



ZONING BOARD OF APPEALS MEETING AGENDA

June 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

PUBLIC HEARING

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

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

CONTINUED PUBLIC HEARING

2. Application submitted by Moshe Lichtenstein on behalf of Four Grand Park LLC for variances from the provisions of Section 230-17 Attachment I and Section 230-34D(2) of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a single family residence and semi-circular driveway having impervious surface ratio of .203 instead of the maximum permitted of .20, front yard impervious surface ratio of .255 instead of the maximum permitted of .24 and driveway gradient of 12% for the first 20 feet instead of maximum permitted of 3%.

The subject premises are situated on the east side of Grand Park Drive approximately 160 feet north of Grandview Avenue, known as 4 Grand Park Drive, designated on the Tax Map as Section 41.14 Block 1 Lot 9, in an R-50 Zoning District.

3. Application submitted by Jacob Fried for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a covered porch, pavers and deck having front yard of 47 feet instead of the minimum required of 50 feet, impervious surface ratio of .29 instead of the maximum permitted of .20 and front yard impervious surface ratio of .42 instead of the maximum permitted of .15.

The subject premises are situated on the west side of Spook Rock Road, known as 91 Spook Rock Road, designated on the Tax Map as Section 40.16 Block 1 Lot 10.2, in an R-50 Zoning District.

APPROVAL OF MINUTES

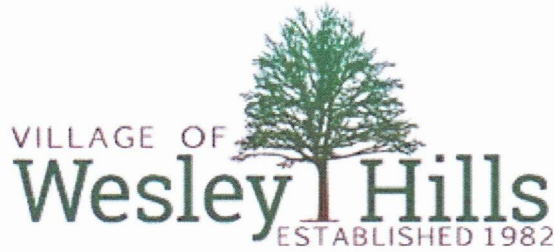
4. April 24, 2025

ADJOURNMENT

File Attachments for Item:

1. Application submitted by Ahuva Katz Cherns for an interpretation of Section 230-140(5) of the Code of the Village of Wesley Hills, and if appropriate, for a variance from the provisions of Section 230-140(5) of the Code of the Village of Wesley Hills, to permit the maintenance and use of a cabana that is 2,337 square feet instead of the maximum permitted of 900 square feet.

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



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Dated: May 28, 2025

Tax Parcel ID: 41.07-2-33

Address: 38 Willow Tree Road

Applicant: Ahuva Katz

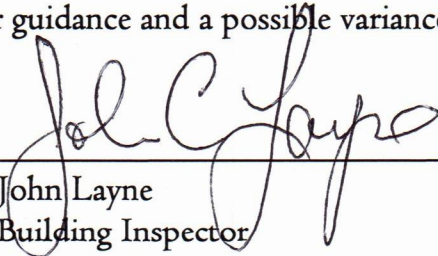
BUILDING AND ZONING DEPARTMENT:

I issued building permit #24-0038 for the construction of a cabana which is approximately 2,300 sf. When issuing that permit, I utilized the Village Code, definition of an accessory structure and not the definition of an accessory building.

After consulting with my colleagues and reviewing the definitions of accessory structure and accessory building, I understand that I have misinterpreted the code and issued a permit under the accessory structure and not accessory building.

As the definitions state, an accessory structure may be under 2,500 sf and an accessory building must be no larger than 900sf. The cabana is already constructed on the property.

Therefore, based on the misinterpretation of the Zoning Law, Section 230-I4O(5), I am sending the Applicant to the ZBA for guidance and a possible variance.



John Layne
 Building Inspector

cc: Zoning Board of Appeals

VILLAGE OF WESLEY HILLS

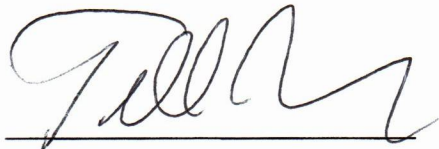
432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

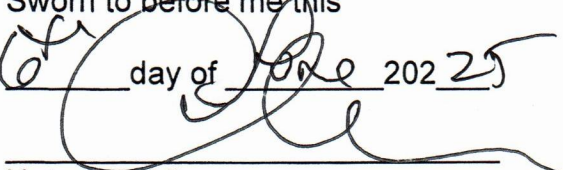
AFFIDAVIT OF POSTING

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

TODD ROSENBLUM being duly sworn, deposes and says that he/she is the applicant in the matter of an application before the Village of Wesley Hills Planning Board affecting property located at 98 WILLOW TREE RD, Wesley Hills, Town of Ramapo, Rockland County, New York.

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



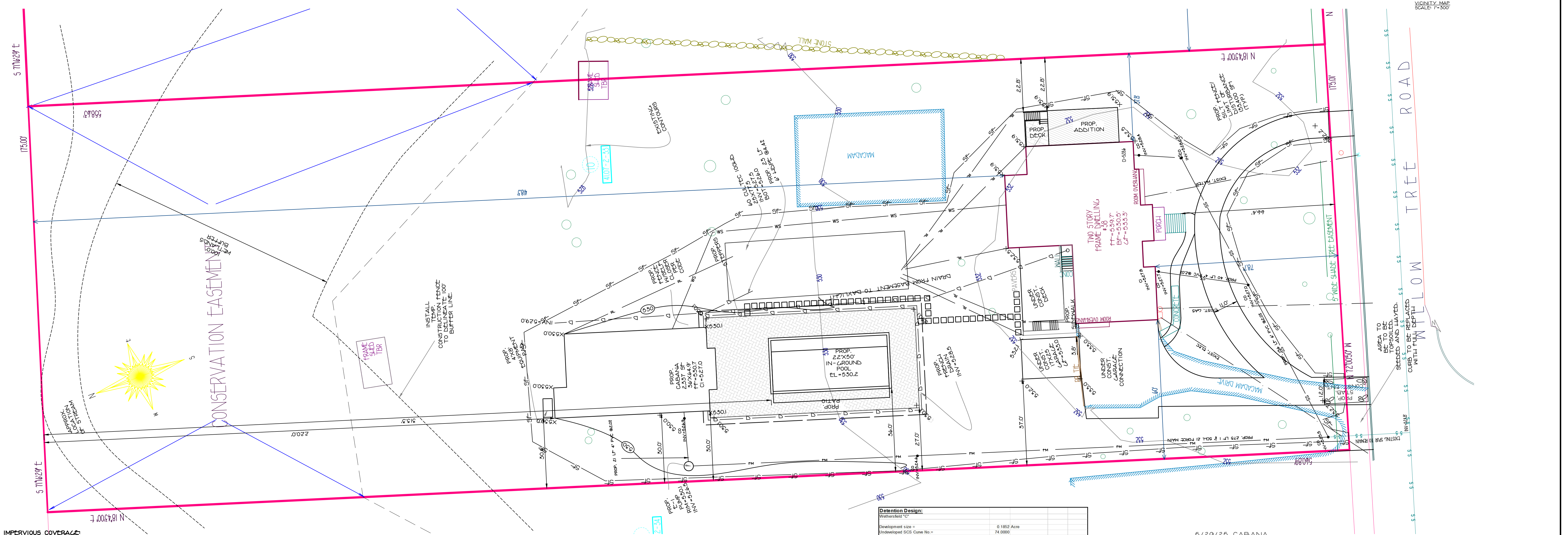
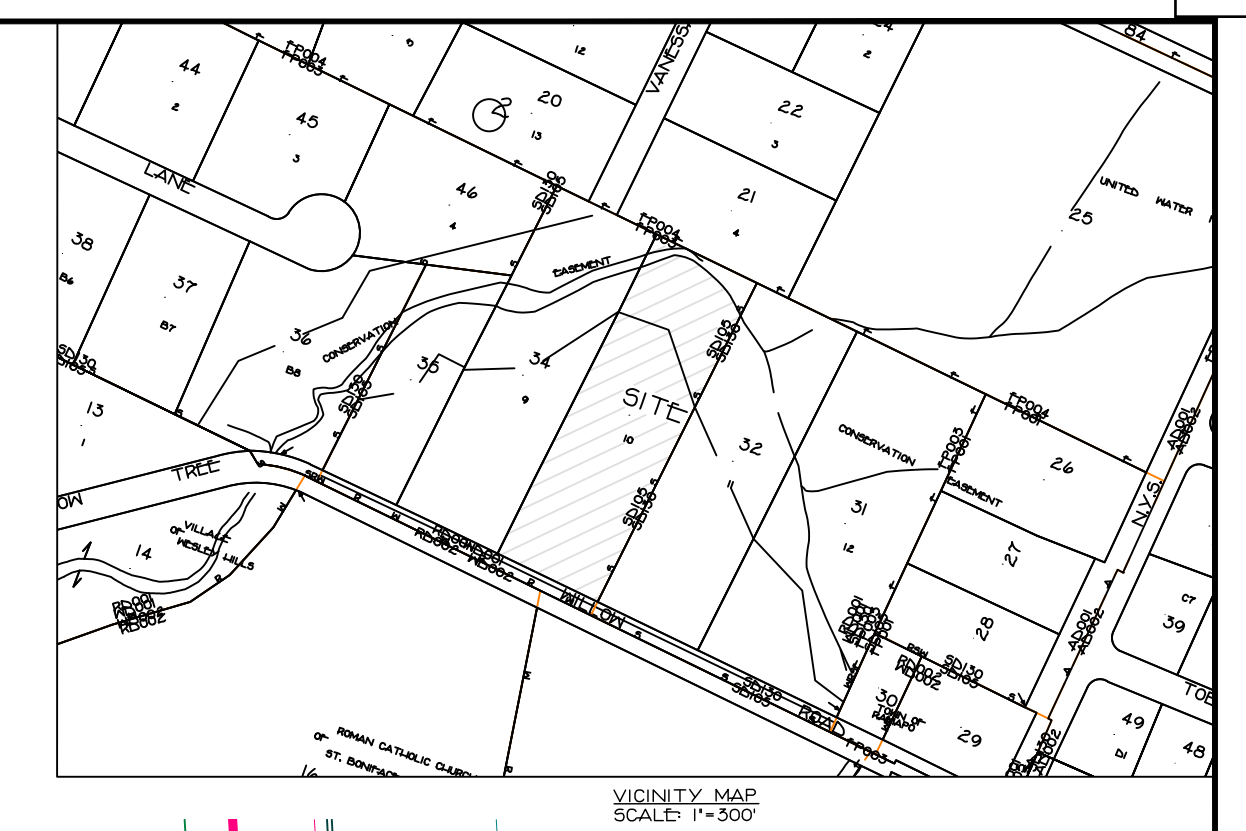
Sworn to before me this 05 day of June 2025

Notary Public

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

REFERENCES:
-ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS. LAST REVISED JULY 1, 2022.

BEING LOT 10 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.

- NOTES:
1. IF LOWEST FLOOR TO BE SERVED IS BELOW THE UPSTREAM RIM ELEVATION AN EXTERIOR CHECK VALVE WILL BE REQUIRED.
2. THE VILLAGE ENGINEER MUST BE GIVEN 48 HOURS NOTICE BEFORE PRIOR TO DRAINAGE INSTALLATION.
3. SOIL PERCOLATION TESTING FOR THE DRYWELLS SHALL BE DONE PRIOR TO THE INSTALLATION OF THE SERVICELLS.
4. GRAVEL SURFACES IN THE FRONT SHALL BE REMOVED AND REPLACED WITH PERVIOUS SURFACE.



IMPERVIOUS COVERAGE:
DWELLING & PORCH=3781 SF
DRIVEWAY AND WALK=2550 SFTBRI
BASEBALL COURT=2550 SF
EXIST. SLID=233 SF
BASEMENT STAIRS=61 SF
EXIST. TOTAL=6625 SF
PROP. DRIVEWAY=4126 SF
PROP. DECK=638 SF
PROP. WALK=309 SF
PROP. GARAGE & GARAGE CONNECTION=427 SF
PROP. REAR SIDEWALK=176 SF
PROP. CABANA=2337 SF
PROP. POOL=1248 SF
PROP. RATIO=2.707 SF
PROP. STEPPERS=240 SF
PROP. SLID=120 SF
PROP. ADDITION=454 SF (12/5/25)
PROP. DECK=150 SF (12/5/25)
PROP. CONC. PAD=12 SF (12/5/25)
PROP. TOTAL=19269 SF
INCREASE FROM PREVIOUS APPROVAL
19269 SF-11502 SF=8067 SF INCREASE

CONSERVATION EASEMENT

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

	MINIMUM LOT AREA (SQ FT)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE 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 PER ARCH	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)	SIDE POOL (FT)	REAR POOL (FT)	SIDE YARD (FT)	REAR YARD (FT)	REAR CAB.
REQD	50,000	100	150	150	50	30	75	50	0.20	0.22	0.109/0.10	2.5 / 25	40	15	15	30	50	
EXIST.	97,898	175.0	175.0	150	66.4	37.8	97.8	418.3	0.118	0.218	0.040	2/25'	34'	NA	NA	NA	NA	NA
PROD.	97,898	175.0	175.0	150	66.4	22.8**	59.8**	418.3	0.20	0.220	0.0864	2/25'	34'	36.0/27.0	313.3/286.8	50.0	220.0	

PER 12/26/22 APPROVAL

** VARIANCE GRANTED 4/24/25
*** VARIANCE FOR ACCESSORY BUILDING OVER 900 SF

Detention Design:
Watershed "C"
Development size = 0.1852 Acre
Undeveloped SCS Curve No. = 74.0000
Developed SCS Curve No. = 98.0000
1. Select Design Storm
100 year, 24-hour = 9.3000
2. Type of subsurface disposal system.
Culvert 100 HD w/6" stone
3. Determine Percolation Rate:
Percolation Rate = 1.0000 inches
Drop Time = 60.0000 minutes
4. Area of Percolation (Ap):
Surface area of Cylinder = 1.0000 foot
Ap = 8.5000 inches
Bottom Area = 2.2253 F1/2
Ap = 0.7854 F1/2
Volume of Percolation:
Ap x H = 3.0107 F1/2
Soil Percolation Rate = 0.0654 F1/3
Soil Percolation Rate = 0.0004 F1/3 F1/2 M/day
Existing CR = 0.5217 F1/2/day
Proposed CR = 0.3913 F1/3 F1/2/day
4. Calculate Required Storage Volume:
100yr, 24 hour rainfall = 9.3000 inches
From Table 2-1 of TR-55
Existing CR = 74.0000 therefore depth Vv = 6.11 inches
Proposed CR = 98.0000 therefore depth Vv = 9.10 inches
Detain Vv = 2.9900 inches
W = wetland Area
Vv = 2010.0275 F1/3

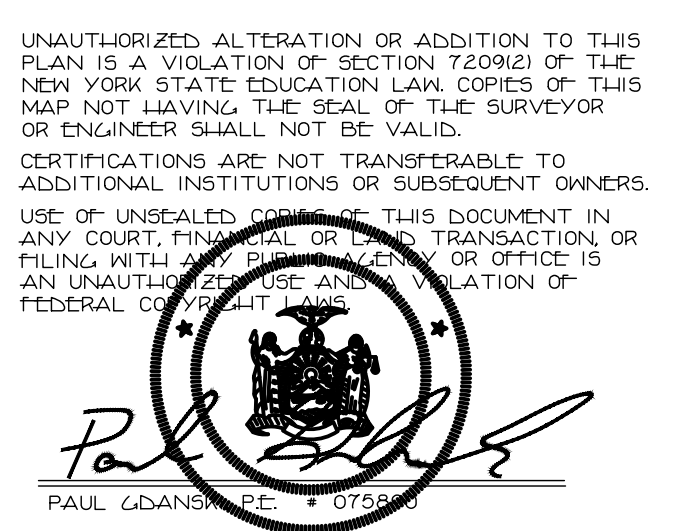
5/29/25 CABANA
5/20/25 ADD VAR.
5/17/25 REVISE
4/28/25 NOTE
3/18/25 REVISE SETBACK
2/23/25 PER TEST

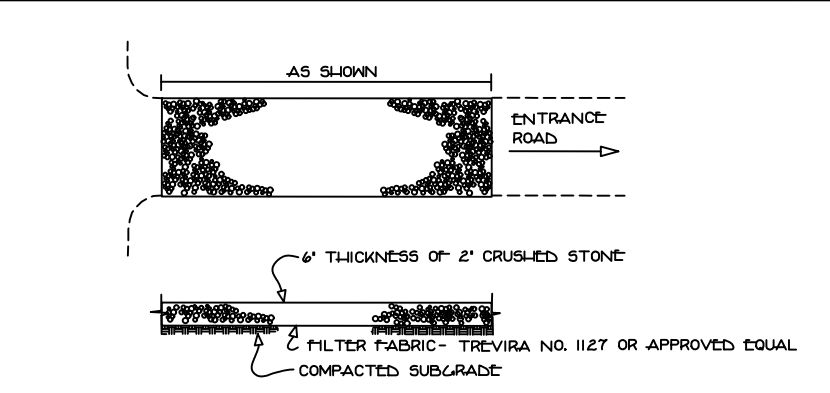
REVISIONS

2/5/25	ADD ADDITION
11/25/24	REVISE CABANA
11/19/24	ADD CABANA
7/12/24	CHANGE POOL/PATIO
9/26/23	REVISE
7/27/23	MOVE GARAGE
6/20/23	ADD POOL/PATIO
12/16/22	PER COMMENTS
11/30/22	ADD DRIVE

PLOT PLAN FOR
38 WILLOW TREE ROAD
4107-2-33
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

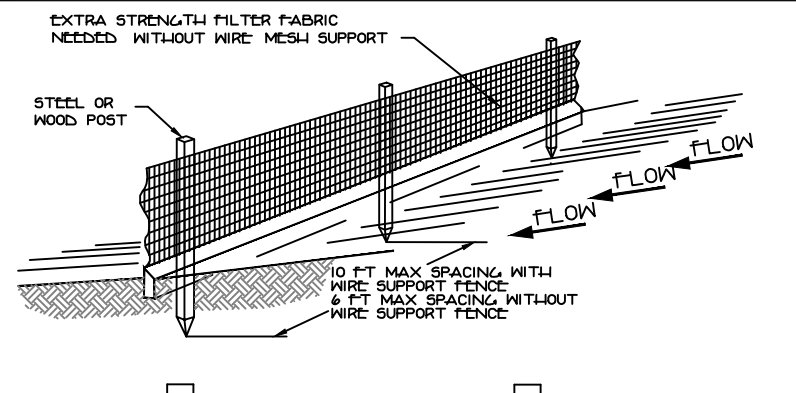
GRAPHIC SCALE: 0 10 20 30 40 50
PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAYWOOD, N.J. 07430
TEL: (917) 418-0999
38WILLOW
DATE: SEPT. 29, 2022
SCALE: 1" = 20'
SHEET: 1 OF 2



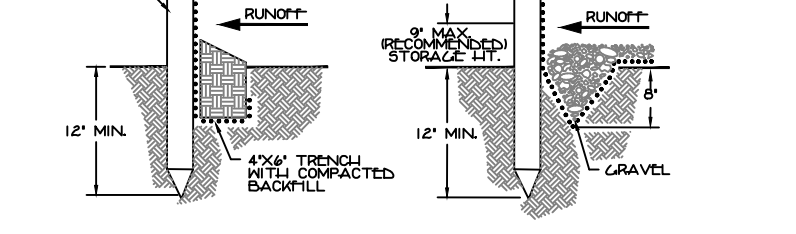


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

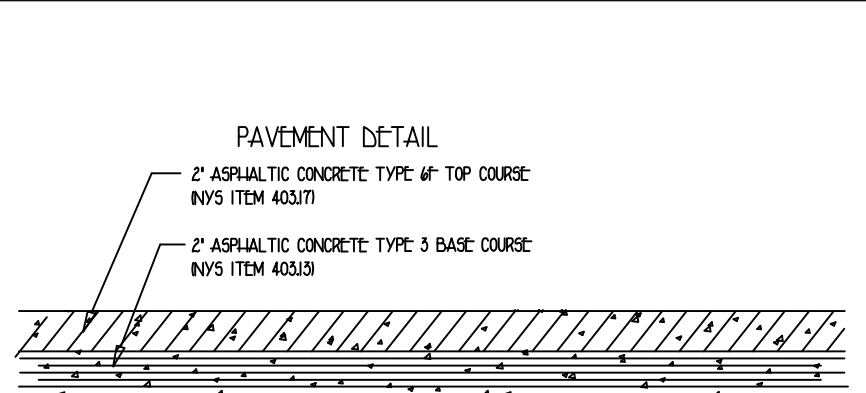
- CONSTRUCTION SPECIFICATIONS:**
- STONE SIZE - USE 1-4 INCH STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWELVE (12) FOOT MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 - GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5% 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 DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



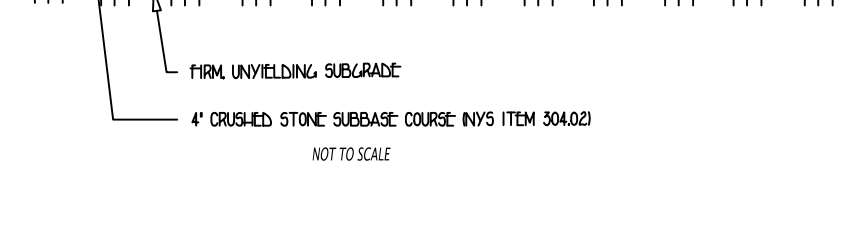
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL



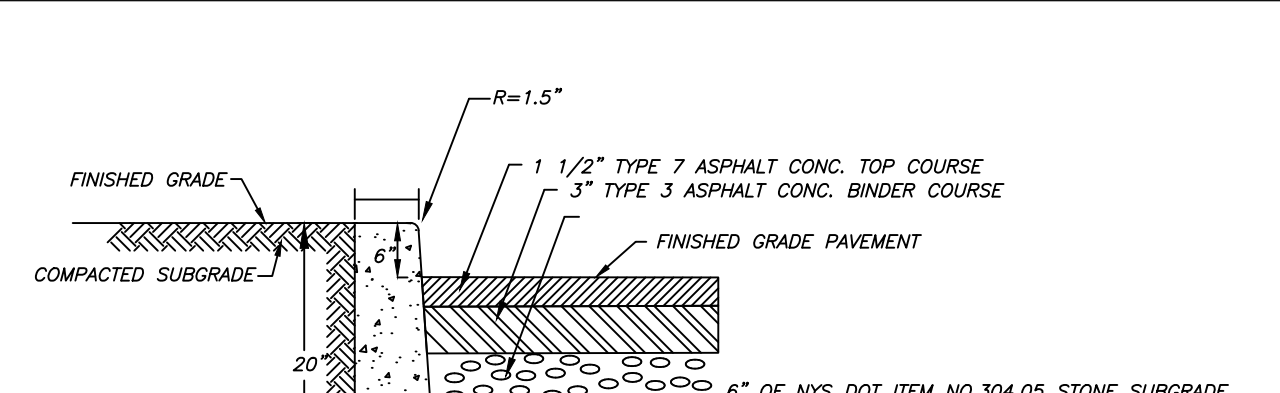
ALTERNATE DETAIL
TRENCH WITH GRAVEL



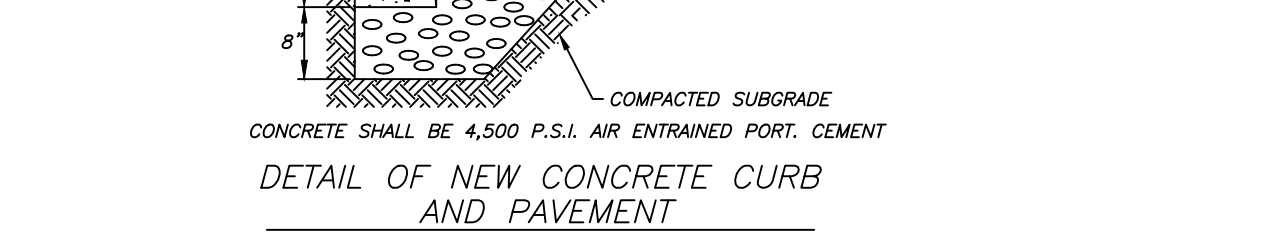
PAVEMENT DETAIL



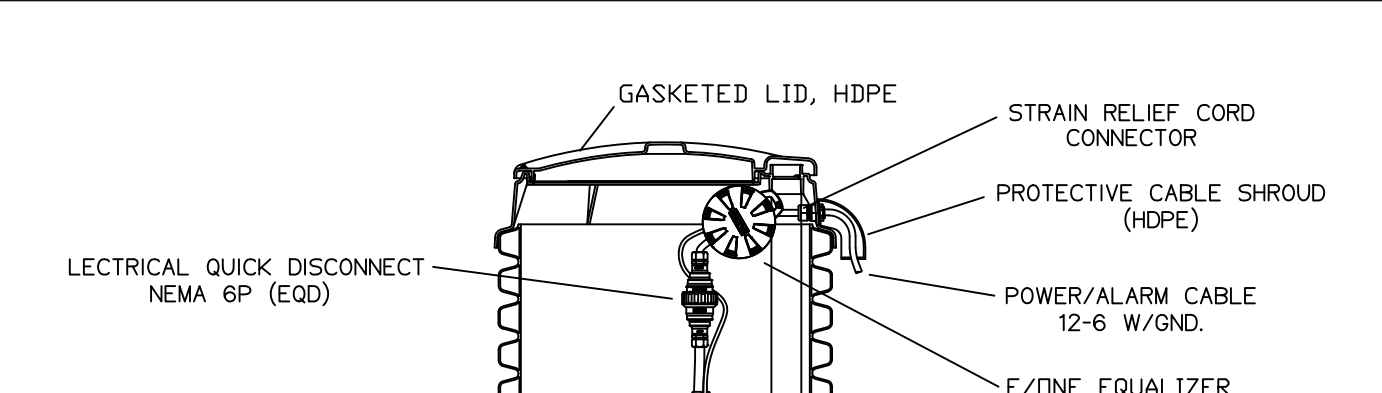
DETAIL OF NEW CONCRETE CURB AND PAVEMENT
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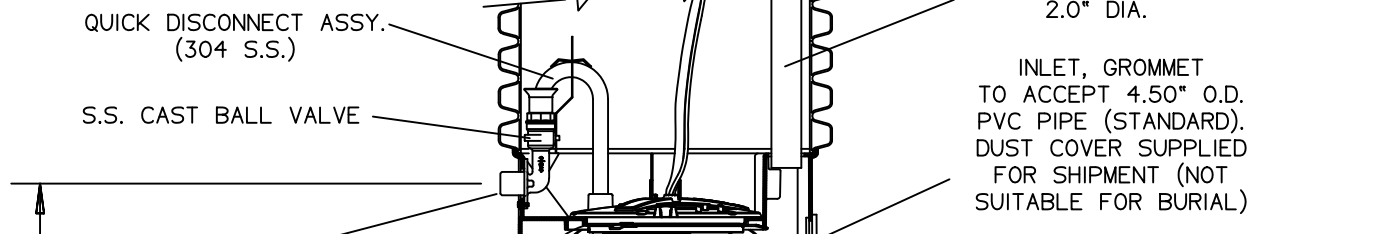
DETAIL OF NEW CONCRETE CURB AND PAVEMENT
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N.T.S.



ENVIRONMENTAL ONE-CHAMBER PUMP
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ENVIRONMENTAL ONE-CHAMBER PUMP
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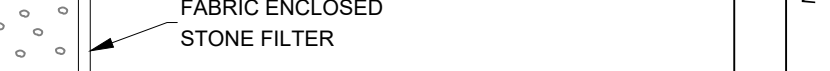
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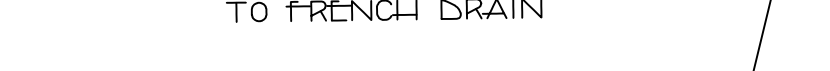
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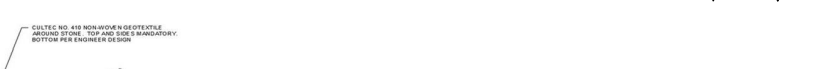
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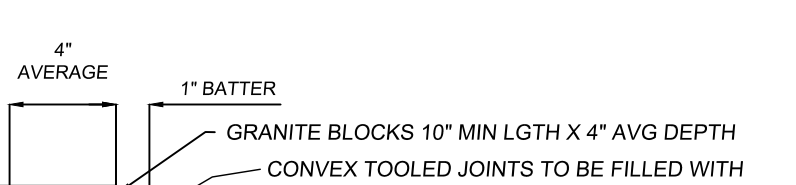
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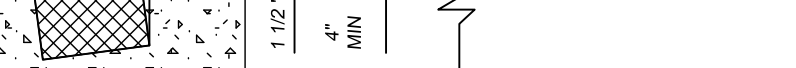
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GRANITE BELGIAN BLOCK CURB
NOT TO SCALE



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NOT TO SCALE



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NOT TO SCALE



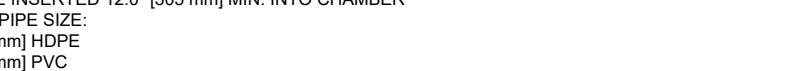
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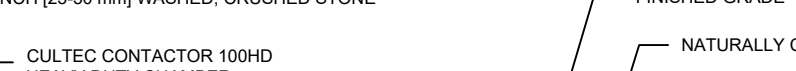
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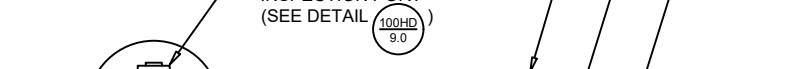
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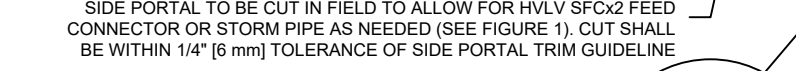
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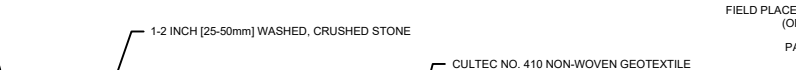
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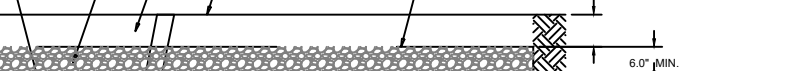
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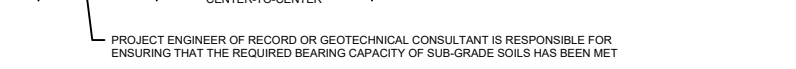
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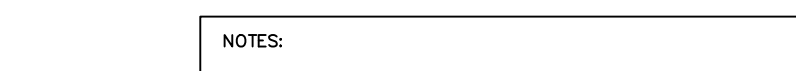
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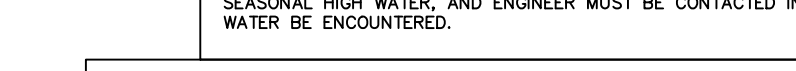
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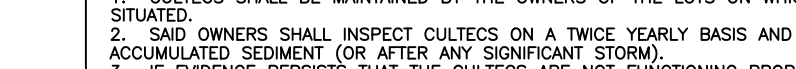
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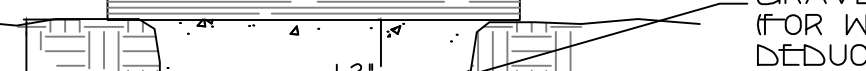
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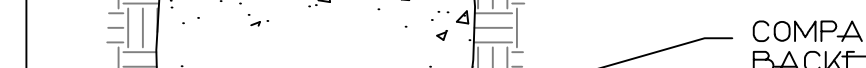
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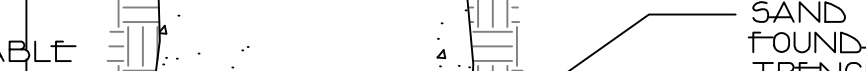
TYPICAL TRENCH SECTION
N.T.S.



TYPICAL TRENCH SECTION
N.T.S.



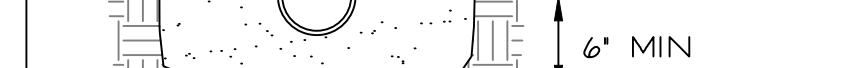
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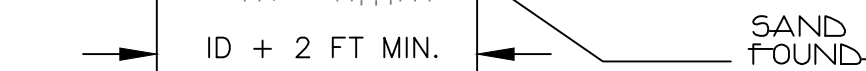
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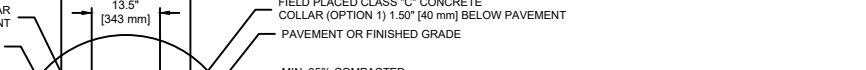
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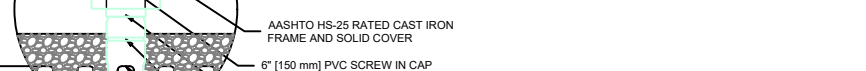
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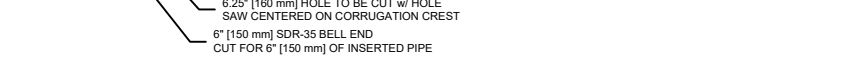
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N.T.S.



TYPICAL TRENCH SECTION
N.T.S.



TYPICAL TRENCH SECTION
N.T.S.



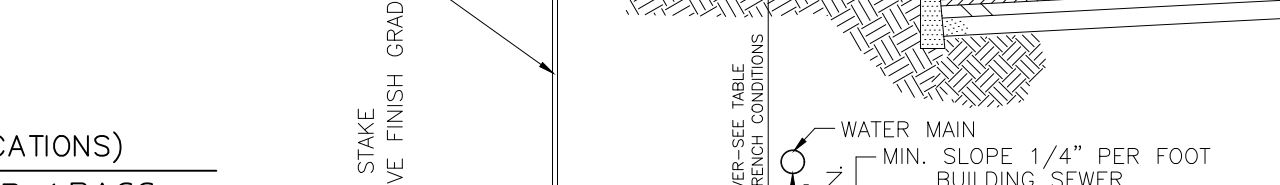
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N.T.S.



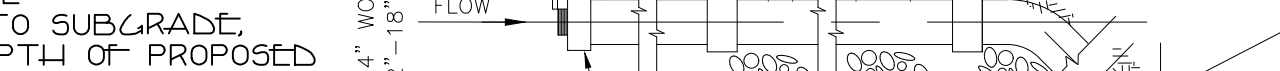
TYPICAL TRENCH SECTION
N.T.S.



TYPICAL TRENCH SECTION
N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



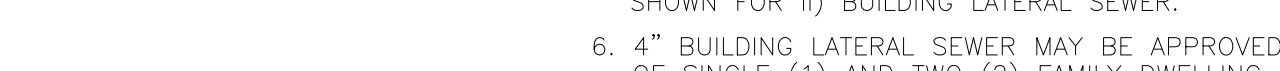
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BUILDING SEWER CONNECTION
N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



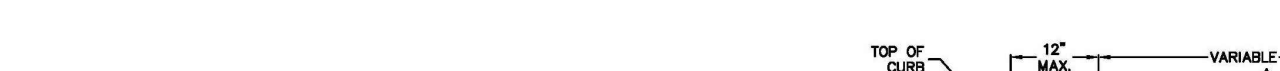
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N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



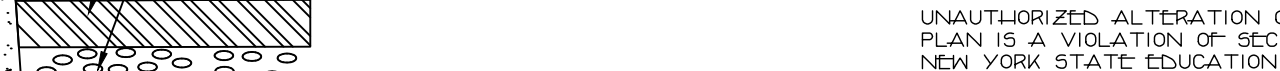
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N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



BUILDING SEWER CONNECTION
N.T.S.



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: Cherns-Katz Cabana			
Project Location (describe, and attach a location map): 38 Willow Tree Road, Wesley Hills, NY			
Brief Description of Proposed Action: Free standing cabana building that requires variance for exceeding the allowable ground floor area of 900 sf from the Village of Wesley Hills ZBA.			
Name of Applicant or Sponsor: Todd Rosenblum		Telephone: 845-364-0337	
		E-Mail: todd@adaparch.com	
Address: 221 Quaker Road			
City/PO: Pomona		State: NY	Zip Code: 10970
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
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: Village of Wesley Hills ZBA			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		97,898 sf acres	
b. Total acreage to be physically disturbed?		3,000 sf acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		195,263 sf acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
a. A permitted use under the zoning regulations?				
b. Consistent with the adopted comprehensive plan?	NO	YES		
	<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?				
			<input 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?	<input type="checkbox"/>		<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input checked="" 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input checked="" 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
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

If Yes, briefly describe:

Existing catch basins and drywells.

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"/>

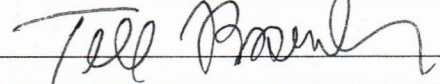
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

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: Todd Rosenblum Date: 5/21/25

Signature:  Title: Architect

GML Report

Property Information:	
Parcel ID: 41.07-2-33	Date Parcel: February 2024
OLD ID: 9-27A10	Address: 38 WILLOW TREE RD
City: MONSEY	State: NY
Zip: 10952	Book Page: N/A
Deed Date: 9/14/2022 12:00:00 AM	Instrument: 2022-00033278
Municipality: WESLEY HILLS	Deed Acres: 0
GIS Calculated Acres: 2.222	
GML Criteria:	
Requires GML Review: NO	Adjacent Town Boundary: NO
Adjacent Village Boundary: NO	Orange County Boundary: NO
County Facility: NO	NYS Facility: NO
County Park: NO	State Park: NO
County Regulated Streams: NO	Long Path Hiking Trail: NO
ROW-County Highways: NO	ROW-NYS Highway: NO
ROW-NYS Thruway: NO	ROW-Palisades Interstate Parkway: NO
X Coordinate: -74.07287020	Y Coordinate: 41.15888325

Source: Rockland County GIS Portal



May 21, 2025

Zoning Board of Appeals
Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

RECEIVED
VILLAGE OF WESLEY HILLS
MAY 22 2025
BUILDING,
PLANNING & ZONING

Re: *The Katz Residence, 38 Willow Tree Road, Wesley Hills, NY*

To the Wesley Hills Zoning Board of Appeals,

My client, Ahuva Katz, is requesting a variance for a cabana that is currently under construction at 38 Willow Tree Road. Due to a misunderstanding between the Village and my client, about the definition of Accessory Structure vs. Accessory Building, a building permit was issued for the cabana, and subsequently the Village Engineer discovered the misclassification.

Accessory buildings are limited to a ground floor area of 900 sf while Accessory Structures are limited to 2,500 sf (without planning board approval). The cabana in question is 2,337 sf, where 900 sf is allowed per section 230-14 O(5), therefore a variance is required.

We believe that the threshold of "practical difficulty" has been met and therefore the variance should be granted. In making its determination, the Zoning Board of Appeals should consider the following factors:

1. Due to the nature of the variance being sought, the benefits to the applicant, if the variance is granted, outweigh any detriment to the health, safety, and welfare of the neighborhood or community.
2. Due to the nature of the variance, no undesirable change will be produced in the character of the neighborhood and no detriment to nearby properties will be created by the granting of the variance.
3. The variance is from the allowable 900 sf to 2,337 sf. The variance is mitigated by the common ownership of two properties, 36 & 38 Willow Tree Road. Both properties are quite large and therefore the cabana will not appear to overwhelm the open space of the two adjoining backyards.

The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood due to the reasons outlined in items 1-3. Thank you for your attention in this matter.

Sincerely,



RECEIVED
VILLAGE OF WESLEY HILLS

MAY 22 2025

BUILDING
PLANNING & ZONING
Date 5/14/25

PART I

Name of Municipality VILLAGE OF WESLEY HILLS

Please check all that apply:

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

Project Name: KATZ-CHEERNS CABANA

Applicant: AHUVA KATZ CHEERNS Phone # _____
 Address 38 WILLOW TREE RD MONSEY NY 10952
Street Name & Number (Post Office) State Zip code

Property Owner: AHUVA KATZ CHEERNS Phone # _____
 Address 38 WILLOW TREE ROAD MONSEY NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: PAUL GDANSKI Phone # _____
 Address 3512 WHITTER COURT MAHWAH NJ 07430
Street Name & Number (Post Office) State Zip code

ARCHITECT
 Attorney: TODD ROSENBLUM Phone # _____
 Address 221 QUAKER RD POMONA NY 10970
Street Name & Number (Post Office) State Zip code

Contact Person: TODD ROSENBLUM Phone # 845-369-0337
 Address _____
Street Name & Number (Post Office) State Zip code

Tax Map Designation: 41.07-2-33

Section _____ Block _____ Lot(s) _____

Section _____ Block _____ Lot(s) _____

Location: On the NORTH side of WILLOW TREE RD.,
700 feet WEST of NYS ROUTE 306.

Acreage of Parcel 97,808 SF Zoning District R50

School District EAST RAMAPO Postal District MONSEY

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

SEE ATTACHED NARRATIVE LETTER.

If subdivision:

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

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

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

2/12/23 ZBA APPLICATION FOR SIDE YARD VARIANCES WHICH WERE GRANTED.

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

36 WILLOW TREE RD.
41.07-2-32

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

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

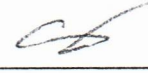
IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M, AND N.

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

List name(s) of facility checked above. _____

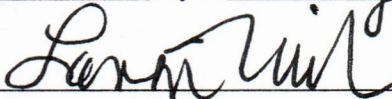
Applicant's Signature and Certification

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

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

Mailing Address AHUVA KATZ
38 WILLOW TREE RD
MONSIEY NY 10952

SWORN to before this
21st day of May, 2025



Notary Public

LAUREN HIRSCH
Notary Public - State of New Jersey
My Commission Expires Feb 16, 2026

Affidavit of Ownership/Owner's Consent

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

I, AHUVA KATZ being duly sworn, hereby
depose and say that I reside at: 38 WILLOW TREE ROAD

in the county of ROCKLAND in the state of NEW YORK

I am the * _____ owner in fee simple of premises located at:
38 WILLOW TREE ROAD

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page _____
BAKER ESTATES SEC 1 MAP# 5892 BOOK #105 PAGE #49
5/19/86.

Said premises have been in my/its possession since MR 9/13/22. Said premises are
also known and designated on the Town of RAMAPO Tax Map as:
section _____ block _____ lot(s) _____
41.07-2-33

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

Owner AHUVA KATZ
Mailing Address 38 WILLOW TREE
MONTEFAY INY 10952

SWORN to before this
21st day of May, 20 25

Lauren Hirsch
Notary Public



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

Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, AHUVA KATZ AS, 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

AHUVA KATZ
38 WILLOW TREE
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 ZONING BOARD OF APPEALS 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 230-14 0(5);
- 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 AN ACCESSORY BUILDING

3. Premises affected are in a RFO zone and from the town of ZAMAPO tax map, the property is know as Section _____, Block, _____, Lot(s) _____.

41.07-2-33

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 YISROEL CHERTS
VILLAGE TRUSTEE
- b. Nature of interest OWNER
- 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, AHUVA KATZ, 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

AHUVA KATZ
38 WILLOW TREE RD.
MONSIEY NY 10952

SWORN to before this

21st day of May, 2025
Lauren Hirsch
Notary Public



VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

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

AHUVA KATZ being duly sworn, deposes and
says that he/she resides at 38 WILLOW TREE RD.

_____ in the County of Rockland, State of New York; that he/she is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of Wesley Hills, and designated on the Town of Ramapo Map as Section No. 41,07-2-33 Lot No. _____ 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: AHUVA KATZ ac
Address: 38 WILLOW TREE RD.
MONSEY, NY 10952

Sworn to before me this
21st day of May 2025
Lauren Hirsch
Notary Public



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

11/41.11-1-12
BORGES D & J & NADOFF Y &
IMER N, & NOMI
IMER & KORNGOLD JAY &
ANNETTE
2 WINDWARD LA

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

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

11/41.07-2-37
KATSOFF IRWIN & JUDY
11 BAKER LA
SUFFERN, NY 10901

11/41.07-2-35
GAMIL ROEI
42 WILLOW TREE RD
MONSEY, NY 10952

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

11/41.07-2-34
JACOBOWITZ GILAH R
40 WILLOW TREE RD
MONSEY, NY 10952

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

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

11/41.11-1-14
WESLEY HILLS VILLAGE OF
432 RT 306
MONSEY, NY 10952

11/41.11-1-13
NADOFF YEHUDA
68 WILLOW TREE RD
WESLEY HILLS, NY 10952

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

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

11/41.07-2-38
ZLOTNICK DOVID & MEIRA
9 BAKER LA
SUFFERN, NY 10901

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

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

11/41.07-2-46
D.F.C. BAKER LANE FAMILY
LIMITED PARTNERSHIP
12 BAKER LANE
SUFFERN, NY 10901

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

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

11/41.11-1-16
HOLY FAMILY SYRO-MALABAR
CATHOLIC CHURCH ROCKLAND
NY INC OF ST THOMAS SYRO-
MALABAR CATHOLIC DIOCESE
5 WILLOW TREE RD

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

11/41.07-2-44
KANN MICHAEL &
WEINGARTEN-KANN PHYLLIS
8 BAKER LA
SUFFERN, NY 10901

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

11/41.07-2-36
ZUTLER AARON & DEBBIE
13 BAKER LA
SUFFERN, NY 10901

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

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

11/41.07-2-45
PNZ 10B LLC
10 BAKER LA
SUFFERN, NY 10901

11/41.07-2-20
LEDU DANIEL & BARBARA
5 VANESSA DR
SUFFERN, NY 10901

11/41.07-2-12
 IRVING FAMILY LIVING
 TRUST
 9 JUNIPER TERR
 SUFFERN, NY 10901

11/41.07-2-19
 TEICHMAN STEVEN & SHIRA
 3 VANESSA DR
 SUFFERN, NY 10901

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

11/41.07-2-18
 COHEN IZAK & SARA C
 1 VANESSA DR
 SUFFERN, NY 10901

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

11/41.07-1-9
 STREICHER NAOMI
 PO BOX 343
 POMONA, NY 10970

11/41.07-1-14
 KAUFMAN YEHUDAH & RISA
 17 LIME KILN RD
 SUFFERN, NY 10901

11/41.07-2-11
 TGTAG INVESTMENTS LLC
 7 JUNIPER TERR
 SUFFERN, NY 10901

11/41.07-2-13
 COURT JEROME H + RAE
 6 JUNIPER TERR
 SUFFERN, NY 10901

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

11/41.07-2-17
 RHODES REID S & BASYA
 28 LIME KILN RD
 SUFFERN, NY 10901

11/41.07-1-12
 FELDSTEIN WALTER
 IRREVOCABLE TRUST
 31 DANA ROAD
 MONSEY, NY 10952

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

11/41.07-1-13
 STEINER DAVID A & LANA
 19 LIME KILN RD
 SUFFERN, NY 10901

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

11/41.07-2-14
 JUNIPER TERRACE REALTY
 LLC
 77 BRENNER DRIVE
 CONGERS, NY 10920

11/41.07-2-23
 KONIG JUSTIN & MALLORY
 24 LIME KILN ROAD
 SUFFERN, NY 10901

11/41.07-2-16
 ZEIDMAN MITCHELL +
 MICHELE
 30 LIME KILN RD
 SUFFERN, NY 10901

11/41.07-1-10
 BERKOWITZ JEROME &
 MARALYN
 25 LIME KILN RD
 SUFFERN, NY 10901

11/41.07-1-8
 REZNIK DAVID & HELENE
 29 LIME KILN RD
 SUFFERN, NY 10901

11/41.07-1-11
 WESLEY HILLS SYNAGOGUE
 C/O J. CHESIR
 23 LIME KILN RD
 SUFFERN, NY 10901

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

AHUVA KATZ 
APPLICANT

5/21/25
DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Variance from the requirement of Section 230-14 0(5);
- Special permit per the requirements of Section _____;
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (*explain*) _____;

To permit construction, maintenance and use of AN ACCESSORY BUILDING.

File Attachments for Item:

2. Application submitted by Moshe Lichtenstein on behalf of Four Grand Park LLC for variances from the provisions of Section 230-17 Attachment I and Section 230-34D(2) of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a single family residence and semi-circular driveway having impervious surface ratio of .203 instead of the maximum permitted of .20, front yard impervious surface ratio of .255 instead of the maximum permitted of .24 and driveway gradient of 12% for the first 20 feet instead of maximum permitted of 3%.

The subject premises are situated on the east side of Grand Park Drive approximately 160 feet north of Grandview Avenue, known as 4 Grand Park Drive, designated on the Tax Map as Section 41.14 Block 1 Lot 9, in an R-50 Zoning District.

Mayerfeld

ARCHITECTURE PLLC

15 Lyncrest Drive
Monsey, N.Y. 10952
T: (845) 354-0001

April 25, 2025

Village of Wesley Hills
432 Route 306
Wesley Hills, NY 10952

**Re: 4 Grand Park Dr
Monsey, NY 10952**

**R-50 District
Section: 41.14
Block: 01
Lot: 09**

Dear Chairman and Members of the Zoning Board,

I hope this message finds you well.

I am writing on behalf of the proposed project located at **4 Grand Park Drive**, where we have been retained to represent the owners in connection with the installation of a semi-circular driveway for their new residence.

Due to existing site conditions, the proposed driveway design requires several variances from the Village zoning code. We respectfully request the following variances:

Requested Variances:

Zoning Standard	Required	Proposed
Maximum Impervious Surface Ratio	20.0%	20.3%
Maximum Front Yard Impervious Surface Ratio	22.0%	25.5%
Driveway Slope – First 20 Feet	Max 3%	12%

Please refer to the submitted drawings prepared by Jorel J. Vaccaro, P.E., dated 01/13/25, which are enclosed for your review.

Thank you for your time and assistance. Please let us know if any additional information is required.

Sincerely,
Stanley Mayerfeld



PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date April 22, 2025

Please check all that apply:

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

RECEIVED
 VILLAGE OF WESLEY HILLS
 APR 25 2025
 BUILDING,
 PLANNING & ZONING

Project Name: 4 Grand Park

Applicant: Moshe Lichtenstein on behalf of Four Grand Park LLC Phone # (212) 869-8200
 Address 4 Grand Park Drive Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Property Owner: Four Grand Park LLC Phone # (212) 869-8200
 Address 4 Grand Park Drive Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Jorel J. Vaccaro, P.E Phone # 917-475-6138
 Address 307 McLean Ave Yonkers NY 10705
Street Name & Number (Post Office) State Zip code

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

Contact Person: Stanley Mayerfeld Phone # 917-373-1369
 Address 17 Bruck Ct Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.14 Block 01 Lot(s) 09

Section _____ Block _____ Lot(s) _____

Location: On the East side of Grand Park Drive,
160 feet North of Grandview Ave.

Acreage of Parcel 51,059 SF **Zoning District** R50
School District Ramapo Central **Postal District** 10952

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

Proposed driveway not complying with maximum allowable impervious
surfaceratio, maximum allowable front yard impervious surface ratio and
maximum allowable slope

If subdivision:

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

Project History: Has this project ever been reviewed before? N/A

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

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

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

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

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

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

List name(s) of facility checked above. Grandview Ave

Applicant's Signature and Certification

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

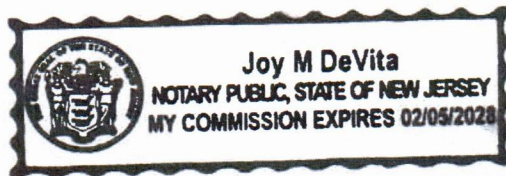
I, Moshe Lichtenstein on behalf of Four Grand Park LLC, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address

4 Grand Park Dr
Monsey, NY 10952

SWORN to before this
25 day of April, 20 25

Notary Public



Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, Moshe Lichtenstein on behalf of Four Grand Park LLC, 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

4 Grand Park Dr
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 zoning board of the Town/Village of Wesley Hills (Board, Commission or Agency), Rockland County, New York:

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of _____
Proposed driveway not complying with maximum allowable impervious surface ratio,
maximum allowable front yard impervious surface ratio and maximum allowable slope

3. Premises affected are in a R50 zone and from the town of _____ tax map, the property is know as Section 41.14, Block, 01, Lot(s) 09.

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

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

(if none, so state)

a. Name and address of officer or employee _____

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, Moshe Lichtenstein on behalf of Four Grand Park LLC 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.

Moshe

Mailing Address

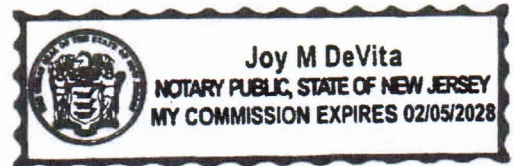
4 Grand Park Dr

Monsey, NY 10952

SWORN to before this

25 day of April, 2025

Notary Public



VILLAGE OF WESLEY HILLS

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

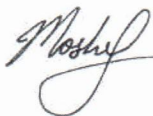
AFFIDAVIT OF OWNERSHIP

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

Moshe Lichtenstein on behalf of
Four Grand Park LLC

_____ being duly sworn, deposes and
says that he/she resides at 4 Grand Park Dr Monsey, NY 10952

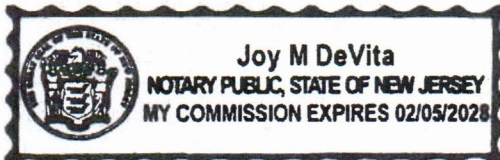
in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 41.14 Lot No. 01-09 and that he/she hereby
authorizes the attached 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: Moshe Lichtenstein on behalf of Four Grand Park LLC
Address: 4 Grand Park Dr
Monsey, NY 10952

Sworn to before me this
25 day of April 2025


Notary Public



DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Moshe Lichtenstein on behalf of Four
Grand Park LLC

APPLICANT

March 25, 2025

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of _____
Proposed driveway not complying with maximum allowable impervious surface ratio,
maximum allowable front yard impervious surface ratio and maximum allowable slope

AS APPLICABLE, COMPLETE THE FOLLOWING:

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

For access to the above State Environmental Quality Review forms:

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

INSTRUCTIONS

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

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

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

4 GRAND PARK DR MONSEY, NY

OWNER: MOSHE LICHTENSTEIN

ZONING INFORMATION

4 GRAND PARK DR, MONSEY NY 10952
 SUBDIVISION PLAT: GRAND PARK - 9/26/1979
 MAP NUMBER: 5086
 COUNTY: ROCKLAND
 TOWN: RAMAPO
 SECTION: 41.14
 BLOCK: 1
 LOT: 9 (LOT 5 ON 1979 PLAT)
 ZONE: R-50
 LOT AREA: 51,059 SF

PROJECT NARRATIVE

AN EXISTING SINGLE FAMILY RESIDENTIAL BUILDING IS TO BE REMOVED. A NEW TWO-STORY SINGLE-FAMILY DWELLING IS TO BE CONSTRUCTED WITH SEMICIRCULAR DRIVEWAY AND STORMWATER MANAGEMENT SYSTEMS.

PROJECT INFORMATION

SCHOOL AND SPECIAL DISTRICTS
 SCHOOL: RAMAPO CENTRAL 392601
 FIRE: MOLESTON FP001
 WATER: NR 1 WD001
 SEWER: RC SD130 / PR SD105
 LIBRARY: SUFFERN MEM / FINKLESTEIN MEM

DRAWING LIST

- | | | |
|-----|-------|-------------------------------------|
| 1. | C-001 | TITLE PAGE |
| 2. | C-010 | EXISTING SITE SURVEY AND AVG. GRADE |
| 3. | C-020 | SITE PLAN |
| 4. | C-030 | SITE GRADING PPART PLAN |
| 5. | C-100 | SITE SUBSURFACE PLAN |
| 6. | C-200 | PROFILES |
| 7. | C-210 | AREA CALCULATIONS |
| 8. | C-300 | TYPICAL DETAILS |
| 9. | C-310 | CULTEC DETAILS |
| 10. | C-400 | EROSION CONTROL DETAILS |

- THE REFUSE RESULTING FROM ANY CLEARING AND GRUBBING AND ALL DEBRIS AND MATERIALS FROM ANY STRUCTURE(S) TO BE DEMOLISHED SHALL BE DISPOSED OF BY THE CONTRACTOR IN A MANNER CONSISTENT WITH ALL GOVERNMENT REGULATIONS. IN NO CASE SHALL REFUSE MATERIAL BE LEFT ON THE PROJECT SITE, PUSHED ONTO ADJUTING PRIVATE PROPERTIES, OR BE BURIED IN EMBANKMENTS OR TRENCHES ON THE PROJECT SITE. DEBRIS SHALL NOT BE DEPOSITED IN ANY STREAM, LAKE, WETLAND, BODY OF WATER, OR IN ANY STREET OR ALLEY, OR UPON ANY PRIVATE PROPERTY EXCEPT BY WRITTEN CONSENT OF THE PRIVATE PROPERTY OWNER. NO RECLAIMED LUMBER OR MATERIALS SHALL BE RE-USED EXCEPT AS SPECIFICALLY APPROVED BY THE ARCHITECT OR OWNER.
- WHERE DEMOLITION AND CUTTING WORK HAS OCCURRED OR WHERE EXISTING SURFACES, MATERIALS, OR OTHER ITEMS HAVE BEEN DAMAGED OR DISTURBED AS A RESULT OF THE CONTRACTED WORK, THE SAID SURFACES AND AREAS SHALL BE CAREFULLY CLOSED UP, PATCHED, REPAIRED, FINISHED, OR RESTORED AS REQUIRED TO BE CONTIGUOUS TO EXISTING SURROUNDING SURFACES.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING DEMOLITION, INCLUDING GAS LINE REMOVAL IS TO BE PERFORMED BY A CONTRACTOR OR SUB-CONTRACTOR LICENSED IN THE PARTICULAR TRADE.

TOWN NOTES:

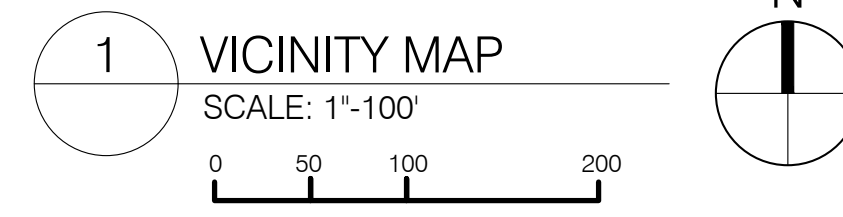
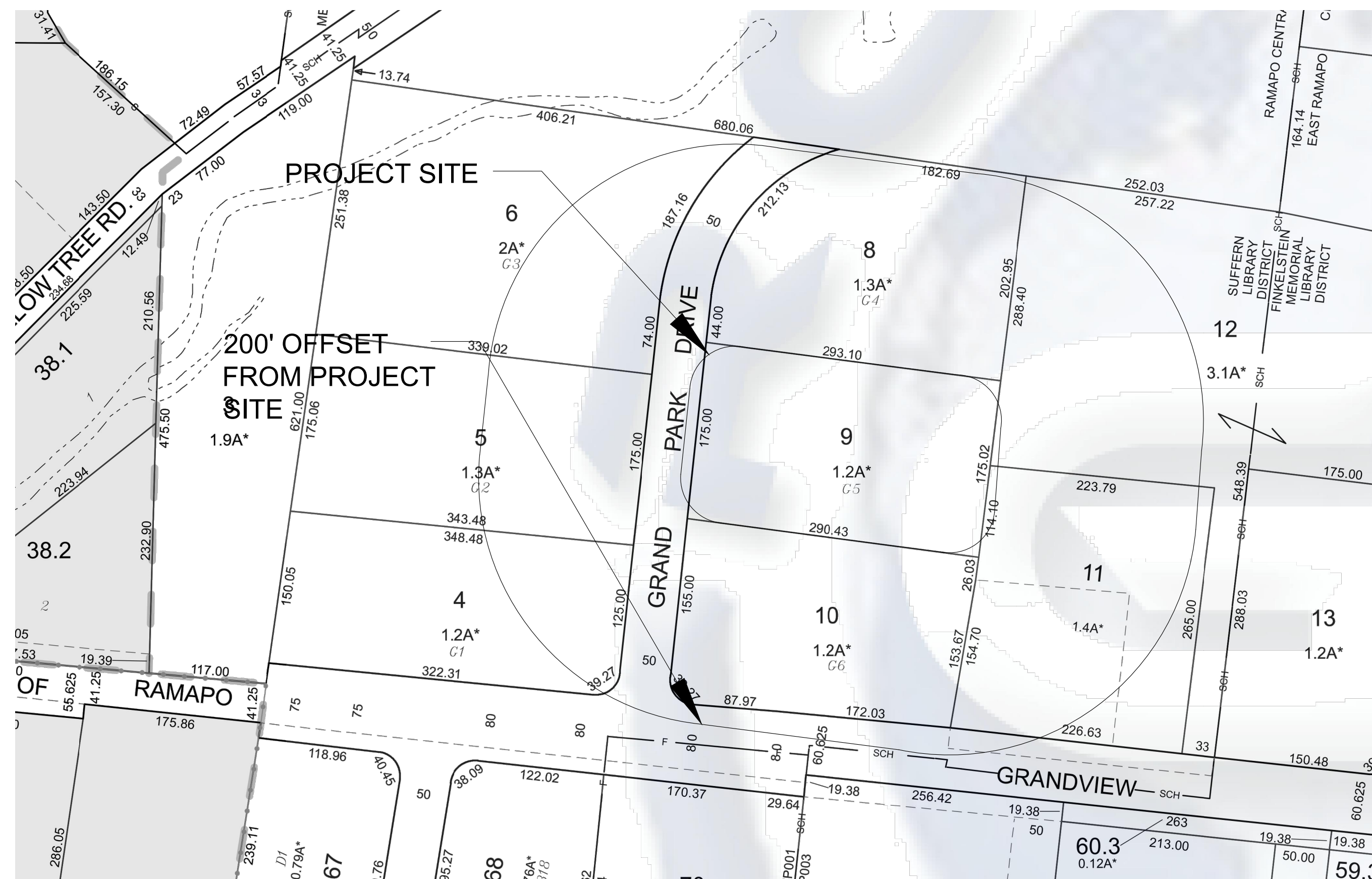
THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK

COUNTY HEALTH DEPARTMENT NOTES:

IF ANY EXISTING WELL IS ENCOUNTERED, THAT WELL IS TO BE DECOMMISSIONED IN ACCORDANCE WITH ARTICLE II OF THE ROCKLAND COUNTY SANITARY CODE

SITE/CIVIL CONSTRUCTION SEQUENCING:

- INSTALL SILT FENCE, EROSION CONTROL, AND CONSTRUCTION FENCE
- PERFORM DEMOLITION AS PER SPECIFICATIONS
- REMOVE ALL DEBRIS AS PER SPECIFICATION
- INSTALL ALL ADDITIONAL EROSION CONTROL AND STABILIZATION OF DEMO. AREAS
- REMOVE CONSTRUCTION FENCING, ENSURE PROPER MAINTENANCE OF SILT FENCING
- INSTALL SUBSURFACE UTILITIES (SEWER) & ROUGH SITEWORK (MINOR REGRADING) PROVIDE TEMP. SEEDING / SODDING & EROSION CONTROL MEASURES
- CONSTRUCTION OF SURFACE SITE STRUCTURES, MANHOLES & UTILIZATION OF TEMPORARY STAGING AREA
- REMOVE EXISTING PARKING / STAGING AREA
- INSTALL SITE WALLS & PERFORM FINISH GRADING
- REMOVE TEMP. EROSION CONTROL MEASURES, INSTALL NEW PAVEMENT & PERMANENT LANDSCAPING. SITE STABILIZATION (80% UNIFORM DENSITY OF VEGETATION) MUST BE ACHIEVED PRIOR TO REMOVING TEMPORARY EROSION CONTROL MEASURES.



PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE BLOCK: 1 LOT:9 ZONE: R-50
 EXISTING USE: SINGLE FAMILY DWELLING BUILDING CODES: VILLAGE OF WESLEY HILLS

LOT SIZE	MIN REQUIRED	EXISTING
TOTAL LOT AREA	50,000 SF	51,059 SF
LOT WIDTH	150 SF	175 SF
STREET FRONTAGE	100 SF	175 SF
MIN EFFECTIVE SQUARE (SIDE)	150 SF	

SETBACKS	REQUIRED	PROPOSED	VARIANCE
FRONT	50 FT	62 FT	NO
SIDE (L,R)	30 FT	36.5 FT	NO
COMB. SIDE YARD	75 FT	36.5+42.17=78.67 FT	NO
REAR	50 FT	136 FT	NO
BUILDING HEIGHT MAX	25 FT / 2.5 STORIES (AVG. GRADE TO EAVE)	22.8 FT (AVG. GRADE TO EAVE) ELEV 473.2' TO 496' (MAX 498.2)	NO
MAX EXPOSED BUILDING	40 FT	35'-7" FT	NO
MAX BUILDING COVERAGE	10% = 5,105 SF	9.99% = 5,100 SF (4380 enclosed)	NO
MAX IMPERVIOUS SURFACE RATIO	20% = 10,211 SF	20.3% = 10,378 SF	YES
MAX FRONT YARD IMPERVIOUS SURFACE	(62' x 175') = 10,850 SF x 22% = 2,387 SF (BTWN FRONT LOT LINE & NEAREST PART OF MAIN BLDG) (NOTE 7: SEMI-CIRCULAR DRIVEWAY)	25.5% = 2,767 SF	YES
DRIVEWAY SLOPE, 1ST 20 FEET	3%	12%	YES
DRIVEWAY SLOPE	12%	12%	NO

NOTE: SEE C-010 FOR DIMENSIONS AND C-210 FOR AREA CALCULATIONS

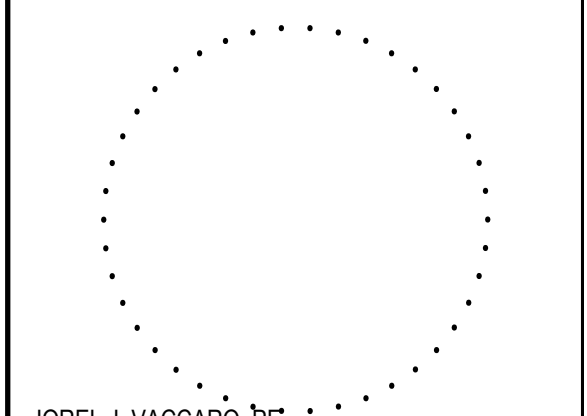
REVISIONS:

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW, ARTICLE 145 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER, TO ALTER THIS DRAWING IN ANY MANNER.
 THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SKETCHES, PLANS, NOTES, DRAWINGS, SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF KRYPTON ENGINEERING, PLLC. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED OR REPRODUCED DIGITALLY, ELECTRONICALLY OR IN ANY OTHER MANNER, WITHOUT THE EXPRESS WRITTEN CONSENT OF KRYPTON ENGINEERING, PLLC. ORIGINAL SHEET SIZE 24X36

PROJECT:
**4 Grand Park Drive
 Monsey, NY**

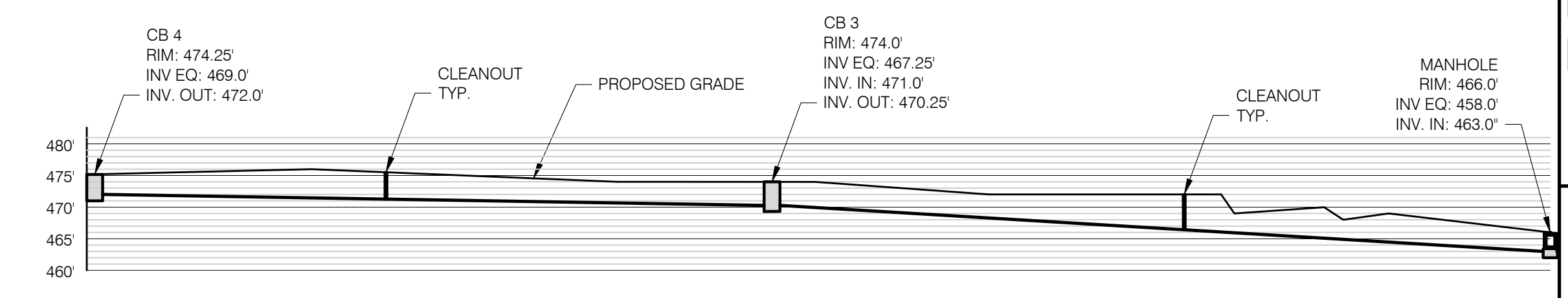
TITLE PAGE

SEAL & SIGNATURE:

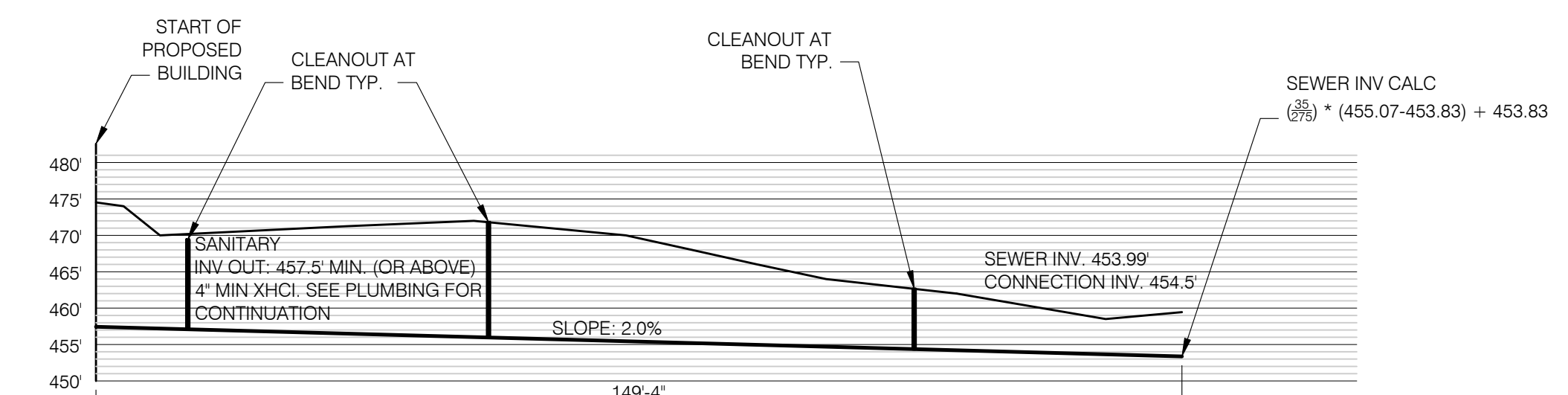


DATE: 1/13/2025
 PROJECT #: 22043
 DRAWN/CHECKED: P.J.M./J.V.
 SCALE: NOTED
 PAGE: 01 OF 10

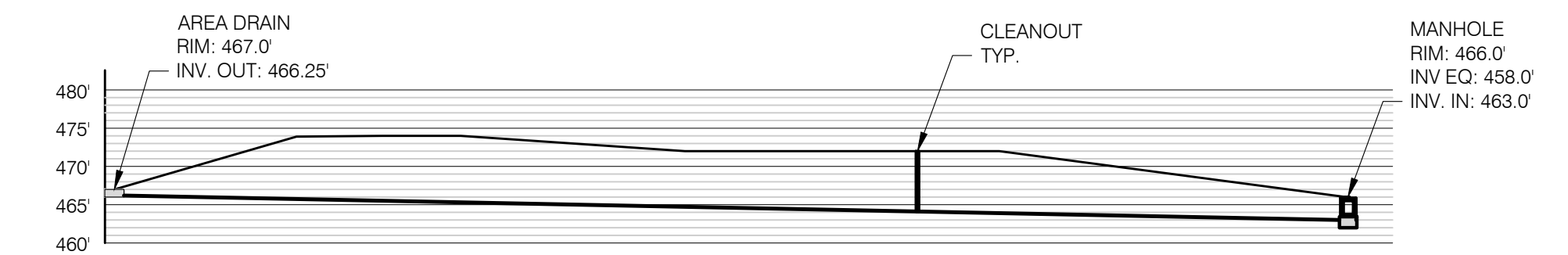
C-001.00



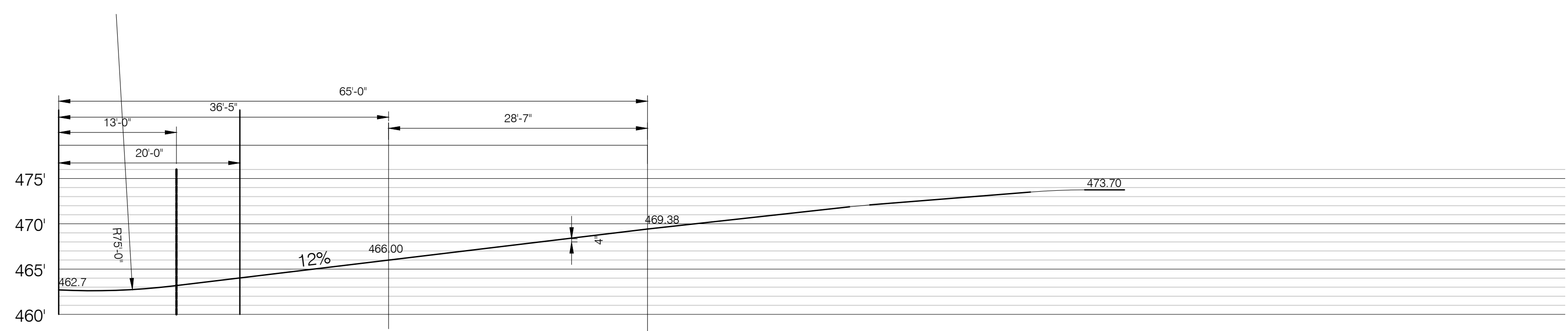
C CB4 TO CB3 & CB2
 SCALE: 1" = 20'-0" HORIZ, 1" = 10'-0" VERT.



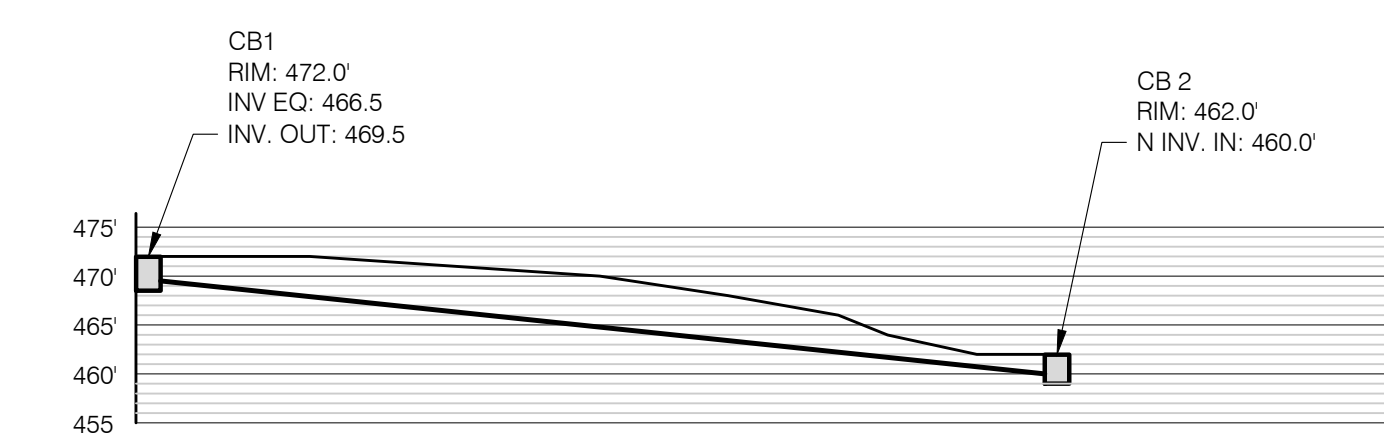
D SANITARY FROM PROP HOME TO SEWER
 SCALE: 1" = 20'-0" HORIZ, 1" = 10'-0" VERT.



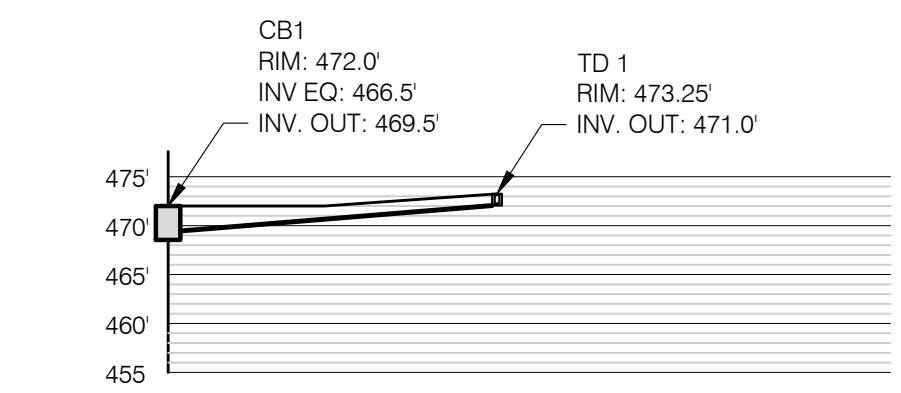
E AREA DRAIN TO MANHOLE
 SCALE: 1" = 20'-0" HORIZ, 1" = 10'-0" VERT.



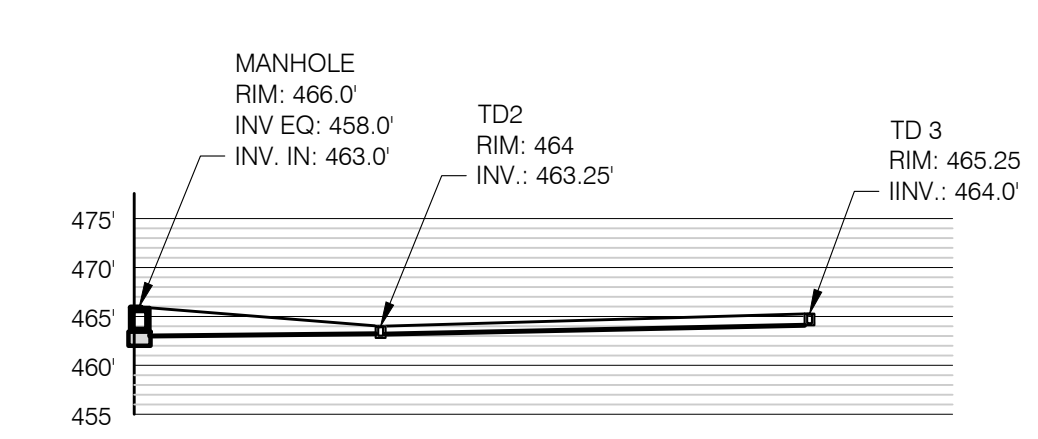
B DRIVEWAY PROFILE
 NORTH APPROACH TO GARAGE
 SCALE: 1"=20'



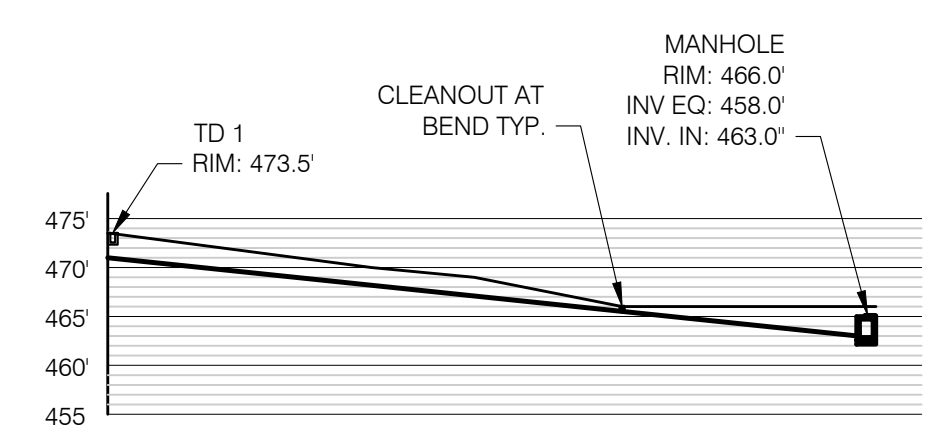
F CB1 TO CB2
 SCALE: 1" = 20'-0" HORIZ, 1" = 10'-0" VERT.



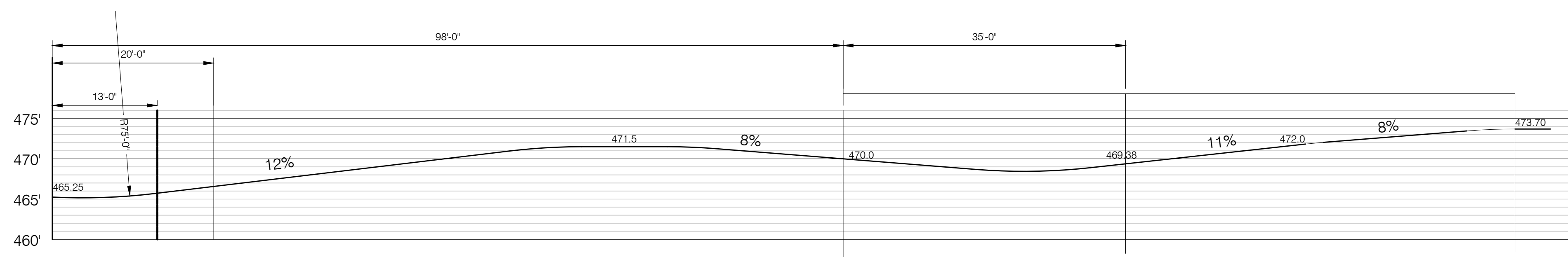
G CB1 TO TD1
 SCALE: 1" = 20'-0" HORIZ, 1" = 10'-0" VERT.



H MAHOLE TO TD2 & TD3
 SCALE: 1" = 20'-0" HORIZ, 1" = 10'-0" VERT.



J CB4 TO CB3 & CB2
 SCALE: 1" = 20'-0" HORIZ, 1" = 10'-0" VERT.



A DRIVEWAY PROFILE
 SOUTH APPROACH TO GARAGE
 SCALE: 1"=20'

REVISIONS:

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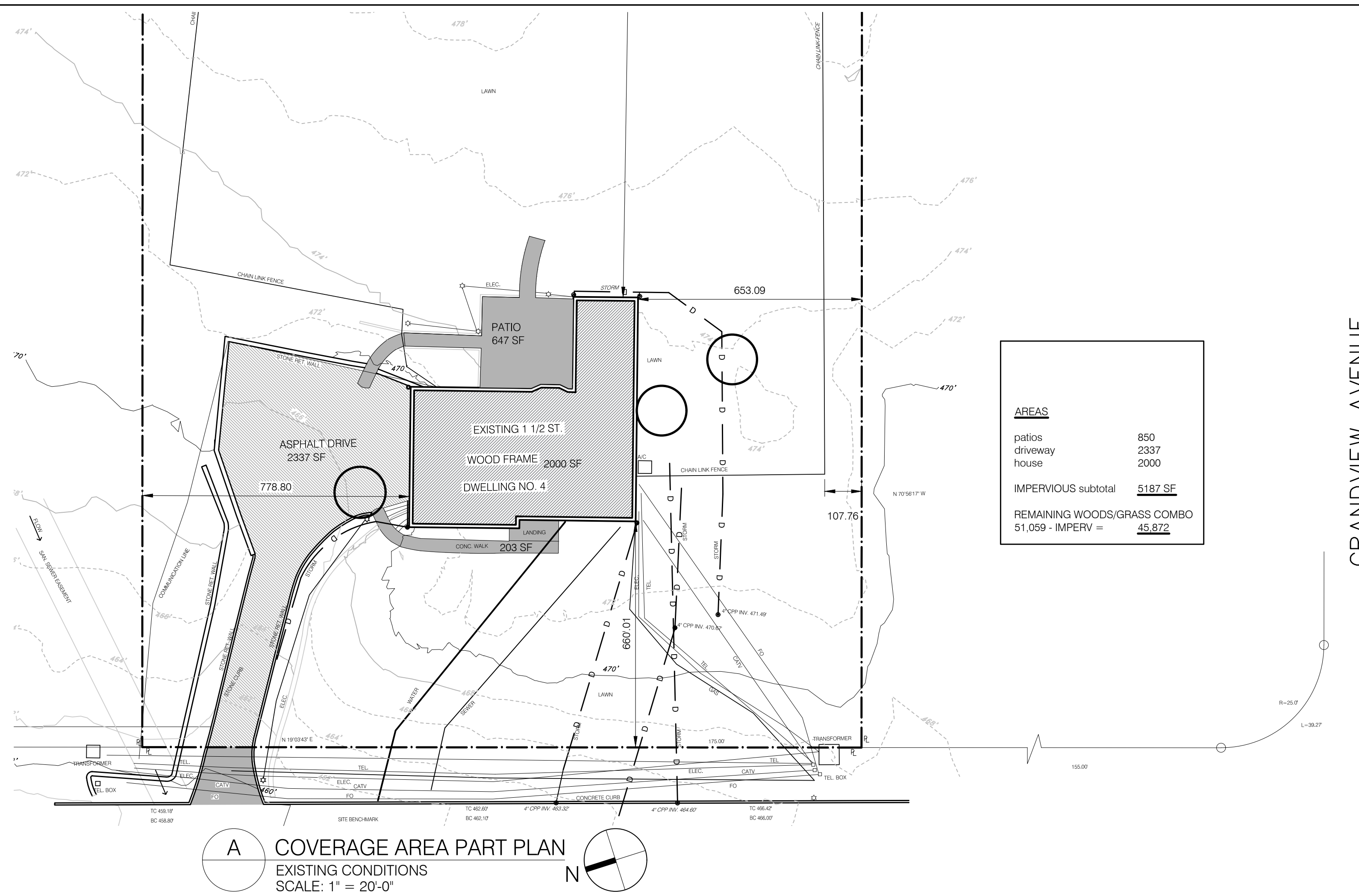
PROJECT:
**4 Grand Park Drive
 Monsey, NY**

PROFILES

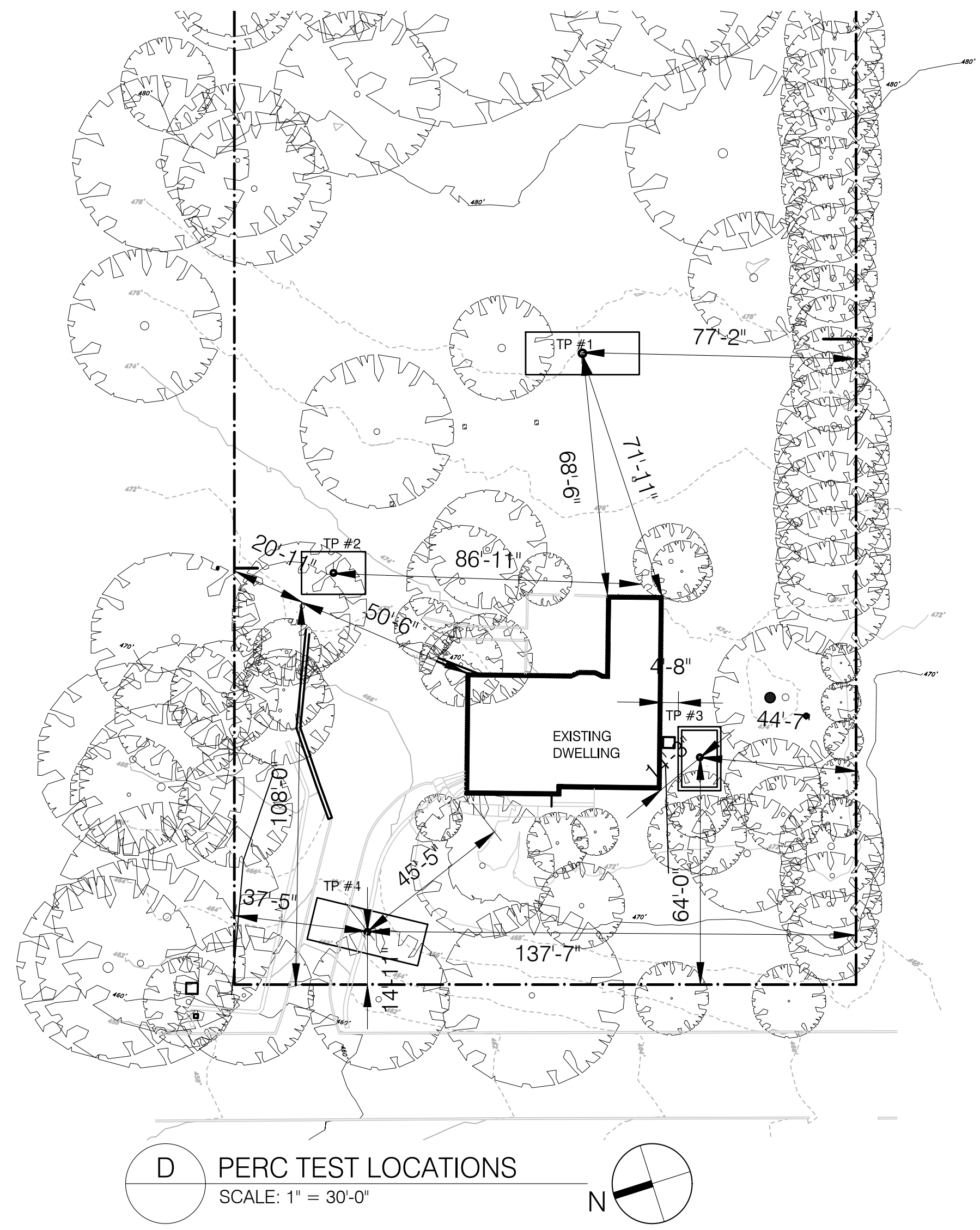
SEAL & SIGNATURE:

JOREL J. VACCARO, PE
 NY PE 093362
 DATE: 1/13/2025
 PROJECT #: 22043
 DRAWN/CHECKED: PJM/UV
 SCALE: NOTED
 PAGE: 06 OF 10

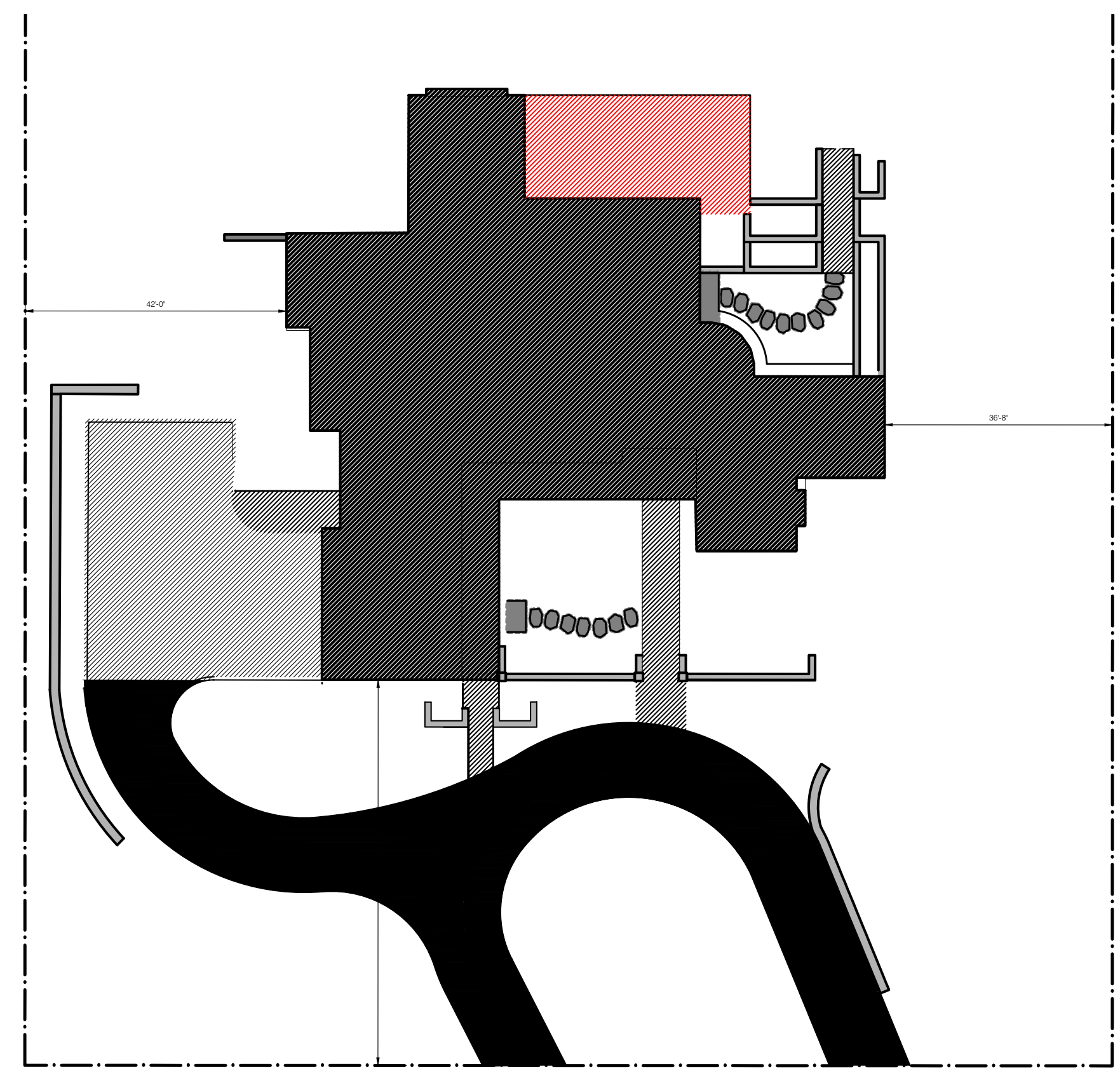
C-200.00



A COVERAGE AREA PART PLAN
 EXISTING CONDITIONS
 SCALE: 1" = 20'-0"

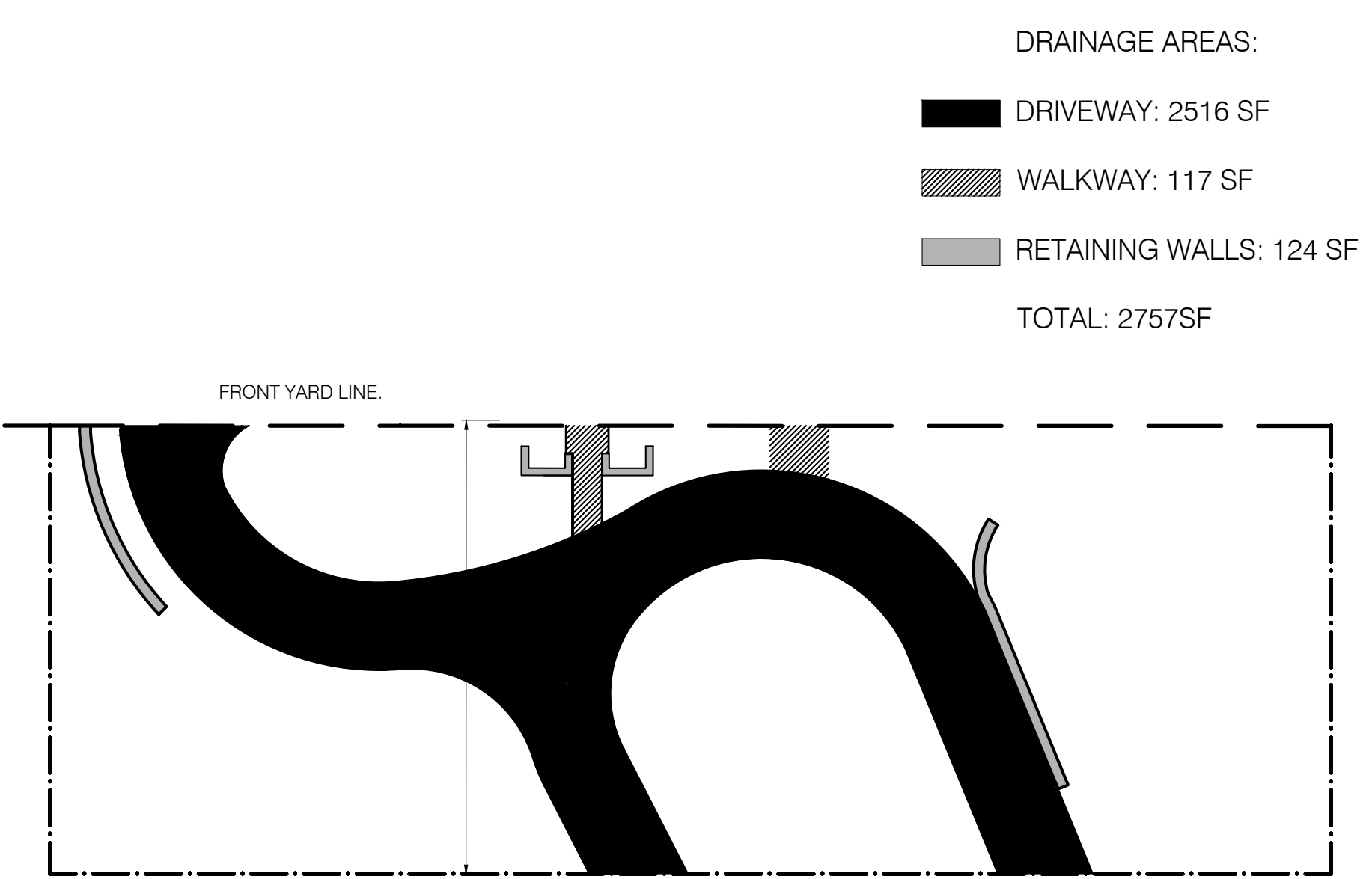


D PERC TEST LOCATIONS
 SCALE: 1" = 30'-0"



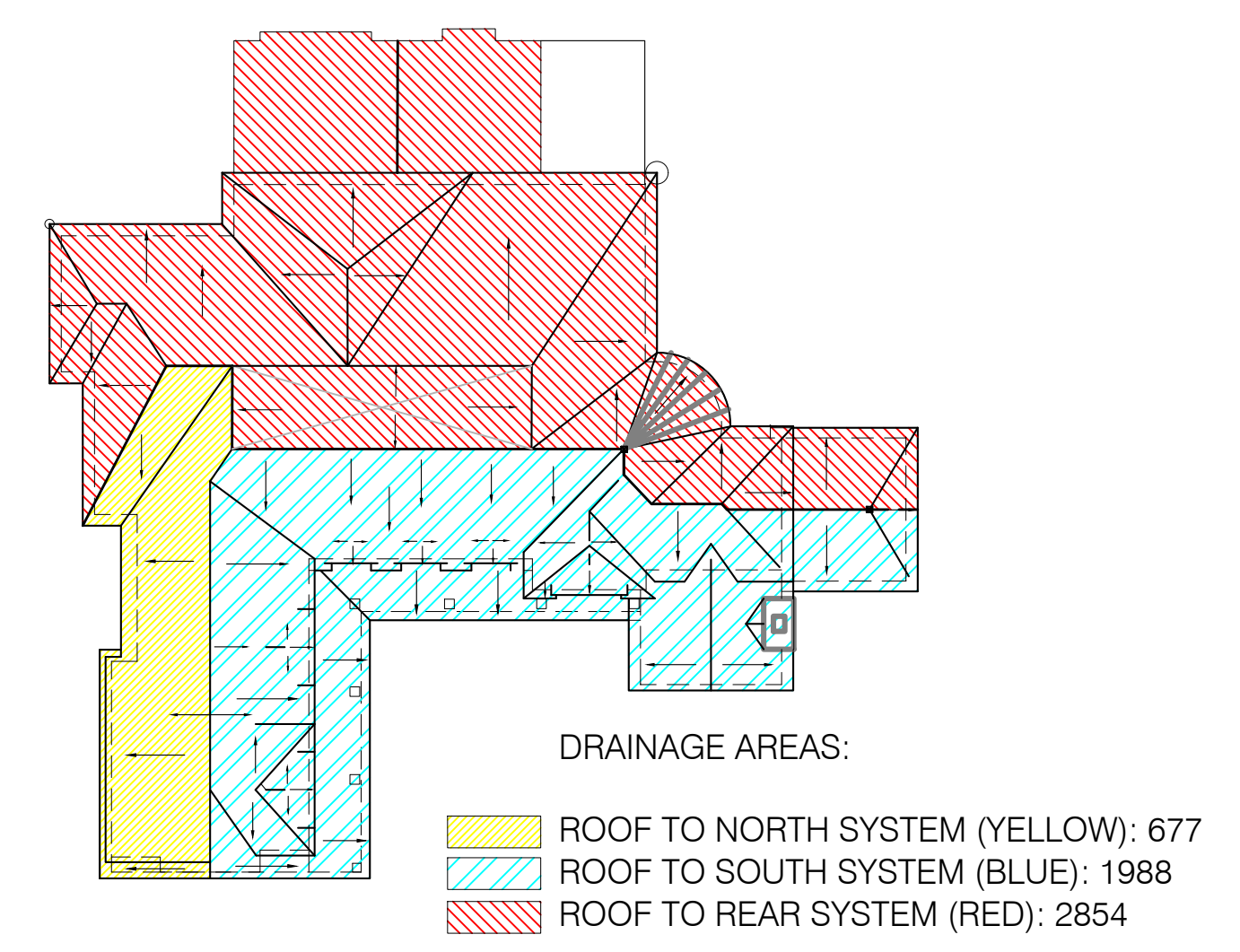
- DRAINAGE AREAS:**
- BUILDING: 4833 SF
 - DRIVEWAY: 2529 SF
 - PARKING: 1341 SF
 - PATIO: 624 SF
 - WALKWAY: 507 SF
 - RETAINING WALLS: 423 SF
 - STONE/PAVERS: 121 SF
- TOTAL: 10378 SF

B COVERAGE AREA PART PLAN
 PROPOSED CONDITIONS
 SCALE: 1" = 20'-0"



- DRAINAGE AREAS:**
- DRIVEWAY: 2516 SF
 - WALKWAY: 117 SF
 - RETAINING WALLS: 124 SF
- TOTAL: 2757 SF

C COVERAGE AREA PART PLAN
 PROPOSED ROOF TRIBUTARY AREAS
 SCALE: 1" = 20'-0"



- DRAINAGE AREAS:**
- ROOF TO NORTH SYSTEM (YELLOW): 677
 - ROOF TO SOUTH SYSTEM (BLUE): 1988
 - ROOF TO REAR SYSTEM (RED): 2854

*note, roof areas include overhangs, which are in addition to areas shown on building footprint / coverage calcs

REVISIONS:

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW, ARTICLE 140 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER, TO ALTER THE DRAWING IN ANY WAY.
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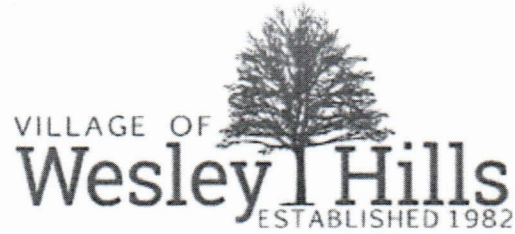
PROJECT:
**4 Grand Park Drive
 Monsey, NY**

COVERAGE AREAS

SEAL & SIGNATURE:

JOREL J. VACCARO, PE
 NY PE 093362

DATE: 1/13/2025
 PROJECT #: 22043
 DRAWN/CHECKED: PJM/JJV
 SCALE: NOTED
 PAGE: 07 OF 10



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.org

Dated: April 21, 2025

Tax Parcel ID#: 41.14-1-9

Address: 4 Grand Park Drive

Applicant: Four Grand Park Drive, LLC

BUILDING AND ZONING DEPARTMENT:

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

- ~>Maximum Impervious Surface Ratio of .203 where .20 is required
- ~>Maximum Front Yard Impervious Surface Ratio of .255 where .22 is required
- ~>Driveway Slope (First 20 Feet) of .12 where .03 is required

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

John Layne
Building Inspector

cc: Zoning Board of Appeals

Mayor: Marshall Katz Deputy Mayor: Milton Schwartz
Trustees: Yisroel Cherns, Tova Krull, Joseph Mause
Village Clerk: Camille Guido-Downey Village Attorneys: Benjamin Selig, Bruce Minsky



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.org

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 21 day of May, 2025 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Moshe Lichtenstein on behalf of Four Grand Park LLC for variances from the provisions of Section 230-17 Attachment I and Section 230 34D(2) of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a single family residence and semi-circular driveway having impervious surface ratio of .203 instead of the maximum permitted of .20, front yard impervious surface ratio of .255 instead of the maximum permitted of .24 and driveway gradient of 12% for the first 20 feet instead of maximum permitted of 3%.

The subject premises are situated on the east side of Grand Park Drive approximately 160 feet north of Grandview Avenue, known as 4 Grand Park Drive, designated on the Tax Map as Section 41.14 Block 1 Lot 9, in an R-50 Zoning District.

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

Dated: Wesley Hills, New York
May 5, 2025

Camille Guido-Downey
Village Clerk/Treasurer

ROCKLAND COUNTY TIMES

Offices: 119 Main Street (2nd Floor) • Nanuet, NY 10954-2882 • Tel (845) 627-1414 • Fax (845) 627-1411

RECEIVED
VILLAGE OF WESLEY HILLS

MAY 14 2025

BUILDING,
PLANNING & ZONING

Legal Notice:

(Ref. No.: 7970)

AFFIDAVIT OF PUBLICATION

STATE OF NEW YORK)
) ss:
COUNTY OF ROCKLAND)

TERESA WARNER of the Town of Orangetown, County of Rockland, State of New York, being duly sworn says that she is the Principal Clerk of the **ROCKLAND COUNTY TIMES**, a newspaper published in the Town of Clarkstown, County of Rockland, State of New York, and that the legal notice of which the annexed is a copy was published in the issue of: *MAY 8, 2025.*

Teresa Warner
TERESA WARNER

Sworn to before me this

8 day of *May* 2025

[Signature]
NOTARY PUBLIC, STATE OF NEW YORK

WALTER H SANCHEZ
Notary Public, State of New York
Registration No. 01SA4857488
Qualified in Queens County
Filed in Rockland County
Commission Expires April 21, 2026

VILLAGE OF WESLEY HILLS
PUBLIC HEARING NOTICE

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Dated: Wesley Hills, New York
May 5, 2025

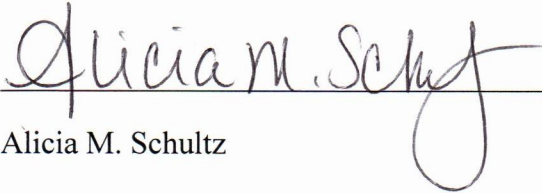
Camille Guido-Downey
Village Clerk/Treasurer
1x5-8/27970

**Village of Wesley Hills
432 Route 306
Wesley Hills, NY 10952**

Applicant Name: 4 Grand Park Drive

CERTIFICATION

I, Alicia Schultz, Deputy Village Clerk of the Village of Wesley Hills, hereby certify that on the 8th day of May 2025, I mailed the attached notice by regular first class mail in all envelopes submitted to me by the Applicant addressed to all those names appearing on the affidavit of Property Owners by depositing same in an official depository under exclusion care and custody of the United States Postal Office within the State of New York.



Alicia M. Schultz

Deputy Village Clerk

GML Report

Property Information:	
Parcel ID: 41.14-1-9	Date Parcel: February 2024
OLD ID: 9-58G5	Address: 4 GRAND PARK DR
City: MONSEY	State: NY
Zip: 10952	Book Page: N/A
Deed Date: 5/24/2011 12:00:00 AM	Instrument: 2011-00019661
Municipality: WESLEY HILLS	Deed Acres: 0
GIS Calculated Acres: 1.177	
<i>R-50 Zone</i>	
GML Criteria:	
Requires GML Review: YES	Adjacent Town Boundary: YES <i>Ramapo</i>
Adjacent Village Boundary: YES <i>Montebello</i>	Orange County Boundary: NO
County Facility: NO	NYS Facility: NO
County Park: NO	State Park: NO
County Regulated Streams: NO	Long Path Hiking Trail: NO
ROW-County Highways: YES <i>Grandview</i>	ROW-NYS Highway: NO
ROW-NYS Thruway: NO	ROW-Palisades Interstate Parkway: NO
X Coordinate: -74.08703492	Y Coordinate: 41.15053682

DEPARTMENT OF PLANNING

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

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

June 11, 2025

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

Tax Data: 41.14-1-9

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

Map Date: 01/13/2025

Date Review Received: 05/06/2025

Item: *4 Grand Park Drive ZBA (GML-25-0246)*

A variance application to permit the construction of a single-family residence with a semi-circular driveway, in-ground pool, cabaña and tennis court on 1.18 acres in the R-50 zoning district. The existing dwelling is to be removed. Variances are requested for impervious surface ratio, front yard impervious surface ratio, and driveway slope-first 20 feet.

East side of Grand Park Drive, approximately 180 feet north of Grandview Avenue.

Reason for Referral:

Grandview Av (County Route 80), Town of Ramapo, Village of Montebello And Wesley Hills, Village of Montebello, Village of Wesley Hills

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

Recommend the Following Modifications

- 1 This department cautions the Village in granting variances for impervious surface. Granting impervious surface variances can set a precedent that may result in nearby property owners seeking the same relief. Oversized residential structures with increased impervious surface area is resulting in neighborhoods characterized by greater building mass, less green space and can result in increased localized flooding and degradation of water quality. To help reduce the extent of the impervious surface variance required, this department recommends the incorporation of green infrastructure such as pervious pavers and/or other porous materials.
- 2 The applicant must comply with all comments made by the Rockland County Sewer District No.1 in their letter of May 12, 2025.

- 3 It appears that several large trees will need to be removed. The Village should be assured that appropriate permits are obtained and trees replaced as may be required by local code.
- 4 The Plot Plan dated 1/13/2025 outlines a list of 10 drawings. We received only three, the Title Page(C-001), Profiles (C-200), Coverage Areas (C-210). This list identifies a Site Plan (C--020) and other documents that were not included. Instead the complete set of drawings received are dated 11/11/2024. We request the opportunity to review any updated or more current plans.
- 5 As required by New York State General Municipal Law, Section 239 please refer any site plan applications for the proposed project to this Department for review.
- 6 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
- 7 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
Rockland County Highway Department
Rockland County Planning Board
Rockland County Sewer District No. 1
Town of Ramapo Planning Board
Village of Montebello Planning Board
Village of Wesley Hills Planning Board
Joel Vaccaro, PE

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

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

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

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

ROCKLAND COUNTY SEWER DISTRICT NO. 1

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

RECEIVED
VILLAGE OF WESLEY HILLS
MAY 21 2025
BUILDING,
PLANNING & ZONING

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

May 12, 2025

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

Re: Moshe Lichtenstein
4 Grand Park Drive, Monsey
Tax Lot 11/41.14-1-9 (formerly 9./58/G5)

Dear Ms. Schultz:

Our office has received and reviewed an amended site plan that was last revised on January 13, 2025, which Krypton Engineering prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Approval of this application and the variances for a single-family dwelling, cabana, a tennis court and an in-ground pool on an 51,059 square foot lot in the R-50 District does not require the applicant to pay an impact fee, in accordance with the Rockland County Sewer Use Law as last amended in 2010. **However, if the use or occupancy of the property exceeds one (1) unit (e.g., with an apartment, guest suite, a house of worship, a school, a daycare center, or a home occupation), the District will require further review and the owner will have to pay an impact fee.**
2. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
3. Details for the sanitary sewer connections are subject to approval by the Town of Ramapo.
4. Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete.

Rocklandgov.com

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

Very truly yours,



Lorelei Greene Tinston
Engineer I

cc: M. Saber M. Dolphin D. Gregory
Michael Sadowski, P.E. – Town of Ramapo DPW
Jorel J. Vaccaro, P.E. - Krypton Engineering – 307 McLean Avenue, Yonkers, NY 10705
Moshe Lichtenstein – 4 Grand Park Drive, Monsey, NY 10952

File: TOR 41.14-1-9 – 4 Grand Park Drive
Reader

Received
@ ZIBA
meeting
5/21/25

May 15, 2025

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

Re: 4 Grand Park Drive

Dear Chairman and Members of the Zoning Board,

We, the undersigned, support the requested variances for the proposed driveway to be located at 4 Grand Park Drive.

We believe that this project will be a positive addition to the aesthetics of the neighborhood, that these overages are de-minimis in nature. We respectfully urge the zoning board to grant approval.

Thank you for your time and consideration.

Respectfully submitted,

MARTIN + ESTHER GREENFIELD
Neighbor

1 GRAND PARK DRIVE WESLEY HILLS, NY 10952
Address

May 15, 2025

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

RECEIVED
VILLAGE OF WESLEY HILLS
MAY 21 2025
BUILDING,
PLANNING & ZONING

Re: 4 Grand Park Drive

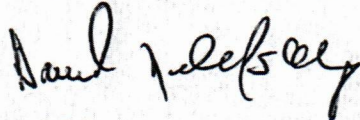
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Thank you for your time and consideration.

Respectfully submitted,



Neighbor

Address 3 Grand Park Drive, Monsey NY 10952

Five on Grand Park, LLC

5 Grand Park Drive
Monsey, New York 10952

May 15, 2025

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

RECEIVED
VILLAGE OF WESLEY HILLS
MAY 21 2025
BUILDING
PLANNING & ZONING

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Thank you for your time and consideration.

Respectfully submitted,

Five on Grand Park, LLC
By: David Lichtenstein,
Managing Member & President



Neighbor

5 Grand Park Drive, Monsey NY 10952

Address

SIX GRAND PARK DRIVE LLC

6 Grand Park Drive
Monsey, New York 10952

RECEIVED
VILLAGE OF WESLEY HILLS
MAY 21 2025
BUILDING,
PLANNING & ZONING

May 15, 2025

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

Re: 4 Grand Park Drive

Dear Chairman and Members of the Zoning Board,

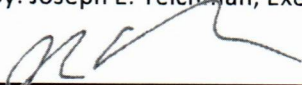
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Thank you for your time and consideration.

Respectfully submitted,

SIX GRAND PARK DRIVE LLC
By: Joseph E. Teichman, Executive VP & General Counsel



Neighbor

6 Grand Park Drive, Monsey NY 10952

Address

File Attachments for Item:

3. Application submitted by Jacob Fried for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a covered porch, pavers and deck having front yard of 47 feet instead of the minimum required of 50 feet, impervious surface ratio of .29 instead of the maximum permitted of .20 and front yard impervious surface ratio of .42 instead of the maximum permitted of .15.

The subject premises are situated on the west side of Spook Rock Road, known as 91 Spook Rock Road, designated on the Tax Map as Section 40.16 Block 1 Lot 10.2, in an R-50 Zoning District.

**NARRATIVE SUMMARY
91 Sook Rock Road
S/B/L 40.16-1-10.22**

This narrative summary is submitted in support of the application by Jacob Fried for variances to add an accessory deck and landscape pavers to his property located at 91 Spook Rock Road. The application also seeks to correct some discrepancies between the as-built and approved plot plan. The premises are in the R-50 Zoning District and are presently improved with a single-family dwelling.

SEQRA

A short EAF Part I is submitted. The project should be classified as a Type II action pursuant to 6 NYCRR 617.5(c)(11) (construction or expansion of a single-family, a two-family or a three-family residence on an approved lot) or (17) (granting of an area variance for a single-family, two-family or three-family residence).

GML

The property is within 500' of Spook Rock Road (County Route 85) and referral is required to the Rockland County Department of Planning pursuant to General Municipal Law Section 239-m.

VARIANCES

The application requests that 3 variances be granted as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front Yard	50'	47'	47'
Impervious Surface	0.20	0.25	0.29
Front Yard Impervious Surface	0.15	0.38	0.42

BALANCING OF THE EQUITIES

In making its determination to grant a variance, a zoning board of appeals must take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the zoning board of appeals is also required to consider the following factors:

- a. An undesirable change will not be produced in the character of the neighborhood, nor a detriment created to nearby properties by the granting of the area variances.

The lot is flag lot that sits behind Lot No. 10.21. The lots were created in 2019 by the filing of Subdivision Map #8456. The encroachment into the front yard will not impact the neighborhood as it will not be visible or noticeable. The front yard variance is only required because there is small covered porch that encroaches into the yard. The porch itself does not require a variance but because a roof was built over the porch to cover it, the yard is now measured from the roof. The applicant seeks to add some additional decking to the rear of his house (the

“side” yard) and some pavers and stairs in the front of the house (the “side” yard). The additional decking and pavers as well as the existing driveway will increase the impervious surface of the lot to .29. Further, the driveway and pavers in the front yard were constructed bigger than shown on the approved plot plan. The project was granted a variance to permit .38 FYIS and the actual amount is .42 as shown on the as-built survey. The lot is unique in that it is a flag lot. The home is situated on the lot so that the front of the house faces the side yard and the side of the house faces the front yard. These variances will not alter or change the character of the neighborhood or create a detriment to nearby properties. Appropriate storm water management techniques will be used to prevent any increase of surface water runoff.

b. The benefit sought by the applicant cannot be achieved by some method feasible for the applicant to pursue, other than an area variance.

The applicant desires to add a small deck to the rear of the property and a spa pool. Further, additional pavers will enhance the use and enjoyment of the property. Unless relief is given from the impervious surface ratio and the FYIS ratio, the applicant will be unable to make these improvements to the property and would have to reduce the size of his driveway and remove a roof from over the porch. The improvements will not infringe upon, or create a detriment to, any adjacent property owners.

c. That the requested area variances are not substantial.

The front yard variance is only 3’ and is negligible. While the impervious surface and FYIS are greater than the maximum provided for in the Code the location and uniqueness of the lot dictates the increases. The lot is a flag lot and has an extended driveway that increases the impervious surface and FYIS significantly. Even if a numerical deviation from a bulk requirement is deemed “substantial”, the weight to be given to that finding is dependent on, and cannot be separated from, the impact that the deviation will have on the community¹. The variance request should not be looked at in a vacuum free from any outside influences or information. Looking at just the numerical value is not an adequate indicator of substantiality, which must be judged by the totality of relevant circumstances and not just in the abstract.

d. That the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The proposed variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district. The project is considered a Type II action and is deemed not to have a significant impact on the environment and is otherwise precluded from environmental review.

f. That the alleged difficulty was not self-created.

¹ See, *Lodge Hotel, Inc. v. Town of Erwin Zoning Bd. of Appeals*, 21 Misc.3d 1120(A), (Sup Ct 2007), aff’d, 43 A.D.3d 1447 (4th Dep’t 2007) (“Looking at the variance request in such a vacuum is not an adequate indicator of the substantiality of Petitioner’s application. Substantiality cannot be judged in the abstract; rather, the totality of relevant circumstances must be evaluated in determining whether the variance sought is, in actuality, a substantial one.”) See also, *Aydellott v. Town of Bedford Zoning Board of Appeals*, 6/25/03 N.Y.L.J. 21 (col.4) (Supreme Court, Westchester Co., 2003) (When reviewing the application in the context of the overall impact it would have on the neighborhood, it is clear that the variance request is not substantial, especially when considering that the structure will have the outside appearance of a two-story building.)

The improvements will not detract from the community. Even if the Zoning Board finds the difficulty to be self-created, this factor is not dispositive of the applicant's variance requests. Instead, any perceived self-created harm is greatly outweighed by the fact that the area variances will not result in any adverse impacts, will not be a detriment to nearby properties, and will not create an undesirable change in the character of the neighborhood.

CONCLUSION

The property is unique in that it is a flag lot and has a long driveway of approximately 290'. The lot is far removed from the public street and any deviations will not be noticeable to the public. The proposed improvements are not significant but beautiful the property and make the property more appealing and desirable. The requested variances will not negatively impact any of the neighbors or create a detriment to the community. Under the particular circumstances of this case, the benefit to the applicant from the grant of the variances significantly outweighs any detriment to the health, safety and welfare of the neighborhood. The balance of equities lies in favor of granting the variances.

For all the foregoing reasons, it is respectfully requested that the Zoning Board of Appeals grant the applicant the requested variances.

Dated: March 12, 2025

Respectfully submitted,
SARAJIAN & BAUM PLLC

Paul S. Baum
Attorney for Applicant

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 03/20/2025

Please check all that apply:

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

Project Name: 91 Spook Rock Road

Applicant: Jacob Fried Phone # 646.963.1330

Address 91 Spook Rock Road, Suffern, NY 10901
Street Name & Number (Post Office) State Zip code

Property Owner: Same as Applicant Phone # _____

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

Engineer/Architect/Surveyor: Paul Gdanski, PE, PLLC Phone # 917-418-0999

Address 3512 Whittier Court, Mahwah, NJ 07430
Street Name & Number (Post Office) State Zip code

Attorney: Paul S. Baum Phone # 845-205-4556

Address 155 North Main Street, New City, NY 10956
Street Name & Number (Post Office) State Zip code

Contact Person: Mendy - Fast Forward Permits Phone # 845-533-4473 Ext 102

Address mendy@fastforwardpermit.com
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 40.16 Block 1 Lot(s) 10.22
Section _____ Block _____ Lot(s) _____

Location: On the West side of Spook Rock Road,
about 720 feet North of Suffern.

Acreage of Parcel 45,227 SF **Zoning District** R-50
School District Suffern Central **Postal District** Suffern

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

Addition of deck, pavers and stairs and to conform with as-built survey.

If subdivision:

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

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

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

Resolution #18-7 (3/18/18) and 11/15/17

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

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

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

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

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

List name(s) of facility checked above. Spook Rock Road (CR85)

Applicant's Signature and Certification

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

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

Mailing Address 91 Spook Rock Road
Suffern, NY 10901

SWORN to before this 18 day of March, 2025

[Signature]
Notary Public

DAVID SCHWARTZ
Notary Public State of New York
No. 01SC6050513
Qualified in Kings County
Commission Expires 11/8/2026

Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, Jacob Fried, 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
Jacob Fried
91 Spook Rock Road
Suffern, NY 10901

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

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

Application, petition or request is hereby submitted for:

- Variance or modification from the requirement of Section 230-17 Attachment 1 ;
- Special permit per the requirements of Section _____ ;
- Review and approval of proposed subdivision plat;
- Exemption from a plat or official map;
- An order to issue a certificate, permit or license;
- An amendment to the Zoning Ordinance or Official Map or change thereof;
- Other (*explain*) _____ ;

To permit construction, maintenance and use of a single family dwelling with accessory deck, pavers and driveway which will have less than the required front yard and greater than the maximum impervious surface ratio and front yard impervious surface. See narrative summary.

3. Premises affected are in a R-50 zone and from the town of Ramapo tax map, the property is know as Section 40.16, Block, 1, Lot(s) 10.22.

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 _____

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 91 Spook Rock Road
Suffern, NY 10901

SWORN to before this

18 day of March, 2025
[Signature]
Notary Public

DAVID SCHWARTZ
Notary Public State of New York
No. 01SC6050513
Qualified in Kings County
Commission Expires 11/6/2026
Page 6

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 }

Jacob Fried being duly sworn, deposes and
says that he/she resides at 91 Spook Rock Road,
Suffern, NY 10901

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map Section No. 40.16, Block No. 1, Lot No. 10.22 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 [Signature]
Address: 91 Spook Rock Road
Suffern, NY 10901

Sworn to before me this
18 day of March 2025
[Signature]
Notary Public

DAVID SCHWARTZ
Notary Public State of New York
No. 01SC6050513
Qualified in Kings County
Commission Expires 11/6/20 26

AFFIDAVIT

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

I, Jacob Fried being duly sworn deposes and says
that he is the applicant, agent or attorney for applicant, in the matter of the petition before
the Zoning Board of Appeals (board) in the town/village
of Wesley Hills affecting property located at
91 Spook Rock Road . 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
-------------------	------	---------

TO BE PROVIDED.

SWORN to before this

18 day of MARCH, 2020

[Signature]
Notary Public

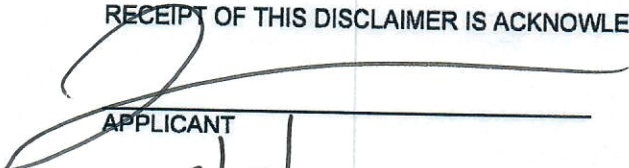
DAVID SCHWARTZ
Notary Public State of New York
No. 01SC6050513
Qualified in Kings County
Commission Expires 11/8/2026

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 SELF-ADDRESSED STAMPED ENVELOPES.

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED



APPLICANT
3/18/25

DATED

PART II

Application before the Zoning Board of Appeals

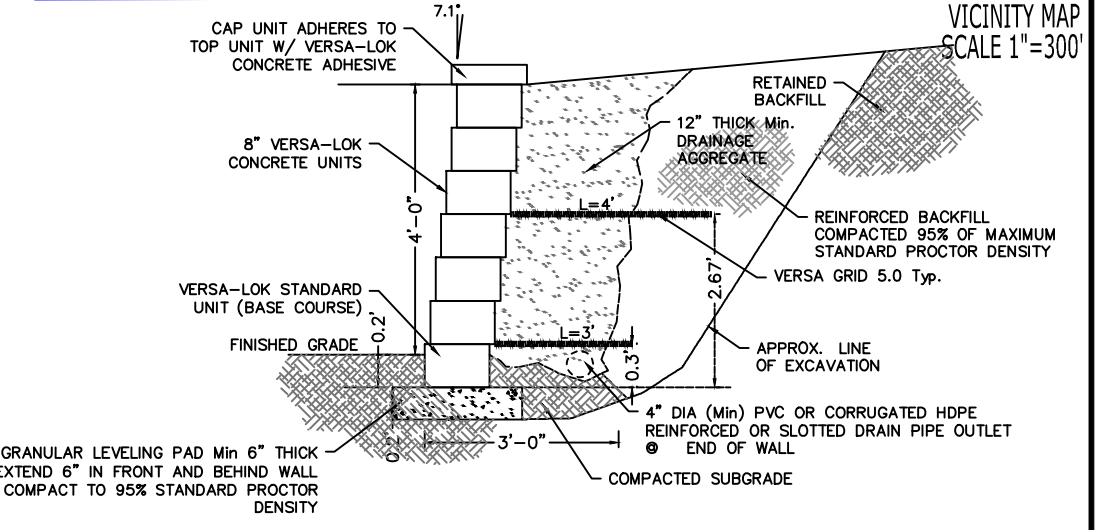
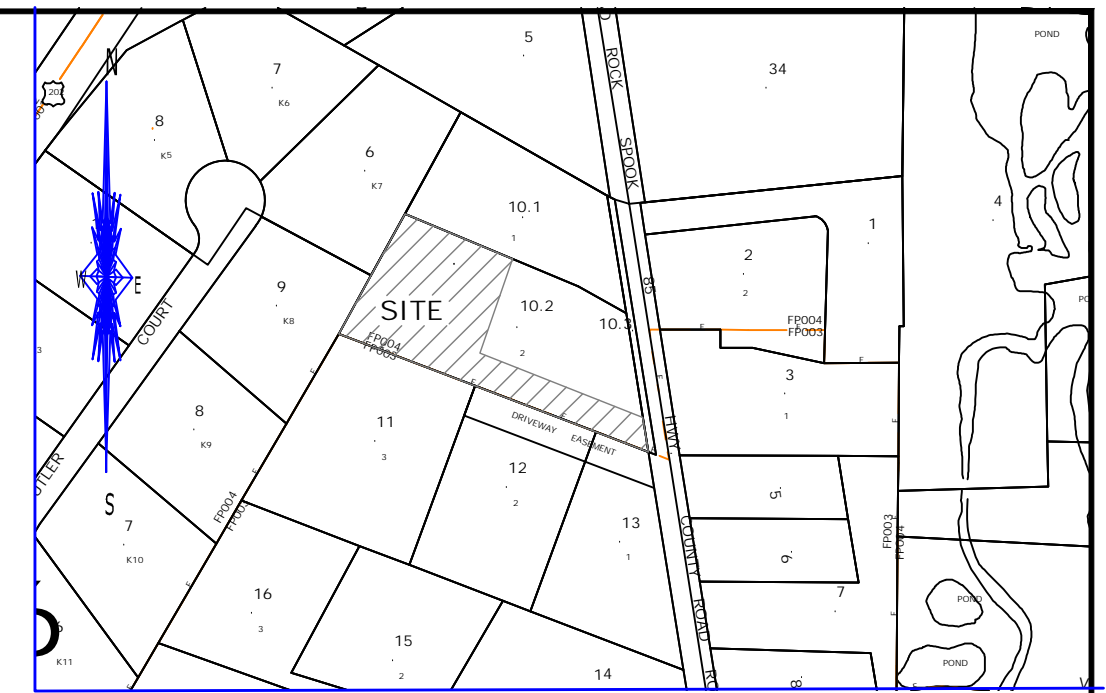
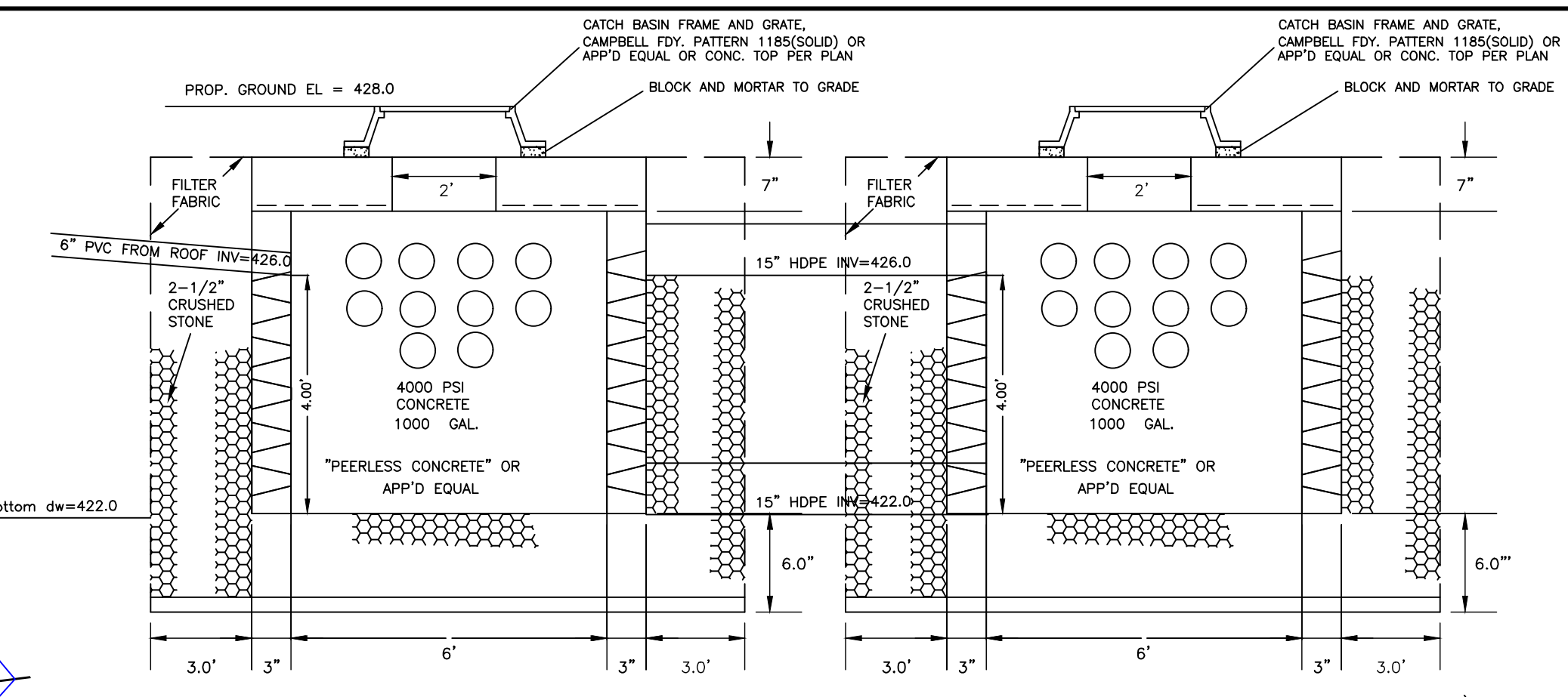
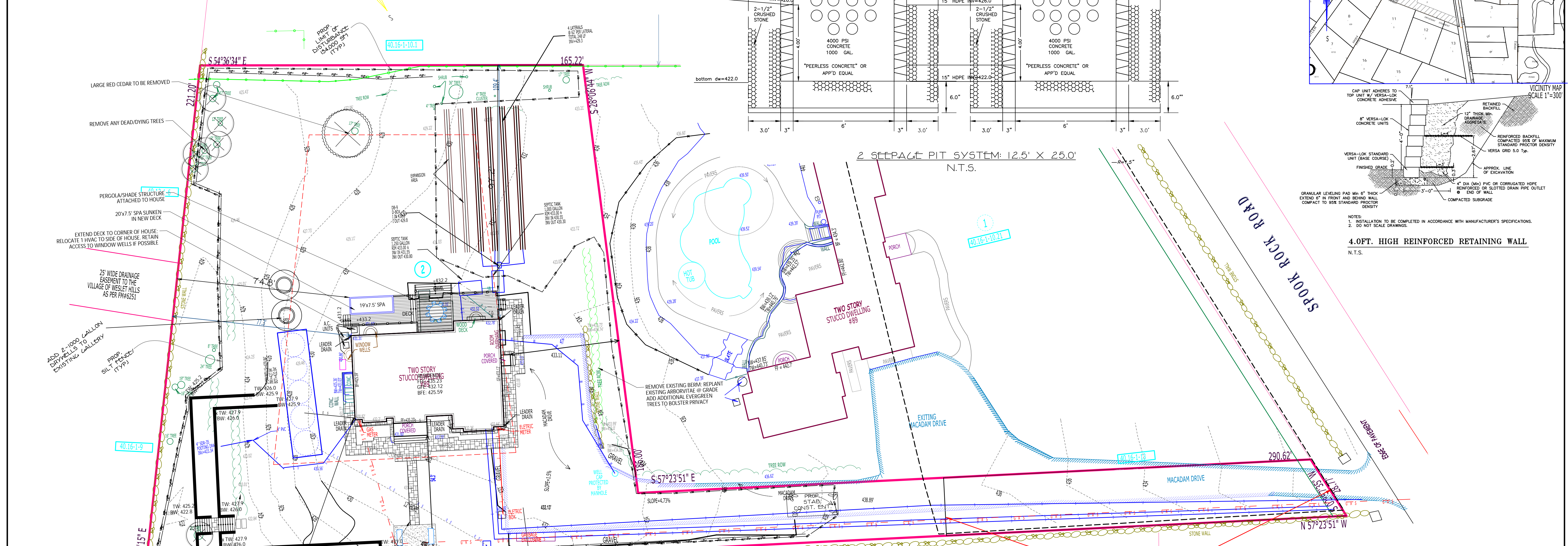
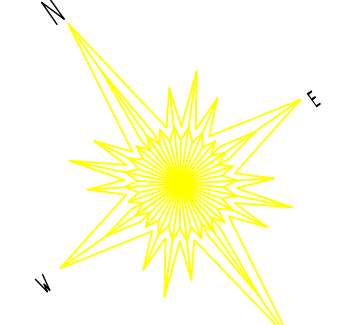
Application, petition or request is hereby submitted for:

- Variance from the requirement of Section 230-17 Attachment 1 _____;
- Special permit per the requirements of Section _____;
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (*explain*) _____;

To permit construction, maintenance and use of a single family dwelling with accessory deck, pavers and driveway which will have less than the required front yard and greater than the maximum impervious surface ratio and front yard impervious surface ratio. See narrative summary.

TAX LOT: SECTION 40.16, BLOCK 1, LOT 10.2.2

REFERENCES:
- ALL BOUNDARY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS LAST REVISED SEPTEMBER 24, 2024.
- BEING LOT 2 ON A CERTAIN MAP ENTITLED SUBDIVISION PLAN FOR LAMTZ FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #8456 BOOK #132 PAGE #5 ON 04/04/2019.



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
4.0FT. HIGH REINFORCED RETAINING WALL N.T.S.

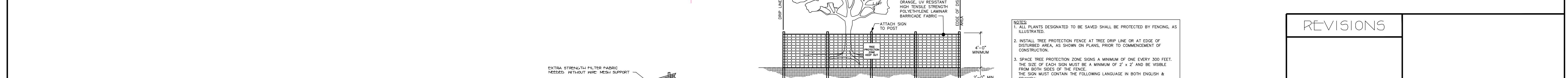
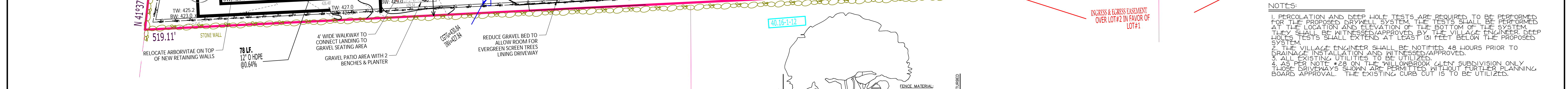


Table with 10 columns: BULK REQUIREMENTS (MIN. LOT AREA, LOT FRONTAGE, LOT WIDTH, EFFECTIVE SQUARE, FRONT YARD, SIDE YARD, TOTAL SIDE YARDS, REAR YARD, MAXIMUM IMPERVIOUS SURFACE, FRONT YARD IMPERVIOUS, BUILDING COVERAGE, BUILDING HEIGHT, MAXIMUM EXPOSED BUILDING HEIGHT) and ZONE: R-50 SINGLE FAMILY RESIDENTIAL.

RESOLUTION #18-7, MARCH 18, 2018
*VARIANCE REQUIRED
IMPERVIOUS COVERAGES:
1) DWELLING= 2,611 SF
2) DRIVEWAY= 4674 SF
3) DECKS=220 SF
4) WALKWAYS & PORCHES= 630 SF
5) SIDE ENTRANCE= 65 SF
6) ADDED DRIVEWAY AND GARBAGE=3002 SF
TOTAL=11,201 SQFT

PROF. IMPERVIOUS COVERAGES:
1) DWELLING= 2,611 SF
2) WALKWAYS & PORCHES= 1,500 SF
3) SIDE ENTRANCE= 65 SF
4) DRIVEWAY AND GARBAGE ENCLOSURE=7,791 SF
5) DECK, SPA AND PERGOLA=954 SF
6) STEPS & STEPPERS=123 SF
TOTAL=13,044 SQFT
BUILDING COVERAGE = (104 SF+2,611 SF+1062 SF) / 45,227 SF= 0.08
FRONT YARD IMPERVIOUS = 7,522 SF / 18,033 SF= 0.42

- NOTES:
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH: "TREE PROTECTION ZONE, KEEP OUT."
3. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
4. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(12) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT LEAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
USE OF UNSCALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY STATE OR OFFICE IS AN UNAUTHORIZED VIOLATION OF FEDERAL COPYRIGHT LAWS.

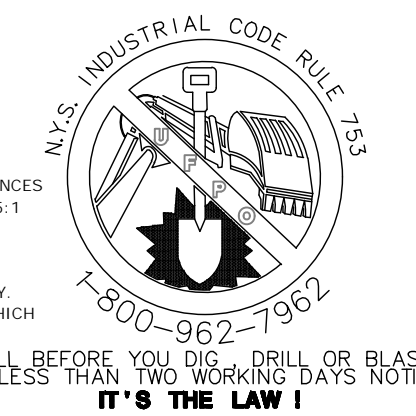


Table with 2 columns: REVISIONS (DATE, DESCRIPTION) and 1 row for revisions.

PLOT PLAN FOR
91 SPOOK ROCK ROAD
LOCATED IN THE VILLAGE OF WESLEY HILLS ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAYNARD, N.J. 07430
TEL: (917) 418-0999
DATE: JAN. 17, 2025
SCALE: 1" = 20'
DRAWING: 1 OF 1



17/41.13-2-4
RAMAPO TOWN OF
237 ROUTE 59
SUFFERN, NY 10901

11/40.16-1-18
YESHIVAS OHR REUVEN
259 GRANDVIEW AV
SUFFERN, NY 10901

11/41.13-1-9
OBE PETER & OLUFUNMILOLA
96 SPOOK ROCK RD
SUFFERN, NY 10901

11/41.13-1-8
DEUTSCH NACHMAN
C/O SKYVIEW SKYLIGHT
94 SPOOK ROCK RD
SUFFERN, NY 10901

11/40.16-1-17
YESHIVAS OHR REUVEN
259 GRANDVIEW AV
SUFFERN, NY 10901

11/40.16-1-14
GOLDRING JUDY
95 SPOOK ROCK RD
SUFFERN, NY 10901

11/40.16-1-5
BEHZADI HAMID
2 CUTLER CT
SUFFERN, NY 10901

11/41.13-1-10
CONG K'HAL CHASIDIM
STE 100
1958 CEDAR BRIDGE AVE
LAKEWOOD, NJ 08701

11/40.16-1-6
FINK AARON J & BASYA
4 CUTLER COURT
RAMAPO, NY 10901

11/40.16-1-15
YESHIVAS OHR REUVEN
259 GRANDVIEW AVE
SUFFERN, NY 10901

11/40.12-1-8
SCHLESINGER GITTY &
TYRNAUER ISSAC
9 CUTLER CT
SUFFERN, NY 10901

11/41.13-1-6
WEISS ISAAC
90 SPOOK ROCK RD
SUFFERN, NY 10901

11/40.16-1-16
YESHIVAS OHR REUVEN
259 GRANDVIEW AVE
SUFFERN, NY 10901

11/41.13-1-7
FOGEL MENDEL
92 SPOOK ROCK RD
SUFFERN, NY 10901

11/41.13-1-5
GOLANI SHOSHANA
88 SPOOK ROCK ROAD
SUFFERN, NY 10901

11/40.16-1-7
BAPNA JAYANT & VINITA
6 CUTLER CT
SUFFERN, NY 10901

11/41.13-1-12
ITZKOWITZ JEFFREY & SUSAN
1614 57TH STREET
BROOKLYN, NY 11204

11/40.16-1-13
CHAJMOVICZ YOSEF & GOLDIE
1 OREN CT
WESLEY HILLS, NY 10901

11/40.16-1-4
BESHARI MICHELE J
LIFETIME HERITAGE TRUST
ARASH NASSI
1 CUTLER CT
SUFFERN, NY 10901

11/40.16-1-12
3 OREN LLC
UNIT 101
13 MERON DR
MONROE, NY 10950

11/40.16-1-11
DEYONG FAMILY REVOCABLE
LIVING TRUST
5 OREN CT
SUFFERN, NY 10901

11/40.16-1-3
KIRCHNER MARIE LISETTE
3 CUTLER CT
SUFFERN, NY 10901

11/40.16-1-8
BRANDER SR IRREVOCABLE
TRUST
1091 EAST 22ND STREET
BROOKLYN, NY 11210

11/41.13-1-3
RICE CHRISTOPHER &
PATRICIA
86 SPOOK ROCK RD
SUFFERN, NY 10901

11/41.13-1-13
SIMONSON JANE S
5 CAMBERRA DR
SUFFERN, NY 10901

11/40.16-1-2
JML 2022 IRREVOCABLE
TRUST
5 CUTLER CT
SUFFERN, NY 10901

11/40.16-1-9
LICATA JAMES D &
FRANCESCA
10 CUTLER CT
SUFFERN, NY 10901

11/41.13-1-2
PARKER JEREMY L
84 SPOOK ROCK ROAD
SUFFERN, NY 10901

11/41.13-1-1
WRIGHT FRED & DOROTHY
C/O FRED E & THOMAS K
WRIGHT
82 SPOOK ROCK RD
SUFFERN, NY 10901

11/40.16-1-1
ULANO AVRAHAM
69 WEST 69TH ST APT 1A
NEW YORK, NY 10023

11/40.16-1-10.1
 RUTTNER ABRAHAM
 87 SPOOK ROCK RD
 WESLEY HILLS, NY 10901

11/40.12-1-6
 CHERY LUCIE BADIO
 12 CUTLER CT
 SUFFERN, NY 10901

11/41.13-1-4
 WRIGHT DOROTHY
 82 SPOOK ROCK RD
 SUFFERN, NY 10901

11/40.12-1-7
 ROSENBERG FAY & CHANOCH
 LEIFER HERSH & MALKY
 11 CUTLER CT
 SUFFERN, NY 10901

11/41.09-1-34
 WESLEY ROCK PROPERTY LLC
 77 BRENNER DR
 CONGERS, NY 10920

11/40.12-1-4
 RODRIGUEZ MELANIE &
 FOGARTY EILEEN
 73 SPOOK ROCK RD
 SUFFERN, NY 10901

11/41.09-1-35
 SERKEZ BRUCE LEGACY TRUST
 70 SPOOK ROCK ROAD
 SUFFERN, NY 10901

11/40.12-1-5
 AMYAR HOLDINGS LLC
 1368 EAST 26TH ST
 BROOKLYN, NY 11210

11/40.12-1-3
 1 OLD ROUTE 202D LLC
 1 OLD RT 202D
 SUFFERN, NY 10901

11/40.16-1-10.22
 FRIED JACOB
 91 SPOOK ROCK RD
 SUFFERN, NY 10901

11/41.09-1-33
 CHARTWELL ESTATES LLC
 5 WESLEY CHAPEL ROAD
 SUFFERN, NY 10901

11/40.12-1-2
 ZH HOLDINGS I LLC
 777 CHESTNUT RIDGE RD
 CHESTNUT RIDGE, NY 10977

11/41.09-1-36
 SICHERMAN JOSEPH &
 CHAYA
 1623 52ND STREET
 BROOKLYN, NY 11204

89/40.12-2-9.1
 ALEXANDER ROMAULD
 770 HAVERSTRAW RD
 SUFFERN, NY 10901

89/40.12-2-10
 ROCKLAND COUNTY OF
 25-406
 % COUNTY TREASURER
 50 SANATORIUM ROAD
 BUILDING A- 8TH FLOOR

11/40.12-1-1
 TYRELL ROBIN
 787 HAVERSTRAW ROAD
 SUFFERN, NY 10901

11/40.16-1-10.21
 HURWITZ BASSIE
 89 SPOOK ROCK RD
 SUFFERN, NY 10901

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			
91 Spook Rock Road			
Name of Action or Project: 91 Spook Rock Road			
Project Location (describe, and attach a location map): 91 Spook Rock Road Suffern NY			
Brief Description of Proposed Action: Construction of walls, walks, deck and spa.			
Name of Applicant or Sponsor: jacob fried		Telephone: 6469631330	
Address: 91 spook rock rd		E-Mail: jj@tonerquest.com	
City/PO: suffern		State: ny	Zip Code: 10901
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
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: ZBA, Health Dept and building dept.			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.03 acres	
b. Total acreage to be physically disturbed?		0.78 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.03 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Equipment will meet energy code. _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Well _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Septic _____	NO	YES	
	<input checked="" type="checkbox"/>	<input 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? 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ No wetlands are located on this property. _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

Brook Floater, Timber Rattl...

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

NO YES

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

NO YES

If Yes,

a. Will storm water discharges flow to adjacent properties?

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

If Yes, briefly describe:

Drywells proposed.

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

NO YES

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

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

NO YES

If Yes, describe:

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

NO YES

If Yes, describe:

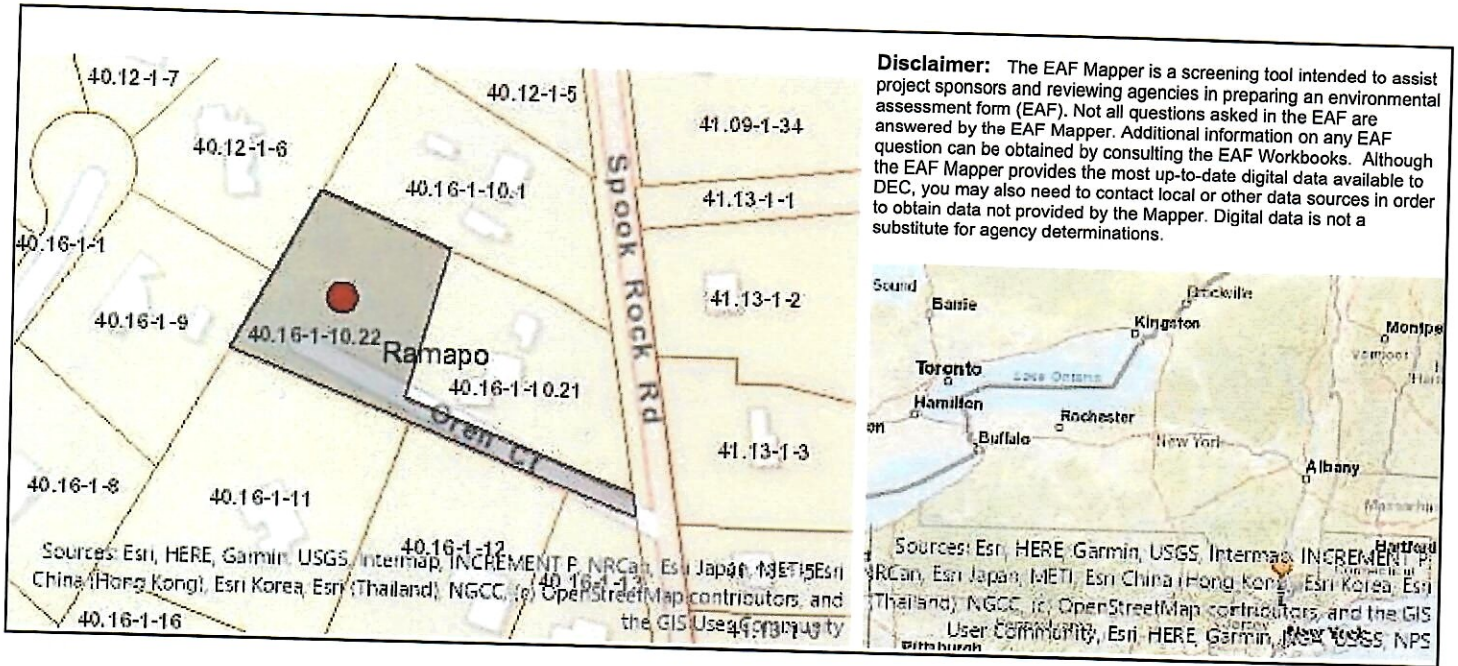
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: jacob fried

Date: 03/12/2025

Signature: 

Title: owner



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

VILLAGE OF WESLEY HILLS
PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 24th day of April, 2025 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Jacob Fried for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a covered porch, pavers and deck having front yard of 47 feet instead of the minimum required of 50 feet, impervious surface ratio of .29 instead of the maximum permitted of .20 and front yard impervious surface ratio of .42 instead of the maximum permitted of .15.

The subject premises are situated on the west side of Spook Rock Road, known as 91 Spook Rock Road, designated on the Tax Map as Section 40.16 Block 1 Lot 10.2, in an R-50 Zoning District.

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

Dated: Wesley Hills, New York
April 7, 2025

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

ACTUAL SIZE

VILLAGE OF WESLEY HILLS PUBLIC HEARING NOTICE

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Dated: Wesley Hills, New York
April 7, 2025

Camille Guido-Downey
Village Clerk/Treasurer
Village of Wesley Hills
1x4-10/27921

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF POSTING

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

Faigy Kohn being duly sworn, deposes and says that he/she is the applicant in the matter of an application before the Village of Wesley Hills Planning Board affecting property located at 91 Spook Rock Rd, Wesley Hills, Town of Ramapo, Rockland County, New York.

That on the 9th day of May 20225, he/she posted the posters provided by the Planning Board of the Village of Wesley Hills giving notice of the hearing on this application in a conspicuous place visible from every street along the frontage of the plot affected by this application.

[Signature]

Sworn to before me this

9th day of May 2025

[Signature]
Notary Public

KASSIDI WALLIS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01WA6441957
QUALIFIED IN ROCKLAND COUNTY
MY COMMISSION EXPIRES OCTOBER 3, 2026

GML Report

Property Information:

Parcel ID: 40.16-1-10.22	Date Parcel: February 2024
OLD ID:	Address: 91 SPOOK ROCK RD
City: SUFFERN	State: NY
Zip: 10901	Book Page: N/A
Deed Date: 1/16/2024 12:00:00 AM	Instrument: 2024-00001389
Municipality: WESLEY HILLS	Deed Acres: 1.110
GIS Calculated Acres: 1.082	

GML Criteria:

Requires GML Review: YES	Adjacent Town Boundarry: NO
Adjacent Village Boundary: NO	Orange County Bunday: NO
County Facility: NO	NYS Facility: NO
County Park: NO	State Park: NO
County Regulated Streams: YES	Long Path Hiking Trail: NO
ROW-County Highways: YES	ROW-NYS Highway: NO
ROW-NYS Thruway: NO	ROW-Palisades Interstate Parkway: NO
X Coordinate: -74.10102792	Y Coordinate: 41.15226096

HIGHWAY DEPARTMENT

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

Charles H. "Skip" Vezzetti
Superintendent of Highways

April 08, 2025

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

**Re: Site Plan Review for Driveway Configuration
91 Spook Rock Road in Wesley Hills, NY
Tax Lot #40.16-1-10.22; R-50 Zoning District**

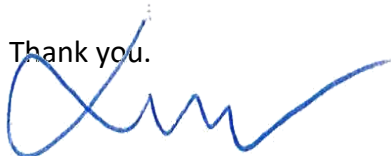
Dear Ms. Schultz:

The Rockland County Highway Department ("RCHD") was in receipt of the above application along with a site plan prepared by Paul Gdanski, P.E., dated 01.17.25, as part of the GML review process. The review has been complete now and we offer the following comment.

1. The existing road work permit must be renewed along with the revised site plan if the proposed amendment is approved by the Village.

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

Thank you.



Dyan Rajasingham
Engineer III

CC: Rockland County Department of Planning
Paul Gdanski, PE., PLLC. – Consulting Engineers

ROCKLAND COUNTY SEWER DISTRICT NO. 1

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

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

April 11, 2025

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

Re: 91 Spook Rock Road, Suffern
Tax Lot 11/40.16-1-10.22 (formerly a portion of 8./22/A1C5B)

Dear Ms. Schultz:

Our office has received and reviewed a site plan that was last revised on January 17, 2025, which Paul Gdanski, P.E. PLLC prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Approval of this application and the variances the proposed one-family dwelling on a 45,227 square foot lot in the R-50 District, which was created from the 2-lot subdivision of a 92,431 square foot lot (40.16-1-10.2), does not require the applicant to pay an impact fee, in accordance with the Rockland County *Sewer Use Law* as last amended in 2010. **However, if public sewers are extended to this lot, the District will require further review and the owner will have to pay an impact fee.**
2. Details for septic system construction are subject to approval by the Rockland County Health Department and the Town of Ramapo.
3. If future sanitary sewer lines are extended to the site, the property owner will be required to connect to the sewerage system.

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

Very truly yours,



Lorelei Greene Tinston
Engineer I

cc: M. Saber M. Dolphin D. Gregory
Michael Sadowski, P.E. – Town of Ramapo DPW
Paul Gdanski, P.E. PLLC – 633 Woodmont Lane, Sloatsburg, NY 10974
Jacob Fried – 91 Spook Rock Road, Suffern, NY 10901-2706

File: TOR 40.16-1-10.2 – 91 Spook Rock Road
Reader

Rocklandgov.com

DEPARTMENT OF PLANNING

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

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

May 08, 2025

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

Tax Data: 40.16-1-10.22

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

Map Date: 01/17/2025

Date Review Received: 04/07/2025

Item: *Fried - 91 Spook Rock Road (GML-25-0206)*

Variances to permit the construction of a covered porch and deck and the installation of landscape pavers for an existing single-family dwelling located on 1.04 acres in the R-50 zoning district. The requested variances are for front yard, impervious surface, and front yard impervious surface.
West side of Spook Rock Road, approximately 30 feet north of Oren Court

Reason for Referral:

Spook Rock Rd (County Route 85), Willow Tree Brook

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

Recommend the Following Modifications

- 1 Permitting development that does not comply with the applicable bulk standards is setting an undesirable land use precedent that is resulting in the overutilization of individual sites. We caution the Village to consider precedent before granting substantial variances for maximum impervious surface and front yard impervious surface, particularly in a Significant Biodiversity Area as identified on the Hudson Valley Natural Resources Mapper <https://gisservices.dec.ny.gov/gis/hvnm/>. Maximum impervious surface and front yard impervious surface bulk standards can define the neighborhood's community character. The applicant is proposing a maximum impervious surface that exceeds the permitted standard by 45 percent. The proposed front yard impervious surface exceeds the maximum permitted standard by 180 percent. Granting maximum impervious surface and front yard impervious surface variances of this magnitude will set a precedent that may result in nearby property owners seeking the same relief. Additional coverage will result in a neighborhood characterized by greater building mass and less green space. Height and setback variances are also required for this larger residence. The Zoning Board of Appeals must consider the

- cumulative and community impacts of permitting such development when evaluating the requested variances.
- 2 The applicant shall comply with the comment made by the Rockland County Highway Department in their letter dated April 8, 2025.
 - 3 The applicant shall comply with the comments made by the Rockland County Sewer District No. 1 in their letter dated April 11, 2025.
 - 4 A review must be completed by the County of Rockland Department of Health, any comments or concerns addressed, and any required permits obtained.
 - 5 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
 - 6 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
Rockland County Department of Health
Rockland County Drainage Agency
Rockland County Highway Department
Rockland County Planning Board
Rockland County Sewer District No. 1
Paul Gdanski, P.E., PLLC

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

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

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

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

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



Public Health
Prevent. Promote. Protect.

EDWIN J. DAY
County Executive

MARY P. LEAHY, MD, MHA
Commissioner of Health

SAMUEL J. RULLI, PE
Director, Environmental Health
RECEIVED
VILLAGE OF WESLEY HILLS

MAY 23 2025

BUILDING,
PLANNING & ZONING

May 19, 2025

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

Re: Municipal Referral
91 Spook Rock Road
Variances for a Single-Family Dwelling
Tax lot 40.16-1-10.22
GML-25-0206

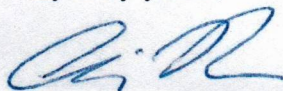
Dear Ms. Schultz,

We have received an application and plans as prepared by Paul Gdanski, P.E., PLLC, revised through January 17, 2025, for the above referenced project. Comments are as follows:

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

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

Very truly yours,



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

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

File Attachments for Item:

4. April 24, 2025



ZONING BOARD OF APPEALS MEETING MINUTES

April 24, 2025, at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

MEMBERS PRESENT:

Stefanie Collantes, Acting Chairwoman
Richard Weinberger, Member
Stuart Zelmanovitz, Member
Anita Hajioff, Ad Hoc

ABSENT:

Jonathan Gewirtz, Chairman
Randi Marlin, Member
Barry Rozenberg, Ad Hoc

OTHERS PRESENT:

Doris Ulman, Assistant Village Attorney
Alicia Schultz, Deputy Village Clerk

Chairwoman Collantes opened the meeting at 7:30 pm followed by a roll call.

ITEM #1- PUBLIC HEARING – 29 East Lane

Chairwoman Collantes read the following public hearing notice into the record:

Application submitted by Ilana Rosen for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a detached garage having a front yard of 8.1 feet instead of the minimum required of 50 feet on Hillcrest Road, a front yard of 14.4 feet instead of the minimum required of 50 feet on East Lane and front yard impervious surface ratio of .263 instead of the maximum permitted of .20 on Hillcrest Road.

The subject premises are situated on the west side of East Lane approximately 400 feet south of Pomona Road, known as 29 East Lane, designated on the Tax Map as Section 42.05 Block 1 Lot 4, in an R-35 Zoning District.

Ilana Rosen, the applicant, was present and affirmed to tell the truth. Ms. Rosen stated that they live in Pomona Country Club, which is a private, quiet, unique community. Her property has TWO (2) front yards as there is Hillcrest Road, a paper road that only exists for mapping purposes, along the southern property line, and East Lane travels along their western property line. Ms. Rosen stated

that her current garage, and portion of her property, is on the opposing side of the street. Ms. Rosen added that she was proposing to turn the current garage into a yoga/fitness studio for herself, and to build an additional garage closer to the home that can be used as intended to store their vehicles. Ms. Rosen stated that this construction will not have any impact on the neighboring properties and noted that this increases her property value.

Doris Ulman stated that a revised plot plan was referenced in a memo from Ms. Rosen's attorney Paul Baum, however no hard copies of said revised plan have been submitted to the Village for review and must be submitted at least a week prior to the May Zoning Board meeting. Ms. Ulman stated that the application must be amended to change the front yard impervious surface ratio request from .263 to .367.

Chairman Collantes read the following review letters into the record:

1. Rockland County Center for Environmental Health, dated 4/14/2025
2. Rockland County Sewer District #1 memo, dated 3/13/2025
3. Rockland County Planning Department, dated 4/3/2025

Chairman Collantes questioned why the current garage is on the opposing side of the street.

Ms. Rosen answered that the building is over 100 years old and was thought to be a carriage house.

Chairman Collantes made a motion to adjourn this application to the May 21, 2025, meeting and further schedule a site visit on May 18, 2025, seconded by Stuart Zelmanovitz. Upon vote, this motion carried unanimously.

ITEM #2- CONTINUED PUBLIC HEARING – 38 Willow Tree Road

Chairwoman Collantes read the following public hearing notice into the record:

Application submitted by Ahuva Katz Chems for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of an addition to a single-family residence, garage, inground pool and cabana having a side yard of 22.8 feet instead of the minimum required of 30 feet and total side yard of 52.8 feet instead of the minimum required of 75 feet.

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

Todd Rosenblum, applicant's architect, was present and was affirmed to tell the truth. Mr. Rosenblum stated that the applicant is proposing a 15 x 10 foot addition to include a play/family room. Mr. Rosenblum stated that this was the only area of the house and property where the addition made sense. Mr. Rosenblum added that the property is a narrow large piece of property, and there is no impact on the neighboring home that the applicant also owns. Mr. Rosenblum stated that at the site visit, it was noted that the neighboring house is still 100 feet away from where the addition will be placed and it was apparent that there is no impact to the only neighboring property. Mr. Rosenblum stated that there are no letters of support as the remaining (3) sides of the property are all bordered on land or street.

Stuart Zelmanovitz stated that he noted at the site visit that the impact on the direct neighboring property is de minimus and does not believe this addition would have much impact to the neighborhood.

Chairwoman Collantes stated that at the site visit, it was noted that the property was very spacious, it is on a main road and is properly fenced for such traffic and does not believe the addition would have any impact on the neighboring home owned by the applicant, or the church across the street.

Chairwoman Collantes questioned if anyone from the public would like to speak.

Nobody from the audience chose to speak.

Chairwoman Collantes made a motion to close the public hearing, seconded by Anita Hajioff. Upon vote, this motion was carried unanimously.

Chairwoman Collantes made a motion to approve the following resolution, seconded by Anita Hajioff:

In the Matter of the Application of

Ahuva Katz Chems

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

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Ahuva Katz Chems for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of an addition to a single family residence, inground swimming pool and cabana having a side yard of 22.8 feet instead of the minimum required of 30 feet and total side yard of 52.8 feet instead of the minimum required of 75 feet, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on March 19, 2025 which hearing was continued on April 24, 2025, and

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

That although this is a very large property it is narrow and deep as are most of the other properties in this neighborhood;

That because of the configuration of the existing house the location of the proposed addition is the only feasible location for the addition;

That the adjacent property east of the subject property is also owned by applicant and is the only property affected by the variance;

That the house on the aforesaid adjacent property is 100 feet from the proposed addition;
And

WHEREAS, no one appeared in opposition to the application, and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed the proposed location of the addition and its potential effect on the adjacent property,

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

RESOLVED, that the application submitted by Ahuva Katz Chems for variances :from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence, inground swimming pool and cabana having a side yard of 22.8 feet instead of the minimum required of 30 feet and total side yard of 52.8 feet instead of the minimum required of 75 feet, plot plan dated September 29, 2022 prepared by Paul Gdanski, P.E., as last revised November 30, 2022, is hereby granted, and be it further

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

- I. That the property, although large, is not as wide as most properties of similar size, thereby restricting the width of the residence and making it difficult to design needed additions;
2. That the property is on a main road and the only neighboring property affected by the addition is to the east of the subject property, is owned by applicant and the house on that property is approximately 100 feet away from the addition;
3. That the addition is small and will not impact adjoining properties or the neighborhood;
4. That no potential environmental or ecological impacts resulting from the granting of the variances have been identified;
5. That the benefit to the applicant by granting the variances is substantial whereas no detriment to adjoining properties or to the neighborhood has been identified.

Upon vote, this motion was carried unanimously.

ITEM #3- CONTINUED PUBLIC HEARING – 22 BUENA VISTA ROAD

Chairwoman Collantes read the following public hearing notice into the record:

Application submitted by Shoshana Kohn for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence having a front yard of 41.5 feet instead of the minimum required of 50 feet, side yard of 9.6 feet instead of the minimum required of 30 feet, total side yard of 35 feet instead of the minimum required of 75 feet, building coverage of .175 instead

of the maximum permitted of .108, impervious surface ratio of .255 instead of the maximum permitted of .20 and front yard impervious surface ratio of .265 instead of the maximum permitted of .15.

The subject premises are situated on the south side of Buena Vista Road approximately 500 feet west of Cains Road, known as 22 Buena Vista Road, designated on the Tax Map as Section 32.19 Block 1 Lot 45, in an R-50 Zoning District.

Jay Unger & Shoshana Kohn, the applicants/owners of the home, were present and affirmed to tell the truth. Ms. Kohn stated that they are proposing a second story addition to the home, realizing they are requesting multiple variances that were preexisting, as the original home was designed as a bungalow. Mr. Unger added that they are building 500 square feet and a deck atop their current first floor to square out the home and make it a 2-story dwelling for their rapidly growing and extended family. Mr. Unger stated that at the site visit, the Board was questioning why this property would be considered in an R-50 zone, as it is a very dense lot

Chairwoman Collantes stated that at the site visit it was noted that the lot was very undersized, is only 16,000 square feet, needs multiple preexisting variances as the home is 100+ years and should be in an R-15 Zone instead of an R-50 Zone. Chairwoman Collantes stated that the application calls for (9) variances, (6) preexisting and (3) partial preexisting as they are slightly increasing those variances.

Doris Ulman stated that this subdivision was created almost 100 years ago by the Town of Ramapo and the lots were very small in size.

Chairwoman Collantes questioned if anyone from the public would like to speak.

Nobody from the audience chose to speak.

Chairwoman Collantes made a motion to close the public hearing, seconded by Stuart Zelmanovitz. Upon vote, this motion was carried unanimously.

Chairwoman Collantes made a motion to approve the following resolution with amendments, seconded by Anita Hajioff:

In the Matter of the application of
Shoshana Kohn
Premises situated on the south side of
Buena Vista Road approximately 500 feet
west of Cains Road, known as 22 Buena
Vista Road, Designated on the Tax Map
as Section 32.19 Block 1 Lot 45, in an R-
50 Zoning District

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Shoshana Kohn for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the

construction, maintenance and use of an addition to a single family residence having front yard of 41.5 feet instead of the minimum required of 50 feet, side yard of 9.6 feet instead of the minimum required of 30 feet, total side yard of 35 feet instead of the minimum required of 75 feet, building coverage of .175 instead of the maximum permitted of .108, impervious surface ratio of .255 instead of the maximum permitted of .20 and front yard impervious surface ratio of .265 instead of the maximum permitted of .15, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on March 19, 2025, which hearing was continued on April 24, 2025, and

WHEREAS, the applicant appeared in person and with the co-owner of the property and testified as follows:

That the lot is part of a subdivision that was created in 1927 and is only 16,000 square feet although it is in what is now an R-50 zoning district;

That applicant would like to construct a second story 582 square foot addition and deck to the existing house;

That most of the requested variances are pre-existing for the original house;

That applicant tried to purchase the adjoining lot but the neighbor did not want to sell; and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed the site conditions and location of the proposed addition, and

WHEREAS, no one appeared in opposition to the application,

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

RESOLVED, that the application submitted by Shoshana Kohn for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single-family residence having front

yard of 41.5 feet instead of the minimum required of 50 feet, side yard of 9.6 feet instead of the minimum required of 30 feet, total side yard of 35 feet instead of the minimum required of 75 feet, building coverage of .175 instead of the maximum permitted of .108, impervious surface ratio of .255 instead of the maximum permitted of .20 and front yard impervious surface ratio of .265 instead of the maximum permitted of .15, plot plan prepared by Paul Gdanski, P.E. dated October 16, 2024, is hereby approved, and be it further

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

1. That although the variances are large, most of them are pre-existing and are caused by the municipal rezoning of this neighborhood from R-15 to R-50;
2. That the variances are for a second story addition to the pre-existing house, will not exceed the height limitations of the Code and will not cause environmental or ecological impacts to the neighborhood or to the community;
3. That there is no feasible alternative to the variances in as much as the addition on the second story has the least impact of any other placement on the lot;
4. That the benefit to the applicant by granting the variances is substantial whereas no detriment to adjoining properties or to the neighborhood has been identified.

Upon vote, this motion was carried unanimously.

ITEM #4– CONTINUED PUBLIC HEARING – 57 E. WILLOW TREE ROAD

Chairwoman Collantes read the following public hearing notice into the record:

Application submitted by Pablo Umansky for variances from the provisions of Section 230-17 Attachment I and Section 230-14O(a)(4) and (5) of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a two story addition and terraces to a single family residence having a side yard of 11.5 feet instead of the minimum required of 25 feet, building coverage of .12 instead of the maximum permitted of .10, impervious surface ratio of .35 instead of the maximum permitted of .25 and an accessory building (garage) that is 1340 square feet instead of the maximum permitted of 900 square feet.

The subject premises are situated on the south side of East Willow Tree Road approximately 175 feet west of Arcadian Drive, known as 57 East Willow Tree Road, designated on the Tax Map as Section 41.12 Block 2 Lot 4, in an R-35 Zoning District.

Pablo Umansky the applicant, was present and affirmed to tell the truth. Mr. Umansky would like to construct a small one floor addition to the rear of the home in the amount of 610 sf and another small addition of 105 sf to the master bedroom with terrace adding 1% to the impervious surface for the property. Mr. Umansky's family is expanding, and the family needs some extra space. Mr. Umansky stated that the accessory building (garage) has been on the property for several years without variances being needed, has a C of O. Mr. Umansky stated that he purchased the house as it is and was never made aware of any variances being needed. Mr. Umansky stated that there will be no detriment to the neighboring property or the community as the additions are very small. Mr. Umansky noted that the next-door lot is vacant, and they have support of the rear home. He asked that Paul Baum's letter dated April 17, 2025 be considered for amendments to the application.

Mr. Umansky passes out revised plans for the Board to review.

Doris Ulman stated that the Zoning Law only allows for (2) accessory buildings and there is a garage, shed and pergola on the property, so they should amend their application to include a

variance for accessory buildings. Ms. Ulman stated that their application should be amended to include side yard of 15 feet instead of the minimum required of 25 feet as well.

Moshe Gross, the applicant's contractor, stated that they have reduced the size of the original plan by 100 sq. feet and requests that the application be amended to review the change in numbers and number of variances.

Chairwoman Collantes questioned if anyone from the public would like to speak.

Nobody from the audience chose to speak.

Chairwoman Collantes made a motion to close the public hearing, seconded by Stuart Zelmanovitz. Upon vote, this motion was carried unanimously.

Stuart Zelmanovitz noted that the neighboring properties are doing similar work to their homes and are finding structures and items that needed variances and Certificates of Occupancy that were granted without variances, prior to their owning the home that they had no prior knowledge of.

Chairwoman Collantes made a motion to amend the application in accordance with the requested changes and to approve the following resolution upon the condition that the applicant is to submit revised plans to show the correct adjusted setbacks, seconded by Stuart Zelmanovitz:

In the Matter of the Application of
Pablo Umansky
Premises situated on the south side of Willow
Tree Road approximately 175 feet west of
Arcadian Drive, known as 57 East Willow Tree
Road, designated on the Tax Map as Section 41.12
Block 2 Lot 4; in an R-35 Zoning District

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Pablo Umansky for variances from the provisions of Sections 230-17 Attachment I and 230-140(a)(4) and (5) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence having a side yard of 11.5 feet instead of the minimum required of 25 feet, building coverage of .12 instead of the minimum required of .10, impervious surface ratio of .35 instead of the maximum permitted of .25 and an accessory building (garage) that is 1,340 square feet instead of the maximum permitted of 900 square feet, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on February 19, 2025, which hearing was continued on March 19, 2025 and April 24, 2025, and

WHEREAS, the applicant appeared in person, by his attorney and his contractor, who testified as follows:

That applicant intends to construct a 687 square foot addition at the side and rear of the house;

That there are two parts to the addition, i.e., one story of 610 square feet at the rear of the home and 105 square feet with terrace addition to the master bedroom at the side of the house;

That the addition will not impact the adjoining property because there is a 25-foot wide right of way adjoining applicant's property that serves the property to the rear of applicant's property, and

WHEREAS, during the course of the public hearing it became evident that, prior to the applicant's ownership and over the course of several years, certificates of occupancy had been mistakenly issued by the Village by prior building inspectors, although variances were needed for some of the construction, and

WHEREAS, letters were received in favor of and in opposition to the application, and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed the area of the proposed addition, the right of way and other conditions of the property, and

WHEREAS, at the request of a neighbor, applicant moved the addition further from the side property line and requested that the application be amended to permit a side yard of 15 feet instead of the original 11.5 feet, and

WHEREAS, in addition, the applicant requested that the application be amended to include the following variances for pre-existing construction:

Rear yard variance for metal shed that has a rear yard of 19.5 feet instead of the minimum required of 50 feet;

Rear yard variance for basketball court that has a rear yard of 11.5 feet instead of the minimum required of 15 feet;

Three buildings on the lot (garage, shed and pergola) instead of the maximum number permitted of two,

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

RESOLVED, that the application submitted by Pablo Umansky for variances from the provisions of Sections 230-17 Attachment I and 230-14O(a)(4) and (5) of the Code of the Village of Wesley Hills is hereby amended to include a variance from the provisions of Section 230-140 (a)(6) and to include the following additional variances: rear yard for shed of 19.5 feet instead of the minimum required of 50 feet, rear yard for basketball court of 11.5 feet instead of the minimum required of 15 feet and to permit three accessory buildings on the lot (garage, gazebo and shed) instead of the maximum

permitted of two, and be it further

RESOLVED, that the application submitted by Pablo Umansky for variances from the provisions of Sections 230-17 Attachment land 230-14O(a)(4),(5) and (6) of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of an addition to a single family residence and to correct certain certificates of occupancy previously issued having side yard of 15 feet instead of the minimum required of 25 feet, building coverage of .12 instead of the maximum permitted of .10, impervious surface ratio of .35 instead of the maximum permitted of .25. accessory building (garage) of 1,340 square feet instead of the maximum permitted of 900 square feet, rear yard for shed of 19.5 feet instead of the minimum required of 50 feet, rear yard for basketball court of 11.5 feet instead of the minimum required of 15 feet and to permit three accessory buildings on the lot instead of the maximum permitted of two, is hereby approved on condition that a revised plot plan be submitted showing correct setbacks and bulk table, and be it further

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

- I. That there is no feasible alternative to granting the variance since the need is for the enlargement of the bedroom which is on the south side of the house;
2. That the addition will not be a detriment to adjoining properties or to the neighborhood since it is small and is adjacent to a 25 foot wide right of way that will never have construction;
3. That the interests of justice require the approval of variances to correct prior errors made by prior building inspectors in issuing certificates of occupancy to prior owners in violation of the Village Zoning Code;
4. That the benefit to the applicant by granting the variances is substantial whereas no detriment to the neighborhood or to the community has been identified.

Upon vote, this motion was carried 3-1. Richard Weinberger was opposed

ITEM #5 – CONTINUED PUBLIC HEARING – 18 ROVEN ROAD

Chairwoman Collantes read the following public hearing notice into the record:

Application submitted by Elana Motechin for variances from the provisions of Sections 230-17 Attachment I and 230-140(4)(a) to permit the construction, maintenance and use of a single family residence and inground swimming pool having a rear setback of 30 feet instead of the minimum required of 35 feet, building coverage of .34 instead of the maximum permitted of .10, building height of 28.9 feet instead of the maximum permitted of 25 feet, impervious surface ratio of .43 instead of the maximum permitted of .25, swimming pool side setback of 7.4 feet instead of the minimum required of 15 feet and swimming pool rear setback of 8.3 feet instead of the minimum required of 15 feet.

The subject premises are situated on the north side of Roven Road 0 feet from the intersection with Carefree Lane, known as 18 Roven Road, designated on the Tax Map as Section 41.06 Block 1 Lot 38, in an R-50 Zoning District.

Barnett Brodie, 8 Carter Lane was present and affirmed to tell the truth. Mr. Brodie stated that at the last meeting there was a question regarding the sewer system on the property and to keep the sewer system as it is, they would have to raise the home unless they install septic pump(s). Mr. Brodie obtained a letter from his plumber stating the necessity for the height variance for raising the dwelling.

Chairwoman Collantes read the letter of support from the plumber, Menashe Gutman at 6 Carter Lane, into the record.

Mr. Brodie stated that he has a family of 9, and due to the ages of his children, everyone really needs their own space. Mr. Brodie stated that due to the size and shape of their lot, they would need variances regardless in order to enlarge the home and construct a swimming pool. Mr. Brodie added that they are going to use pervious pavers to eliminate the need for the impervious surface variances, which leave them with only THREE (3) variances required for the revised plot plan.

Doris Ulman stated that the Village Engineer inspected the property at the Board's request and reported back to the Village that the drainage plan needs to be revised to include additional drywells on the property if variances are approved, and that should help mitigate the current runoff affecting the property. She also stated that the rear setback variance for the house and the pool are not required because of the definition of rear lot line.

Mr. Feinberg, the applicant's architect was present and affirmed. Mr. Feinberg stated that the applicant will install measures to mitigate the water drainage issues, including the additional drywells requested by the Village Engineer. Mr. Feinberg stated that he and the applicant revised the plan to lessen the impact of the variances on the neighborhood and reduced the request from FIVE (5) variances to THREE (3).

Chairwoman Collantes questioned if anyone from the public would like to speak.

Daniel & Mrs. Sachs @ 3 Baker Lane were present and affirmed. Mr. Sachs stated he is very concerned with the water issues on their property from the new construction and is happy to hear the Village Engineer is helping to ensure the drainage in the area is corrected. Mrs. Sachs stated that she has spoken with the applicant and has been assured that adequate screening will be placed on the property. Mrs. Sachs is also glad to hear that the drainage system is going to be addressed, as mosquitoes are starting to hang around the sitting water and they are concerned that more water from this proposed construction at 18 Roven Road will create more problems, especially because the Town of Ramapo does not maintain the drainage system in the area very well at all.

Chairwoman Collantes questioned if anyone else from the public would like to speak.

Nobody from the audience chose to speak.

Chairwoman Collantes made a motion to close the public hearing, seconded by Anita Hajioff. Upon vote, this motion was carried unanimously.

Chairwoman Collantes noted that the lot is smaller in size than others in the zoning district and oddly shaped, that neighboring properties are doing similar work to their homes and that the applicant has come to an agreement with the neighbor regarding screening. Chairwoman Collantes

also added that the application now needs THREE (3) variances when the original application called for SIX (6) and that the applicant has agreed to comply with the Village Engineer's requirement for additional drainage on the plan.

Chairwoman Collantes made a motion to approve the following resolution upon the condition that the applicant complies with all recommendations of the Village Engineer and submits revised plans to show the additional drainage requested by the Village Engineer, seconded by Anita Hajioff:

In the Matter of the application of
Elana Motechin
Premises situated on the north side of Roven
Road 0 feet from the intersection with Carefree
Lane, known as 18 Roven Road, designated on
The Tax Map as Section 41.06 Block 1 Lot 38,
In an R-50 Zoning District

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Elana Motechin for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single-family residence and inground swimming pool having a rear setback of 30 feet instead of the minimum required of 35 feet, building coverage of .34 instead of the maximum permitted of .10, building height of 28.9 feet instead of the maximum permitted of 25 feet, impervious surface ratio of .43 instead of the maximum permitted of .25, swimming pool side setback of 7.4 feet instead of the minimum required of 15 feet and swimming pool rear setback of 8.3 feet instead of the minimum required of 15 feet; and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on February 19, 2025, which hearing was continued on March 19, 2025 and April 24, 2025, and

WHEREAS, the applicant appeared by the co-owner of the property, their architect and engineer, who testified as follows:

That this is an odd-shaped lot and was created by average density subdivision by the Town of Ramapo in 1973 before the establishment of the Village of Wesley Hills;

That pursuant to the Zoning Law definition, the rear lot line is an artificial line at least 10 feet long that is parallel to the front lot line;

That the house was designed so as to comply with the setbacks originally enacted by the Town of Ramapo Planning Board for the subdivision;

That the building coverage variance is unavoidable because the house is 5,000 square feet and is necessary for applicant's family which consists of 9 persons;

That the height variance is small and is necessary for the natural flow of sewage from the house to the sewer; that if the variance is not granted applicant will be required to install pumps which are inefficient, break regularly and unexpectedly, with damage caused by raw sewage;

That applicant will install pervious pavers thereby eliminating the need for the impervious surface ratio variance; and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed the shape of the property and the proposed location of the house and swimming pool; and

WHEREAS, applicant submitted letters in support of the application and one neighbor appeared and stated that the area has flooding and standing water on a regular basis and they are concerned that the construction will add to the flooding; and

WHEREAS, the Village Engineering Consultant visited the site and recommended that additional dry wells be installed on the subject property and the applicant agreed to comply with all recommendations of the Village Engineering Consultant;

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

RESOLVED, that the application submitted by Elana Motechin for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence and inground swimming pool is hereby amended by eliminating the request for variances for rear yard, swimming pool rear yard and impervious surface ratio, and be it further

RESOLVED, that the application submitted by Elana Motechin for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) of the Code of the Village of Wesley Hills to permit the construction , maintenance and use of a single family residence and inground swimming pool having a height that is 28.9 feet instead of the maximum permitted of 25 feet, building coverage of .34 instead of the maximum permitted of .10 and swimming pool side yard of 7.4 feet instead of the minimum required of 15 feet, plot plan prepared by Yosef Portnoy, P.E. dated January 1, 2024, as last revised March 11, 2025, is hereby approved with the condition that applicant shall comply with all recommendations made by the Village Engineering Consultant relating to this property, and be it further

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

1. That applicant is to be commended for using pervious pavers to reduce water runoff from the property and to reduce the number of variances needed for the project;
2. That the height variance is less than 20% and is needed to permit the natural flow of sewage from the proposed house to the municipal sewer;
3. That although the building coverage variance is large there is nothing that contributes to it other than the size of the residence which is needed for applicant 's large family;
4. That compliance with all recommendations made by the Village

Engineering Consultant should alleviate any potential water runoff so that this project should not increase flooding in the neighborhood;

5. That the benefit to the applicant by granting the variances is substantial whereas no specific detriment to adjoining properties or to the neighborhood has been identified.

Upon vote, this motion carried unanimously

ITEM #6- APPROVAL OF MINUTES – FEBRUARY 19, 2025

Richard Weinberger made a motion to approve the Zoning Board of Appeals minutes of February 19, 2025, seconded by Stuart Zelmanowitz. Upon vote, this motion carried unanimously.

ADJOURNMENT

Chairwoman Collantes made a motion to adjourn the meeting, seconded by Anita Hajioff. Upon vote, this motion carried unanimously.

Respectfully submitted,
Alicia Schultz