LT

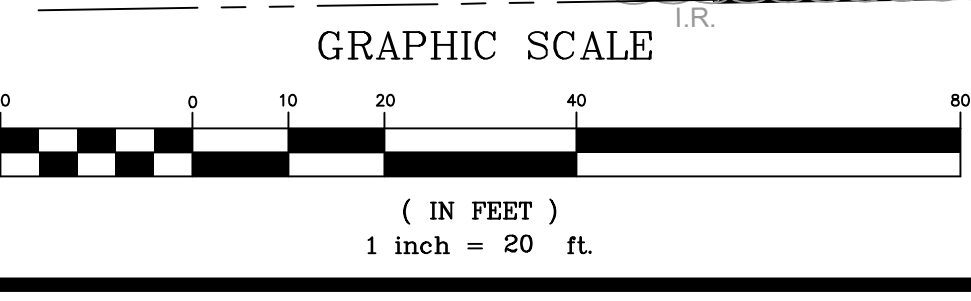
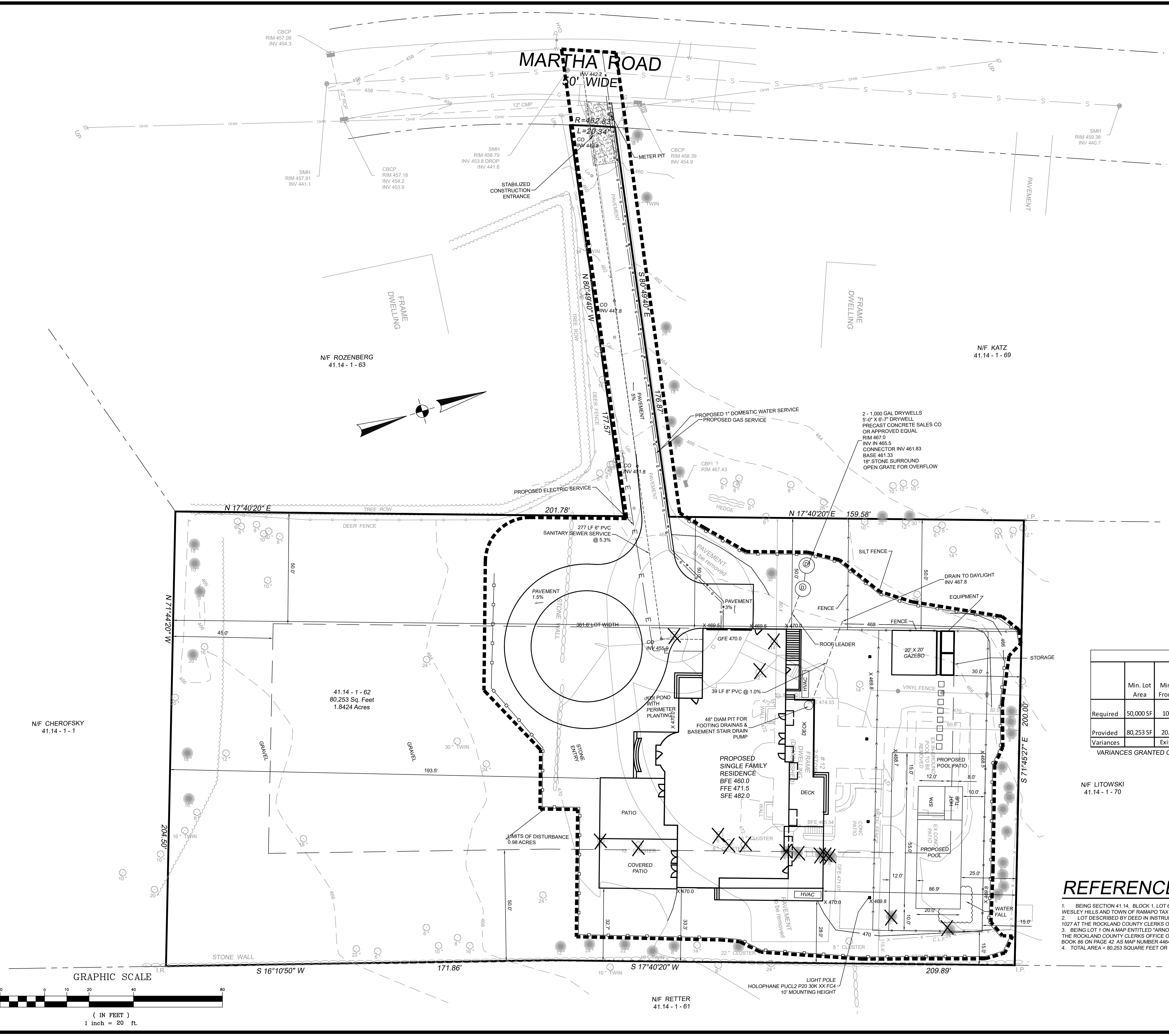
CHKD BY: RB/LT

JOB No. 3814

SCALE: 1"=20'

DWG No. 2 OF 5

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





VICINITY MAP
1" = 300'

GENERAL NOTES

1. BASED ON THE VILLAGE OF WESLEY HILLS TAX MAP, THIS LOT IS 62 ON MAP 41.14 BLOCK 1.
2. AREA OF TRACT: 80,253 SQ FT OR 1.8424 AC
3. ZONE: R-50
4. NUMBER OF PROPOSED LOTS: 1
5. RECORD OWNER: DEVORAH & MARK FRIEDMAN
12A MARTHA ROAD
MONSEY, NY 10952
6. APPLICANT: N/F KATZ
41.14 - 1 - 69
7. EXISTING USE: RESIDENTIAL
8. PROPOSED USE: SINGLE FAMILY RESIDENCE
9. THIS PLAT DOES NOT CONFLICT WITH THE OFFICIAL COUNTY MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW.
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23. BASEMENT SHALL HAVE A ZOEGLER 1/2 HP SUBMERSIBLE SUMP PUMP OR APPROVED EQUAL.

Lot Coverage:

Dwelling	5,510 SF
Covered Patio	422 SF
Deck	891 SF
Pergola (by Tennis)	1,048 SF
Front ramp/Walk/Canopy	625 SF
Pavios	863 SF
Rear basement stairs	184 SF
Sunroom	545 SF
Cabana/Storage/Equipmer	600 SF
Pool	1,144 SF
Pool patio	3,345 SF
Fire Pit	44 SF
Driveway	4,741 SF
Tennis Court	6,999 SF
Total	26,961 SF
Total Impervious Coverage	28426 SF/80253 SF
Variance Required	0.336

BUILDING COVERAGE CALCULATION:
 9,371 SF TOTAL LIVING FLOOR AREA
 TOTAL FLOOR AREA INCLUSIVE: 9,766 SF
 3,272 SF IN SINGLE STORY HEIGHT (GAZEBO INCLUDED)
 3,272 SF/8,805 (5,533 SF IN TWO STORY HEIGHT) TOTAL
 BUILDING AREA = 0.37
 0.37 X 0.05 = 0.0185
 0.0185 + 0.10 = 0.1185
 80,253 SF (LOT AREA) X 0.1185 = 9,509.98 SF MAXIMUM
 ALLOWABLE BUILDING COVERAGE
 PROVIDED BUILDING COVERAGE
 9,005 SF TOTAL BUILDING COVERAGE < 9,509.98 SF MAXIMUM
 BUILDING COVERAGE ALLOWED
 0.112 < 0.1185

*ALL EXISTING STRUCTURES ARE TO BE REMOVED
 NO STEEP SLOPES

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

FRONT YARD IMPERVIOUS DRIVEWAY 5,300 SF
 5,300 SF IMPERVIOUS/22,624 SF FRONT YARD = 0.23

Bulk Requirements: R-50 Single Family Residence

	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	Max. Building Coverage	Max. Building Height	Max. Exposed Building Height
Required	50,000 SF	100 FT	150 FT	50 FT	30 FT	75 FT	50 FT	0.2	0.15	0.1185	2.5 stories/ 25 FT	40 FT
Variations Previously Granted		20.3 FT					33 FT	0.26	0.169			
Provided	80,253 SF	20.3 FT	381.6 FT	50 FT	25 FT	281 FT	31.9 FT	0.36	0.23	0.112	2 stories/ 23 FT	40 FT
Variations		Existing		Yes			Yes	Yes	Yes			

VARIANCES ORIGINALLY GRANTED ON SEPTEMBER 16, 2020
 VARIANCE REQUIRED FOR 230-14.0(6) FOR MORE THAN TWO ACCESSORY STRUCTURES.
 SPECIAL PERMIT REQUIRED FOR AN ACCESSORY SPORTS COURT GREATER THAN 2,500 SF

N/F LITOWSKI
 41.14 - 1 - 70

- | | | |
|-------------------|-------|-------------------------------------|
| NOVEMBER 21, 2025 | REV 8 | REV PER COMMENTS |
| JANUARY 17, 2025 | REV 7 | REV FOR ZBA |
| DECEMBER 31, 2024 | REV 6 | REV UTILITIES |
| AUGUST 7, 2024 | REV 5 | REV FOR TENNIS COURT |
| NOVEMBER 15, 2021 | REV 4 | REV PER VILLAGE ENGINEER'S COMMENTS |
| OCTOBER 27, 2021 | REV 3 | REV PER VILLAGE ENGINEER'S COMMENTS |
| OCTOBER 14, 2021 | REV 2 | REV PER SOIL TESTING |
| OCTOBER 6, 2021 | REV 1 | REV PER VILLAGE ENGINEER'S COMMENTS |

REFERENCES

1. BEING SECTION 41.14, BLOCK 1, LOT 62 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING
2. LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2020 AT PAGE 1027 AT THE ROCKLAND COUNTY CLERKS OFFICE.
3. BEING LOT 1 ON A MAP ENTITLED "ARNOLD C. GILBERT", FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON OCTOBER 12, 1973 IN BOOK 86 ON PAGE 42 AS MAP NUMBER 4464.
4. TOTAL AREA = 80,253 SQUARE FEET OR 1.8424 ACRES.

DATE: 12/7/2020

S.B.L. 41.14 - 1 - 62

BUILDING PERMIT PLAN FOR 12A MARTHA ROAD

VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

DATE: 12/7/2020

DRAWN BY: RB/LT

CHKD BY: RB/LT

JOB No. 3814

SCALE: 1"=20'

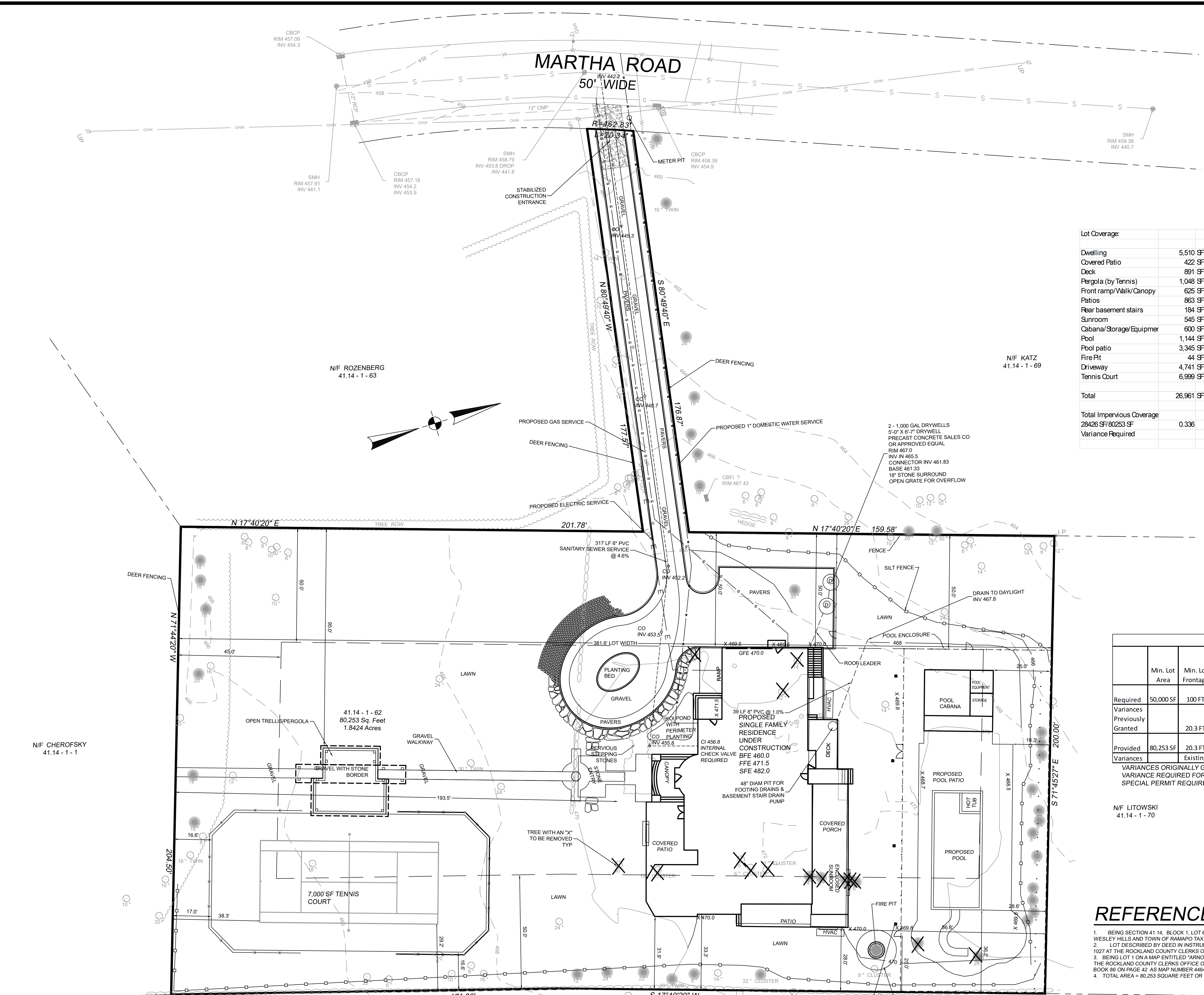
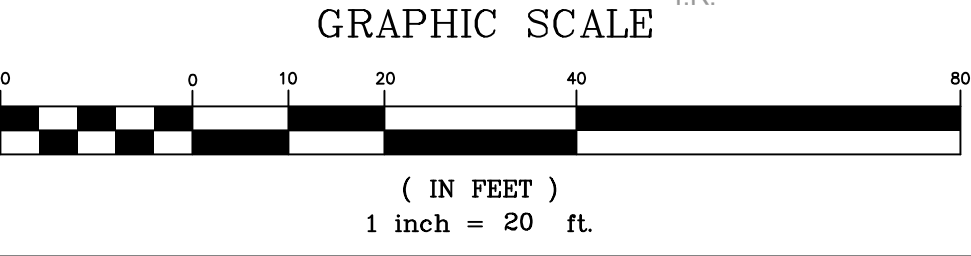
DWG No. 3 OF 5

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

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

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



MARTHA ROAD

50' WIDE

R=462.83
L=30.34

SMH
RIM 457.91
INV 441.1

SMH
RIM 458.79
INV 453.8 DROP
INV 441.8

SMH
RIM 459.38
INV 440.7

N/F ROZENBERG
41.14 - 1 - 63

N/F KATZ
41.14 - 1 - 69

N/F CHEROFSKY
41.14 - 1 - 1

N/F LITOWSKI
41.14 - 1 - 70

N/F RETTER
41.14 - 1 - 61

41.14 - 1 - 62
80,253 Sq. Feet
1.8424 Acres

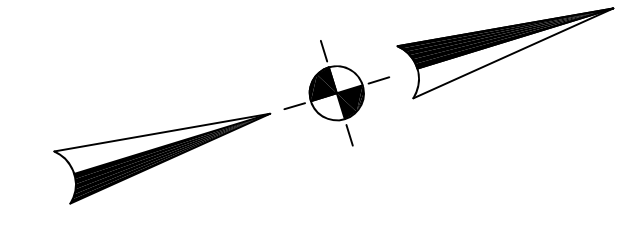
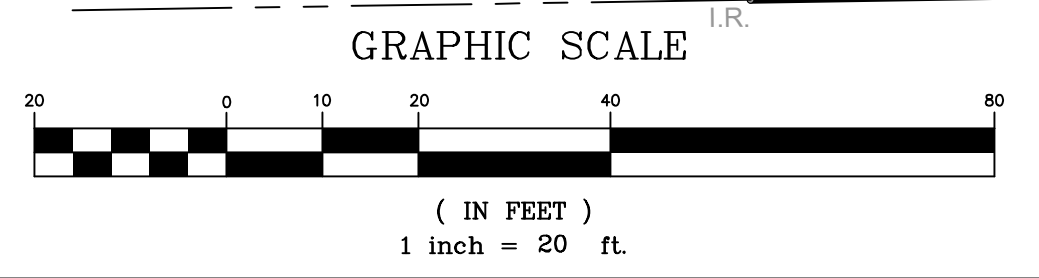
7,000 SF TENNIS COURT

PROPOSED SINGLE FAMILY RESIDENCE UNDER CONSTRUCTION
BFE 460.0
FFE 471.5
SFE 482.0

PROPOSED SINGLE FAMILY RESIDENCE
BFE 460.0
FFE 471.5
SFE 482.0

PROPOSED POOL PATIO
PROPOSED POOL PATIO

PROPOSED POOL
PROPOSED POOL



DATE	ISSUE	DESCRIPTION	REVISIONS
NOVEMBER 21, 2025	REV 3	REV PER COMMENTS	
JANUARY 17, 2025	REV 2	REV FOR ZBA	
DECEMBER 31, 2024	REV 1	REV UTILITIES	

S.B.L. 41.14 - 1 - 62
OVERLAY PLAN
FOR
12A MARTHA ROAD
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

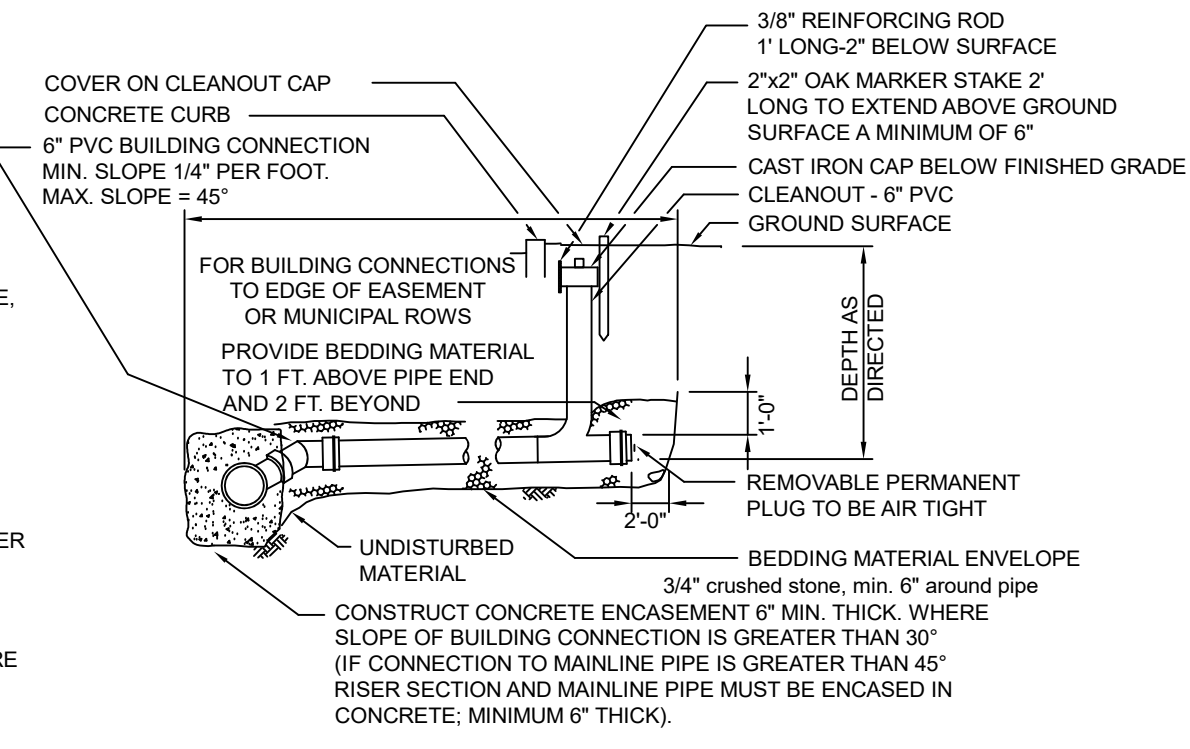
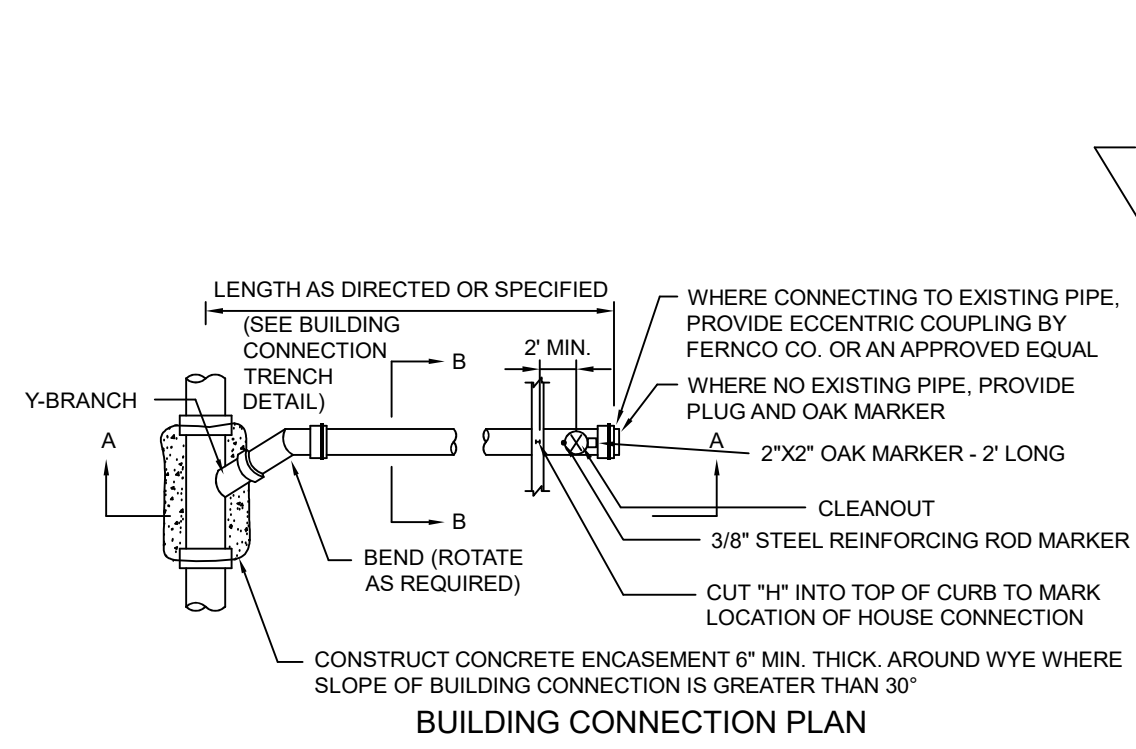
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901
P 845.547.2241 - F 845.547.2243

111 Main Street Chester, NY 10918
845.610.3621

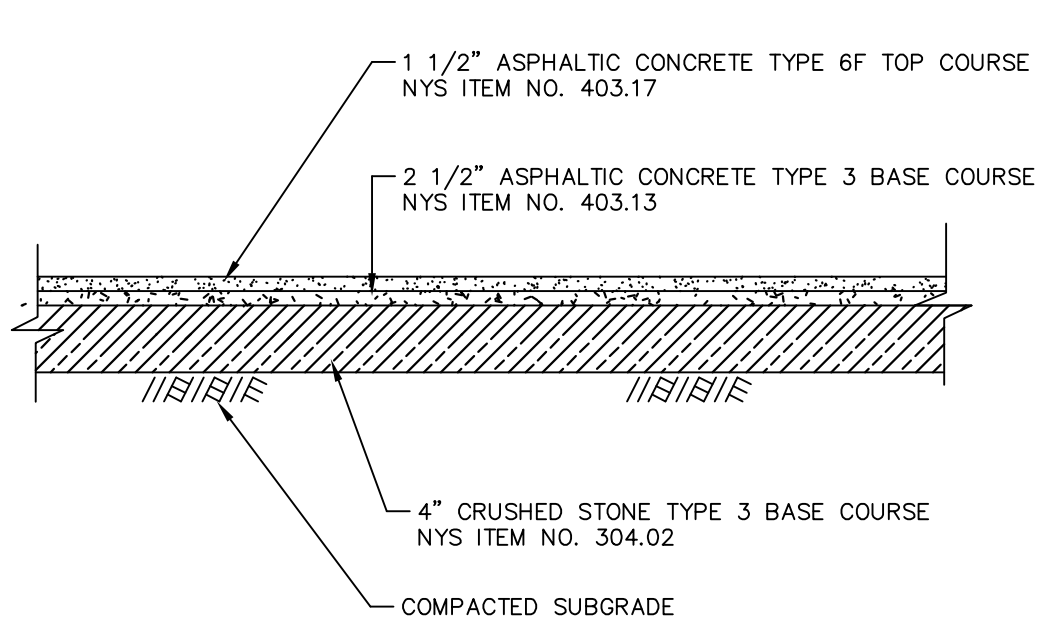
Civil Engineering & Land Surveying Services that Build Confidence
www.Civil-Tec.com

DATE: 10/28/24
DRAWN BY: DC
CHKD BY: RB/LT
JOB No. 3814
SCALE: 1"=20'
DWG No. 4 OF 5

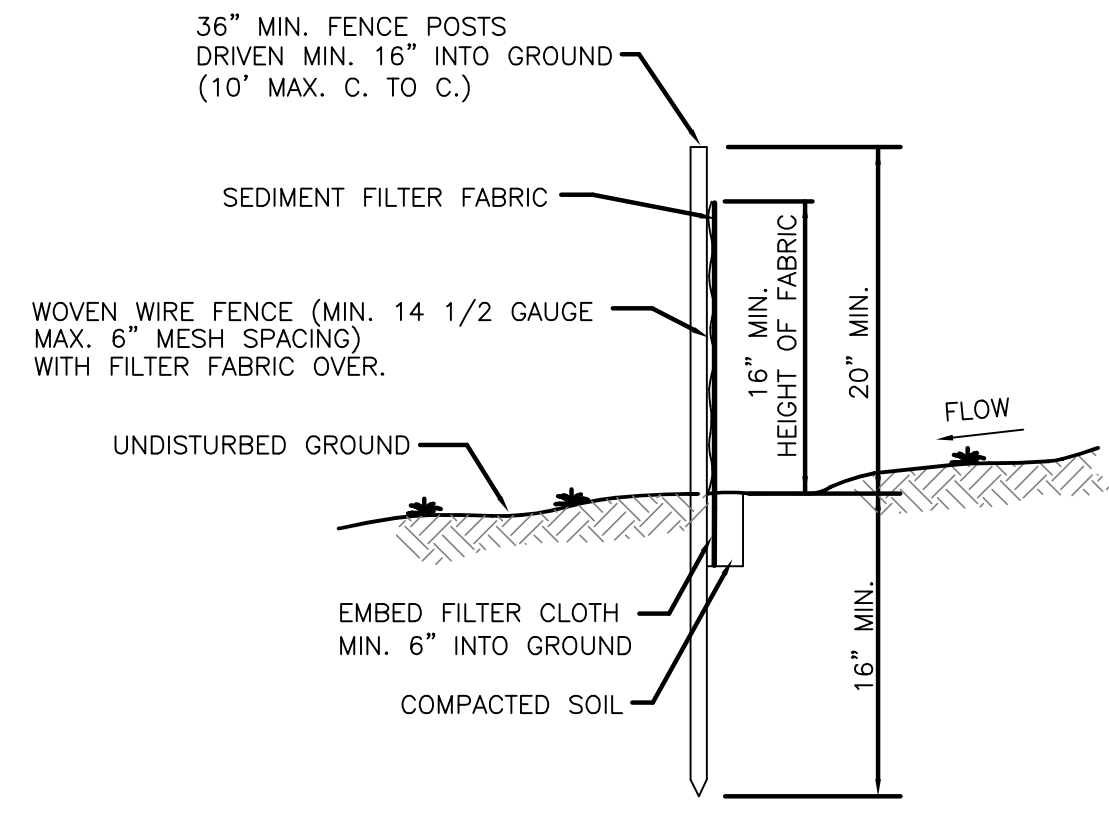
Rachel B. Barese, P.E.
N.Y. Lic. No. 90143



BUILDING CONNECTION DETAIL
N.T.S.

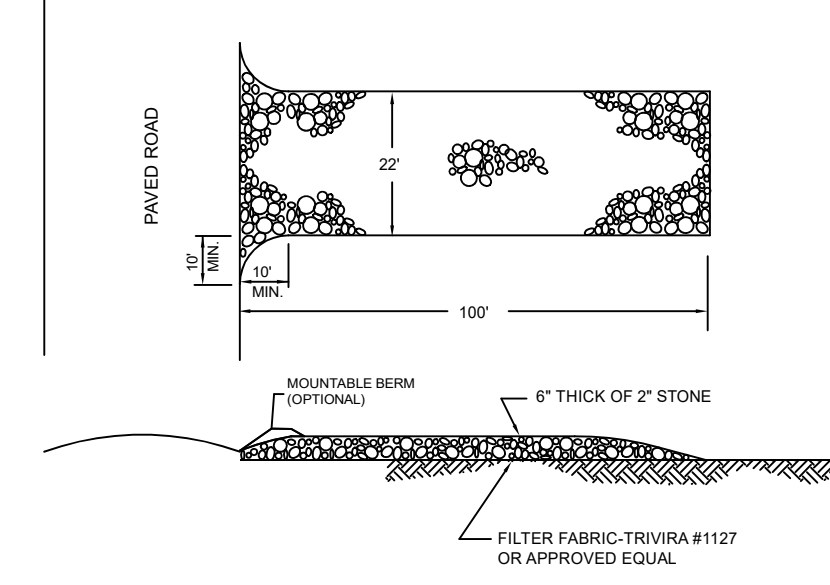


TYPICAL DRIVEWAY PAVEMENT SECTION
SCALE: N. T. S.



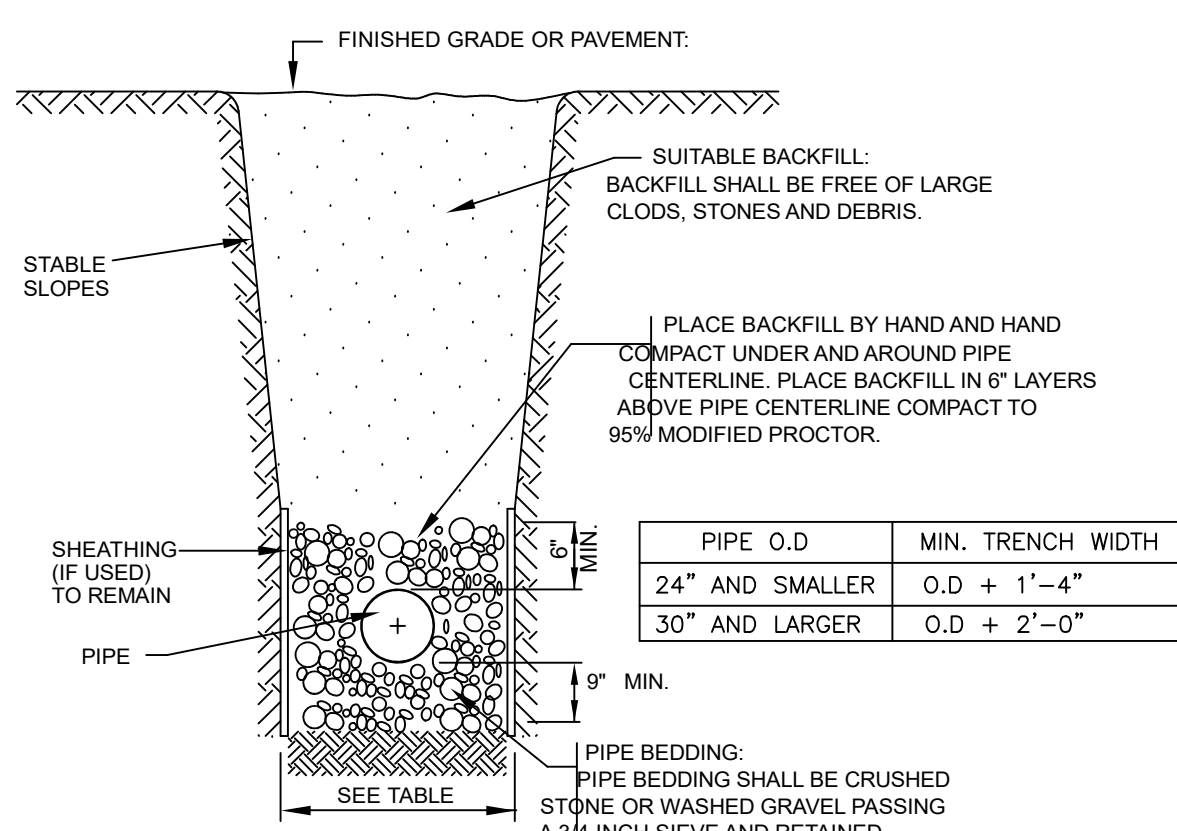
SECTION SILT FENCE
N.T.S.

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

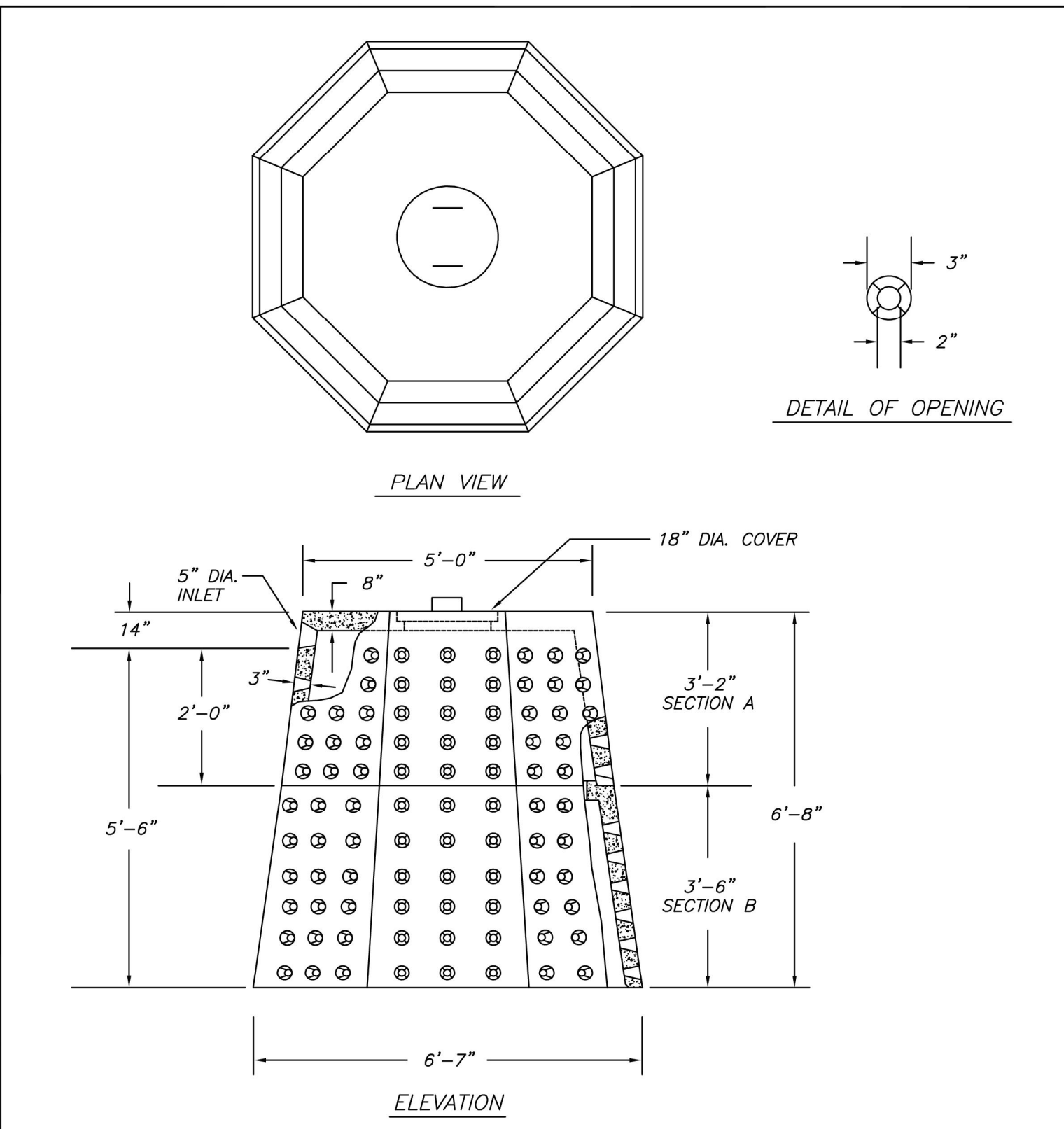


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

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



TYPICAL TRENCH DETAIL (STORM SEWER)
N.T.S.



NOTES :

- CONCRETE TO TEST 4000 PSI @ 28 DAYS
- STEEL REINFORCEMENT-ASTM-A-615
- SECTION A - 370 GALLONS 6'-0" ACROSS BOTTOM WEIGHT - 2,000 LBS.
- SECTION B - 630 GALLONS 6'-7" ACROSS BOTTOM WEIGHT - 4050 LBS
- LOAD RATING - HS20

Precast Concrete Sales Co.
123 Route 303 Valley Cottage, N.Y. 10989
Tel. (845) 268-4949 - Fax (845) 268-4376

CONT.	5'-0" x 6'-7" DRYWELL TWO SECTIONS	
JOB	DATE	DRAWN BY
	02/09	AT
		DRAWING NO.
		705-A/B

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

DATE	ISSUE	DESCRIPTION	REVISIONS
NOVEMBER 21, 2025	REV 8		REV PER COMMENTS
JANUARY 17, 2025	REV 7		REV FOR ZBA
DECEMBER 31, 2024	REV 6		REV UTILITIES
AUGUST 7, 2024	REV 5		REV FOR TENNIS COURT
NOVEMBER 15, 2021	REV 4		REV PER VILLAGE ENGINEER'S COMMENTS
OCTOBER 27, 2021	REV 3		REV PER VILLAGE ENGINEER'S COMMENTS
OCTOBER 14, 2021	REV 2		REV PER SOIL TESTING
OCTOBER 6, 2021	REV 1		REV PER VILLAGE ENGINEER'S COMMENTS

S.B.L. 41.14 - 1 - 62

BUILDING PERMIT PLAN
FOR
12A MARTHA 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

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

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

DATE: 7/21/21

DRAWN BY: RB/LT

CHKD BY: RB/LT

JOB No. 3814

SCALE: AS SHOWN

DWG No. 5 OF 5

WeinbergLim Engineering

(845) 570-0401

office@weinberglim.com

August 13, 2025
Village of Wesley Hills Building Department
432 NY-306
Monsey, NY 10952

Narrative Summary for:

Proposed Site Restoration for 34 Willow Tree Road (Tax Lot 41.07-2-31)

WeinbergLim Engineering (WLE) has been retained to prepare an engineering plan showing restoration of the subject property in the Village of Wesley Hills. We have noticed that fill has been placed and trees have been removed on the property within the stream corridor.

The Site Restoration Plan dated 07/18/2025, prepared by WLE (copy attached) shows restoration works that are to be completed by the property owner. Namely, the works include the removal of fallen tree trunks, branches, stumps, and any debris within the stream corridor, erosion control measures, tree planting and stabilization of disturbed areas by topsoiling and seeding.

The attached plan is based on an original site plan, with proposed restoration work added.

The effective FEMA regulatory lines such as the Floodway and Base Flood Elevation limits have been overlaid on the plan for reference.

VILLAGE OF WESLEY HILLS

FOR CLEARING, FILLING OR EXCAVATION OF LAND

Before proceeding with any land disturbance, please contact "Dig Safely New York" at 1-800-962-7962, a free service, to insure a safe dig.

APPLICANT: 720. Ieffkowitz / Rachel Sossen

STREET ADDRESS: 39 Quince Ln

CITY, STATE Monsey NY ZIP 10952

TELEPHONE NO.(S) 718 757 1603

PROJECT LOCATION

STREET LOCATION: 34 Willow tree Rd

TAX MAP SECTION 41.07 LOT _____

IF APPLICABLE: SUBDIVISION NAME _____
BLOCK 2 LOT 31

NAME OF PROJECT

1. BRIEFLY DESCRIBE NATURE AND PURPOSE OF LAND DISTURBANCE:

The purpose is to fix any mistakes that were done at this property

2. AREA TO BE DISTURBED (IN ACRES) 1/10

3. (A) ESTIMATED MAXIMUM QUANTITY OF MATERIAL TO BE EXCAVATED AND/OR REMOVED (10 trees) dont know yet 70 yrd Ra

(B) ESTIMATED MAXIMUM QUANTITY THAT WILL BE USED FOR REGRADING OR FILLING. (COMPUTED FROM CROSS SECTIONS OF A PROPOSED EXCAVATION OR DISTURBED AREA) ? if something its going to be removed

4. DESCRIBE ANY MATERIAL TO BE USED FOR LAND FILLING, AND, WHERE FILL IS TO BE BROUGHT ONTO THE PREMISES, ITS SOURCE, METHOD OF TRANSPORT AND ESTIMATED VOLUME only top soil for grass through the drive way dump truck

5. IS THERE A WELL AND/OR A SEWAGE DISPOSAL SYSTEM WITHIN FIFTY (50) FEET OF THE PROPOSED DISTURBED AREA? NO

6. STATE LOCATION AND PRESENT STATUS OF ANY PREVIOUS OPERATIONS OF THE TYPE CONTEMPLATED BY THIS LOCAL LAW OF THE PROPERTY WITHIN THE PRECEDING YEAR N/A

ESTIMATED COST OF SUCH WORK IN ACCORDANCE WITH THE STANDARDS OF THIS SECTION ?

"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."

SITE PLAN

A SITE PLAN MUST BE SUBMITTED WITH THIS APPLICATION SHOWING AT LEAST THE FOLLOWING:

- (1) THE AREA PROPOSED TO BE DISTURBED AND ITS RELATION TO NEIGHBORING PROPERTIES, TOGETHER WITH BUILDINGS, ROADS, AND NATURAL WATER COURSES, IF ANY, WITHIN 250 FEET OF THE BOUNDARIES OF THE SAID AREA. AN INSET MAP AT A REDUCED SCALE MAY BE USED, IF NECESSARY AND HELPFUL.
- (2) THE AREA THAT IS TO BE DISTURBED BY THE PROPOSED EXCAVATION OR LANDFILLING.
- (3) THE ESTIMATED MAXIMUM QUANTITY OF MATERIAL TO BE EXCAVATED AND/OR REMOVED AND THE ESTIMATED MAXIMUM QUANTITY THAT WILL BE USED FOR REGRADING OR FILLING, COMPUTED FROM CROSS SECTIONS OF A PROPOSED EXCAVATION OR DISTURBED AREA.
- (4) A DESCRIPTION OF ANY MATERIAL TO BE USED FOR LAND FILLING, AND, WHERE FILL IS TO BE BROUGHT INTO THE PREMISES, ITS SOURCE, METHOD OF TRANSPORT AND ESTIMATED VOLUME.
- (5) THE LOCATION OF ANY WELL, AND THE DEPTH THEREOF, AND THE LOCATION OF NATURAL WATERCOURSES, IF ANY, LOCATED WITHIN 50 FEET OF THE PROPOSED DISTURBED AREA.
- (6) THE LOCATION OF ANY SEWAGE DISPOSAL SYSTEM, ANY PART OF WHICH IS WITHIN 50 FEET OF THE PROPOSED DISTURBED AREA.
- (7) EXISTING TOPOGRAPHY OF THE AREA PROPOSED TO BE DISTURBED AT A CONTOUR INTERVAL OF NOT MORE THAN TWO FEET. CONTOURS SHALL BE SHOWN FOR A DISTANCE 50 FEET BEYOND THE LIMITS OF THE PROPOSED DISTURBED AREA.

- (8) THE PROPOSED FINAL CONTOURS AT A MAXIMUM CONTOUR INTERVAL OF TWO FEET.
- (9) THE LOCATION AND PRESENT STATUS OF ANY PREVIOUS OPERATIONS OF THE TYPE CONTEMPLATED BY THIS LOCAL LAW OF THE PROPERTY WITHIN THE PRECEDING YEAR.
- (10) THE DETAILS OF ANY DRAINAGE SYSTEM PROPOSED TO BE INSTALLED AND MAINTAINED BY THE APPLICANT, DESIGNED TO PROVIDE FOR PROPER SURFACE DRAINAGE OF THE LAND, BOTH DURING THE PERFORMANCE OF THE WORK APPLIED FOR, AND AFTER THE COMPLETION THEREOF.
- (11) IF A PROPOSED EXCAVATION IS FOR THE PURPOSE OF MAKING A LAKE OR POND, THE DETAILS OF THE PROPOSED CONSTRUCTION OF THE DAM OR OTHER STRUCTURE OR EMBANKMENT INTENDED TO IMPOUND THE WATER, TOGETHER WITH THE DETAILS AND LOCATION OF PROPOSED DISCHARGE AND OF A VALVED OUTLET FOR DRAINAGE PURPOSES.
- (12) THE REHABILITATION PROPOSED, AND THE ESTIMATE OF THE COST OF SUCH WORK IN ACCORDANCE WITH THE STANDARDS IN THIS SECTION.

FEE

\$100 FOR FIRST 1,000 SQUARE FEET OF AFFECTED AREA, PLUS **\$50** FOR EACH ADDITIONAL 1,000 SQUARE FEET OF AFFECTED AREA AS DETERMINED BY VILLAGE ENGINEER.

AMOUNT OF FEE:: ? _____

THE UNDERSIGNED APPLICANT AGREES TO ABIDE BY THE CONDITIONS OF LOCAL LAW NO. 17 OF 1984 OF THE VILLAGE OF WESLEY HILLS

Corporate Seal (If Applicable)

Company Name (If Applicable)



SIGNATURE

11/19/25

DATE

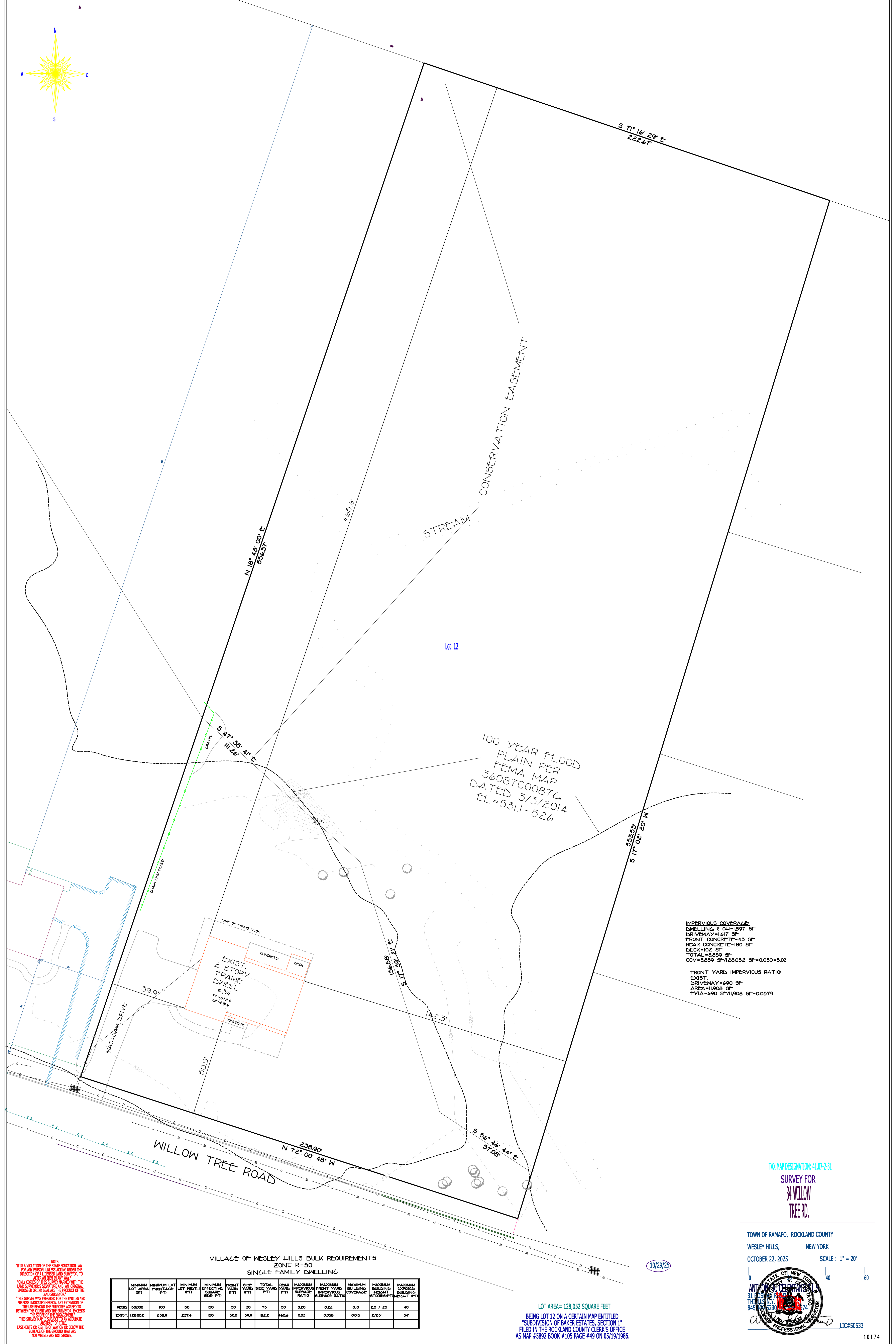
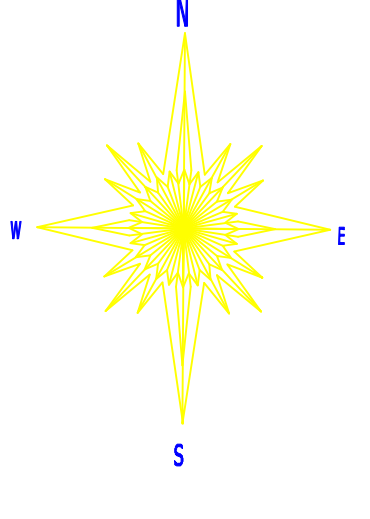
TITLE (If Applicable)

CONDITIONS: _____

APPROVED BY: _____ TITLE _____

DATE: _____

Submit (2) Originals + 12 Copies of Application

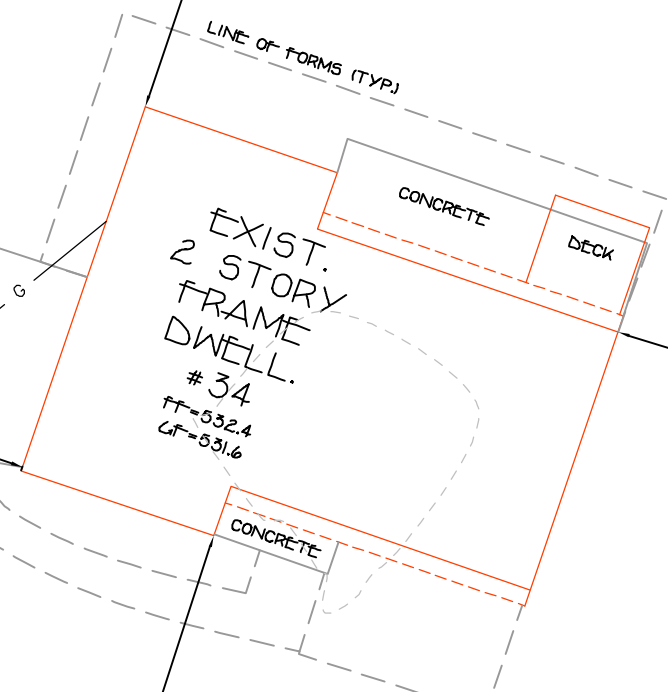


Lot 12

100 YEAR FLOOD
PLAIN PER
FEMA MAP
36087C0087G
DATED 3/3/2014
EL=531.1-526

IMPERVIOUS COVERAGE:
DWELLING = 041,297 SF
DRIVEWAY = 1617 SF
FRONT CONCRETE = 43 SF
REAR CONCRETE = 180 SF
DECK = 102 SF
TOTAL = 5,839 SF
COV = 3,839 SF / 128,052 SF = 0.030 = 3.0%

FRONT YARD IMPERVIOUS RATIO:
EXIST.
DRIVEWAY = 690 SF
AREA = 11,908 SF
FYIA = 690 SF / 11,908 SF = 0.0579



WILLOW TREE ROAD

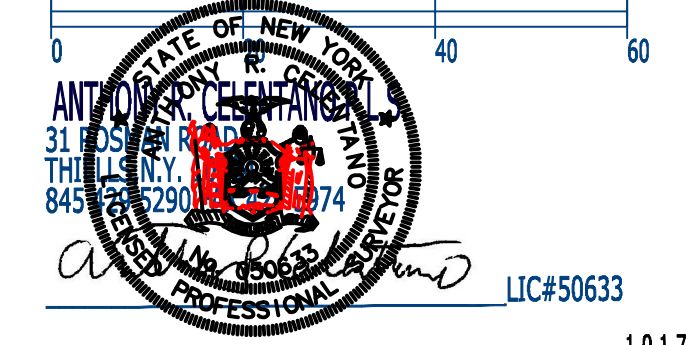
VILLAGE OF WESLEY HILLS BULK REQUIREMENTS
ZONE R-50
SINGLE FAMILY DWELLING

REQD.	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)
REQD.	50000	100	150	150	50	50	75	50	0.20	0.22	0.00	2.5 / 25	40
EXIST.	128052	236.9	237.4	100	50.0	59.9	182.2	145.6	0.05	0.056	0.056	2/23	34'

LOT AREA = 128,052 SQUARE FEET
BEING LOT 12 ON A CERTAIN MAP ENTITLED
'SUBDIVISION OF BAKER ESTATES, SECTION 1'
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #5892 BOOK #105 PAGE #49 ON 05/19/1986.

TAX MAP DESIGNATION: 41.07-2-31
SURVEY FOR
34 WILLOW
TREE RD.

TOWN OF RAMAPO, ROCKLAND COUNTY
WESLEY HILLS, NEW YORK
OCTOBER 22, 2025 SCALE: 1" = 20'



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

10/29/25

Mendy Kirsh
1 Pearl Dr.
Wesley Hills NY 10977

August 4, 2025

I am submitting an application for zoning to review, to have a sheitel-maker operate in a portion of my house. We got a notice that it was a problem, and we didn't know that.

We are requesting that we should be able to have a home business operate out of our house. It's just one sheitel-maker and sometimes an assistant and one client that they serve at a time. The space it occupies is one third of the downstairs area approximately 500 ft.

Parking is not an issue, since the driveway can hold six cars and there's always parking available on the street. The hours vary throughout the day, usually sometime between 10am and 5pm

Deliveries don't really come there, besides once in a while someone dropping off a sheitel

RECEIVED

NOV 07 2025

VILLAGE OF WESLEY HILLS

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 type="checkbox"/> Subdivision	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Final
<input checked="" 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: Mendel Kirsh Phone # 973-930-5272

Address: 1 Pearl Dr. Monsey
Street Name & Number (Post Office)

Project Name: 1 Pearl Dr. Home Business

Tax Map Lot No. 41.07-1-38 Map Date _____
Current Zoning R-35

Location: On the southern side of Pearl Drive
0 feet from of Route 306 in the
town of Ramapo hamlet/village of Wesley Hills

Acres of Parcel 0.432 Zoning District R-35
School District East Ramapo Postal District 1
Fire District Monsey Ambulance District Monsey
Water District Verona Sewer District T.D.R.

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

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VILLAGE OF WESLEY HILLS

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

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

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

Home Business

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type. _____

Project History: Has this project ever been reviewed before? NO

If so, provide a narrative, including the 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. _____

Property Owner: Mendel Kirsh Phone # 973-930-5272

Address 1 Pearl Dr. Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: _____ Phone # _____

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

Attorney: _____ Phone # _____

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

Contact Person: SELF Phone # _____

Address _____
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 }

Mendel Kirsh being duly sworn, deposes and
says that he/she resides at 1 Pearl Dr Monsey

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. 4107 Lot No. 1-38 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: Mendel Kirsh
Address: 1 Pearl Dr
Monsey NY 10952

Sworn to before me this
14 day of July 2015
[Signature]
Notary Public

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

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
- County/State Land or Right-of-Way
- Municipal Boundary
- State or County Park
- County Stream
- County Facility

List name(s) of facility checked above. Route 306

Location of Parcel(s) 1 Pearl Dr. Monsey

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.)

- RC Highway Department
- RC Drainage Agency
- RC Soil and Water Cons. Dist.
- NYS Dept. of Transportation
- RC Sewer District #1
- Rockland County 911
- Town of Ramapo Dept. of Public Works
- RC Dept. of Planning
- RC Dept. of Environmental Health
- NYS Dept. of Environmental Conservation
- Town of Ramapo Building Dept.

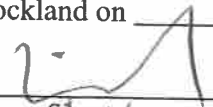
Adjacent Municipality _____

(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
 8/4/25

 Date

Applicant's Signature and Certification

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

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

Mailing Address

[Signature]
Heart Dr
Morsey NY 10952

SWORN to before this 4th day of Aug, 2025
[Signature]
Notary Public

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

Owner/Applicant's Consent Form to Visit Property

I, Mendel Kirsh, 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 4th day of Aug, 2025
[Signature]
Notary Public

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

Affidavit of Ownership/Owner's Consent

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

I, Mendel Kirsh being duly sworn, hereby
depose and say that I reside at: 1 Pearl Dr Monsey

in the county of Rockland in the state of New York.

I am the (* sole) owner in fee simple of premises located at:
1 Pearl Dr Monsey

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 2005. Said premises are
also known and designated on the Town of Ramapo

Tax Map Lot - No. 41.07-1-38 Map Date
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 1 Pearl Dr Monsey

SWORN to before this 4th day of July, 2025

Notary Public

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

* 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, Mendel Kirsh, 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
Mendel Kirsh 1 Pearl Dr Monsey

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 Wesley Hills (Board, Commission or Agency), Rockland County, New York:

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of a wig business

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. 41.07-1-38

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 none 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 _____

b. Nature of interest _____

c. If stockholder, number of shares _____

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

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

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

I, _____, 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 _____

SWORN to before this SPR
_____ day of Aug, 2021

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU6337245
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 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

Mendel Kirsh
APPLICANT

8.4.25
DATED

AFFIDAVIT

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

I, Mendel Kirsh being duly sworn deposes and says that
he is the applicant, agent or attorney for applicant, in the matter of the petition before the
Planning Board (board) in the town/village
of Wesley Hills affecting property located at
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 list attached)

SWORN to before this
28th day of Aug, 2025
Notary Public

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:

HOME BUSINESS

Project Location (describe, and attach a location map):

1 Pearl Dr Wesley Hills NY 10952

Brief Description of Proposed Action:

Application for Home Business

Name of Applicant or Sponsor:

Mendel Kirsh

Telephone: *973-930-5272*

Address:

1 Pearl Dr

E-Mail: *MendelKirsh@gmail.com*

City/PO:

Wesley Hills NY 10952

State:

Zip Code:

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO YES

If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

NO YES

2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:

NO YES

NO YES

3. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

Urban Rural (non-agriculture)

Industrial Commercial Residential

Forest Agriculture

Aquatic Other(Specify):

Parkland

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5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a. Will storm water discharges flow to adjacent properties? NO YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? NO YES

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
If Yes, explain the purpose and size of the impoundment: _____

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe: _____


NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe: _____

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

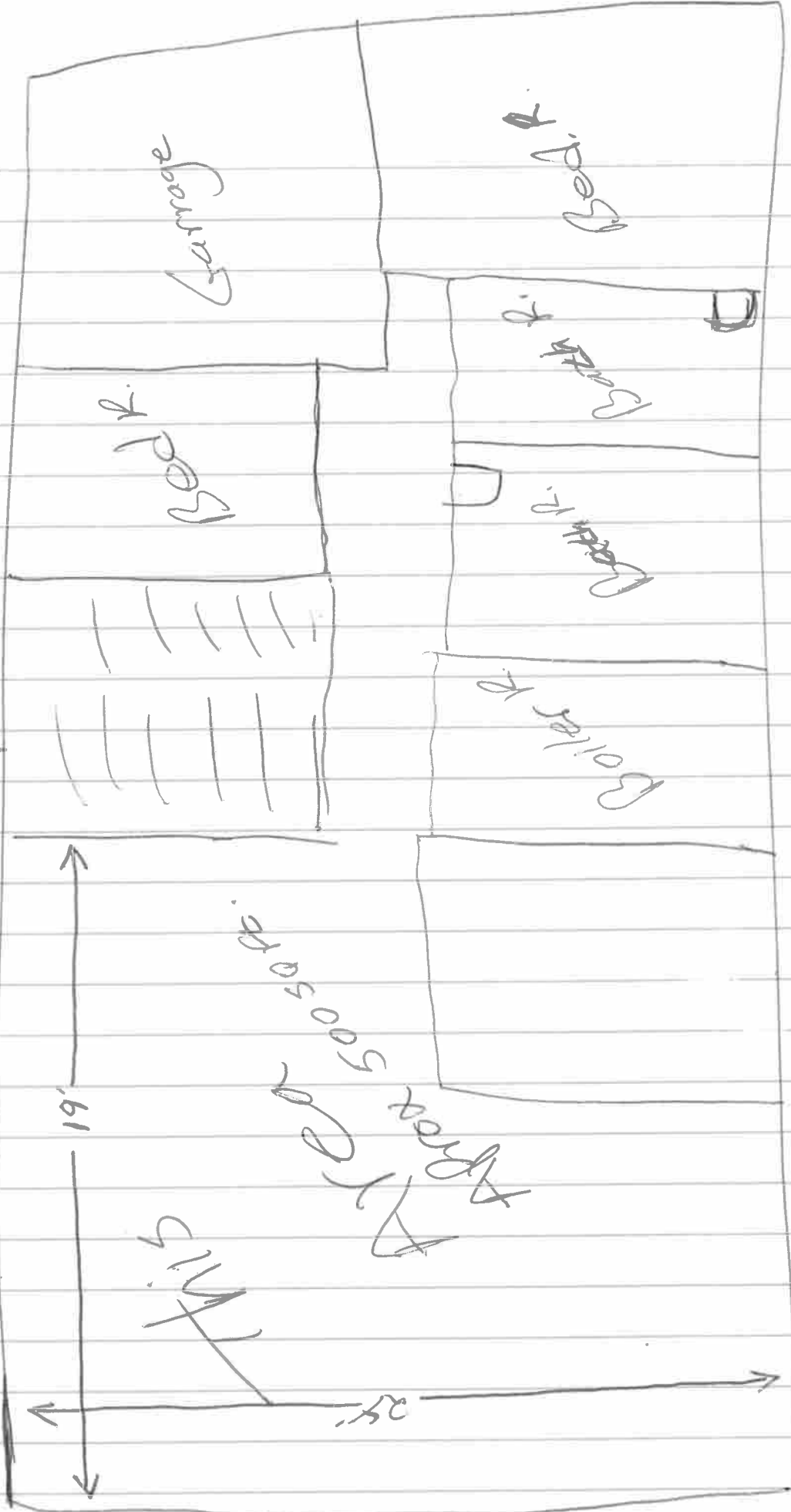
Applicant/sponsor/name: Mendel Kirsh Date: _____

Signature:  Title: owner

1 Pearl Dr. Down stairs

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VILLAGE OF WESLEY HILLS





11/41.07-1-46
LASKY ELLIOT
7 TOBEY LA
MONSEY, NY 10952-1227

11/41.11-2-8
OIRING YEHUDA L
16 BUSH LANE
SPRING VALLEY, NY 10977

11/41.11-1-17
HOLY FAMILY SYRO-MALABAR
CATHOLIC CHURCH ROCKLAND
NY INC OF ST THOMAS SYRO-
MALABAR CATHOLIC DIOCESE
5 WILLOW TREE RD

11/41.11-2-3
FRIED DAVID
162 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.11-2-5
ABBOUDI JONATHAN &
ELISHEVA
156 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.08-1-59
AKKERMAN ANATOLY &
SUSANNA
3 MARISA DR
SPRING VALLEY, NY 10977

11/41.07-1-45
GINSBERG ARI & FAYE
6 VICTORIA PL
MONSEY, NY 10952

11/41.07-2-27
NADAV MATITYAHU & AYELET
129 E WILLOWTREE RD
SPRING VALLEY, NY 10977

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

11/41.07-1-42
SAPERSTEIN ARNOLD &
RAIZELLE
18 BRIDLE RD
SPRING VALLEY, NY 10977

11/41.07-1-47
KATZ MICAH & RACHEL
5 TOBEY LA
MONSEY, NY 10952

11/41.11-1-19
WESLEY HILLS CENTER LLC
3 CAVALRY DRIVE
NEW CITY, NY 10956

11/41.12-1-1
WEISZ MORDECHAI &
LOWY RACHEL
1 MARISA DR
SPRING VALLEY, NY 10977

11/41.11-2-2
KERTZNER SHLOMO & MICHAL
164 E WILLOW TREE RD
WESLEY HILLS, NY 10977

11/41.07-2-29
THREE SEVENTY SEVEN
ROUTE 306-MONSEY LLC
536 MAIN STREET
NEW PALTZ, NY 12561

11/41.07-1-48
GREENFIELD JOSEPH
3 TOBEY LA
MONSEY, NY 10952

11/41.07-2-28
GORDON S MARTIN TRUSTEE
DATED 1/14/2000
2697 N OCEAN BLVD, F708
BOCA RATON, FL 33431

11/41.07-1-40
REIBER STUART
4 TOBEY LA
MONSEY, NY 10952

11/41.07-1-44
WILLIAMS GORDON E & NADIA
4 VICTORIA PL
MONSEY, NY 10952

11/41.07-2-26
MERMELSTEIN DEENA
485 ROUTE 306
MONSEY, NY 10952

11/41.11-2-7
KLEIN MITCHELL L & ULLA M
163 E WILLOW TREE RD
MONSEY, NY 10952

11/41.11-1-18
KAM REALTY CORP
475 RT 306
MONSEY, NY 10952

11/41.11-2-4
TAYLOR LOIS TRUST
160 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.11-2-1
ONE HUNDRED SIXTY SIX
E WILLOW TREE REALTY LLC
166 EAST WILLOW TREE ROAD
WESLEY HILLS, NY 10977

11/41.07-2-30
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

11/41.07-1-49
WEISBORD MIRIAM
RECHOV BE'ER SJEVA 4/10
BEIT SHEMESH ISRAEL 99096

11/41.07-1-41
CRUMBLY LORNA J
6 TOBEY LA
MONSEY, NY 10952

11/41.07-1-39
MERKAITAN ARIEL & ORTAL
2 TOBEY LA
MONSEY, NY 10952

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

11/41.07-1-38
KIRSH MENDEL
1 PEARL DR
MONSEY, NY 10952

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VILLAGE OF WESLEY HILLS

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

11/41.07-2-31
 34 WILLOW TREE LLC
 34 WILLOW TREE RD
 WESLEY HILLS, NY 10952

11/41.07-1-37
 3 PEARL DRIVE LLC
 10 CEDAR LANE
 MONSEY, NY 10952

11/41.07-2-32
 CHERNS YISROEL
 1 MARK DRIVE
 SPRING VALLEY, NY 10977

11/41.07-1-36
 ZIMERMAN CHANA &
 ANDREW
 5 PEARL DR
 MONSEY, NY 10952

11/41.07-1-43
 SNEED HILTON S & LISA H
 9 PEARL DR
 MONSEY, NY 10952

11/41.07-2-33
 KATZ AHUVA
 38 WILLOW TREE RD
 MONSEY, NY 10952

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

11/41.07-1-32
 BRACH SAMUEL &
 MEISELS ESTHER
 4 PEARL DR
 WESLEY HILLS, NY 10952

11/41.07-1-31
 REMEZ MICHAEL & ARONOFF
 MIRIAM
 2 PEARL DR
 MONSEY, NY 10952

11/41.07-2-21
 GINSBERG YEHUDA G &
 DVORA N
 6 VANESSA DR
 SUFFERN, NY 10901

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

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

11/41.07-1-34
 SOFFER SHULAMIS
 8 PEARL DR
 MONSEY, NY 10952

11/41.07-1-33
 SOFER AVIVA
 6 PEARL DRIVE
 MONSEY, NY 10952

11/41.07-1-30
 FELDSTEIN WALTER
 IRREVOCABLE TRUST
 C/O DANIEL FELDSTEIN
 31 DANA ROAD
 MONSEY, NY 10952

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

11/41.07-2-22
 CAPUANO ANDREW & HENEDINA
 4 VANESSA DR
 SUFFERN, NY 10901

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

11/41.07-1-29
 SINGER PETER & YOCHEVED J
 1 LIME KILN CT
 MONSEY, NY 10952

11/41.07-1-28
 BONSU GEORGE O
 2 LIME KILN CT
 MONSEY, NY 10952

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

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

11/41.07-2-25
 SUEZ WATER NY
 461 FROM RD
 PARAMUS, NJ 07652

11/41.07-2-24
 KAPLAN WILLIAM & MARINA
 22 LIME KILN RD
 SUFFERN, NY 10901

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

11/41.07-1-24
 HANFLING IZHAK & IRYNA
 6 LIME KILN RD
 MONSEY, NY 10952

11/41.07-1-25
 BRUK YAAKOV &
 COHEN-BRUK RIVKA
 5 LIME KILN CT
 MONSEY, NY 10952

11/41.07-1-26
 PARDO JANNETHE &
 ELFASSY ARIK S
 4 LIME KILN CT
 MONSEY, NY 10952

11/41.07-1-15
 HEADLEY HAROLD &
 JACQUELINE
 15 LIME KILN RD
 SUFFERN, NY 10901

RECEIVED
 NOV 07 2025
 VILLAGE OF WESLEY

11/41.07-1-17
HILLCREST AQUISITIONS
2015 LLC
286 NORTH MAIN STREET
SPRING VALLEY, NY 10977

11/41.07-1-16
AFERGAN DAVID & MAZAL
13 LIME KILN RD
SUFFERN, NY 10901

11/41.11-2-6.5
SCHWARTZ BENZION
2 WILLOWS RD
MONSEY, NY 10952

11/41.11-2-6.6
GULKOWITZ ELLIOT & LEAH
4 WILLOWS RD
WESLEY HILLS NY 10952, NY
11210

11/41.11-2-6.11
WIEDERMANN PINCHUS &
BATSHEVA
1 GREG SIKORSKY DRIVE
WESLEY HILLS, NY 10952

11/41.11-2-6.20
REICH ALLAN & DANIELLE
1 WILLOWS ROAD
MONSEY, NY 10952

RECEIVED

NOV 07 2025

VILLAGE OF WESLEY HILLS



432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone (845) 354-0400 • Fax (845) 354-4097 • www.wesleyhills.gov

RESOLUTION #110-25

RESOLUTION REFERRING TO THE PLANNING BOARD AND OTHER AGENCIES THE PROPOSED ZONING LAW AMENDMENT REGARDING SIDEWALKS

Trustee Schwartz made a motion to approve the following resolution, seconded by Trustee Cherns:

WHEREAS, the Village Attorney of the Village of Wesley Hills has noticed a conflict in the Zoning Law of the Village of Wesley Hills for the treatment of sidewalks, and

WHEREAS, the Village Attorney, at the request of this Board, has prepared a proposed local law entitled, “An Amendment to the Code of the Village of Wesley Hills Chapter 187 Streets & Sidewalks”, and

NOW, THEREFORE, BE IT RESOLVED, that it is hereby determined that the revision of such law will not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act for the reason that such proposed local law clarifies any ambiguity with respect to the treatment of sidewalks in the Village of Wesley Hills, and

BE IT FURTHER RESOLVED, that in accordance with the provisions of Section 230-76 of the Wesley Hills Code, such proposed local law is hereby referred for review and report to the Planning Board, Zoning Board of Appeals, Village Attorney, Village Engineer, Building Inspector, and Code Inspector of the Village of Wesley Hills, and pursuant to the GML of the County of Rockland Planning Department and all abutting municipalities,

BE IT FURTHER RESOLVED, that the Village Clerk is hereby directed to forward a copy of such proposed local law to such Boards and Officials forthwith.

Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns and Trustee Krull. Nay: None Abstain: None This motion was carried unanimously.

DATED: December 2, 2025
Village of Wesley Hills

Camille Guido-Downey
Village Clerk-Treasurer

Mayor: Marshall Katz Deputy Mayor: Milton Schwartz
Trustees: Yisroel Cherns, Joseph Mause, Tova Krull
Village Clerk-Treasurer: Camille Guido-Downey Village Attorney: Howard S. Richman

CHAPTER 187: STREETS AND SIDEWALKS

Article II. Notification of Defects

Section ____ Title

This article shall be known as the "Written Notice of Defect Law of the Village of Wesley Hills."

Section ____ Written Notice of Defects Required.

- A. No civil action shall be maintained against the Village of Wesley Hills for damages or injuries to person or property sustained by reason of any highway, traffic signal, road sign, bridge, sidewalk, or culvert being defective, out of repair, unsafe, dangerous, or obstructed, unless:
 - 1) Written notice of such defective, unsafe, dangerous, or obstructed conditions was received by the Village Clerk; and
 - 2) There was a failure or neglect within a reasonable period of time after giving such notice to repair or remove the defect, danger or obstruction complained of.
- B. No such actions shall be maintained for damages or injuries to person or property sustained solely in consequence of the existence of snow or ice upon any highway, bridge, sidewalk or culvert that the Village has assumed responsibility unless
 - 1) Written notice thereof, specifying in detail the particular location was received by the Village Clerk; and
 - 2) There was a failure or neglect to cause such snow and ice to be removed, or to make the place otherwise reasonably safe within a reasonable time after receipt of such notice.

Section ____ Record of Notices

The Village Clerk shall keep an indexed record on line complaint software of all written notices which said Clerk shall receive pursuant to this article of the existence of a defective, unsafe, dangerous, or obstructed condition in or upon, or of an accumulation of ice or snow upon, any Village highway, traffic signal, road sign, bridge, sidewalk or culvert, which record shall state the date of receipt of the notice, the nature and location of the condition stated to exist, and the name and address of the person from whom the notice is received. The records of each notice shall be preserved for a period of five years after the date it is received.

Article III. Maintenance of Sidewalks

Section ____ Legislative Intent.

The Board of Trustees of the Village of Wesley Hills finds that it is in the interests of the public health, comfort, safety, convenience and welfare of the residents of the Village that sidewalks be kept clean, free from snow and ice and other obstructions, and in good repair.

Section _____ Removal of snow and ice.

For any sidewalk designed, installed and constructed by or for the Village utilizing Village Funds or funds from grants from any governmental agency the obligation to keep the sidewalk free and clear of snow and ice shall rest upon the Village and any contractor hired by the Village. For sidewalks not constructed by the Village, nor funded by the Village even if required as part of the site plan approval process of the planning board, all persons shall keep the sidewalk in front of the premises owned or occupied by them free from snow and ice. Said persons shall remove all snow and ice from the sidewalks in front of the premises owned or occupied by them within eight daylight hours after the termination of a snowfall.

Section _____ Duty to keep sidewalks free from defects.

For any sidewalk designed, installed and constructed by or for the Village utilizing Village Funds or funds from grants from any governmental agency the obligation to keep the sidewalk free and clear defects and obstructions shall rest upon the Village and any contractor hired by the Village. For sidewalks not constructed by the Village, nor funded by the Village even if required as part of the site plan approval process of the planning board, the responsibility to maintain said sidewalk to be clear of all defects and obstructions shall rest upon the owner or occupant of the adjoining premises. Said owner or occupant shall repair all defects and remove all obstructions from the sidewalks in front of said premises within a reasonable period of time of having been given notice of the defect or obstruction.

Section _____ Failure to remove or repair.

In all cases where the owner or occupant of property fails, neglects, or refuses to comply with the provisions of this article, the Mayor shall have the authority to cause such snow and ice to be removed or sidewalk repairs to be made or obstructions removed, and the Deputy Mayor shall certify the cost of such removal or repair to the Board of Trustees, and said costs of removal or repair shall become a lien on such lands and shall be added to and become a part of the taxes next to be assessed and levied upon such lands, the same to bear interest at the same rate as taxes and to be collected and enforced in the same manner.

Section _____ Penalties for offenses.

- A. Any person who shall fail, neglect or refuse to comply with the provisions of this article shall be guilty of a violation of this article. In addition to any other remedy herein provided, each and every violation of this article shall be punishable by a fine not to exceed \$500 or a sentence of imprisonment not to exceed 15 days, or both. Each day's continued violation shall constitute a separate violation.
- B. In addition to all other remedies provided for herein, the Board of Trustees may also enforce this article by injunctive relief or by any other remedy available to it by virtue of the judicial process.

Section _____ Enforcement

The Mayor and the Code Enforcement Officer of the Village of Wesley Hills shall have authority to issue appearance tickets for violations of any provisions of this article.

Section _____ Effective date.

This article shall take effect as of 12:01 am. _____



PLANNING BOARD MEETING MINUTES

November 25, 2025 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

ROLL CALL

MEMBERS PRESENT: Chairman Lon Lieberman
Member Albert Tew
Member Vanessa Newman-Caren
Member Joshua Scheinberg
Member Neal Wasserman
Ad Hoc Tzee Rotberg

ABSENT: Member Joseph Zupnik

OTHERS PRESENT: Bruce Minsky- Deputy Village Attorney
William Brady-Village Planner
Stephanie Caputo-Secretary to the Planning and Zoning Boards
Camille Guido Downey-Village Clerk Treasurer

CALL TO ORDER

Chairman Lieberman opened the meeting at 7:30pm.

PUBLIC HEARING

1. PUBLIC HEARING ON THE APPLICATION SUBMITTED BY JAY COURT HOLDINGS LLC for the reinstatement of a previously approved Preliminary and Final Plat Approval of the three-lot merger culminating into a two-lot subdivision, the approval having by the Planning Board having taken place on July 24, 2024.

The subject property(ies), prior to the previously approved subdivision, were known as 2 Charlotte Drive, Wesley Hills, New York, 106 East Willow Tree Road, Wesley Hills NY and 106 East Willow Tree Road, Wesley Hills NY, located/designated on the north side of East Willow Tree Road, approximately 200 feet from the intersection of Rainbow Court). The subject property(ies), prior to the previously approved subdivision, were designated on the Town of Ramapo Tax Map as Parcel ID #(s): 44.08-1-44.1; 41.08-1-34; and 41.08-1-44.2, in a R-35 Zoning District.

Chairman Lieberman read the item into the record.

Ira Emmanuel, the Applicant's Attorney, was present. Mr. Emanuel stated that they are in front of the Board for a reinstatement of the final subdivision approval. Mr Emanuel stated that they went before the Zoning Board, and they were granted the variances needed with a condition of a gate to restrict access to East Willow Tree Road.

Rachel Barese, the Applicant's Engineer, was present. Ms. Barese stated that the driveway would start on Charlotte Drive and continue to East Willow Tree, where a gate will be for limited access. Ms. Barese stated that a SWPPP was previously sent to the Village Engineer for review and all comments were made.

William Brady, Village Planner, was present and read his review letter dated November 24, 2025. Mr. Brady stated that the driveway crosses over a wet area. The wet area is not considered a federal or state wetlands and a culvert may still be needed.

Devon Palmieri of Weston & Sampson, Village Engineer, was present. Mr. Palmieri stated he agreed with the comments made by the Village Planner and no further comments were needed.

Bruce Minsky, Village Attorney, stated that this is a Type II Action and was satisfied with the application.

Chairman Lieberman asked if anyone from the public would like to speak:

No one wished to speak.

Neal Wasserman made a motion to close the public hearing, seconded by Albert Tew.

Albert Tew made a motion to approve the reinstatement of Jay Court Subdivision, seconded by Neal Wasserman.

Resolution 25-17 **Reinstatement of previously approved Final Plat**

WHEREAS, in regard to the application submitted by **JAY COURT HOLDINGS LLC** (“Applicant”) for a/an Preliminary and Final Plat Approval of the three lot merger culminating into a two lot subdivision (“Application”), the same affecting the property(ies) located/designated on the north side of East Willow Tree Road, approximately 200 feet from the intersection of Rainbow Court, designated on the Town of Ramapo Tax Map as Parcel ID # 41.08-1-34 and 41.08-1-44.2 (“Property”). The subject Property(ies) is/are commonly known as 2 Charlotte Drive, Wesley Hills, New York and 106 East Willow Tree Road, Wesley Hills NY;

WHEREAS, the Application is a reinstatement of the previous approval of the *Subdivision Plat* by Civil Tec Engineering & Survey PC, dated April 29, 2024, the same approved on July 24, 2024 (“Previous Approval”);

WHEREAS, the Previous Approval had lapsed, the lapse as described/explained in the Project Narrative, by Ira M. Emmanuel, Esq., dated September, 2025, and which lapse has necessitated the instant Application, which Application, now/again, seeks approval, of the *Subdivision Plat* by Civil Tec Engineering & Survey PC, dated April 29, 2024 ;

WHEREAS, after due notice, a public hearing on said Application was held by the Planning Board November 25 2025;

WHEREAS, the Applicant appeared in person and by its representative(s) and testified for the Application;

WHEREAS, at the public hearing, the Planning Board gave access to a public hearing and *no members of the public appeared and/or no one opposed the Application*, and with the Planning Board considering all input from the public;

WHEREAS, the Planning Board consulted with its professionals [Planner, Engineer, Legal], and based on the Application filed, reviewed and determined that:

- (i) the Application was a Type II action under SEQRA, and issued an associated negative declaration;
- (ii) the Application was not subject to GML referrals;
- (iii) the Application satisfied the criteria, considerations and standards of the Village of Wesley Hills Code, including but not limited to Chapter 193 – Subdivision of Lands Wesley Hills, as well as other relevant code sections;

NOW, upon said hearing and the evidence presented, it is hereby found and determined.

BE IT RESOLVED that the Application, as per the *Subdivision Plat* by Civil Tec Engineering & Survey PC, dated April 29, 2024, is approved (“Approval”);

BE IT FURTHER RESOLVED that the Approval granted herein is expressly conditioned and subject to the Applicant’s compliance with: (i) Brooker Engineering’s letter dated June 26, 2024; (ii) Nelson Pope Voorhis’ letter dated June 11, 2024; (iii) Nelson Pope Voorhis’ letter dated November 25, 2025; (iv) the Resolution, dated September 17, 2025, by the Zoning Board of Appeals; (v) all local laws and ordinances of the Village of Wesley Hills, as well as other governing/overseeing municipalities/authorities; (vi) the payment of all monies owed to the Village in regard to the Application and/or Applicant, the same to be submitted prior to the issuance of any permit(s); and, (vii) any other requirements/conditions imposed by the Village’s Building Inspector and/or Engineer [*i.e. Brooker Engineering’s letter dated March 26, 2025*].

Note that the Planning Board gives no approval of any building plans to be submitted, and any plans submitted to this Planning Board are solely for the purposes of the approval(s) as stated herein , the same being requested as per the Application.

The voting in favor was as follows [5 to 0]: *In Favor: Chairman Lon Lieberman, Member*

Albert Tew, Member Vanessa Newman Caren, Member Neal Wasserman, and Member Joshua Schienberg; Oppose: NONE. Abstain: NONE. Upon vote, this motion was carried unanimously.

APPROVAL OF MINUTES

2. September 25, 2025

Vanessa Newman Caren made a motion to approve the Planning Board minutes from September 25, 2025, seconded by Neal Wasserman. Upon vote, this motion was carried unanimously.

ADJOURNMENT

Neal Wasserman made a motion to adjourn the meeting, seconded by Albert Tew. Upon vote, this motion carried unanimously.

Respectively submitted,

Stephanie Caputo