



ZONING BOARD OF APPEALS MEETING AGENDA

March 19, 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 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.

- 2.** 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.

CONTINUED PUBLIC HEARING

- 3.** Application submitted by Yisroel Sandel 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 40 feet instead of the minimum required of 50 feet and rear yard of 20.4 feet instead of the minimum required of 50 feet.

The subject premises are situated on the south side of Kentor Lane approximately 200 feet east of Route 306, known as 4 Kentor Lane, designated on the Tax Map as Section 41.11 Block 2 Lot 36, in an R-35 Zoning District.

4. Application submitted by Nancy Rubin on behalf of Avrohom Orzel for variances from the provisions of Section 230-17 Attachment I and Section 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, inground swimming pool and other structures having building coverage of .14 instead of the maximum permitted of .10, impervious surface ratio of .40 instead of the maximum permitted of .25, front yard impervious surface ratio of .24 instead of the maximum permitted of .20, side yard setback of 14.5 feet to the swimming pool instead of the minimum required of 15 feet and rear yard setback of 14.7 feet to the swimming pool instead of the minimum required of 15 feet.

The subject premises are situated on the north side of Hastings Road approximately 750 feet east of Forshay Road, known as 6 Hastings Road, designated on the Tax Map as Section 41.14 Block 1 Lot 35, in an R-35 Zoning District

5. Application submitted by Mark Mindick 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 and deck having front yard of 38.6 feet on Amsterdam Avenue instead of the minimum required of 50 feet, 29.7 feet on Jodi Court instead of the minimum required of 50 feet and building coverage of .154 instead of the maximum permitted of .10

The subject premises are situated on the south side of Amsterdam Avenue 0 feet west of the intersection with Jodi Court, known as 16 Amsterdam Avenue, designated on the Tax Map as Section 41.11 Block 1 Lot 45, in an R-35 Zoning District.

6. 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.

7. Application submitted by Nancy Rubin on behalf of Kenneth and Tamar Schaum 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 total side yard of 59.9 feet instead of the minimum required of 60 feet, building coverage of .12 instead of the maximum permitted of .10, impervious surface ratio of .409 instead of the maximum permitted of .25 and front yard impervious surface ratio of .269 instead of the maximum permitted of .20.

The subject premises are situated on the east side of Marcus Drive approximately 300 feet south of Village Green, known as 9 Marcus Drive, designated on the Tax Map as Section 41.12 Block 1 Lot 37, in an R-35 Zoning District.

8. 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.

APPROVAL OF MINUTES

[9.](#) January 15, 2025

10. February 19, 2025

ADJOURNMENT

File Attachments for Item:

1. 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.



February 13, 2025

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

RECEIVED
VILLAGE OF WESLEY HILLS

FEB 19 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 variances to construct an addition to the existing single family residence. The proposed project requires variances for exceeding the allowable *Side Yard Setback* and *Total Side Yard Setback* as stated in Section 230 and the Villages Table of Dimensional Requirements.

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

- A) Due to the nature of the variances being sought, the benefits to the applicant, if the variances are granted, outweigh any detriment to the health, safety, and welfare of the neighborhood or community.
- B) Due to the nature of the variances, no undesirable changes will be produced in the character of the neighborhood and no detriment to nearby properties will be created by the granting of the variances.
- C) The benefits sought by the applicant cannot be achieved by some other feasible method due to the layout of the existing house, existing site improvements, and the Owner's programmatic needs.
- D) The Side Yard Variance is from the allowable 30.0' to 22.8' (7.2' overage). The Total Side Yard Variance is from the allowable 75.0' to 59.8' (15.2' overage).
- E) These variances will be mitigated in several ways. The mitigating factors are as follows:
 - 1. The side yard variance at 22.8' is located on the eastern side, adjacent to another property owned by Ahuva Katz, so the impact on others will be avoided.
 - 2. The side yard to the existing house on the west side of the property is 37', which is 7' above the minimum allowable.
 - 3. The two properties, under one ownership, are both quite large and therefore the proposed addition will not appear out of character with its neighbors. Including the proposed addition, the two houses will still be over 100' apart from each other.

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

Sincerely,



RECEIVED
VILLAGE OF WESLEY HILLS

PART I

FEB 19 2025

Name of Municipality VILLAGE OF WESLEY HILLS BUILDING, PLANNING & ZONING 2/12/25

Please check all that apply:

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

Project Name: CHERNS RESIDENCE ADDITION

Applicant: AHUVA KATZ CHERNS Phone # -

Address 38 WILLOW TREE ROAD MONSEY NY 10952

Street Name & Number (Post Office) State Zip code

Property Owner: AHUVA KATZ CHERNS 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 WHITTIER COURT MAWAH 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 # 845-304-0337

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 ROAD,
700 feet WEST of NYS ROUTE 306.

Acreage of Parcel 97,898 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? NA If so, what amount? NA

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

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

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

36 WILLOW TREE ROAD
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.

_____ State or County Road
_____ Long Path
_____ Municipal Boundary

_____ State or County Park
_____ County Stream
_____ County Facility

List name(s) of facility checked above. _____

Applicant's Signature and Certification

State of New York)

County of Rockland) SS.:

Town/Village of WESLEY HILLS

I, AHUVA KATZ CP, 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

13th day of Feb, 2025

Lauren Hirsch

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.:

Town/Village of WESELEY HILLS

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 BAKER ESTATES SEC 1 of conveyances, page MAP # 5892 Book # 1015 Page # 40
5/19/86

Said premises have been in my/its possession since 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

Mailing Address

AHUVA KATZ
38 WILLOW TREE RD
MONTSEY NY 10952

SWORN to before this

13th day of Feb, 2025

Lauren Hirsch

Notary Public

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

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

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of WEESLEY HILLS

I, AHUVA KATZ, 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 RD.
MONTELY INY 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 WEESLEY 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 SIDEYARD
☐ 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 ADDITION TO
AN EXISTING SINGLE FAMILY DWELLING.

3. Premises affected are in a R50 zone and from the town of RAMAPO tax map, the property is known 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 CHERAS
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.
MONSEY NY 10952

SWORN to before this

13th day of Feb, 2025
Lauren Hirsch
Notary Public

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

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 300 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 CB
 Address: 300 Willow Tree Rd
Monsey NY 10952

Sworn to before me this

13th day of Feb. 2025
Lauren Hirsch
 Notary Public

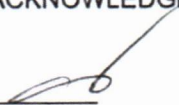
LAUREN HIRSCH
 Notary Public - State of New Jersey
 My Commission Expires Feb 16, 2026

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

AHUVA KATZ 
APPLICANT

2/13/29
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 SIDE YARD & TOTAL SIDE YARD;
- () 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 ADDITION TO AN
EXISTING SINGLE FAMILY DWELLING



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

Item 1.

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

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

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

11/41.11-1-12
BORGEN D & J & NADOFF Y &
IMER N, & NOMI
IMER & KORNGOLD JAY &
ANNETTE

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

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

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

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

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

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

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

11/41.07-2-44
KANN MICHAEL &
WEINGARTEN-KANN PHYLLIS
8 BAKER LA
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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11/41.07-2-20
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
TG TAG 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

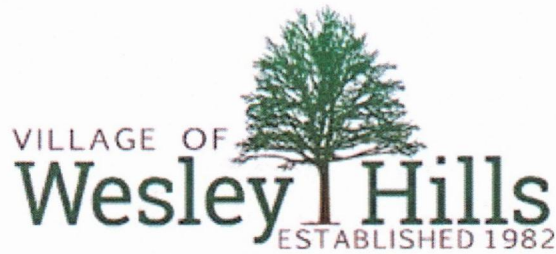
11/41.07-2-23
KONIG JUSTIN & MALLORY
24 LIME KILN ROAD
SUFFERN, NY 10901

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



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Dated: February 18, 2025

Tax Parcel ID: 41.07-2-33

Address: 38 Willow Tree Road

Applicant: Ahuva Katz

BUILDING AND ZONING DEPARTMENT:

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

- Minimum side yard of 22.8' when 30' is required
- Minimum total side yard of 59.8' when 75' is required

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



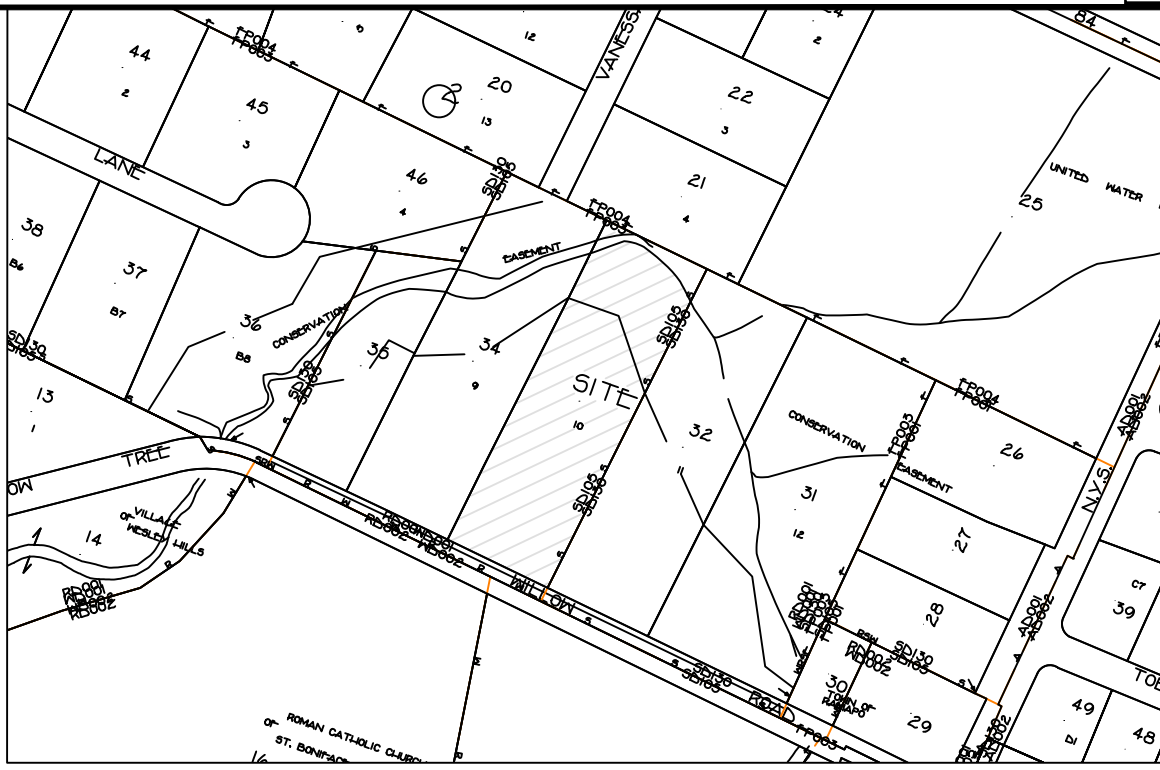
John Layne
Building Inspector

cc: Zoning Board of Appeals

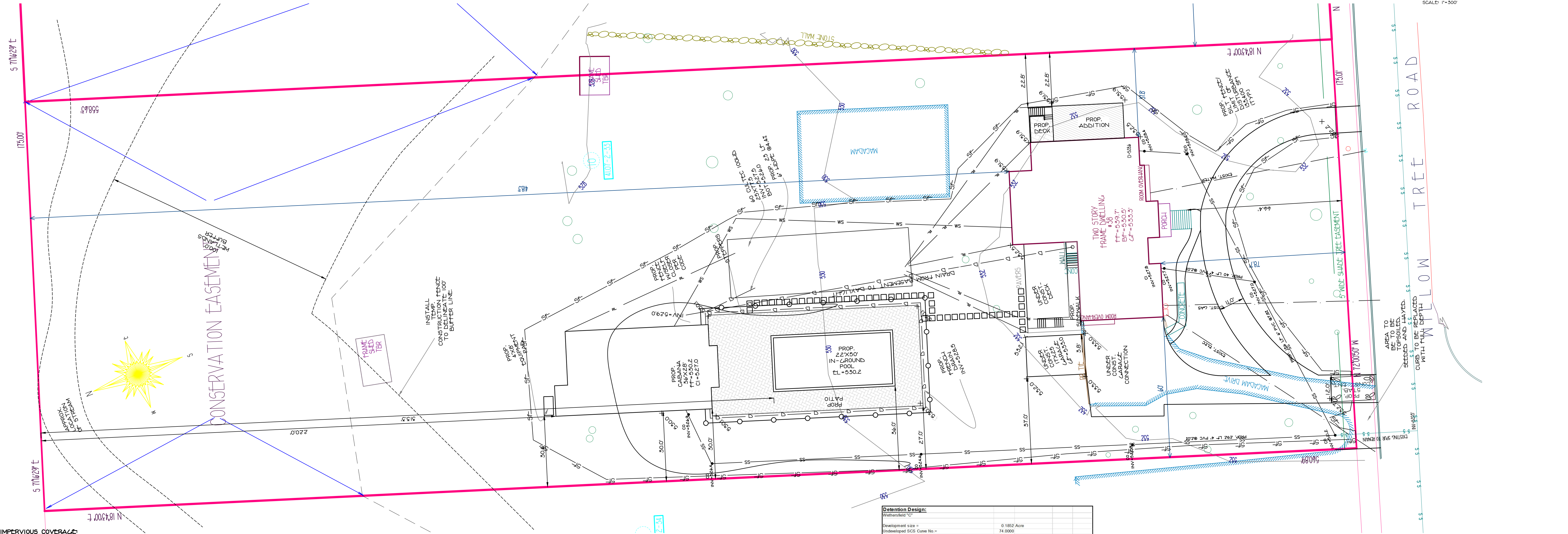
REFERENCES:
-ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS. LAST REVISED JULY 1, 2022.

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 SENSER 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 DRYWELLS.



VICINITY MAP
SCALE 1"=500'



IMPERVIOUS COVERAGE:
DWELLING & PORCH=3781 SF
DRIVEWAY AND WALK=2530 SF(TBI)
BASKETBALL COURT=2530 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 (2/5/25)
PROP. DECK=150 SF (2/5/25)
PROP. CONC. PAD=12 SF (2/5/25)
PROP. TOTAL=19269 SF
INCREASE FROM PREVIOUS APPROVAL
19269 SF-11502 SF=8067 SF INCREASE

FRONT YARD IMPERVIOUS RATIO:
EXIST.
DRIVEWAY & WALK=2535 SF
AREA=11621 SF
F.Y.I.R.=2535/11621=0.218

PROP.
DRIVEWAY & WALK=2639 SF
AREA=11621 SF
F.Y.I.R.=2535/11621=0.220

MAXIMUM BUILDING COVERAGE CALCULATION PER ZONING LAW:
SQUARE FOOTAGE OF BUILDINGS LESS THAN 15' HEIGHT OR 1-1/2 STORIES=

EXIST.
DECK=638 SF
FRONT PORCH=117 SF
TOTAL=2200+1425+638+117=4280 SF
MAX. COV.=755 SF/ 4280 SF *0.05+0.10=0.109
COV.=4280/97898=0.044

PROP.
TOTAL=5515 SF EXIST. PER AS-BUILT
CABANA=2337 SF
ADDITION=454 SF
DECK=150 SF
TOTAL=8456 SF
COV.=8456 SF/97898 SF=0.0864

PER
12/26/22
APPROVAL

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

	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE PER ARCH	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)	SIDE POOL YARD (FT)	REAR YARD POOL/PAT. (FT)	SIDE YARD CAB. (FT)	REAR YARD CAB. (FT)
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	2/23'	34'	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	2/23'	34'	36.0/27.0	515.3/286.8	30.0	220.0

**=VARIANCE REQUIRED

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/1" stone	
3. Determine Percolation Rate: Percolation Rate: Drop: Time: a. Area of Percolation (Ap): Surface area of Cylinder: Ac=PI*Dr*Hag: b. Hag=: Ac=: Bottom Area: Ab=PI*R2: Ab=:	
	1.0000 inches 60.0000 minutes 1.0000 foot 8.5000 inches 2.2253 PI/2 0.7854 PI/2
Volume of Percolation: Ap*Ac*Ab: Ap*Ab*H: Soil Percolation Rate: S=volume/area*time: S=: S=(minus clogging factor of 25%)	
	3.0107 PI/2 0.0654 PI/3 0.0004 PI/3PI/2Min: 0.5217 PI/3PI/2day 0.3913 PI/3PI/2day
4. Calculate Required Storage Volume: 100yr. 24 hour rainfall = From Table 2-1 of TR-55 Existing CCR: Proposed CCR: Delta V = Ac*delta V*Area V=:	
	9.3000 inches From Table 2-1 of TR-55 74.0000 therefore depth V= 6.11 inches 98.0000 therefore depth V= 9.10 inches 2.9900 inches 2010.0275 PI/3

2/23/25 PER TEST

REVISIONS

2/5/25 ADD ADDITION
11/25/24 REVISE CABANA
11/19/24 ADD CABANA
7/11/24 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
41.07-2-33
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
0 10 20 30 40 50
1" = 20'

PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

38WILLOW
FILE
SEPT. 29, 2024
SCALE
1" = 20'
SNG
1 OF 2

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LEGAL TRANSACTION OR FILING WITH A STATE OR LOCAL OR OFFICE IS AN UNAUTHORIZED USE AND VIOLATION OF FEDERAL COPYRIGHT LAW.

PAUL GDANSKI, PE, PLLC
107509

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED
VILLAGE OF WESLEY HILLS
FEB 19 2025
BUILDING
PLANNING & ZONING

Item 1.

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 Addition			
Project Location (describe, and attach a location map): 38 Willow Tree Road, Wesley Hills, NY			
Brief Description of Proposed Action: Addition to an existing single family dwelling requiring a side yard and total side yard variance 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 ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Wesley Hills ZBA and Building Department		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		97,898 sf acres	
b. Total acreage to be physically disturbed?		1,000 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:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

		NO	YES	Item 1.
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		☐	☒	☐
b. Consistent with the adopted comprehensive plan?		☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		☒	☐	
b. Are public transportation services available at or near the site of the proposed action?		☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		☐	☒	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		☐	☒	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

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

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

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

NO	YES
☒	☐

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

NO	YES
☒	☐

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

NO	YES
☐	☒

a. Will storm water discharges flow to adjacent properties?

☒	☐
-------------------------------------	--------------------------

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

☐	☒
--------------------------	-------------------------------------

If Yes, briefly describe:

Existing catch basins and dry wells.

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

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

NO	YES
☒	☐

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

If Yes, describe:

NO	YES
☒	☐

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

If Yes, describe:

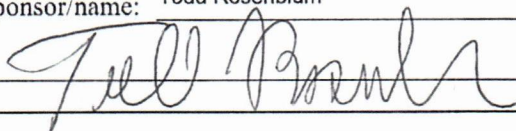
NO	YES
☒	☐

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

Applicant/sponsor/name: Todd Rosenblum

Date: 2/13/25

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 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: 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



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 19th day of March, 2025 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider 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, 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.

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
March 3, 2025

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

ACTUAL SIZE

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 19th day of March, 2025 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider 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, 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.

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
March 3, 2025

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

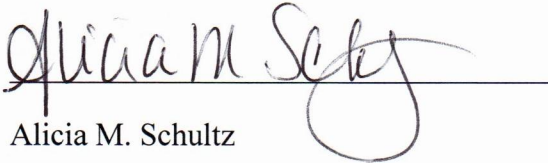
1x3-6/27858

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

Applicant Name: 38 Willow Tree Road

CERTIFICATION

I, Alicia Schultz, Deputy Village Clerk of the Village of Wesley Hills, hereby certify that on the 4th day of March, 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

VILLAGE OF WESLEY HILLS

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

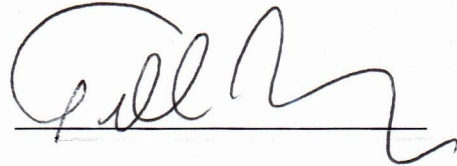
AFFIDAVIT OF POSTING

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

SS:

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
348 Willow Tree Rd, Wesley Hills, Town of Ramapo,
 Rockland County, New York.

That on the 13th day of MARCH 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

13th day of March 2025

Tara S Roberts
 Notary Public

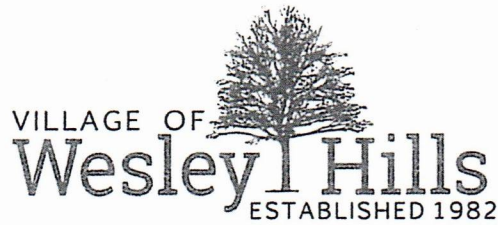
TARA S ROBERTS
 NOTARY PUBLIC STATE OF NEW YORK
 RESIDING IN ROCKLAND COUNTY

NO. 01RO6429066
 MY COMMISSION EXPIRES 02/07/2026

File Attachments for Item:

2. 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.



432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone 845-354-0400 FAX 845-354-4097 www.wesleyhills.org

DATE: February 18, 2025

TO: Zoning Board of Appeals

RE: TAX PARCEL ID: 32.19-1-45
ADDRESS: 22 Buena Vista Road
APPLICANT: Kohn

FROM: John C. Layne, Building Inspector

Please be advised that your request for a building permit is denied. The following variances are required:

1. Minimum Lot Area-50,000 sf required, 16,000 sf provided (existing condition).
2. Minimum Lot Width – 150' required, 100 provided (existing condition).
3. Minimum Effective Square – 150' required, 25' provided (existing condition).
4. Front Yard -50 required, 41.5 provided (partially existing condition).
5. Side Yard – 30 required, 9.6 provided (partially existing condition).
6. Total Side Yard - 75 required, 35 provided (partially existing condition).
7. Maximum Impervious Surface - .20 required, .2353 provided (partially existing condition).
8. Maximum Front Yard Impervious - .15 required, .263 provided (partially existing condition).
9. Maximum Building Coverage - .15 required, .178 provided (partially existing condition).

Mayor: Marshall Katz Deputy Mayor: Milton Schwartz

Trustees: Yisroel Cherns, Joseph Mause, Tova Krull

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

Kohn
22 Buena Vista Road
Suffern, NY 10901

Zoning Board of Appeals Narrative

RECEIVED
VILLAGE OF WESLEY HILLS
FEB 20 2025
BUILDING,
PLANNING & ZONING

To the Village of Wesley Hills Zoning Board,

We, the residents of 22 Buena Vista Rd, Suffern, NY 10901, respectfully submit this request for a zoning modification regarding lot size regulations to better accommodate the unique needs of our household and community. Our family consists of eight permanent members, including six children. We face daily challenges related to ADHD, anxiety, and a history of trauma. Additionally, we provide care and shelter to extended family members, including nieces and nephews who are orphans and rely on us for stability, as well as guests who often have no other place to eat or sleep.

Household and Family Composition

Our immediate family consists of the following members:

Father-Yuda Yunger (37 years old): Has ADHD, trauma history, and anxiety.

Mother- Shoshana Yunger (30 years old): Manages household responsibilities and supports the family's needs, including those of extended family members.

Our kids:

10-month-old girl, 3-year-old girl, 4-year-old girl, 8-year-old boy, 9-year-old girl, 10-year-old boy (Struggles with anxiety). Additionally, we provide regular care for our orphaned niece and nephew who stay with us frequently throughout the year.

Household and Community Needs

a. Large Family with Special Needs

Several of our children have ADHD, and our home requires structure and space to support their healthy development.

My wife and oldest son both struggle with anxiety, making a calm and organized living space essential for their mental well-being.

My ADHD and trauma history add to the importance of maintaining a well-organized and spacious environment to reduce stress and manage daily responsibilities.

Overcrowding intensifies these challenges and makes it difficult to maintain a peaceful and functional home.

b. Extended Family and Orphaned Relatives

My wife and I both have many siblings, both local and abroad, who visit frequently. We tend to host them, their spouses and children, when they're in town.

We also care for our niece and nephew who have lost their parents and rely on us for stability and security.

These children require proper accommodation for sleeping, studying, and maintaining a healthy routine, which our current space limitations make difficult.

c. Community Support and Hospitality

We regularly open our home to guests who have nowhere else to eat or sleep. On some weekends, our home expands to accommodate up to 25 people, the kids sharing space in the basement, and adding more beds to existing rooms.

Many of these guests are experiencing financial hardship, homelessness, or other struggles, and we provide them with a safe space for temporary relief.

d. Hosting Community Events and Holiday Gatherings

Our home serves as a gathering place for community events, holiday celebrations, and family get-togethers.

These gatherings bring together our immediate family, extended relatives, and local community members, fostering a sense of unity and support.

We host holiday and Shabbat meals, celebrations, and cultural events that provide social and emotional benefits to those who may not have other places to go during important Jewish holidays.

Given these circumstances, we respectfully request the variances to adjust the lot size requirements, allowing for expansion or modifications to better serve our household and extended community. Our request is based on the following key factors:

Health & Safety Considerations: Adequate living space is essential for maintaining a safe, comfortable, and structured home environment, particularly for family members with ADHD, anxiety, and trauma histories.

Mental Well-Being: A less crowded, more organized home can significantly reduce anxiety for my wife and oldest son, helping them manage stress and maintain emotional balance.

Community Benefit: The ability to accommodate guests in need aligns with our family's commitment to social responsibility and supporting those less fortunate.

Property Utilization: Adjusting lot size regulations will enable us to make the necessary improvements and ensuring that our property is used in a way that aligns with its actual occupancy and purpose. We as a family have worked hard with our architect to design this addition to have the least impact on our neighbors and the community.

We offer the following statements for the Board's further consideration:

Undesirable Change-We have considered whether this change would create an undesirable change to the neighborhood or a detriment to the nearby properties and feel that if the variances are granted there

would be minimal change to the area. The addition is 582 Square feet and variances are only needed as the area is in a small average density area with extremely small lots.

Benefit Sought by another method- We have contacted our neighbors to seek the purchase of the neighboring property, and they are not interested in selling their property at the current time. Further we have spent time with our architect seeking alternative locations for the addition and there is not alternate method that can be sought. If the addition was moved to the opposite side of the home, there would be substantial interior renovations needed to accommodate the flow of the home.

Substantial-the variances being sort are not substantial as the lot is undersized, it is a part of average density subdivision and the addition is minor in nature,

Adverse Impact-If the variances are granted there will be no adverse impact to the neighbors or the community. The proposed addition is minor in nature.

Self-created-The variances are not self-created as the zoning was established by the village and not the family.

We understand the importance of zoning regulations in preserving the integrity of the community. However, given our exceptional circumstances, we believe an adjustment would allow us to continue providing a safe and stable home for our family and those who rely on us for support.

We appreciate your time and consideration of this request and welcome any opportunity to discuss our situation further.

Respectfully submitted,

[Shoshana Kohn](#)

PART IName of Municipality VILLAGE OF WESLEY HILLS

Date

RECEIVED
VILLAGE OF WESLEY HILLS

Please check all that apply:

FEB 20 2025

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

Project Name: Kohn Residence

Applicant: Shoshana Kohn Phone # 347-733-5023
 Address 22 Buena Vista Rd Suffern NY 10901
 Street Name & Number (Post Office) State Zip code

Property Owner: Shoshana Kohn Phone # 347-733-5023
 Address 22 Buena Vista Rd Suffern NY 10901
 Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Paul Gdanski Phone # 917-418-0999
 Address 3512 Whittier Court Mahwah NJ 07430
 Street Name & Number (Post Office) State Zip code

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

Contact Person: Jay Yunger Phone # 718-501-7376
 Address 22 Buena Vista Rd Suffern NY 10901
 Street Name & Number (Post Office) State Zip code

Tax Map Designation:Section 32.19 Block 1 Lot(s) 45

Section _____ Block _____ Lot(s) _____

Location: On the South side of Buena Vista Rd,
500 feet West of Calls.Acreage of Parcel 0.3 Zoning District R-50School District East Rapnapoo Postal District SEFFern**Project Description:** (If additional space required, please attach a narrative summary.)Addition to single family homeSee attached narrative**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? NO

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

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

"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. _____

Applicant's Signature and Certification

State of New York)

County of Rockland) SS.:

Town/Village of Ramapo)

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

Mailing Address

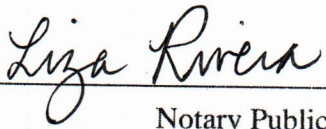
22 Buena Vista Rd

Suffern NY 10901



SWORN to before this

14 day of February, 20 25



Notary Public

Liza N. Rivera
Notary Public, State of New York
Reg. No. 01RI6427059
Qualified in King County
Commission Expires 12/20/2025

Affidavit of Ownership/Owner's Consent

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

I, Shoshana Kohn being duly sworn, hereby
 depose and say that I reside at: 22 Buena Vista Rd

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

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

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

Said premises have been in my/its possession since 19_____. Said premises are
 also known and designated on the Town of Ramapo Tax Map as:
 section 32.19 block 1 lot(s) 45

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

Shoshana Kohn

Mailing Address

22 Buena Vista Rd

Suffern NY 10901

SWORN to before this

14 day of February, 2025

Liza Rivera
 Notary Public

Liza N. Rivera
 Notary Public, State of New York
 Reg. No. 01RI6427059
 Qualified in King County
 Commission Expires 12/20/2025

* 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, Shoshana Kohn, 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

Shoshana Kohn
22 Bleana Vista Rd
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 the Town/Village of
 (Board, Commission or Agency)
Ramapo, Rockland County, New York:

Application, petition or request is hereby submitted for:

- () Variance or modification from the requirement of Section 230;
 () 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 addition

3. Premises affected are in a R-50 zone and from the town of
Ramapo tax map, the property is know as Section 32.19,
 Block, 1, Lot(s) 45 (32.19-1-45)

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 Ramapo.

I, Shoshana Kohn, 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

22 Buena Vista Rd

Suffern, NY 10901

[Signature]

SWORN to before this

14

day of February, 20 25

[Signature]
Notary Public

Liza N. Rivera

Notary Public, State of New York

Reg. No. 01RI6427059

Qualified in King County

Commission Expires 12/20/2025

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

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

Shoshana Kohn being duly sworn, deposes and

says that he/she resides at 22 Buena Vista Rd

Suffern, NY 10901

in the County of Rockland, State of New York; that he/she is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of Wesley Hills, and designated on the Town of Ramapo Map as Section No. 32.19 Lot No. 45 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: Shoshana Kohn

Address: 22 Buena Vista

Rd, Suffern, NY 10901

Sworn to before me this

14 day of February 2025

Liza Rivera
Notary Public

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of Ramapo

I, Shoshana Kohn being duly sworn deposes and says
that he is the applicant, agent or attorney for applicant, in the matter of the petition before
the _____ (board) in the town/village
of Ramapo affecting property located at
22 Buena vista Rd., 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
-------------------	------	---------

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

SWORN to before this

14 day of February, 2025

Liza Rivera
Notary Public

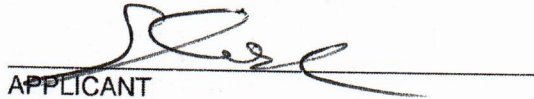
Handwritten signature

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

2/18/25
DATED



32.19-2-4

SUBJECT

Item 2.

11/32.19-2-26
10 ROCKWOOD HOLDINGS LLC
C/O KELMAN LEVI
18 SKYLARK DRIVE
SPRING VALLEY, NY 10977

11/32.19-2-27
AWE LEGACY TRUST
12 ROCKWOOD LA
SUFFERN, NY 10901

11/32.19-2-7
ARM MAIER
7 POMONA RD
SUFFERN, NY 10901

11/32.19-2-25
SCHRIER JEANY
8 ROCKWOOD LN
SUFFERN, NY 10901

11/32.19-2-6
WEIL NATHANIEL REV LIVING
TRUST, THE
571 CYPRESS AVE
LOS ANGELES, CA 90065

11/32.19-2-5
JUNGREIS DAVID
9 CAINS RD
SUFFERN, NY 10901

11/32.19-1-63
FIRST NATHANEL &
KATZ CHAYA
4 OLD POMONA RD
WESLEY HILLS, NY 10901

11/32.19-1-61
SANDOVAL PABLO & YESVELI
ROXANNA
5 CAINS RD
SUFFERN, NY 10901

11/32.19-2-62
SCHEINFELD MEIR &
STERN ALISA
536 ROUTE 306
MONSEY, NY 10952

11/32.19-1-62
ORLANSKY AVROHOM &
HOFFMAN SHIRA
7 CAINS RD
SUFFERN, NY 10901

11/32.19-1-64
FRIEDMAN ALEX & NECHAMA S
6 OLD POMONA RD
SUFFERN, NY 10901

11/32.19-1-59
SIEGEL JEFFREY & KIM
4 SERVEN RD
SUFFERN, NY 10901

11/32.19-1-60
FOGEL MOSHE & CYNTHIA
4 CAINS RD
SUFFERN, NY 10901

11/32.19-1-52
ROTH RYAN & RIVKA
8 CHRISTMAS HILL RD
AIRMONT, NY 10952

11/32.19-1-51
MAKOWSKY PHILIP A
& SARA M
72 EDISON CT
MONSEY, NY 10952

11/32.19-1-50
HALPERT SHMUEL & AVIVA
2 CAINS RD
SUFFERN, NY 10901

11/32.19-1-49
HALPERT SHMUEL & AVIVA
2 CAINS RD
SUFFERN, NY 10901

11/32.19-1-48
ROZENBERG KENNETH
3 CAINS RD
SUFFERN, NY 10901

11/32.19-1-38
SHMUL OHAD
10 SERVEN RD
SUFFERN, NY 10901

11/32.19-1-39
ABEL MICHAEL B &
LISA S
10 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-2-4
DAHAN NEIL SHAI &
ALEXANDER HEDVA Y
24 SCENIC DR
SUFFERN, NY 10901

11/32.19-1-40
DARSHAN NAVEENA & PAMELA
12 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-41
MANN ELIEZER M &
BAKER ZEHAVA
14 BUENA VISTA ROAD
SUFFERN, NY 10901

11/32.19-1-42
SHTAYGRUD YEHUDAH &
FUCHS HINDY MIRIAM
1 CAINS RD
SUFFERN, NY 10901

11/32.19-2-61
YANIV DANIEL & RAIZEL
27 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-1-43
GOLDBERGER SHARON
18 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-44
ZOLDAN DAVID
65 CARTERET ST
WEST ORANGE, NJ 07052

11/32.19-1-45
KOHN SHOSHANA
22 BUENA VISTA RD
WESLEY HILLS, NY 10901

11/32.19-1-46
GROSS FAIGY
1448 50TH ST
BROOKLYN, NY 11219

11/32.19-1-47
WEG LEGACY TRUST
26 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-28
SHUCHT DAVID & BEN-DOV
ESTER
11 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-2-60
SPITZ ABRAHAM
& RACHEL
29 POWDER HORN DR
WESLEY HILLS, NY 10901

11/32.19-1-27
KAHAN MORDECHAI &
KAHANA CHAYA
13 BUENA VISTA ROAD
WESLEY HILLS, NY 10901

11/32.19-1-26
KAHANA PINCHAS & HALPERT
CHANA
15 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-25
KLEIN JACK W & PAULINE
17 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-24
SOSOVER MOSHE
6654 SELFRIDGE ST
FOREST HILLS, NY 11375

11/32.19-1-23
JACOBSON BARBARA & JONAH
21 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-16
GROLL JANICE G
8 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-2-54
REICHMANN MARC & TOVAH
MIRYAM TZIPPORAH
47 POWDER HORN LN
SUFFERN, NY 10901

11/32.19-1-17
MATOS CADMO B & FLOR M
10 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-22
WEISSBERG BELINDA
23 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-18
OSEN JANET
12 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-2-55
FLORANS MOSHE &
TSINMAN FEIGA
45 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-1-19
HEFFLER MARK & MARY
14 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-20
KERZNER JOSEPH A
& LICHTER RACHEL M
16 ONDERDONK RD
WESLEY HILLS, NY 10901

11/32.19-1-21
GUZELGUL MICHAEL &
TROPPER NECHOMA GILA
53 EDISON COURT
MONSEY, NY 10952

11/32.19-2-56
HURWITZ CHAYA BRACHA
43 POWDERHORN DR
WESLEY HILLS, NY 10977

11/32.19-1-7
NENNER MARK & SIMONE
9 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-6
HOFFMAN MORDECHAI S
11 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-5
TANG KATHY &
ACOSTA HARRY
15 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-4
BLISKO YAAKOV &
SPITZ ESTHER
17 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-3
KAUFMAN ELIYAHU & BINA
19 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-2
ONDERDONK 21 LLC
C/O LAUFER ISSAC
120 STRAWBERRY LANE
NEWBURGH, NY 12550

11/32.19-1-1
25 ONDERDONK LLC
527 MARCY AVE
BROOKLYN, NY 11206

11/32.19-2-53
RATNER JOSHUA S & AMY R &
RATNER ROBERT & CAMILLE
48 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-52
LIPOFF LAWRENCE & LAUREN
46 POWDER HORN LN
SUFFERN, NY 10901

09/32.15-1-25
SCHWARTZ ABRAHAM &
WERZBERGER ARIELLA
14 SCENIC DRIVE
SUFFERN, NY 10901

09/32.15-1-26
HOMES FOR THE EXCEPTIONAL
II, INC
C/O NYSARC
210 ROUTE 303
VALLEY COTTAGE, NY 10989

09/32.15-1-27
SPITZ JOEL M & MIRIAM
18 SCENIC DRIVE
SUFFERN, NY 10901

09/32.15-1-28
ERBLICH YOSEF & ESTHER
KAGAN
20 SCENIC DR
SUFFERN, NY 10901

09/32.15-1-29
TAPPER NISSON &
RUBINSTEIN GOLDIE
40 POWDER HORN DR
SUFFERN, NY 10901

09/32.15-1-30
DAHAN NEIL S &
ALEXANDER-DAHAN HEDVA
24 SCENIC DR
SUFFERN, NY 10901

09/32.15-1-31
SILVERBERG YEHOASHUA &
DEBRA
26 SCENIC DR
SUFFERN, NY 10901

09/32.15-1-32
SHEINKOPF ADINA & GOLOMB
MICHAEL
27 HIDDEN VALLEY DR
SUFFERN, NY 10901

89/32.15-2-6
MERMELSTEIN JOSHUA &
BETH S
28 SCENIC DR
SUFFERN, NY 10901

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section 230 _____;
- ☐ 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 Addition _____

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.

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: Kohn Residence			
Project Location (describe, and attach a location map): 22 Buena Vista Rd, Suffern NY 10901			
Brief Description of Proposed Action: Addition to single family home			
Name of Applicant or Sponsor: Shoshana Kohn		Telephone:	
Address: 22 Buena Vista Rd		E-Mail:	
City/PO: Suffern		State: New York	Zip Code: 10901
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO ☒
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.			YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO ☒
If Yes, list agency(s) name and permit or approval:			YES ☐
3. a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		? acres minimal surface area	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:						
☐ Shoreline	☐ Forest	☐ Agricultural/grasslands				
☐ 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?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
16. Is the project site located in the 100-year flood plan?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
a. Will storm water discharges flow to adjacent properties?		☐				
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		☒				

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE						
Applicant/sponsor/name: <u>Shoshana Kahn</u> Date: <u>2-18-2025</u>						
Signature: <u>[Signature]</u> Title: _____						

GML Report

Property Information:

Parcel ID: 32.19-1-45	Date Parcel: February 2024
OLD ID: 4-68AE13	Address: 22 BUENA VISTA RD
City: SUFFERN	State: NY
Zip: 10901	Book Page: N/A
Deed Date: 10/19/2020 12:00:00 AM	Instrument: 2020-00030278
Municipality: WESLEY HILLS	Deed Acres: 0
GIS Calculated Acres: 0.375	

R-50 Zone

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: -74.07350010	Y Coordinate: 41.16782211



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 19th day of March, 2025 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider 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 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.

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
March 3, 2025

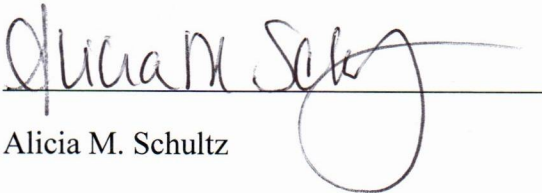
Camille Guido-Downey
Village Clerk/Treasurer
Village of Wesley Hills

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

Applicant Name: 22 Buena Vista Road

CERTIFICATION

I, Alicia Schultz, Deputy Village Clerk of the Village of Wesley Hills, hereby certify that on the 4th day of March, 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.

A handwritten signature in dark ink, appearing to read "Alicia M. Schultz", is written over a horizontal line. The signature is fluid and cursive, with a large loop at the end.

Alicia M. Schultz

Deputy Village Clerk

ACTUAL SIZE

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 19th day of March, 2025 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider 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 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.

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
March 3, 2025

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

1x3-6/27859

File Attachments for Item:

3. Application submitted by Yisroel Sandel 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 40 feet instead of the minimum required of 50 feet and rear yard of 20.4 feet instead of the minimum required of 50 feet.

The subject premises are situated on the south side of Kentor Lane approximately 200 feet east of Route 306, known as 4 Kentor Lane, designated on the Tax Map as Section 41.11 Block 2 Lot 36, in an R-35 Zoning District.

GML Report

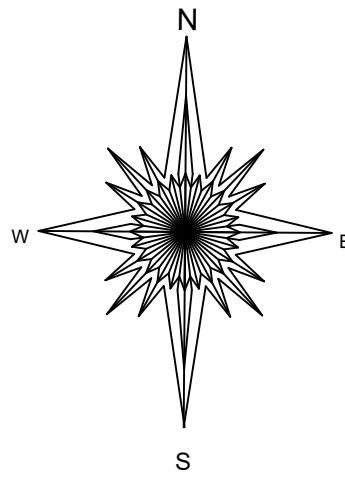
Property Information:

Parcel ID: 41.11-2-36	Date Parcel: February 2024
OLD ID: 9-44AA3	Address: 4 KENTOR LN
City: MONSEY	State: NY
Zip: 10952	Book Page: N/A
Deed Date: 12/2/2022 12:00:00 AM	Instrument: 2022-00042042
Municipality: WESLEY HILLS	Deed Acres: 0
GIS Calculated Acres: 0.836	

GML Criteria:

Requires GML Review: YES	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: YES
ROW-NYS Thruway: NO	ROW-Palisades Interstate Parkway: NO
X Coordinate: -74.06900884	Y Coordinate: 41.15285153

Source: Rockland County GIS Portal



PERCENT
INCREASE

2290/1397=163%
INCREASE

EXISTING IMPERVIOUS SURFACE RATIO:

1. HOUSE, OVERHANG, PORCH, DECK= 1397 SF
2. DRIVEWAY AND WALKWAY= 1,969 SF
3. SHEDS=98

TOTAL= 3464 SF
3464/36441=0.095

PROPOSED AND EXISTING IMPERVIOUS SURFACE RATIO:

1. EXISTING HOUSE, OVERHANG, PORCH, DECK= 1397 SF
2. PROPOSED ADDITION=2290 SF
3. EXISTING DRIVEWAY AND WALKWAY= 1,969 SF
4. PROPOSED WALK= 125 SF
3. SHEDS=98

TOTAL= 5879 SF
5879/36441=0.16

BULK REQUIREMENTS

USE GROUP	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH AROLEY	EFFECTIVE SQUARE	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAXIMUM BUILDING COVERAGE	IMPERVIOUS SURFACE RATIO	FRONT YARD IMPERVIOUS RATIO	MAXIMUM HIEGHT		MAXIMUM EXPPOSED BUILDING HEIGHT
												STORIES	FEET	
REQUIRED	35,000 S.F.	100'	125'	125'	50'	25'	60'	50'	0.10	0.25	0.20	2 1/2	25	40'
EXISTING	36,441 S.F.	289.23'	288.02'	125'	47.4'	62.9'	244.8'	41.1'	0.04	0.095	0.05	2	<25	<40'
PROVIDED	36,441 S.F.	289.23'	288.02'	125'	40"	62.9'	208.3'	20.4"	0.10	0.16	0.08	2	<25	<40'

*VARIANCE REQUIRED

EXISTING BUILDING COVERAGE 1397 SF/36,441 SF=0.04

PROPOSED BUILDING COVERAGE 3687 SF/36,441 SF=0.10

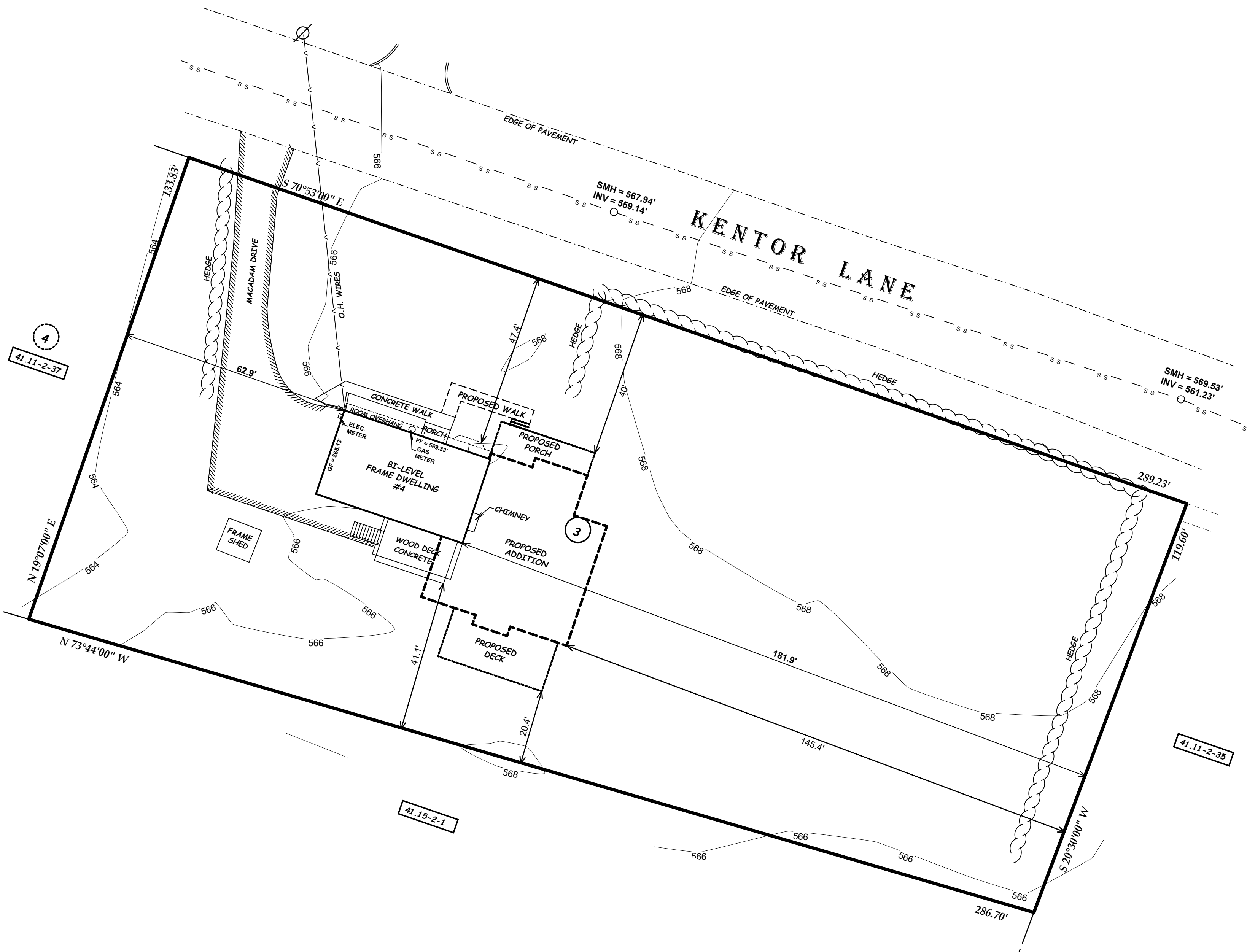
ZONE: R-35

FRONT YARD IMPERVIOUS EXISTING

782/14431=.05

FRONT YARD IMPERVIOUS PROPOSED

1175/14431=.08



LOT AREA = 36,441.89 SQUARE FEET
BEING LOT 3 ON A CERTAIN MAP ENTITLED
"EARL COURT"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #3187 BOOK #67 PAGE #39 ON 12/05/1963.



- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
2) SEWER DISTRICT: ACSO#1
3) WATER DISTRICT: VEOLIA NORTH AMERICA, UNITED STATES
4) FIRE DISTRICT: HILLOREST
5) AMBULANCE DISTRICT: SPRING HILL
6) POLICE DISTRICT: RAMAPO
7) SCHOOL DISTRICT: EAST RAMAPO

TAX MAP DESIGNATION: 41.11-2-36

PROPOSED
ADDITION
FOR

4 KENTOR LN

TOWN OF RAMAPO, ROCKLAND COUNTY

WESLEY HILLS, NEW YORK

NOVEMBER 25, 2024 SCALE: 1" = 20'

0 20 40 60

ANTHONY R. CELENTANO P.L.S.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#50633



PART IRECEIVED
VILLAGE OF WESLEY HILLSName of Municipality VILLAGE OF WESLEY HILLSDate JAN 23 2025BUILDING,
PLANNING & ZONING*Please check all that apply:*

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

Project Name: 4 Kentor Addition

Applicant: Yisroel Sandel Phone # _____
 Address 10 Bell Ln Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Property Owner: Yisroel Sandel Phone # 845-596-9660
 Address 10 Bell Ln Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Barfinkel Chaim Phone # 845-356-7777
 Address 5 Bernsen Ave Monsey NY 10952
Street Name & Number (Post Office) State Zip code

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

Contact Person: Same as applicant Phone # _____
 Address _____
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.11 Block 2 Lot(s) 36
 Section _____ Block _____ Lot(s) _____

Location: On the _____ side of _____,
 _____ feet _____ of _____.

Acreage of Parcel 0.837 **Zoning District** R-35
School District East Ramapo **Postal District** 10952

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

Proposed addition of 2290 square ft.

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? No

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

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

"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. NY Route 306

Applicant's Signature and Certification

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

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

Mailing Address

10 Bell Ln
Spring Valley NY
10977

SWORN to before this

22nd day of January, 2025

[Signature]
Notary Public

LIPA BRACH
NOTARY PUBLIC STATE OF NY
NO. 01BR6433381
QUALIFIED IN ROCKLAND COUNTY
COMMISSION EXPIRES 05/2026

LIPA BRACH
NOTARY PUBLIC STATE OF NY
NO. 01BR6433381
QUALIFIED IN ROCKLAND COUNTY
COMMISSION EXPIRES 05/2026

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Yisroel Sandel being duly sworn, hereby
depose and say that I reside at: 10 Bell Ln Spring Valley NY 10977

in the county of Rockland in the state of NY.

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

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

Said premises have been in my/its possession since 10 2024. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.11 block 200 lot(s) 36

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

Owner

Mailing Address

Yisroel Sandel
10 Bell Ln Spring Valley
NY 10977

SWORN to before this

22nd day of January, 2025

[Signature]
Notary Public

LIPA BRACH
NOTARY PUBLIC STATE OF NY
NO. 01BR6433381
QUALIFIED IN ROCKLAND COUNTY
COMMISSION EXPIRES 05/2026

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

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of _____)

I, _____, 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

Yisroel Sandel
10 Bell Ln Spring Valley NY 10977

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

To permit construction, maintenance and use of single family residence

3. Premises affected are in a R-35 zone and from the town of
Ramapo tax map, the property is know as Section 41.11
 Block, 2, Lot(s) 36.

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 Westley 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, YISROEL SANDER, 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

PO BELL LANE
SPRING VALLEY NY 10977

SWORN to before this

22 day of January, 2002

[Signature]

Notary Public

LIPA BRACH
NOTARY PUBLIC STATE OF NY
NO. 01BR0433381
QUALIFIED IN ROCKLAND COUNTY
COMMISSION EXPIRES 05/2026

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 }

Yisroel Sander being duly sworn, deposes and
 says that he/she resides at 10 Bell Ln Spring
Valley NY 10977
 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. 41.11 Lot No. 36 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: 10 BELL LANE
SPRING VALLEY NY 10977

Sworn to before me this

22 day of January 2025

[Signature]
 Notary Public

LIPA BRACH
 NOTARY PUBLIC STATE OF NY
 NO. 01BR6433381
 QUALIFIED IN ROCKLAND COUNTY
 COMMISSION EXPIRES 05/2026

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

Yisroel Sandel
APPLICANT

1/22/2025
DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section R-35 _____;
- ☐ Special permit per the requirements of Section _____;
- ☐ Review of an administrative decision of the Building Inspector;
- ☐ An order to issue a Certificate of Occupancy;
- ☐ An order to issue a Building Permit;
- ☐ An interpretation of the Zoning Ordinance or Map;
- ☐ Certification of an existing non-conforming structure or use;
- ☐ Other (*explain*) _____;

To permit construction, maintenance and use of single family residence

11/41.15-2-13
NEW 9 LOIS LANE LLC
SUITE 114
1247 49TH ST
BROOKLYN, NY 11219

11/41.15-2-10
ELFER ABRAHAM & ESTHER P
6 LOIS LA
MONSEY, NY 10952

11/41.15-2-8
LANDAU KENNETH & DENA
2 LOIS LA
MONSEY, NY 10952

11/41.15-2-7
SHUCHT MICHAEL
388 ROUTE 306
MONSEY, NY 10952

11/41.16-1-85
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

11/41.15-2-12
ZAMIR HAIM & MARILYN
11 LOIS LA
MONSEY, NY 10952

11/41.15-2-11
MESIVTA LUBAVITCH OF
MONSEY
C/O LIBEROW MOSHE
8 TRACEY COURT
SPRING VALLEY, NY 10977

11/41.15-2-6
SBO 392 LLC
27 HIGHVIEW RD
MONSEY, NY 10952

11/41.15-2-5
ISRAEL MARIE SUZANNE &
OLGALINE
396 RT 306
MONSEY, NY 10952

11/41.16-1-1
MARCUS HOLDINGS LLC
#301
110 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

11/41.11-2-31
RICHMAN HOWARD S & MAYA
9 KENTOR LA
MONSEY, NY 10952

11/41.11-2-24
GORBUNOV MIKHAIL &
KRASOV MARINA
5 KENTOR LA
MONSEY, NY 10952

11/41.11-2-30
HALPERT ETHAN AND
ELISSA ESTHER
1 EARL COURT
WESLEY HILLS, NY 10952

11/41.11-2-20
SCHONFELD JERRY & SUSAN A
430 RT 306
MONSEY, NY 10952

11/41.11-1-22
FRIEDMAN MICHAEL & CHAYA
1 WINDMILL DR
MONSEY, NY 10952

11/41.12-1-43
BLOCK KARL S & SHARI A
6 MARCUS DR
MONSEY, NY 10952

11/41.11-2-19
WESLEY HILLS VILLAGE OF
432 RT 306
MONSEY, NY 10952

11/41.15-2-4
METZGER AARON D & CHAYA
398 RT 306
MONSEY, NY 10952

11/41.15-1-24
JAWONIO INC
260 N LITTLE TOR RD
NEW CITY, NY 10956

11/41.15-1-25.1
AMONA SEAN
131 GRANDVIEW AVE
MONSEY, NY 10952

11/41.15-2-3
UNGER RUTH & STEVEN
400 RT 306
MONSEY, NY 10952

11/41.15-2-2
EARL VERNON S SR &
BRENDA
408 RT 306
MONSEY, NY 10952

11/41.15-1-23
SORIANO JOSE & SHIRYN
403 RT 306
WESLEY HILLS, NY 10977

11/41.15-1-20
GOLD STUART & GOLDIE
11 HOLLAND LA
MONSEY, NY 10952

11/41.15-1-22
DAVE BHUPEN & RITA
IRREVOCABLE TRUST
411 RT 306
MONSEY, NY 10952

11/41.15-1-21
GREENSTEIN ABRAHAM & RUTH
1435 E 22ND ST
BROOKLYN, NY 11210

11/41.15-2-1
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

11/41.11-2-32
SCHEINBERG JOSHUA & GAIL
12 KENTOR LANE
MONSEY, NY 10952

11/41.11-1-99
KAGAN DAVID & MIRIAM
415 ROUTE 306
MONSEY, NY 10952

11/41.11-2-33
ZIEGLER HIRSCH J & FAY
5 DORCHESTER CT
POMONA, NY 10970-4510

11/41.11-1-93
REGINA ANGELO J + ANN M
15 HOLLAND LA
MONSEY, NY 10952

11/41.11-2-34
HAGLER TUVIA & SHOSHANAH
8 KENTOR LA
MONSEY, NY 10952

11/41.11-2-35
BERNSTEIN LILI ANN
6 KENTOR LA
MONSEY, NY 10952

11/41.11-2-36
SANDEL YISROEL M & BRACHA
C
4 KENTOR LA
MONSEY, NY 10952

11/41.11-2-37
SCHMELCZER BENZY & MIRIAM
2 KENTOR LA
MONSEY, NY 10952

11/41.11-1-98
LUSTIG ALEXANDER & RACHEL
419 RT 306
MONSEY, NY 10952

11/41.11-1-94
MOLLER BENJAMIN
1675 48TH STREET
BROOKLYN, NY 11204

11/41.12-1-40
ROSENBERG SHIMON & CHAYA
12 MARCUS DR
MONSEY, NY 10952

11/41.11-2-23
HASTEN -HILL ESTHER &
CHILL JOSEPH S
3 KENTOR LA
MONSEY, NY 10952

11/41.11-2-22
ROBINSON ARLINGTON &
JOSEPHINE
1 KENTOR LA
MONSEY, NY 10952

11/41.11-1-23
GUBERNICK LORRAINE
CREDIT SHELTER TRUST
3 WINDMILL DR
MONSEY, NY 10952

11/41.11-1-24
GINSBERG STEVEN L & DONNA
L
19 HOLLAND LA
MONSEY, NY 10952

11/41.11-1-97
BAUMAN FAMILY TRUST
315 N JUNE ST
LOS ANGELES, CA 90004

11/41.11-2-29
KORMAN ISSAC & ELIEZER &
GERBER SARAH
3 EARL COURT
MONSEY, NY 10952

11/41.12-1-41
BHARDWAJ SUSHIL & RITA
10 MARCUS DR
MONSEY, NY 10952

11/41.11-1-96
HENDLER MICHAEL
4 WINDMILL DR
MONSEY, NY 10952

11/41.11-1-95
WELTIN FAMILY IRREVOCABLE
TRUST
6 WINDMILL DR
MONSEY, NY 10952-1318

11/41.11-2-25
EARL COURT REALTY LLC
1621 58 STREET
BROOKLYN, NY 11204

11/41.11-2-28
HUGHES JOHN H & ROSANNE P
5 EARL CT
MONSEY, NY 10952

11/41.12-1-42
FRANKEL JAY & CHERYL
8 MARCUS DR
MONSEY, NY 10952

11/41.11-2-26
SCHEINER LIBA &
FRIEDMAN ZVI
6 EARL COURT
MONSEY, NY 10952

11/41.11-2-27
KELLER EFRAIM & BAILA
7 EARL CT
MONSEY, NY 10952

11/41.11-2-21
MARTIN MESHULAM &
DEBORAH
428 RT 306
MONSEY, NY 10952

11/41.11-1-21
GANZ DAVID
UNIT 1A
57 TAFFEE PL
BROOKLYN, NY 11205

11/41.12-1-45
SAUNDERS JAY LEGACY TRUST
16 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-1-25
GOLANDER YECHIEL & BRACHA
21 HOLLAND LA
MONSEY, NY 10952

11/41.12-1-46
GIANOS JOHN & SOPHIA
14 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-47
ROZENBERG BARRY S &
SHIRA T
12 VILLAGE GREEN
WESLEY HILLS, NY 10952

11/41.11-2-14
SPIER JOEL & DEBORAH
10 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-2-15
GUREVICH GAIL
8 VILLAGE GREEN
WESLEY HILLS, NY 10952

Item 3.

11/41.11-2-16
BERGER JEFFREY & SHIRA
6 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-2-17
VILLAGE GREEN SHUL THE
4 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-2-18
WESLEY HILLS VILLAGE OF
432 RT 306
MONSEY, NY 10952

11/41.11-1-20
441 ROUTE 306 LLC
10 LENORE AVE
MONSEY, NY 10952

11/41.12-1-28
SAHA JNAN & GITA
9 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-2-13
WOHLGEMUTH MARC & ZUCKER
BRIENDY & ALBERT
7 VILLAGE GREEN
MONSEY, NY 10952

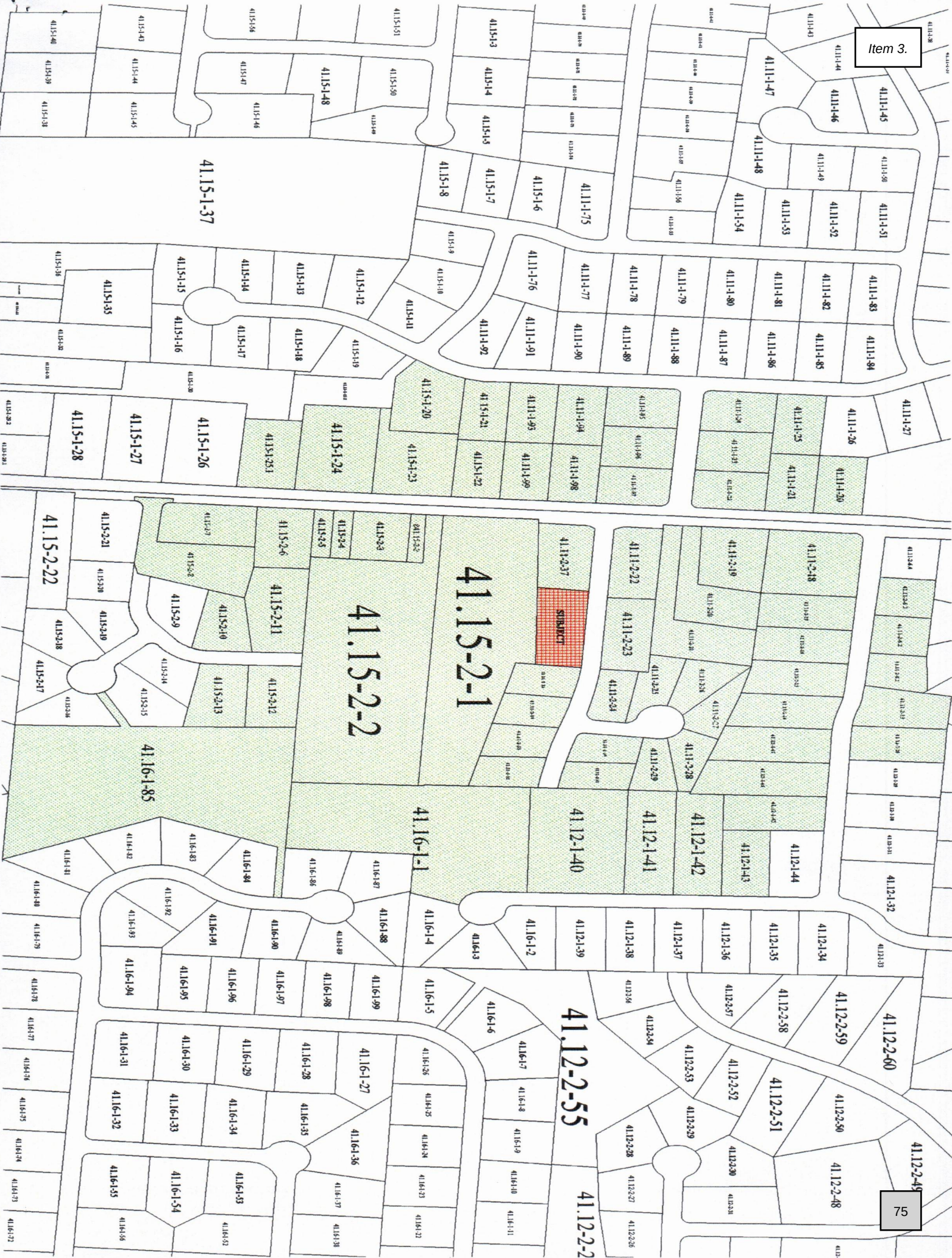
11/41.11-2-6.1
GRAY CHARLES & VIKKI
5 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-2-6.2
NISENBAUM YEHOASHUA &
NECHAMA
3 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-2-6.3
NAFTALI TOMER &
TZVIYA
1 VILLAGE GREEN
MONSEY, NY 10952

11/841.15-2-2
HANSEN DEBORAH
104 HIGH ST
CHESTER, NY 10918

Item 3.



VILLAGE OF WESLEY
HILLS
PUBLIC HEARING NOTICE

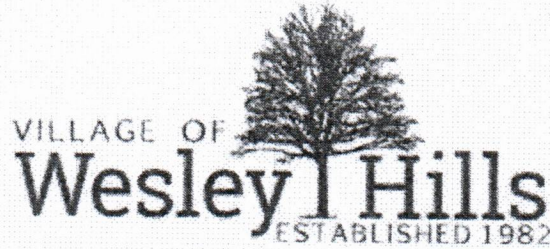
PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 19th day of February, 2025 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Yisroel Sandel for variances from 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 40 feet instead of the minimum required of 50 feet and rear yard of 20.4 feet instead of the minimum required of 50 feet.

The subject premises are situated on the south side of Kentor Lane approximately 200 feet east of Route 306, known as 4 Kentor Lane, designated on the Tax Map as Section 41.11 Block 2 Lot 36, in an R-35 Zoning District.

Copies of the aforesaid application are available for public review at the office of the Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, 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
February 4, 2025

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



RECEIVED
VILLAGE OF WESLEY HILLS

JAN 23 2025

BUILDING,
PLANNING & ZONING

432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Dated: January 13, 2025

Tax Parcel ID: 41.11-2-36

Address: 4 Kentor Lane

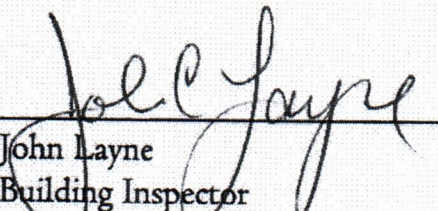
Applicant: Yisroel Sandel

BUILDING AND ZONING DEPARTMENT:

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

- Minimum front yard of 40' where 50' is required.
- Minimum rear yard of 20.4' where 50' 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

NARRATIVE

Project: Proposed Addition

RECEIVED
VILLAGE OF WESLEY HILLS

JAN 23 2025

Property Location: 4 Kantor Lane Wesley Hills

BUILDING,
PLANNING & ZONING

Dear Members of the Zoning Board,

We are writing to respectfully request your consideration for a variance to allow us to expand our single-family home.

As a growing family of five, the current square footage of This home will not Be sufficient to meet our needs.

After careful evaluation, we have determined that an addition of approximately 2,200 square feet will adequately address our space requirements.

The most practical and efficient location for this addition would be on the left side of the house when facing it from the front. As shown on the site plans provided.

This placement not only maintains the aesthetic integrity of the property but also ensures minimal to none impact on the surrounding properties, as the addition will remain well within a reasonable distance from neighboring property lines.

To move forward with this project, we understand that we must obtain approval for a zoning variance. We kindly request your approval for this variance, as it will allow us to live comfortably in this home while maintaining the character and harmony of the neighborhood.

Thank you for your time and consideration. We are happy to provide additional information or answer any questions regarding this proposal.

Yisroel and Bracha Sandel

File Attachments for Item:

4. Application submitted by Nancy Rubin on behalf of Avrohom Orzel for variances from the provisions of Section 230-17 Attachment I and Section 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, inground swimming pool and other structures having building coverage of .14 instead of the maximum permitted of .10, impervious surface ratio of .40 instead of the maximum permitted of .25, front yard impervious surface ratio of .24 instead of the maximum permitted of .20, side yard setback of 14.5 feet to the swimming pool instead of the minimum required of 15 feet and rear yard setback of 14.7 feet to the swimming pool instead of the minimum required of 15 feet.

The subject premises are situated on the north side of Hastings Road approximately 750 feet east of Forshay Road, known as 6 Hastings Road, designated on the Tax Map as Section 41.14 Block 1 Lot 35, in an R-35 Zoning District



Job Name: 6 Hastings Road
 Address: 6 Hastings Road
 Municipality: Village of Wesley Hills
 SBL: 41.14-1-35
 Date: Oct-24
 Rev Date:

Total Area 0.82 acres

Existing Conditions:

Impervious Area: 0.1 acres
 Lawn: 0.72 acres

Proposed Conditions:

Impervious Area: 0.32 acres
 Lawn: 0.5 acres

Design Storm:

100 year storm, 24 hour rainfall
 9 inches

Soil Characteristics:

Soil Type:

Hydrologic Soil Group: C
 Existing Curve Number: 77
 Proposed Curve Number: 83

Soil Percolation Rate:

Estimate:

Rate: 0.02 inches/min
 Diameter: 12 inches

Perc rate

0.00139 CF/SF/min
 2.00 CF/SF/day

Required Storage Volume:

Use 100 year, 24 hour rainfall

Existing Conditions:

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

2.99

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

6.20

Proposed Conditions

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

2.05

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

6.94

Difference in Runoff Depth:

0.74 inches

Storage volume

2195.38 CF

Drywell Storage Volume

Required Storage Volume= 2195.38 CF

Use:

5 ft diameter drywell

5.5 ft depth

18 inch stone surround

0.4 Void Space for Stone

Area of Drywell

19.63 SF

Area Including Stone

50.24 SF

Area of Stone

30.62 SF

Volume of Diameter

107.94 CF

Volume of Stone

243.74 CF

Volume after Voids

97.50 CF

Volume Storage

205.43 CF

Drywell percolation - 24 hours:

Side wal area

86.35 SF

Assume no percolation in bottom area

Percolation Volume

172.70 CF/day

Total drywell Volume - 24 hours

378.13 CF

Calculate drywells required:

5.81

Use

6 drywells

2268.81 CF

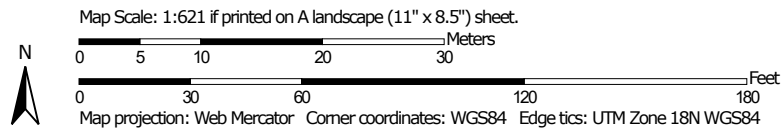
2268.81 >

2195.38

WATERSHED/ SUBBASIN ID	HYDROLOGIC GROUP	COVER TYPE	HYDROLOGIC COND.	TOTAL AREA(AC)	IMPERVIOUS AREA			PERVIOUS AREA			WEIGHTED CN
					AREA(AC)	CN	A * CN	AREA(AC)	CN	A * CN	
Existing											
	C	Impervious	Good	0.10	0.10	98	9.80	0.00	98	0.00	98
	C	Lawn	Good	0.72	0.00	74	0.00	0.72	74	53.28	74
TOTAL:				0.82	0.10		9.80	0.72		53.28	77
Proposed											
	C	Impervious	Good	0.32	0.32	98	31.36	0.00	98	0.00	98
	C	Lawn	Good	0.50	0.00	74	0.00	0.50	74	37.00	74
TOTAL:				0.82	0.32		31.36	0.50		37.00	83

Soil Map—Rockland County, New York

Item 4.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/11/2024
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Rockland County, New York

Survey Area Data: Version 22, Aug 25, 2024

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

Date(s) aerial images were photographed: May 31, 2022—Oct 27, 2022

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrB	Cheshire gravelly fine sandy loam, 2 to 8 percent slopes	0.0	0.6%
CuB	Cheshire-Urban land complex, 2 to 8 percent slopes	0.4	22.2%
WeB	Wethersfield gravelly silt loam, 3 to 8 percent slopes	1.5	77.2%
Totals for Area of Interest		1.9	100.0%

Rockland County, New York

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

Map Unit Setting

National map unit symbol: 9v5l

Elevation: 30 to 690 feet

Mean annual precipitation: 47 to 50 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 135 to 215 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Wethersfield and similar soils: 80 percent

Minor components: 20 percent

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

Description of Wethersfield

Setting

Landform: Hills, till plains

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

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

Typical profile

H1 - 0 to 13 inches: gravelly silt loam

H2 - 13 to 22 inches: gravelly loam

H3 - 22 to 60 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent

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

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

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

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F145XY012CT - Well Drained Dense Till Uplands

Hydric soil rating: No

Minor Components

Charlton

Percent of map unit: 5 percent

Hydric soil rating: No

Cheshire

Percent of map unit: 5 percent

Hydric soil rating: No

Riverhead

Percent of map unit: 5 percent

Hydric soil rating: No

Wallington

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Rockland County, New York

Survey Area Data: Version 22, Aug 25, 2024

VILLAGE OF
Wesley Hills
ESTABLISHED 1982

432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Dated: December 3, 2024

Tax Parcel ID#: 41.I4-I-35

Address: 6 Hastings Road

Applicant: Avrohom Orzel

RECEIVED
VILLAGE OF WESLEY HILLS

DEC 24 2024

BUILDING,
PLANNING & ZONING

BUILDING AND ZONING DEPARTMENT:

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

- ~>Maximum front yard impervious surface ratio of 0.24 where 0.20 is required
- ~>Maximum impervious surface ratio of 0.40 where 0.25 is required
- ~>Maximum building coverage of 0.14 where 0.10 is required

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



John Layne
Building Inspector

cc: Zoning Board of Appeals

Mayor: Marshall Katz Deputy Mayor: Milton Schwartz

Trustees: Yisroel Cherns, Tova Krull, Joseph Mause

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

RECEIVED
AIRVEG OR WESTEX HILLS

DEC 24 2024

PLANNING & ZONING
BUILDING

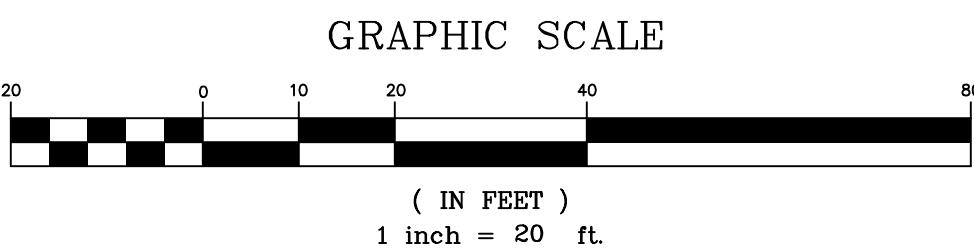
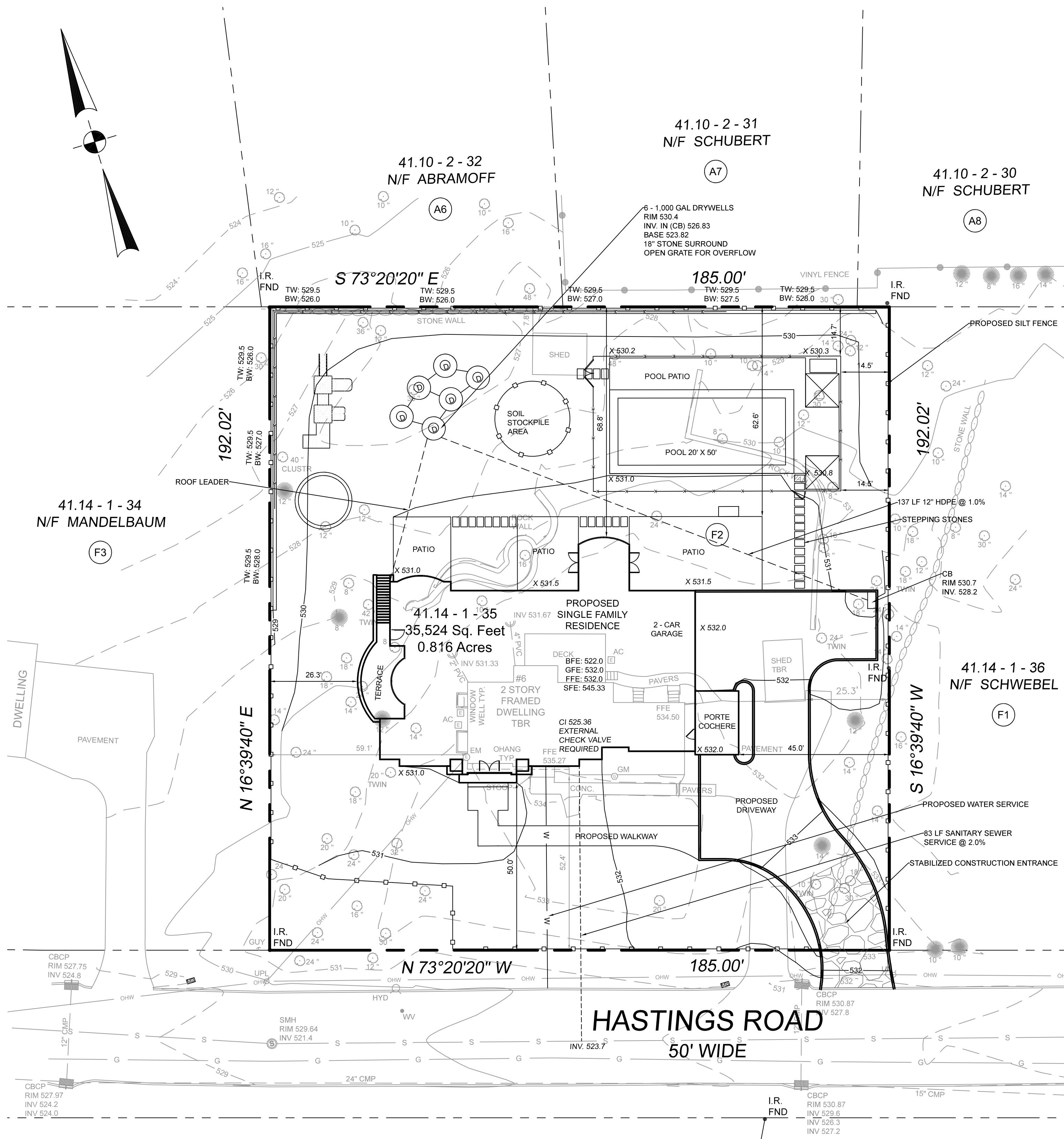
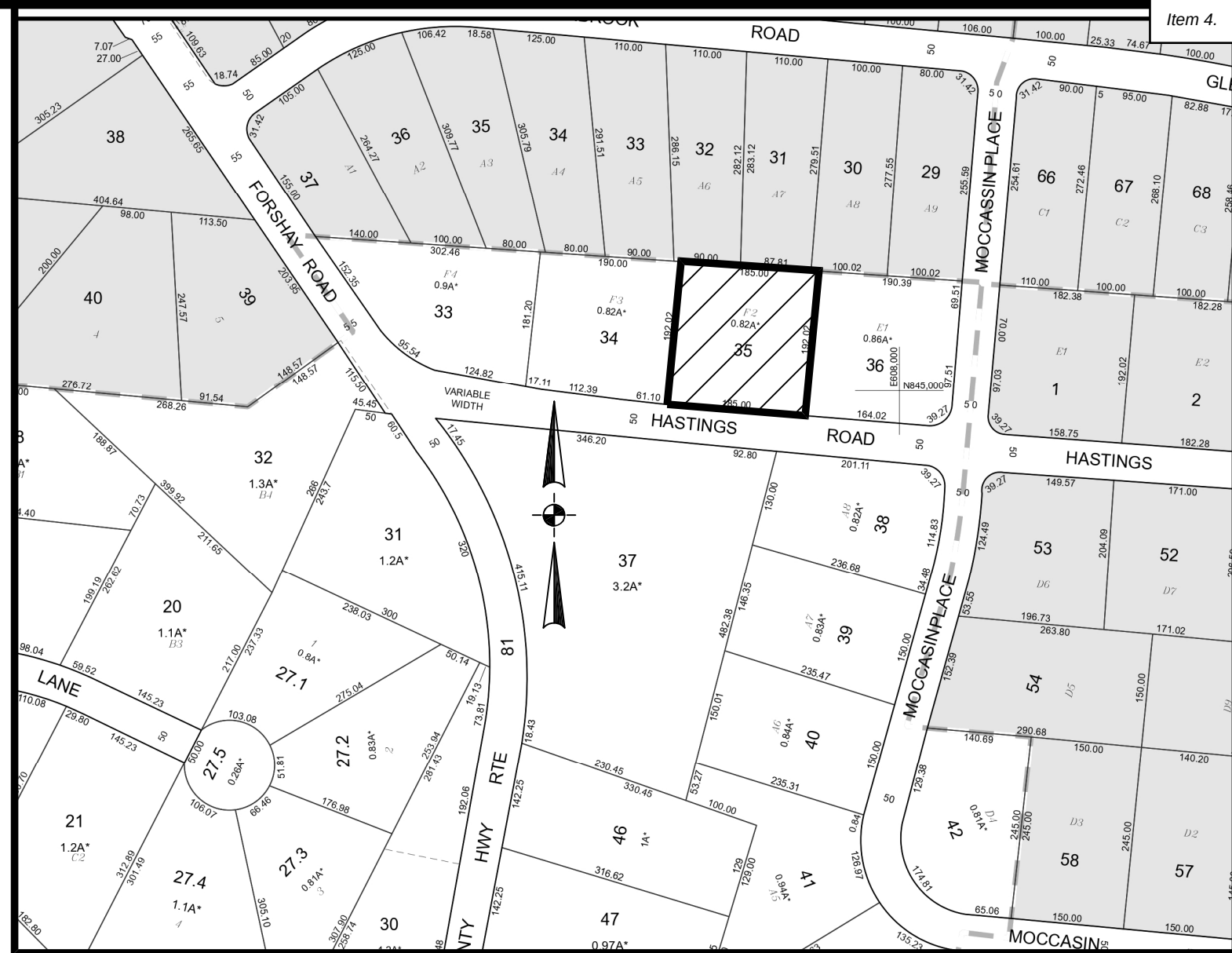


TABLE OF DIMENSIONAL REQUIREMENTS: R-35 SINGLE FAMILY RESIDENCE														
	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Effective Square	Min. Front Yard	Min. Side Yard	Min. Total Side Yard	Min. Rear Yard	Max. Impervious Surface Ratio	Max. Front Yard Impervious Surface Ratio	Maximum Building Coverage	Max. Building Height		Maximum Exposed Building Height
												Stories	Feet	
Required	35,000 SF	100 FT	125 FT	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	2½	25	40 FT
Proposed	35,524 SF	185 FT	185 FT	125 FT	50 FT	26.3 FT	71.3 FT	68.8 FT	0.40*	0.24*	0.14*	2½	<25	40 FT
*Variance Required														

Max Building Coverage	
Building Coverage	4,193 SF
Total SF	35,524 SF
Max Building Coverage	0.14

Max Impervious Surface Ratio	
Building	4913 SF
Driveway	3662 SF
Port Cochere	247 SF
Proposed Walkway	590 SF
Patios	1590 SF
Terrace	351 SF
32 6sf Stepping Stones	192 SF
Pool + Pool Patio	2164 SF
2 Cabanas	200 SF
Total Impervious	13909 SF
Total Lot SF	35524 SF
Max Impervious Surface Ratio	0.4

Max Front Yard Impervious	
Walkway	543 SF
Driveway	1607 SF
Total Impervious	2150 SF
Total Front Yard	9257 SF
Front Yard Impervious Surface Ratio	0.232



VICINITY MAP
1" = 200'

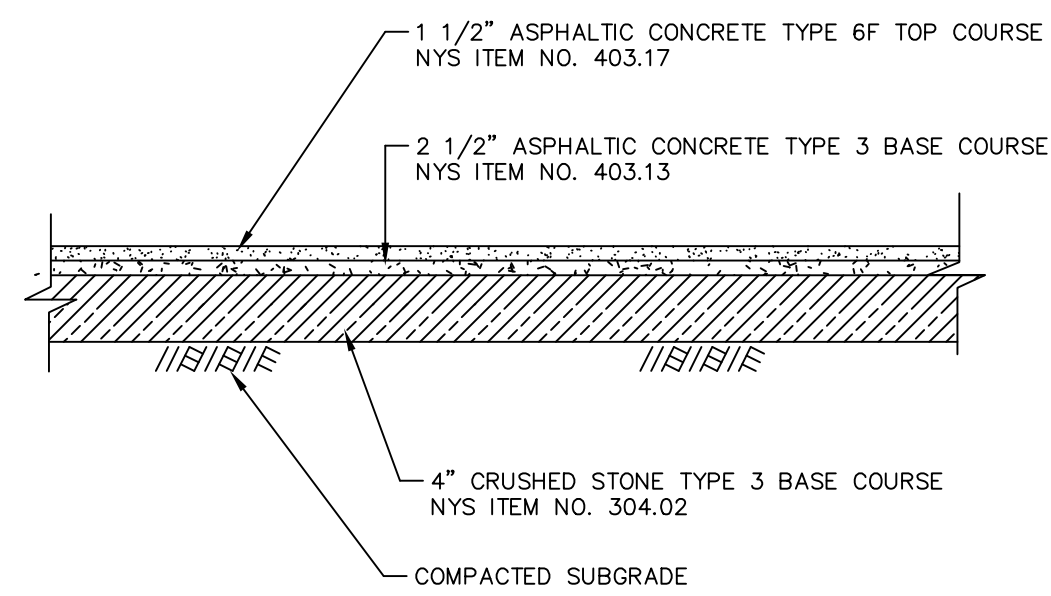
GENERAL NOTES

- RECORD OWNER AND APPLICANT: ORZEL AVROHOM & MALKY
6 HASTINGS ROAD
MONSEY, NY 10952
- TAX REFERENCE: VILLAGE OF WESLEY HILLS: 41.14-1-35.
- AREA OF PROPERTY: 35,524 SQUARE FEET OR 0.816 ACRES
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD SURVEY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC. ON JUNE 10, 2024

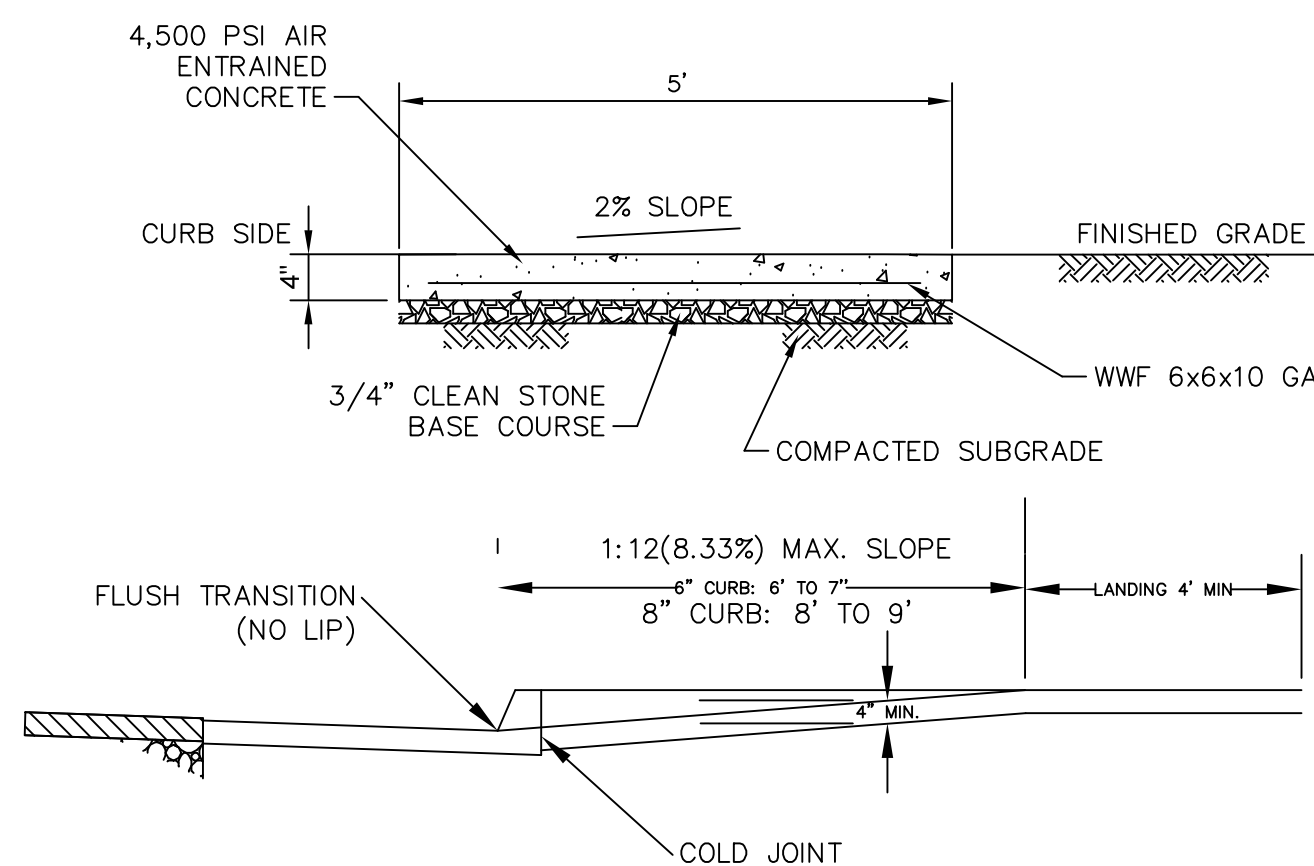
REFERENCES

- BEING SECTION 41.14, BLOCK 1, LOT 35 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2022 AT PAGE 34383 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- BEING LOT 2 IN BLOCK F ON A MAP ENTITLED "SUBDIVISION OF PROPERTY OF GRANDVIEW TERRACE, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK DATED AUGUST 7, 1961 MADE BY BARBOUR & JOST SURVEYORS", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MARCH 6, 1963 IN BOOK 66 ON PAGE 11 AS MAP NUMBER 3095.
- TOTAL AREA = 35,524 SQUARE FEET OR 0.816 ACRES.

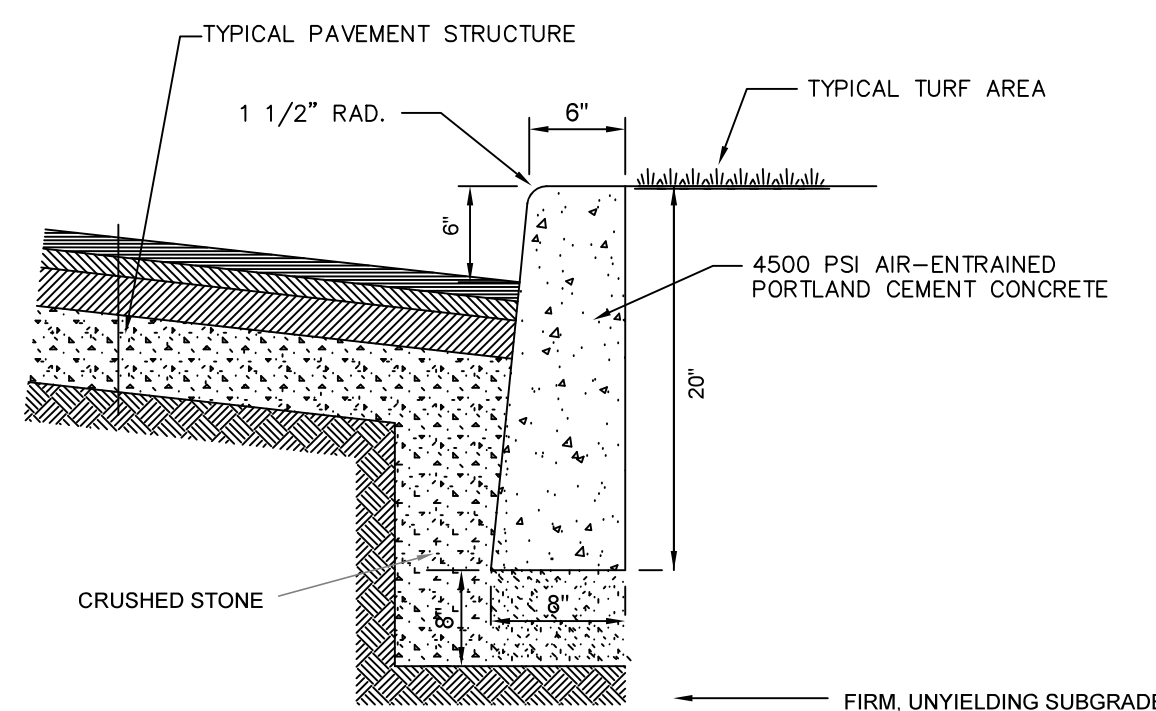
JANUARY 17, 2025 OCTOBER 10, 2024	REV 2 REV 1	REV PER VILLAGE ATTORNEY'S COMMENTS REV PER LANDSCAPE ARCHITECT	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.14 - 1 - 35 PLOT PLAN FOR 6 HASTINGS ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DATE: 9/6/24 DRAWN BY: DC CHKD BY: RB/LT JOB No. 4370 SCALE: 1"=20' DWG No. 1 OF 1	91
111 Main Street Chester, NY 10918 845.610.3621 Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		Rachel B. Barese, P.E. N.Y. Lic. No. 90143	



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

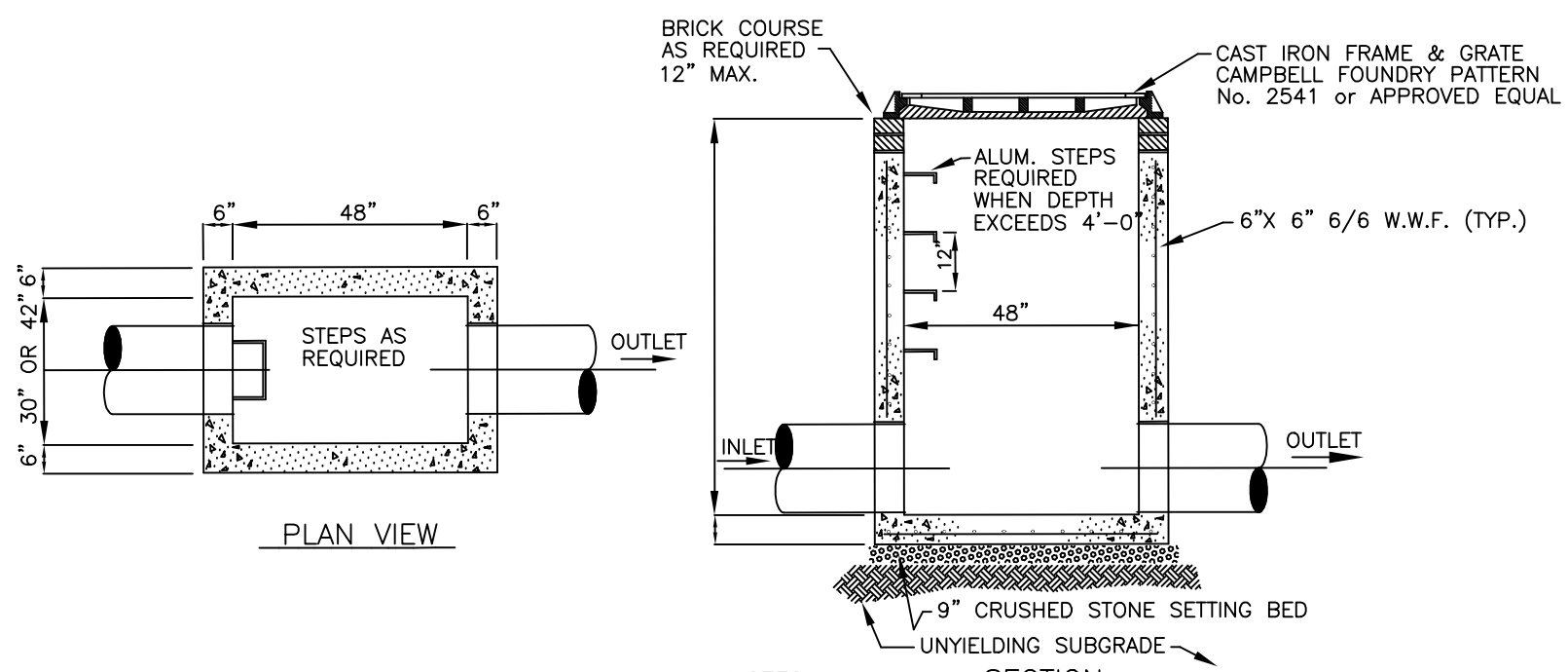


CONCRETE SIDEWALK
SCALE: N. T. S.



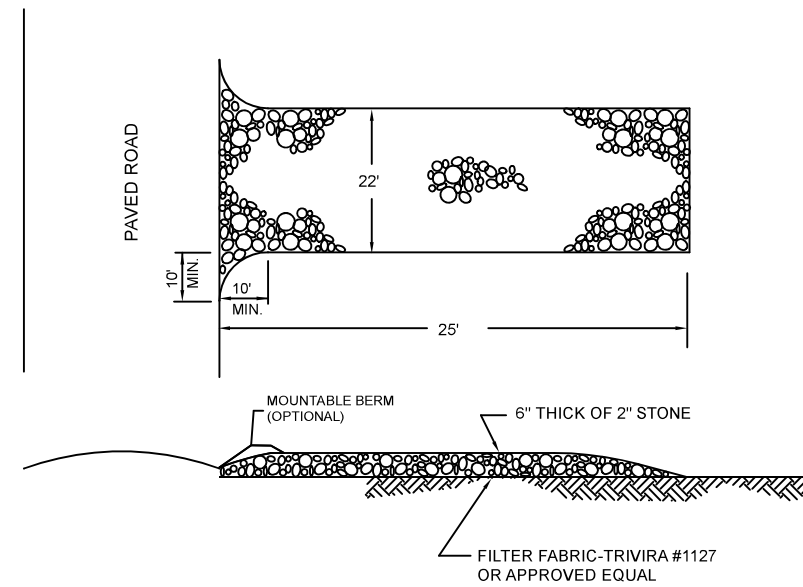
NOTE:
1) PROVIDE EXPANSION JOINT AT 20'-0" MAX.

CONCRETE CURB DETAIL
N.T.S.



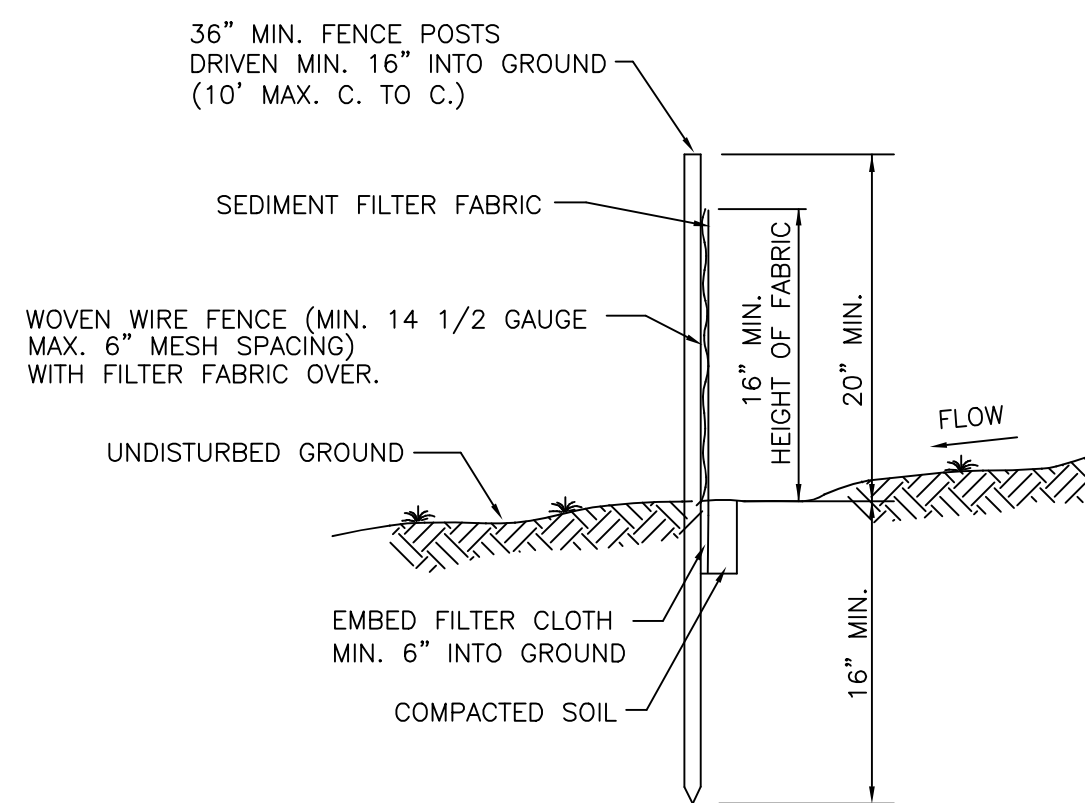
- NOTES:
- SUITABLE FOR H-20 LOADING
 - MATERIALS & CONSTRUCTION TO CONFORM TO LOCAL BUILDING DEPARTMENT.
 - ALL CONCRETE TO BE 4000 P.S.I.
 - FLAT GRATE CATCH BASIN FRAME & GRATE, CAMPBELL FOUNDRY PATTERN No. 3413 OR EQUAL AS APPROVED BY LOCAL BUILDING DEPARTMENT.

PRECAST CONCRETE CATCH BASIN



STABILIZED CONSTRUCTION ENTRANCE

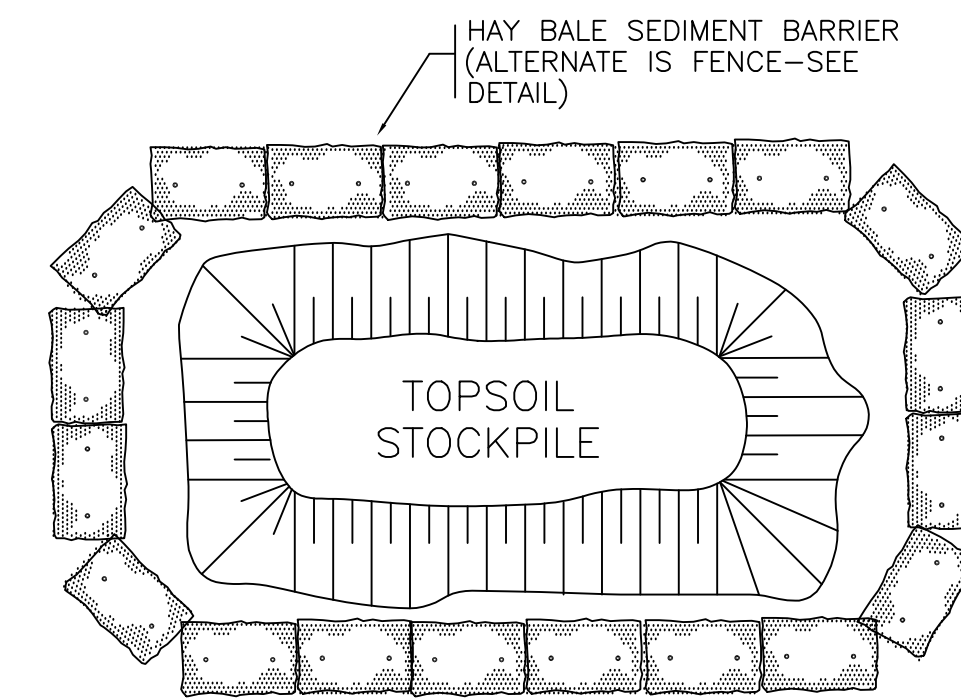
- CONSTRUCTION SPECIFICATIONS N.T.S.
- STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 25 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN 6 INCHES.
 - WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR FEET IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



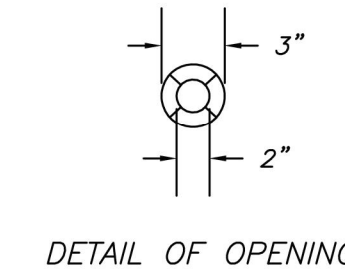
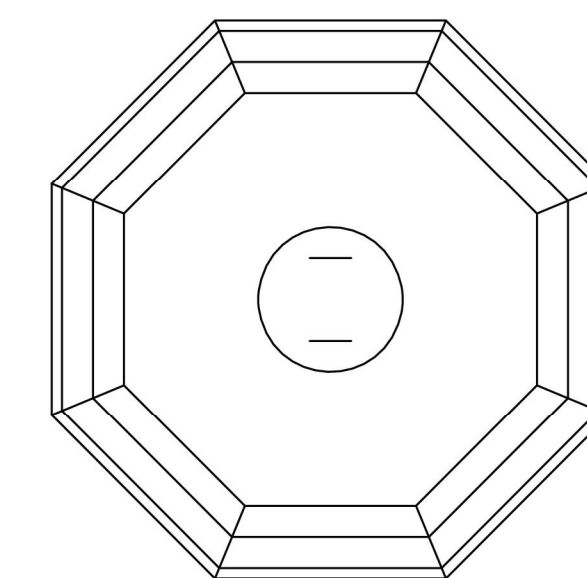
SECTION SILT FENCE
N.T.S.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

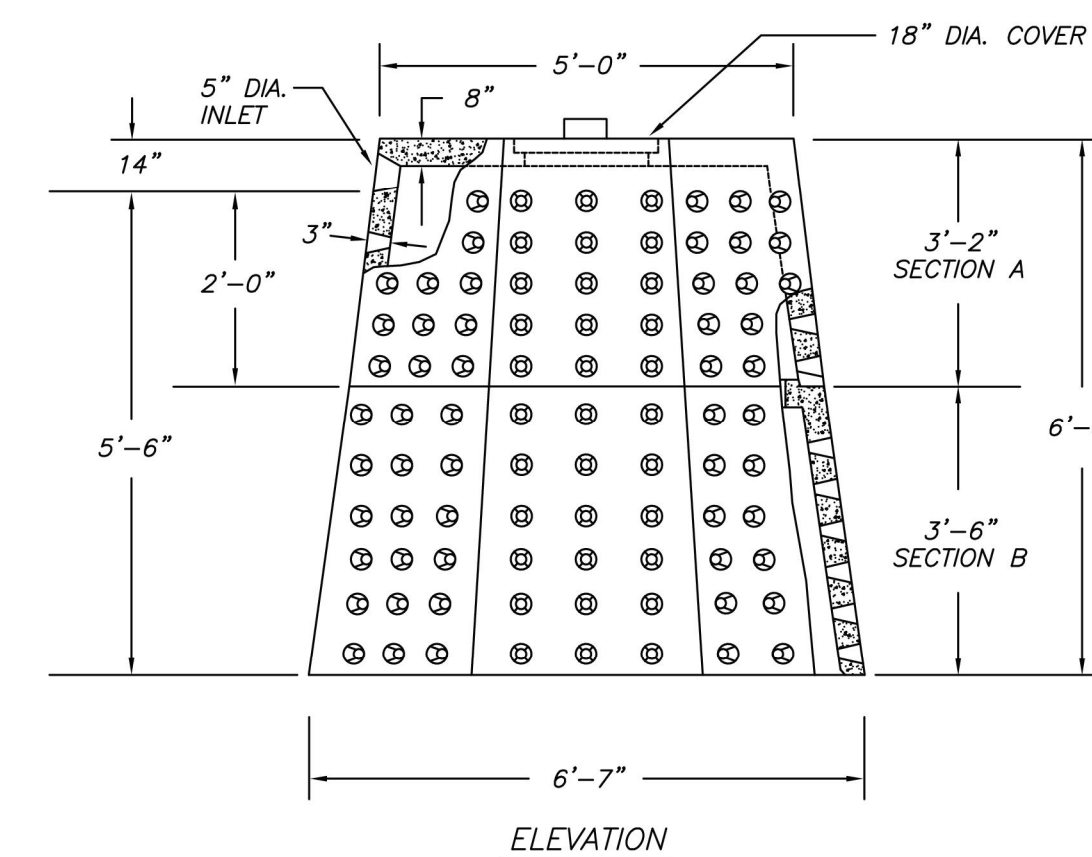
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
-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



TOPSOIL STOCKPILE SEDIMENT BARRIER
N.T.S.



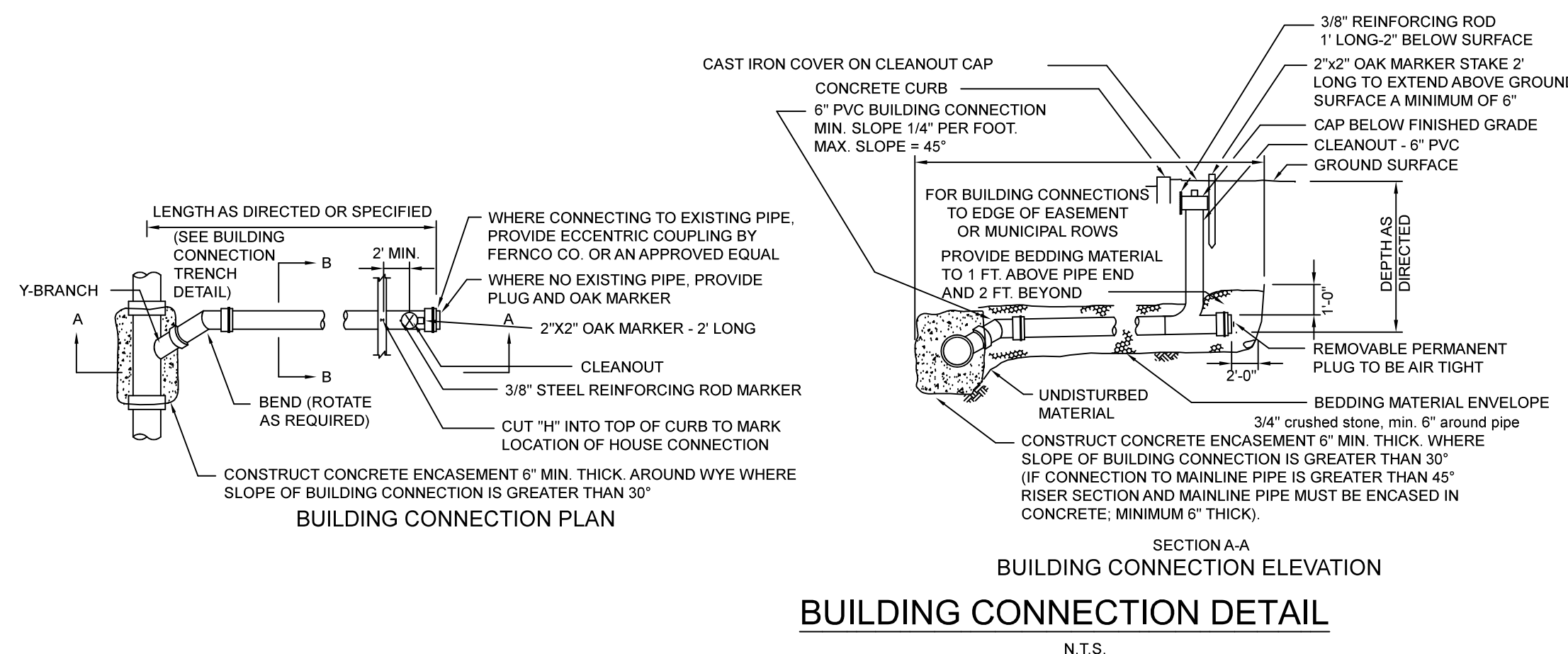
PLAN VIEW



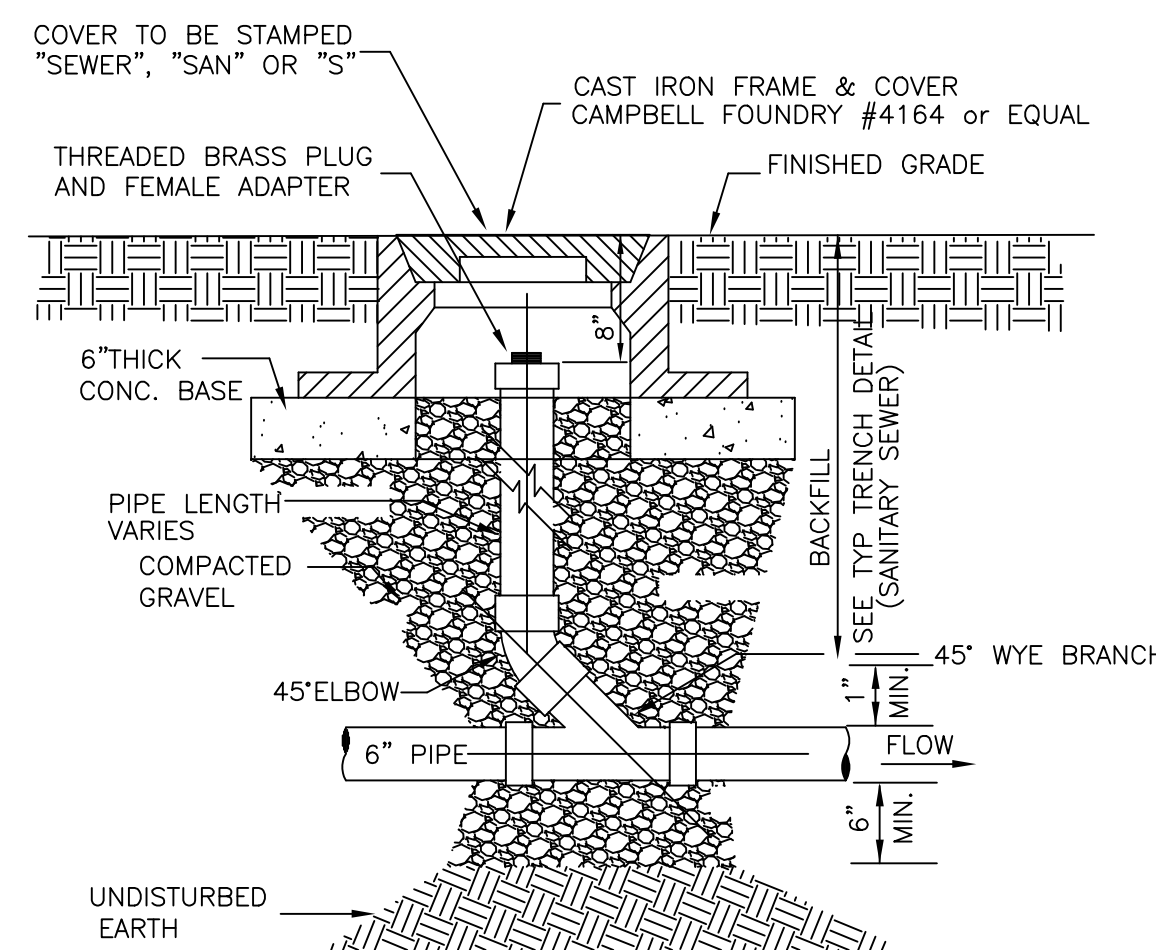
ELEVATION

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

Precast Concrete Sales Co. 123 Route 303 Valley Cottage, N.Y. 10989 Tel. (845) 268-4949 - Fax (845) 268-4376		
CONT.		
JOB	5'-0" x 6'-7" DRYWELL TWO SECTIONS	
DATE	DRAWN BY	DRAWING NO.
02/09	AT	705-A/B

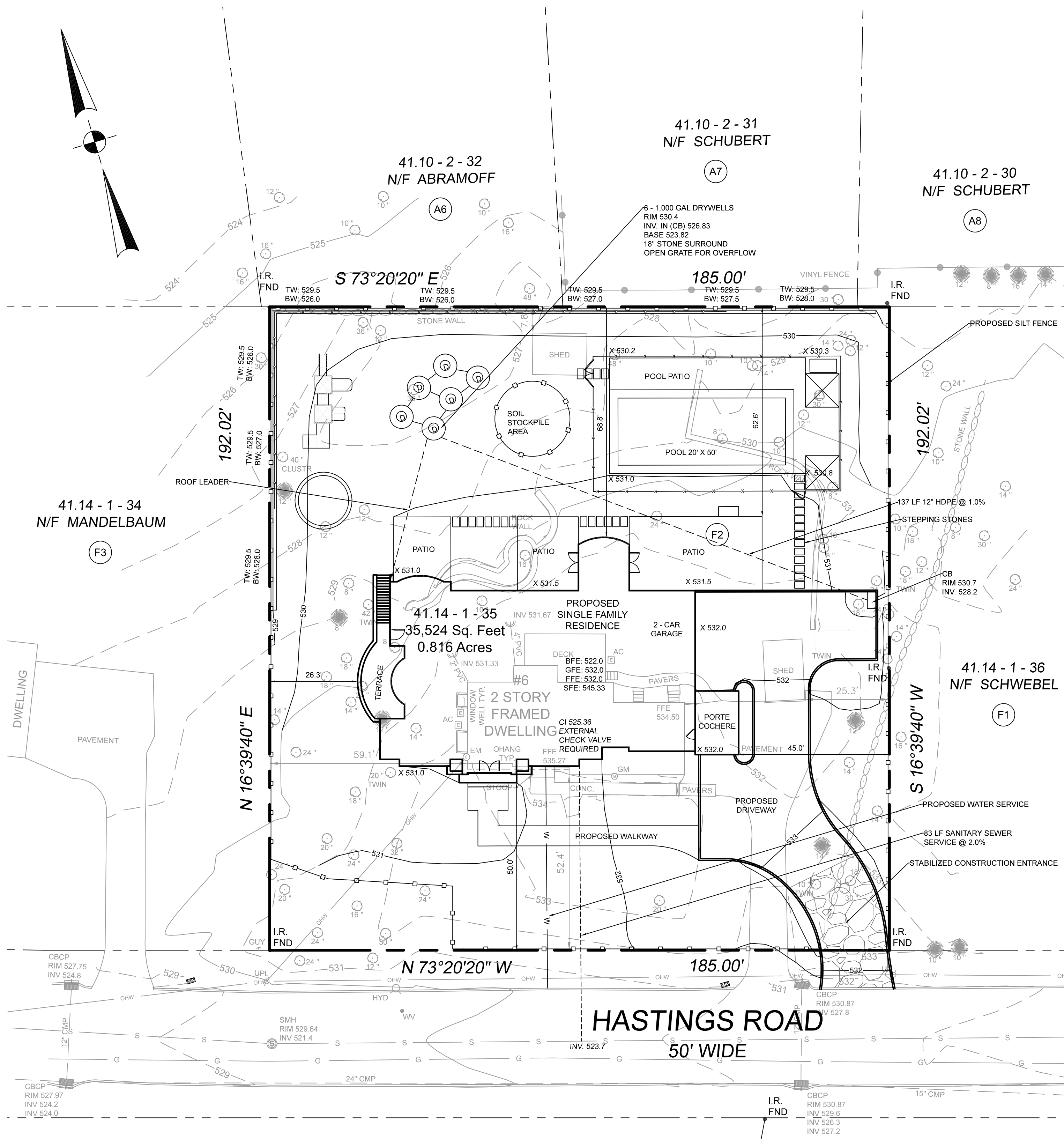


BUILDING CONNECTION DETAIL
N.T.S.



BUILDING SEWER CLEANOUT
N.T.S.

JANUARY 17, 2025 OCTOBER 10, 2024	REV 2 REV 1	REV PER VILLAGE ATTORNEY'S COMMENTS REV PER LANDSCAPE ARCHITECT
DATE	ISSUE	DESCRIPTION
S.B.L 41.14 - 1-35 PLOT PLAN FOR 6 HASTINGS ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK		
CIVIL TEC Engineering & Surveying PC		DATE: 9/8/24
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547 2241 - F 845 547 2243		DRAWN BY: DC
111 Main Street Chester, NY 10918 845 610 3621		CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build C www.Civil-Tec.com		JOB No. 4370
		SCALE: 1"=20'
		DWG No. 2 OF 92

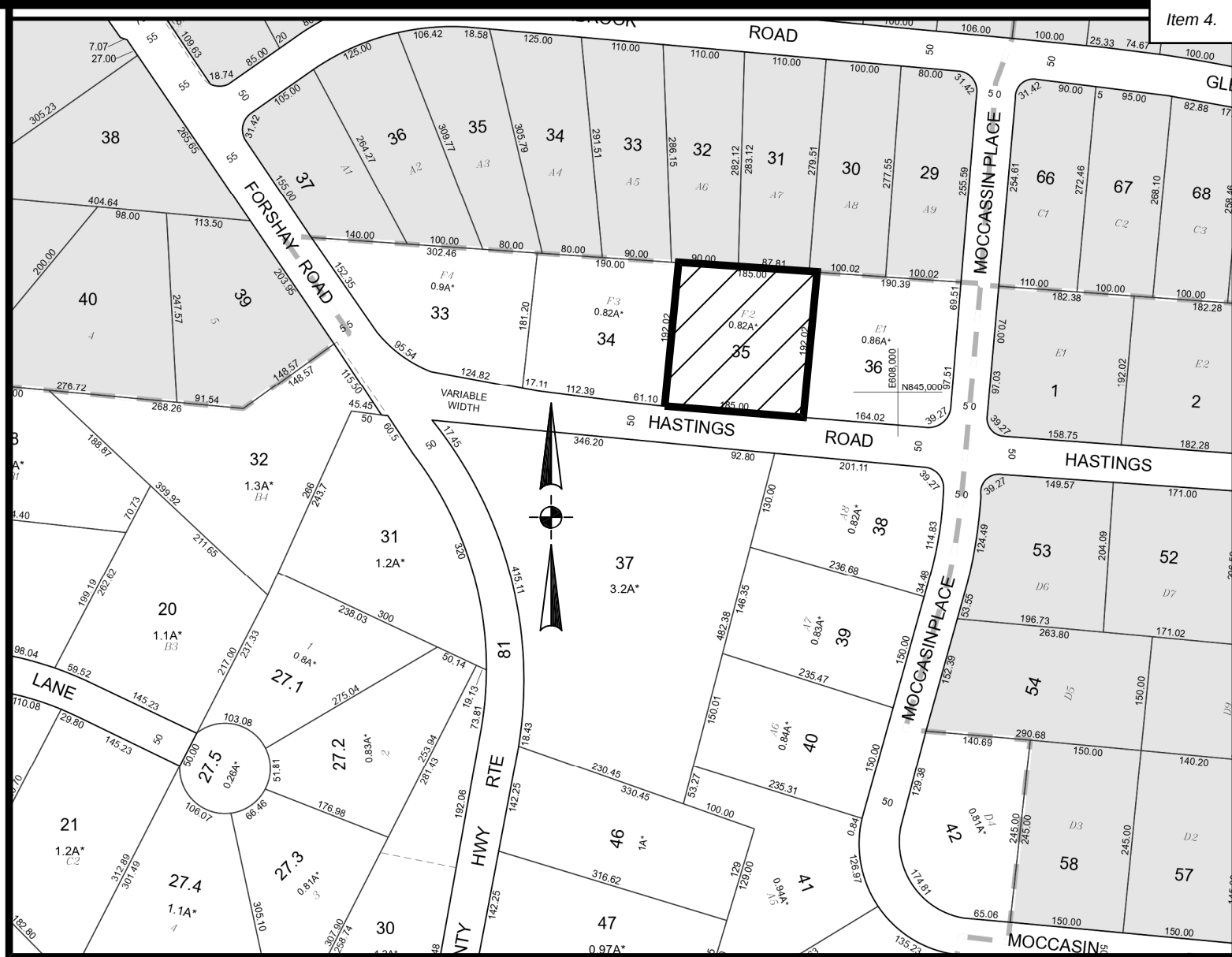


Max Building Coverage	
Building Coverage	4,193 SF
Total SF	35,524 SF
Max Building Coverage	0.14

Max Impervious Surface Ratio	
Building	4913 SF
Driveway	3662 SF
Port Cochere	247 SF
Proposed Walkway	590 SF
Patios	1590 SF
Terrace	351 SF
32 6sf Stepping Stones	192 SF
Pool + Pool Patio	2164 SF
2 Cabanas	200 SF
Total Impervious	13909 SF
Total Lot SF	35524 SF
Max Impervious Surface Ratio	0.4

Max Front Yard Impervious	
Walkway	543 SF
Driveway	1607 SF
Total Impervious	2150 SF
Total Front Yard	9257 SF
Front Yard Impervious Surface Ratio	0.232

TABLE OF DIMENSIONAL REQUIREMENTS: R-35 SINGLE FAMILY RESIDENCE													
	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Effective Square	Min. Front Yard	Min. Side Yard	Min. Total Side Yard	Min. Rear Yard	Max. Impervious Surface Ratio	Max. Front Yard Impervious Surface Ratio	Maximum Building Coverage	Max. Building Height Stories Feet	Maximum Exposed Building Height
Required	35,000 SF	100 FT	125 FT	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	2 ½ 25	40 FT
Proposed	35,524 SF	185 FT	185 FT	125 FT	50 FT	26.3 FT	71.3 FT	68.8 FT	0.40*	0.24*	0.14*	2 ½ <25	40 FT
*Variance Required													



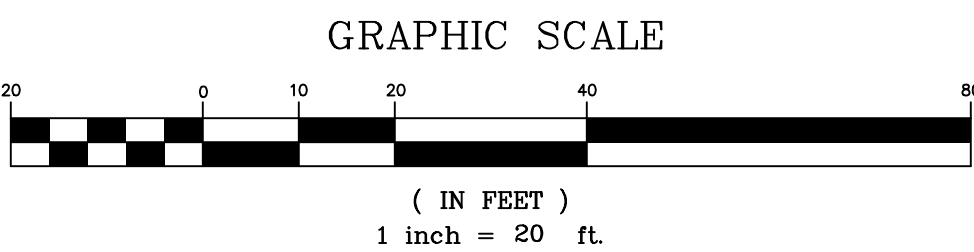
VICINITY MAP
1" = 200'

GENERAL NOTES

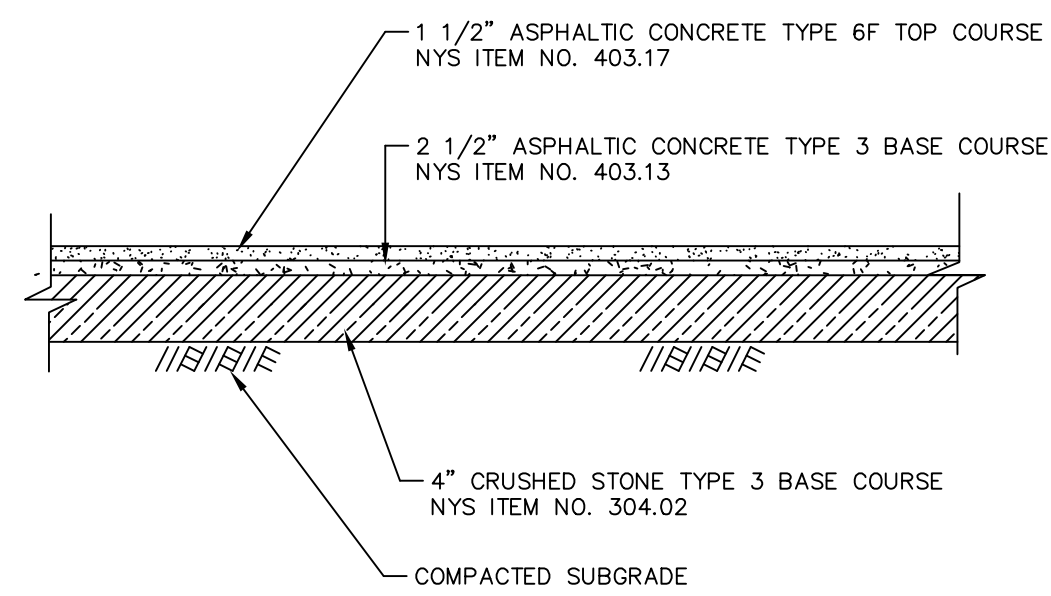
- RECORD OWNER AND APPLICANT: ORZEL AVROHOM & MALKY
6 HASTINGS ROAD
MONSEY, NY 10952
- TAX REFERENCE: VILLAGE OF WESLEY HILLS: 41.14-1-35.
- AREA OF PROPERTY: 35,524 SQUARE FEET OR 0.816 ACRES
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD SURVEY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC. ON JUNE 10, 2024

REFERENCES

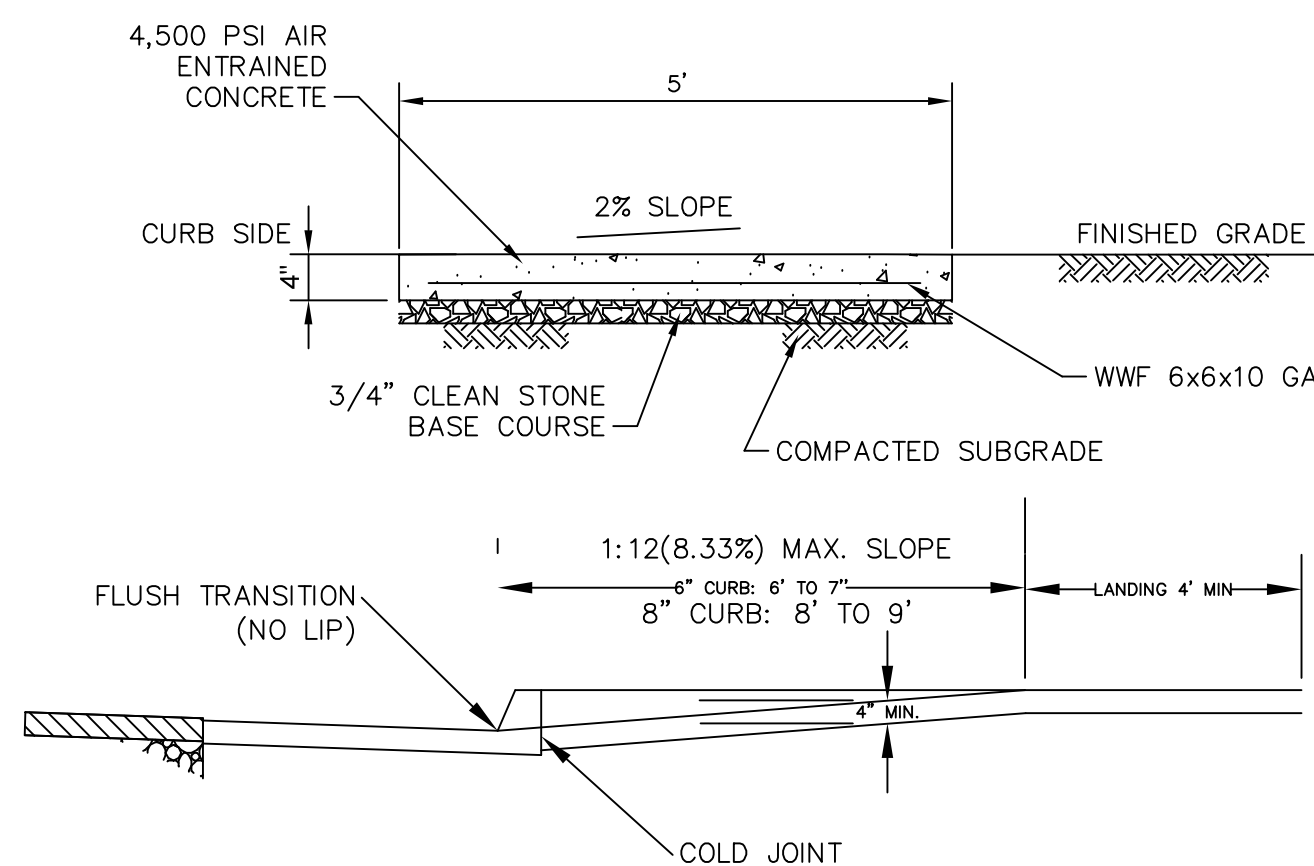
- BEING SECTION 41.14, BLOCK 1, LOT 35 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2022 AT PAGE 34383 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- BEING LOT 2 IN BLOCK F ON A MAP ENTITLED "SUBDIVISION OF PROPERTY OF GRANDVIEW TERRACE, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK DATED AUGUST 7, 1961 MADE BY BARBOUR & JOST SURVEYORS", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MARCH 6, 1963 IN BOOK 66 ON PAGE 11 AS MAP NUMBER 3095.
- TOTAL AREA = 35,524 SQUARE FEET OR 0.816 ACRES.



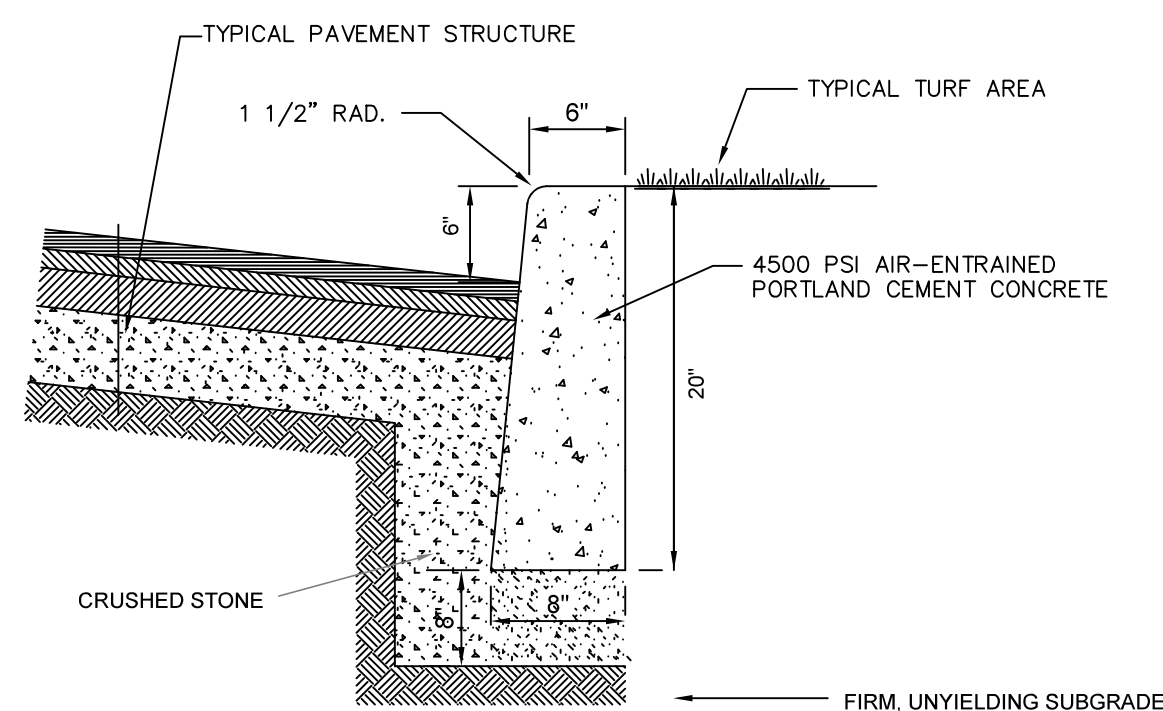
OCTOBER 10, 2024	REV 1	REV PER LANDSCAPE ARCHITECT	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.14 - 1 - 35 PLOT PLAN FOR 6 HASTINGS ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE:	9/6/24
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DRAWN BY:	DC
111 Main Street Chester, NY 10918 845.610.3621		CHKD BY:	RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		JOB No.	4370
Rachel B. Barese, P.E. N.Y. Lic. No. 90143		SCALE:	1"=20'
		DWG No.	1 OF 93



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

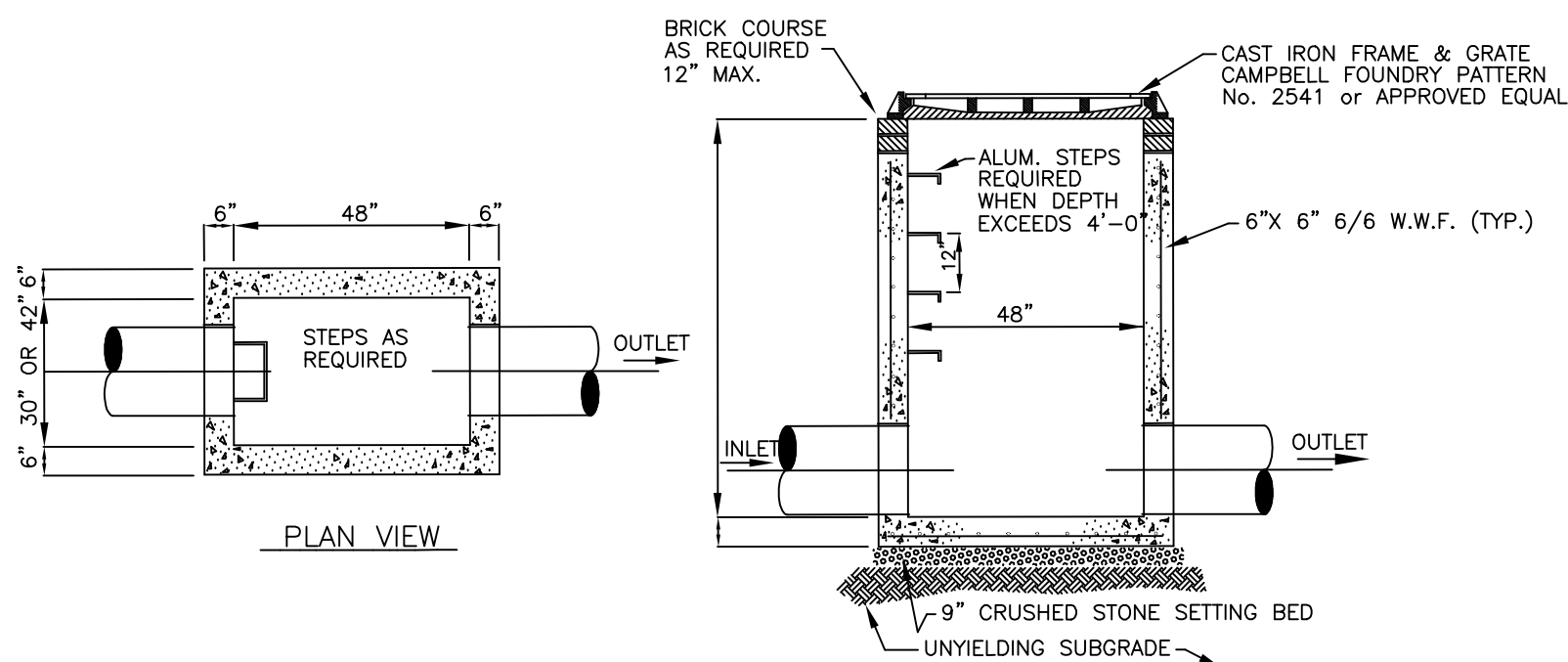


CONCRETE SIDEWALK
SCALE: N. T. S.



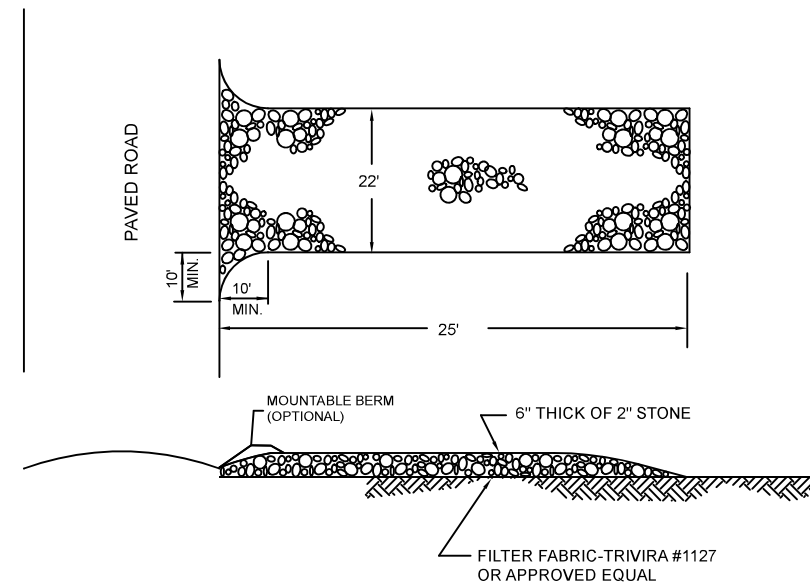
NOTE:
1) PROVIDE EXPANSION JOINT AT 20'-0" MAX.

CONCRETE CURB DETAIL
N.T.S.



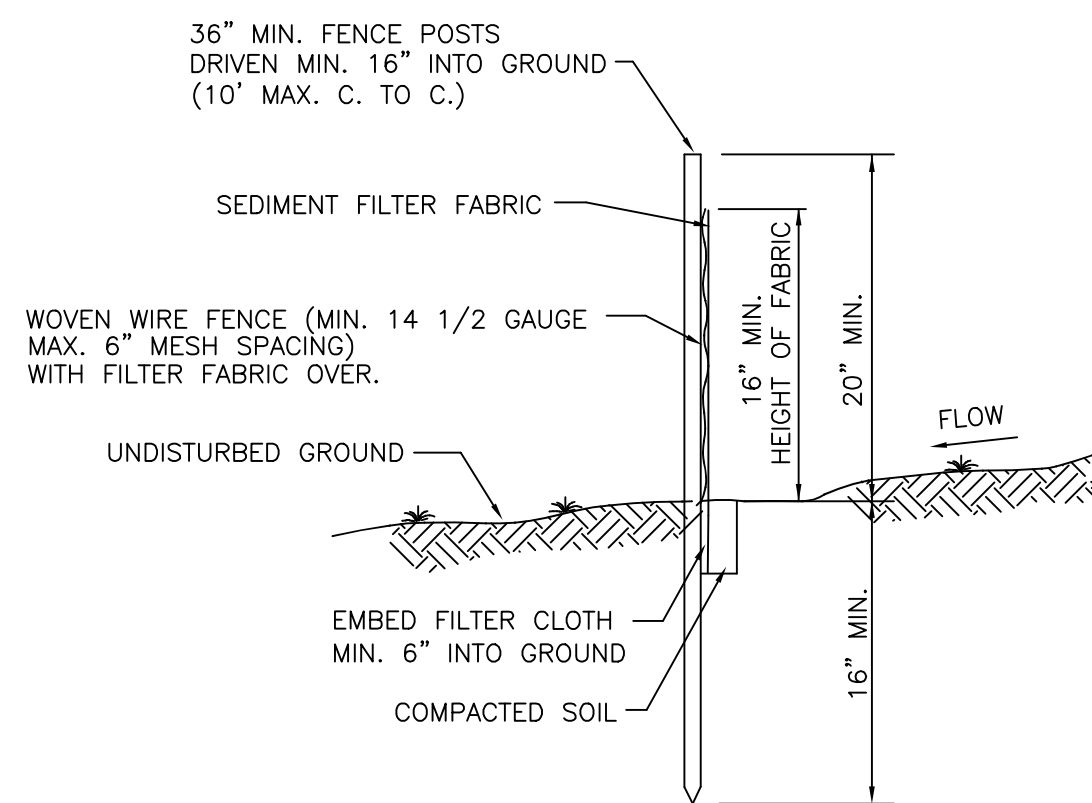
NOTES:
1. SUITABLE FOR H-20 LOADING
2. MATERIALS & CONSTRUCTION TO CONFORM TO LOCAL BUILDING DEPARTMENT.
3. ALL CONCRETE TO BE 4000 P.S.I.
4. FLAT GRATE CATCH BASIN FRAME & GRATE, CAMPBELL FOUNDRY PATTERN No. 3413 OR EQUAL AS APPROVED BY LOCAL BUILDING DEPARTMENT.

PRECAST CONCRETE CATCH BASIN



STABILIZED CONSTRUCTION ENTRANCE

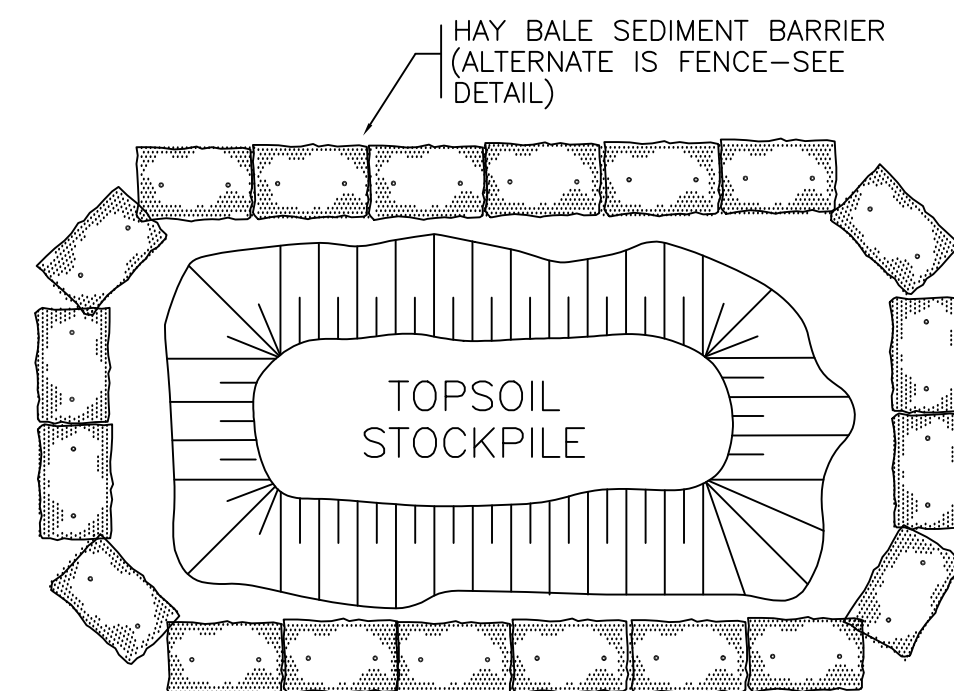
- CONSTRUCTION SPECIFICATIONS N.T.S.
- STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 25 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN 6 INCHES.
 - WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR FEET IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



**SECTION
SILT FENCE**
N.T.S.

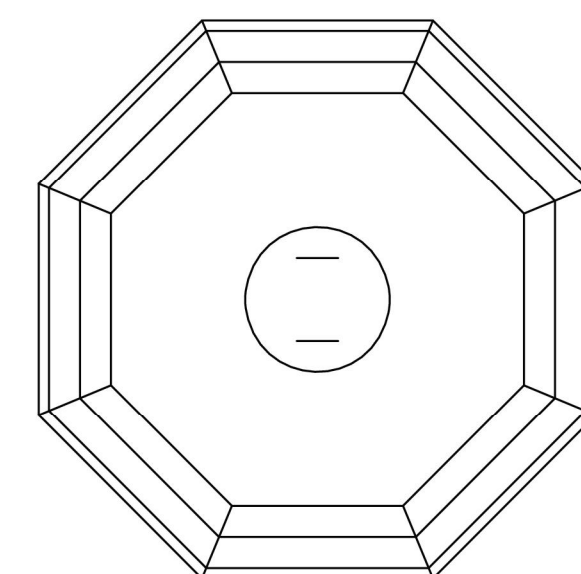
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
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- FILTER CLOTH TO BE MIRAFI 100X STABILINKA T140N OR APPROVED EQUAL.
- PREFABRICATED UNIT - GEOFAB. ENVIROFENCE OR APPROVED EQUAL.

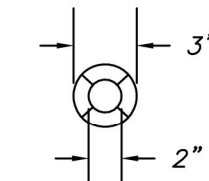


TOPSOIL STOCKPILE SEDIMENT BARRIER

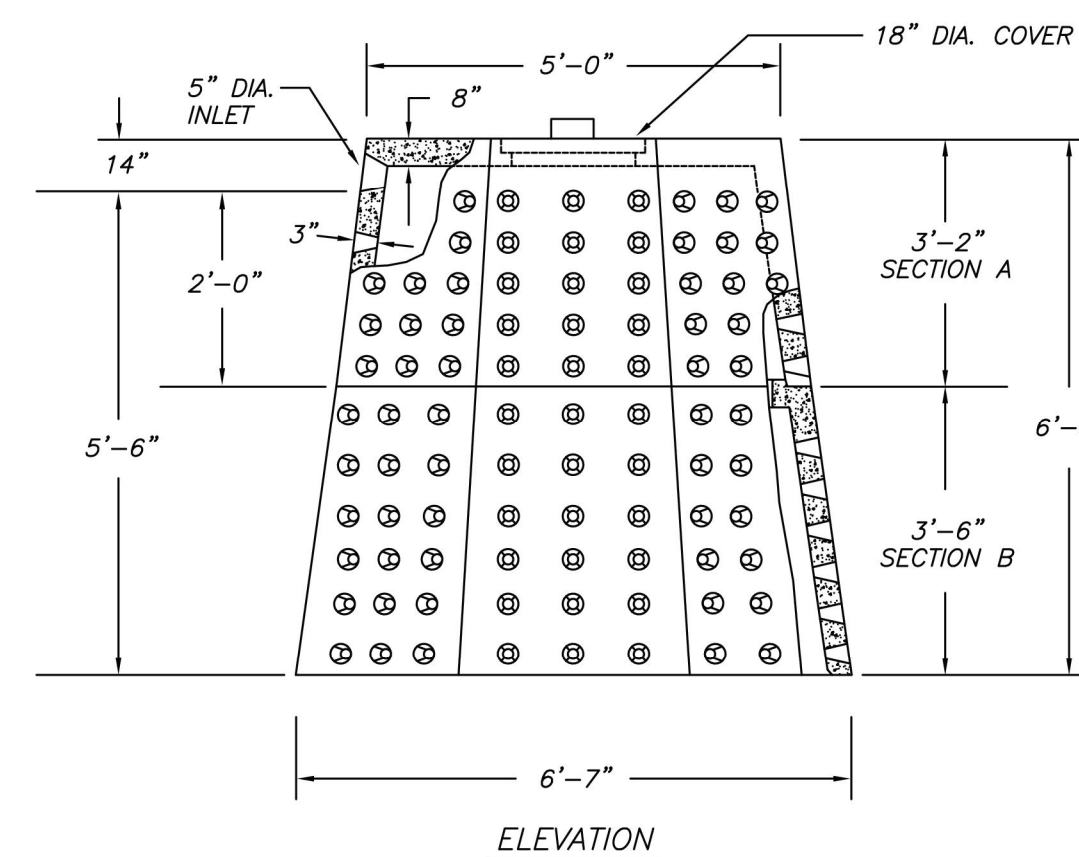
N.T.S.



PLAN VIEW



DETAIL OF OPENING

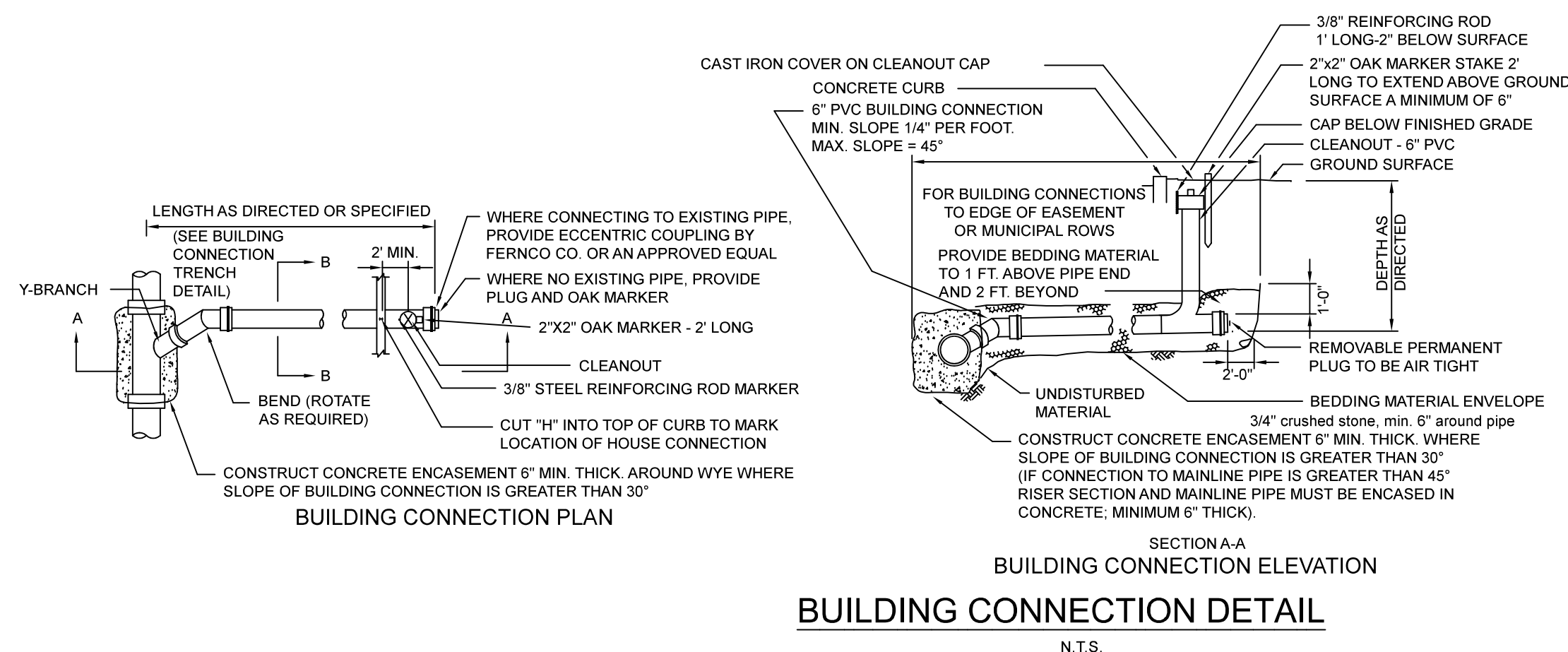


ELEVATION

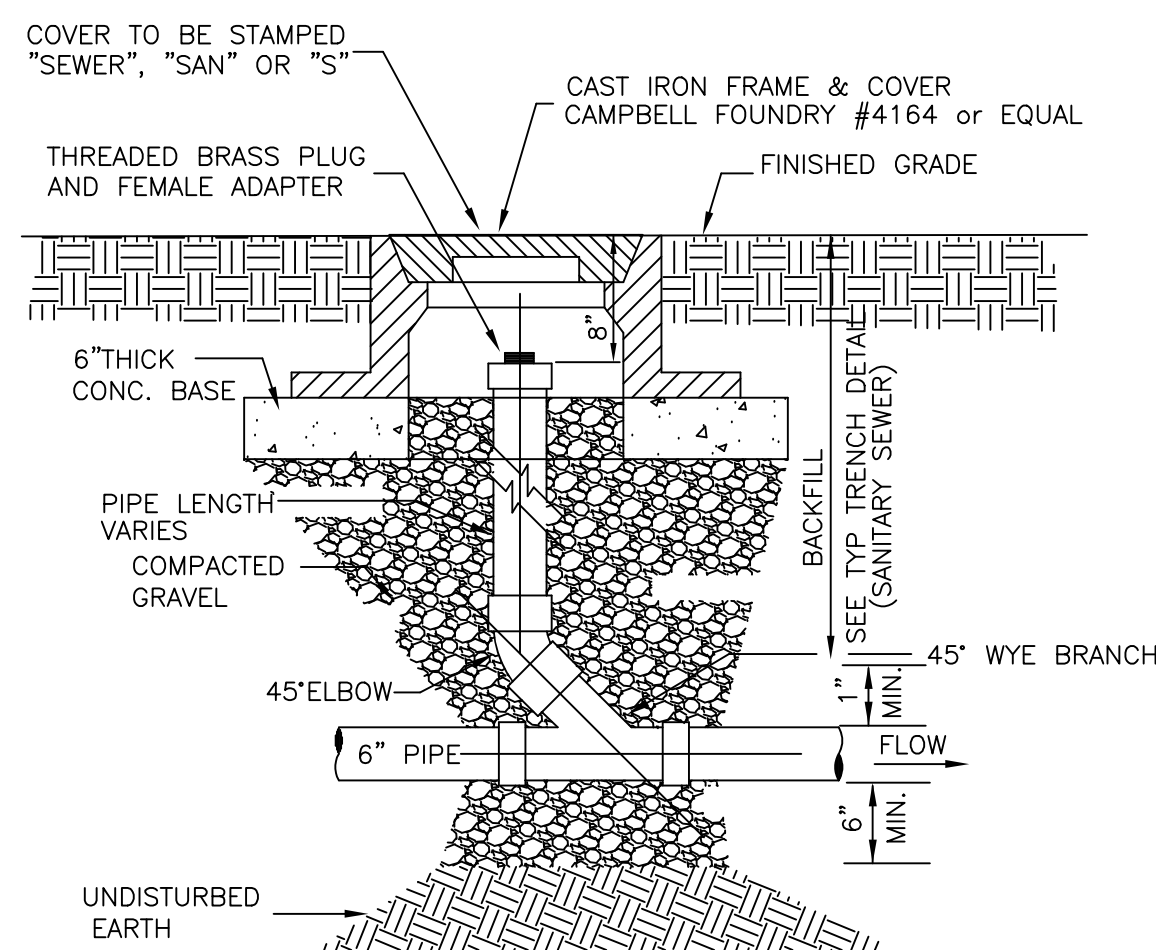
NOTES :

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

Precast Concrete Sales Co. 123 Route 303 Valley Cottage, N.Y. 10989 Tel. (845) 268-4949 - Fax (845) 268-4376		
CONT.		
JOB	5'-0" x 6'-7" DRYWELL TWO SECTIONS	
DATE	DRAWN BY	DRAWING NO.
02/09	AT	705-A/B



BUILDING CONNECTION DETAIL
N.T.S.



BUILDING SEWER CLEANOUT

N.T.S.

OCTOBER 10, 2024	REV 1	REV PER LANDSCAPE ARCHITECT	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L 41.14 - 1-35 PLOT PLAN FOR 6 HASTINGS ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547 2241 - F 845 547 2243			DATE: 9/8/24
111 Main Street Chester, NY 10918 845 610 3621			DRAWN BY: DC
Civil Engineering & Land Surveying Services that Build C www.Civil-Tec.com			CHKD BY: RB/LT
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			JOB No. 4370
			SCALE: 1"=20'
			DWG No. 2 OF 94

6 Hastings Rd, Monsey, NY 10952

RECEIVED
VILLAGE OF WESLEY HILLS
DEC 24 2024
BUILDING,
PLANNING & ZONING

12/19/2024

Attached you will find an application to the Zoning Board of Appeals.

We are looking to construct a new single family home and are seeking variances for a couple of non-conforming items.

We are requesting greater building coverage than allowed. The village requires 0.10 while we are requesting 0.14.

The village requires a maximum impervious surface ratio of 0.25 while the proposed conditions are 0.40.

The village requires a maximum front yard impervious surface ratio of 0.20 while the proposed conditions are 0.24.

RECEIVED
VILLAGE OF WESLEY HILLS
DEC 24 2024
BUILDING
PLANNING & ZONING

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 12/23/24

Please check all that apply:

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

Project Name: _____

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

Property Owner: Avrohom Orzel Phone # 718-288-1653
 Address 6 Hastings Road, Montey, NY 10952
Street Name & Number (Post Office) State Zip code

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

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

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

Tax Map Designation:Section 41.14 Block 1 Lot(s) 35

Section _____ Block _____ Lot(s) _____

Location: On the North side of Hastings,
750 feet East of Forsyth Rd.Acreage of Parcel .816 Acre Zoning District R-35School District East Ramapo Postal District 10952**Project Description:** (If additional space required, please attach a narrative summary.)We are looking to construct a new single family home.
We are seeking three variances, as noted on the
narrative.**If subdivision:**

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

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

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

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

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

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

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

_____ State or County Road

_____ State or County Park

_____ Long Path

_____ County Stream

_____ Municipal Boundary

_____ County Facility

List name(s) of facility checked above. _____

Applicant's Signature and Certification

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

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

Mailing Address

Nancy Rubin
116 Squadron Blvd
Suite 104
New City, NY 10956

SWORN to before this

23rd day of March, 2027

Notary Public

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

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Nancy Rubin, being duly ^{affirm} sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

Nancy Rubin
16 Squadron Blvd
Suite 104
New City, NY 10956

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

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

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of a new single family home.

3. Premises affected are in a R-35 zone and from the town of
Ramapo tax map, the property is know as Section 41.14,
 Block, 1, Lot(s) 35.

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 Hill in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee N/A
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

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

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

Mailing Address

Nancy Rubin
16 Squadron Blvd, Suite 104
New City, NY 10956

SWORN to before this

23rd day of December, 2021

[Signature]
Notary Public

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

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills

I, Avraham Orzel being duly sworn, hereby
 depose and say that I reside at: 6 Hastings Rd

in the county of Rockland in the state of New York

I am the * Sole owner in fee simple of premises located at:
6 Hastings Rd, Monsey, NY, 10952

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

Said premises have been in my/its possession since 2022. Said premises are
 also known and designated on the Town of Ramapo Tax Map as:
 section 41.14 block 1 lot(s) 35

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

Owner

Mailing Address

Avraham Orzel
6 Hastings Rd
Monsey, NY, 10952

SWORN to before this

4thday of December, 20 24

[Signature]
 Notary Public

JONATHAN ROSENSTOCK
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01RO6416904
 Qualified in Rockland County
 Commission Expires 4/26/25

* 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

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills

I, Nancy Rubin being duly sworn ^{affirms} deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the Zoning (board) in the town/village of Wesley Hills affecting property located at 6 Hastings Rd, Monsey, NY 10952, Rockland County, New York.

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

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

See attached.

SWORN to before this

22 day of December, 20 24

Notary Public

YEHUDA ABBO
NOTARY PUBLIC

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

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 }

Avraham Orzel being duly sworn, deposes and
 says that he/she resides at 6 Hastings 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. 41.14 Lot No. 35 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: Avraham Orzel
 Address: 6 Hastings Rd

Sworn to before me this

29th day of October 2024

Renee Levine
 Notary Public

Renee Levine
 Notary Public State of New York
 No 01LE6127285
 Qualified in Rockland County
 Commission Expires May 23, 2025

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Nancy Rubin
APPLICANT

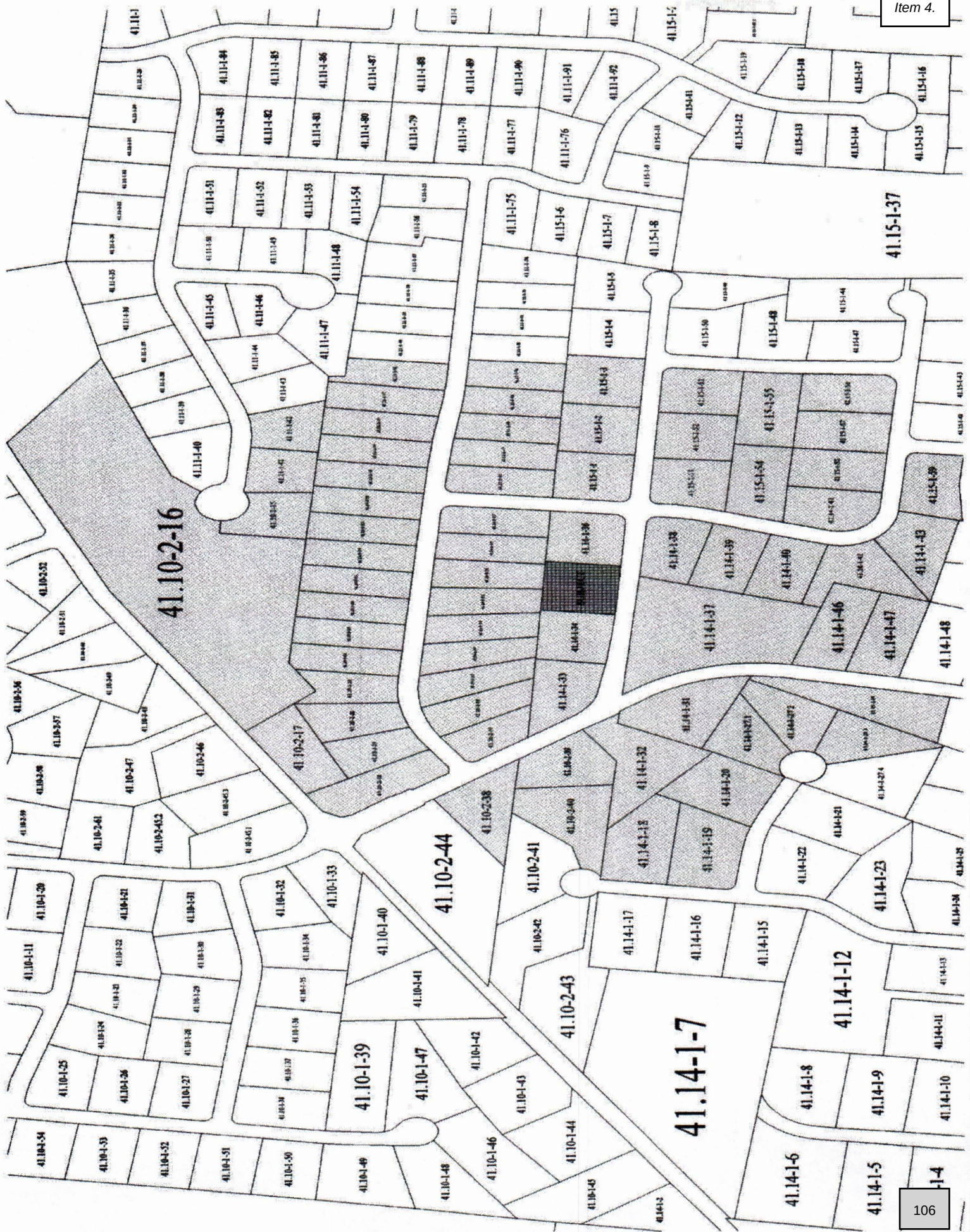
12/23/24
DATED

PART II**Application before the Zoning Board of Appeals**

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of a new single family residence.



11/41.15-1-59
MOSKOWITZ MORRIS & CHAVA
5 CAMBRIDGE RD
MONSEY, NY 10952

11/41.14-1-27.3
AMSTERDAM ELI & BREINDI
2801 AVENUE L
BROOKLYN, NY 11210

11/41.15-1-57
KAUFMANN MOSHE & REGINA
14 MOCCASIN PL
MONSEY, NY 10952

11/41.14-1-42
ASHER DAVID & ROCHEL
10 MOCCASIN PLACE
MONSEY, NY 10952

11/41.11-1-69
NULMAN JEFFREY B & NINA S
14 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-61
RAUSMAN PHILIP & ESTHER
15 GLENBROOK ROAD
MONSEY, NY 10952

11/41.14-1-30
GAUDINO MONA & JEAN
PERSONAL RESIDENCE TRUSTS
95 FORSHAY RD
MONSEY, NY 10952

11/41.15-1-55
NEWMAN LORI C
3 BEDFORD RD
MONSEY, NY 10952

11/41.14-1-19
2021 BROOKLYN TRUST
18TH FLOOR
1412 BROADWAY
NEW YORK, NY 10018

11/41.15-1-52
LEBOVIC CHAIM & LERNER
SHELLY
9 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-43
BREINER DN LEGACY TRUST
11 MOCCASIN PL
MONSEY, NY 10952

11/41.14-1-41
BODENHEIM ALLEN
LEGACY TRUST
9 MOCCASIN PL
MONSEY, NY 10952

11/41.14-1-46
CYWIAK IRREVOCABLE TRUST
102 FORSHAY RD
MONSEY, NY 10952

11/41.14-1-27.1
RIEDER TZVI & ALIZA M
5 SUHL LA
MONSEY, NY 10952

11/41.11-1-68
16GBBH LLC
16 GLENBROOK ROAD
MONSEY, NY 10952

11/41.11-1-65
REIFER IRA & MINDY
23 GLENBROOK RD
MONSEY, NY 10952

11/41.14-1-40
HIRSCHFELD MENACHEM
MARC & NAOMI REENA
7 MOCCASIN PL
WESLEY HILLS, NY 10952

11/41.15-1-54
WEINBERGER JOSEPH E &
TZIRIL
8 MOCCASIN PL
MONSEY, NY 10952

11/41.15-1-51
GREENBERG ROSALIE
REVOCABLE TRUST
11 HASTINGS RD
MONSEY, NY 10952

11/41.15-1-53
BERKOWITZ ALAN &
GROHMAN CHERYL RENA
7 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-47
CALENDA ADOLFO + JOY M
100 FORSHAY RD
MONSEY, NY 10952

11/41.15-1-56
SPIEGEL GITTY & MORDECAI
367 ROUTE 306
MONSEY, NY 10952

11/41.15-1-58
SCHWAB AMRAM & JENNIFER
12 MOCCASIN PL
MONSEY, NY 10952

11/41.11-1-70
MILLER LAWRENCE D + CAROL
12 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-67
18 GBH LLC
581 N FRANKLIN TPKE
RAMSEY, NJ 07446

11/41.10-2-28
GROSS NATHAN & HALINA
25 GLENBROOK RD
MONSEY, NY 10952

11/41.14-1-27.2
LERER JUDY REVOCABLE
TRUST
7 SUHL LA
MONSEY, NY 10952

11/41.14-1-39
COHEN EPHRAIM & RENA
5 MOCCASIN PL
MONSEY, NY 10952

11/41.14-1-20
MINZER NAFTALI T & BAYLA
1341 EAST 26TH STREET
BROOKLYN, NY 11210

11/41.14-1-38
KRULL MISHPACHA TRUST
5 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-37
ZAKARIN HERBERT &
HANNA
8 POWDER HORN DR
SUFFERN, NY 10901

11/41.14-1-32
FEDER ZEV & ELISHEVA
119 FORSHAY ROAD
MONSEY, NY 10952

11/41.15-1-1
EISENBERGER JEFFREY &
LAUREN
10 HASTINGS RD.
MONSEY, NY 10952

11/41.14-1-34
BH36 LLC
32 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-40
GLENBROOK ROAD ASSOCIATES
LLC
#1
1985 CEDAR BRIDGE AVE
LAKEWOOD, NJ 08701

11/41.10-2-29
EINHORN MURIEL L/E
24 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-31
SCHUBERT SHAYA &
POLLAK DEBORAH
28 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-19
MONCZYK YEHOASHUA
43 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-33
MORSEL AVI &
LICHTENSTEIN SARA
32 GLENBROOK ROAD
MONSEY, NY 10952

11/41.10-2-35
KRANZ CHAIM ZEV &
KAPPEL SUSAN
36 GLENBROOK RD
MONSEY, NY 10952

11/41.14-1-31
PRM MONSEY LLC
C/O RIEDER TZVI
5 SUHL LANE
MONSEY, NY 10952

11/41.15-1-3
STROHLI MARK
14 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-36
SCHWEBEL AVROHOM M
8 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-33
JACKSON DIANE
2 HASTINGS RD
MONSEY, NY 10952

11/41.11-1-66
KATZ ISRAEL & DASYA
20 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-30
SCHUBERT YISROEL & MIRIAM
1245 E 22ND ST
BROOKLYN, NY 11210

11/41.10-2-32
ABRAMOFF BARUCH &
BROCHA
30 GLENBROOK
WESLEY HILLS, NY 10952

11/41.11-1-63
VILINSKY RAPHAEL &
AHUVA
19 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-36
MILSTEIN AARON & SARAH
38 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-27
BLUMSTEIN CARL & ESTHER
27 GLENBROOK RD
MONSEY, NY 10952

11/41.14-1-18
FIELDCREST DRIVE TRUST
10 FIELDCREST DR
MONSEY, NY 10952

11/41.15-1-2
GOLD ANDREW & SPIEGEL
MINDY
12 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-35
ORZEL AVROHOM & MALKY
6 HASTINGS RD
MONSEY, NY 10952

11/41.10-2-39
SG FAMILY TRUST
121 FORSHAY RD
MONSEY, NY 10952

11/41.10-2-37
KLIBONOFF MARVIN & LEAH
TRUSTEES KLIBONOFF FAMILY
122 FORSHAY RD
MONSEY, NY 10952

11/41.10-2-38
123FM LLC
SUITE 107
21 GROVE STREET
SPRING VALLEY, NY 10977

11/41.11-1-62
EDELSTEIN ASHER &
SHARON STURM
17 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-64
YUROWITZ SAM T &
SHELLY
21 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-34
MENASSE ENRIQUE & ELISSA
34 GLEN BROOK RD
MONSEY, NY 10952

11/41.10-2-18
FRIEDMAN LASZLO
IRREVOCABLE TRUST 1
124 FORSHAY RD
MONSEY, NY 10952

11/41.10-2-26
FRIEDMAN MEIR & YOCHAVED
29 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-20
JACOBS HERBERT LOUIS
& ELAINE
41 GLENBROOK RD
WESLEY HILLS, NY 10952

11/41.10-2-22
HIRSHFELD WILLIAM &
FELICIA S
37 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-17
MONCZYK YEHOASHUA
43 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-25
GELBMAN SHALOM & FREIDA
31 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-21
KARASH JOSEPH & AVIGAIL
39 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-42
MARKOWITZ HILLEL & RUTH
22 AMSTERDAM AV
MONSEY, NY 10952

11/41.10-2-15
ZARETZKY HARVEY E +
GLORIA R
26 AMSTERDAM AV
MONSEY, NY 10952

11/41.10-2-24
CONGREGATION TRISK
TOLNA INC
33 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-23
IJG 06 TRUST
35 GLENBROOK RD
MONSEY, NY 10952

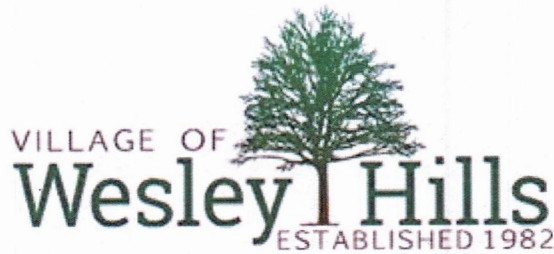
11/41.11-1-41
GOLDMAN ARON & NECHAMA
24 AMSTERDAM AVENUE
WESLEY HILLS, NY 10952

11/41.10-2-16
RAMAPO TOWN OF
35-406 * *
237 RT 59
SUFFERN, NY 10901

File Attachments for Item:

5. Application submitted by Mark Mindick 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 and deck having front yard of 38.6 feet on Amsterdam Avenue instead of the minimum required of 50 feet, 29.7 feet on Jodi Court instead of the minimum required of 50 feet and building coverage of .154 instead of the maximum permitted of .10

The subject premises are situated on the south side of Amsterdam Avenue 0 feet west of the intersection with Jodi Court, known as 16 Amsterdam Avenue, designated on the Tax Map as Section 41.11 Block 1 Lot 45, in an R-35 Zoning District.



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: December 3, 2024

Tax Parcel ID: 41.11-1-45

Address: 16 Amsterdam Avenue

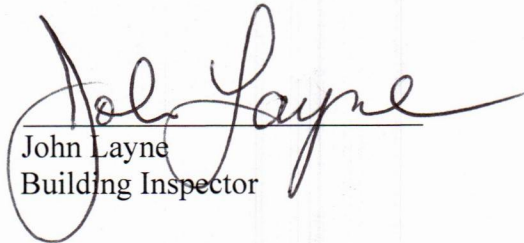
Applicant: Mark & Devorah Mindick

BUILDING AND ZONING DEPARTMENT:

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

- Minimum side yard of 21.6' where 25' is required
- Maximum front yard (Jodi) of 29.7', where 50' is required
- Maximum front yard (Amsterdam) of 38.6', where 50' is required
- Maximum building coverage of 0.154, where 0.10 is required

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


 John Layne
 Building Inspector

Cc: Zoning Board of Appeals

We, Mark and Devorah Mindick, are the homeowners of 16 Amsterdam Avenue, Monsey, NY. We have engaged Stanley Mayerfeld to design an addition to our existing home. The proposed addition includes expanding the dining room and adding two new bedrooms on the lower floor.

Due to the nature of this project—an addition to the existing structure, which cannot be relocated—the proposed extension does not meet the minimum yard requirements. Furthermore, because a diagonal road uniquely bounds our property, the extension appears to exceed standard allowances. We respectfully request an additional 13 feet to be added to the side of our home.

Additionally, because our lot is undersized, our raised ranch and deck exceed the allowable building coverage.

Lastly, while the plot indicates an increase in impervious surface ratio, we are committed to offsetting this impact. To achieve this, we will replace impervious materials around the pool with pervious pavers, effectively balancing any impervious surface added to the proposed addition.

We believe a site visit would demonstrate that the proposed addition is consistent with the architectural harmony and scale of the neighborhood, ensuring that the house does not become more prominent or imposing than neighboring homes.

Thank you for your time and consideration of our request. We would happily provide additional information or meet with the Board to discuss the details further.

Sincerely,

Mark and Devorah Mindick

Mark Mindick
Devorah Mindick

RECEIVED
VILLAGE OF WESLEY HILLS
NOV 26 2024
BUILDING,
PLANNING & ZONING

PART I

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

Please check all that apply:

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

Project Name: 16 Amsterdam Ave

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

Property Owner: Mark Mindick Phone # 845-352-2136
 Address 16 Amsterdam Ave Monsey N.Y. 10952
Street Name & Number (Post Office) State Zip code

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

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

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

Tax Map Designation:

Section 41.11 Block 1 Lot(s) 45
 Section _____ Block _____ Lot(s) _____

Location: On the South side of Amsterdam Ave,
0 feet West of Jodi Ct.

Acreage of Parcel 25.992 S.F. **Zoning District** R-35
School District East Ramapo **Postal District** 10952

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

Proposed addition not complying with section 230-17 (insufficient front and side yards
and exceeding maximum allowable building coverage). See attached summary.

If subdivision:

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

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

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

ZBA granted varainces on January 17 2018

ZBA granted varainces on April 03 2019

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

N/A

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

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

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

I, _____, 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

Mark Mindick
16 Amsterdam Ave
Monsey NY 10952

SWORN to before this

26th day of November, 2024
[Signature]
Notary Public

TARA S ROBERTS
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01R06429066
MY COMMISSION EXPIRES 02/07/2026

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of _____

Proposed addition not complying with section 230-17 (insufficient front & side yards and
exceeding maximum allowable building coverage).

See attached summary.

AFFIDAVIT

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

I, Mark Mindick being duly sworn deposes and says
that he is the applicant, agent or attorney for applicant, in the matter of the petition before
the Zoning (board) in the town/village
of Wesely Hills affecting property located at
16 Amsterdam Ave, 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.

[illegible]

SWORN to before this

SWORN to before this
21st day of November, 2021
Lana Roberts
 Notary Public

TARA S ROBERTS
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01RO6429066
MY COMMISSION EXPIRES 02/07/2026

Item 5.

118

41.10-2-16

41115

41.11-16

SUBJECT

11/41.11-1-71
MINZER HILLEL & BROCHA C
10 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-68
JACOBS HERBERT & ELAINE
16 GLENBROOK ROAD
MONSEY, NY 10952

11/41.11-1-54
TSOUR RAFAEL & CHAYA R
8 VAN WINKLE RD
MONSEY, NY 10952

11/41.10-2-28
GROSS NATHAN & HALINA
25 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-73
GOLDSTEIN ILAN & SIMONE
C/O PAYTRUST
PO BOX 00973706
SIOUX FALLS, SD 57186

11/41.11-1-78
KLEIN MERVYN
11 VAN WINKLE ROAD
MONSEY, NY 10952

11/41.11-1-64
YUROWITZ SAM T &
SHELLY
21 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-56
KATZ ALLAN & DEBORAH
VERON
3 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-59
ORNSTEIN MARTON & JANEY
9 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-48
HERSHKOWITZ DAVID
1 JODI CT
MONSEY, NY 10952

11/41.11-1-70
MILLER LAWRENCE D + CAROL
12 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-67
BROWN SIMCHA
390 OAK AVE
CEDARHURST, NY 11516

11/41.11-1-61
JACOBSON ELEANOR
15 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-75
BRESSEL ELLEN R
2 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-72
SAPERSTEIN CHAIM & SARAH
8 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-62
EDELSTEIN ASHER &
SHARON STURM
17 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-79
BLACHORSKY LITA
9 VAN WINKLE RD
WESLEY HILLS, NY 10952

11/41.11-1-57
ARNER MILTON & NATALIE
5 GLEN BROOK RD
MONSEY, NY 10952

11/41.11-1-60
HANDLER EDWARD & RACHEL &
BERKOWITZ LEVY & FAIGY
11 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-44
KLAHR DOV & RAIZY
18 AMSTERDAM AV
MONSEY, NY 10952

11/41.11-1-69
NULMAN JEFFREY B & NINA S
14 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-80
MF18 IRREVOCABLE TRUST
29 CAMEO RIDGE RD
MONSEY, NY 10952

11/41.11-1-65
REIFER IRA & MINDY
23 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-74
GOTTDIENER YOSEF S &
AHUVA L E
4 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-66
KATZ ISRAEL & DASYA
20 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-63
VILINSKY RAPHAEL &
AHUVA
19 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-55
KOPSTICK STEVEN & RIVKAH
10 VAN WINKLE RD
MONSEY, NY 10952

11/41.11-1-58
COHEN RICHARD & CHANA
7 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-27
BLUMSTEIN CARL & ESTHER
27 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-37
SCHLISSELFELD SIMEON
HILLEL & CHAYA
19 AMSTERDAM AV
MONSEY, NY 10952

11/41.11-1-86
 PREIS YANKOV &
 BECHER ROCHELLE
 22 HOLLAND LANE
 MONSEY, NY 10952

11/41.11-1-47
 FISCH JERALD & DEBORAH
 SUE
 2 JODI CT
 MONSEY, NY 10952

11/41.11-1-41
 GOLDMAN ARON & NECHAMA
 24 AMSTERDAM AVENUE
 WESLEY HILLS, NY 10952

11/41.11-1-52
 HERSKOVICH YEHUDIT LEORA
 4 VAN WINKLE RD
 MONSEY, NY 10952

11/41.10-2-15
 ZARETZKY HARVEY E +
 GLORIA R
 26 AMSTERDAM AV
 MONSEY, NY 10952

11/41.11-1-51
 EISSENBERG YEHUDA &
 MIRIAM
 2 VAN WINKLE RD
 MONSEY, NY 10952

11/41.11-1-40
 YANY FRANK & FRANCES
 25 AMSTERDAM AV
 MONSEY, NY 10952

11/41.10-2-16
 RAMAPO TOWN OF
 35-406 * *
 237 RT 59
 SUFFERN, NY 10901

11/41.11-1-31
 ZWEIG NECHEMIA & REBECCA
 5 AMSTERDAM AV
 MONSEY, NY 10952

11/41.11-1-33
 GEWIRTZ JONATHAN &
 ESTHER T
 9 AMSTERDAM AV
 MONSEY, NY 10952

11/41.11-1-81
 LEVITIN HARVEY & LORNA M
 5 VAN WINKLE RD
 MONSEY, NY 10952

11/41.11-1-42
 COHEN ROY
 22 AMSTERDAM AV
 MONSEY, NY 10952

11/41.11-1-82
 SHIPPER BRUCE & TOVA
 3 VAN WINKLE ROAD
 MONSEY, NY 10952

11/41.11-1-43
 SIGELMAN SHEA
 20 AMSTERDAM AV
 MONSEY, NY 10952

11/41.11-1-83
 HOLLANDER IRWIN J & EVE J
 1 VAN WINKLE RD
 MONSEY, NY 10952

11/41.11-1-45
 MINDICK MOSHE MARK
 16 AMSTERDAM AVE
 MONSEY, NY 10952

11/41.11-1-39
 ALMOG TAL NISIM
 23 AMSTERDAM AVENUE
 MONSEY, NY 10952

11/41.11-1-29
 OKOLICA SHOLOM &
 GINSBERG SARA
 28 HOLLAND LA
 MONSEY, NY 10952

11/41.11-1-36
 KOBLICK YEHUDA &
 REBECCA
 17 AMSTERDAM AV
 MONSEY, NY 10952

11/41.11-1-35
 KRAM DAVID S & LISA
 & MICHAEL
 15 AMSTERDAM AVE
 WESLEY HILLS, NY 10952

11/41.11-1-53
 YANOVSKY MARION
 6 VAN WINKLE RD
 MONSEY, NY 10952

11/41.11-1-85
 WERTENTHEIL ARIELLE &
 JOSHUA
 24 HOLLAND LANE
 MONSEY, NY 10952

11/41.11-1-49
 PEIKES NAOM & SHARON
 3 JODI COURT
 WESLEY HILLS, NY 10977

11/41.11-1-46
 BALDINGER JACOB &
 FOX JANET
 4 JODI
 MONSEY, NY 10952

11/41.11-1-84
 KLITNICK MORDECHAI & EVA
 26 HOLLAND LN
 MONSEY, NY 10952

11/41.11-1-50
 JACOBSON EPHRAIM & ADEENA
 5 JODI CT
 MONSEY, NY 10952

11/41.11-1-38
 FRUCHTHANDLER BARUCH D &
 CHERYL
 21 AMSTERDAM AV
 MONSEY, NY 10952

11/41.11-1-30
 GOLD SHARON
 3 AMSTERDAM AVE
 MONSEY, NY 10952

11/41.11-1-32
 GELB YITZCHAK & YEHUDIT
 3206 AVENUE K
 BROOKLYN, NY 11210

11/41.11-1-34
 SCHLISSELFELD ISRAEL &
 CHERYL
 11 AMSTERDAM AV
 MONSEY, NY 10952

11/41.11-1-5
DEALCA ROQUE JR & ESTER
114 WILLOW TREE RD
MONSEY, NY 10952

11/41.11-1-15
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

11/41.11-1-6
STATE OF NEW YORK
C/O COUNTY FINANCE OFFICE
18 NEW HEMPSTEAD RD
NEW CITY, NY 10956

11/41.11-1-8
80 WILLOW TREE LLC
26 NORTH RIDGE ROAD
POMONA, NY 10901

11/41.11-1-7
MC NAMARA JOHN E
92 WILLOW TREE RD
MONSEY, NY 10952

11/41.11-1-9
IMER NOMI
2 WINDWARD LANE
MONSEY, NY 10952

11/41.11-1-17
ROMAN CATHOLIC CHURCH OF
ST BONIFACE POMONA
5 WILLOW TREE RD
WESLEY HILLS, NY 10952

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

11/41.11-1-16
ROMAN CATHOLIC CHURCH OF
ST BONIFACE POMONA
5 WILLOW TREE RD
WESLEY HILLS, NY 10952

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 }

_____ being duly sworn, deposes and
says that he/she resides at 16 Amsterdam Ave
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. 41.11 Lot No. 1-15 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: 16 Amsterdam Avenue
Monsey NY 10952

Sworn to before me this

21st day of November 2024

[Signature]
Notary Public

TARA S ROBERTS
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01R06429066
MY COMMISSION EXPIRES 02/07/2026

Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, Mark Mindik, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

Mark Mindick
16 Amsterdam Ave
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 ZBA of the Town/Village of
 (Board, Commission or Agency)
Wesley Hills, Rockland County, New York:

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of _____
Proposed addition not complying with section 230-17 (insufficient front & side yards, and exceeding
max.
allowable building coverage).

3. Premises affected are in a R-35 zone and from the town of _____
 tax map, the property is know as Section 41.11,
 Block, 1, Lot(s) 15.

Affidavit of Ownership/Owner's Consent

Item 5.

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

I, Mark Mindick being duly sworn, hereby
depose and say that I reside at: 16 Amsterdam Ave

in the county of Rockland in the state of NY.

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

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

Said premises have been in my/its possession since 19_____. Said premises are
also known and designated on the Town of _____ Tax Map as:
section 41.11 block 1 lot(s) 45

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

Owner

Mailing Address

Mark Mindick

16 Amsterdam Ave

Monsey NY 10952

SWORN to before this

28th day of November, 2024

Lana Roberts

Notary Public

TARA S ROBERTS
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01RO6429066
MY COMMISSION EXPIRES 02/07/2026

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

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of _____

Proposed addition not complying with section 230-17 (insufficient front and side yards
and maximum allowable building coverage).

See attached summary.

DISCLAIMER

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

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

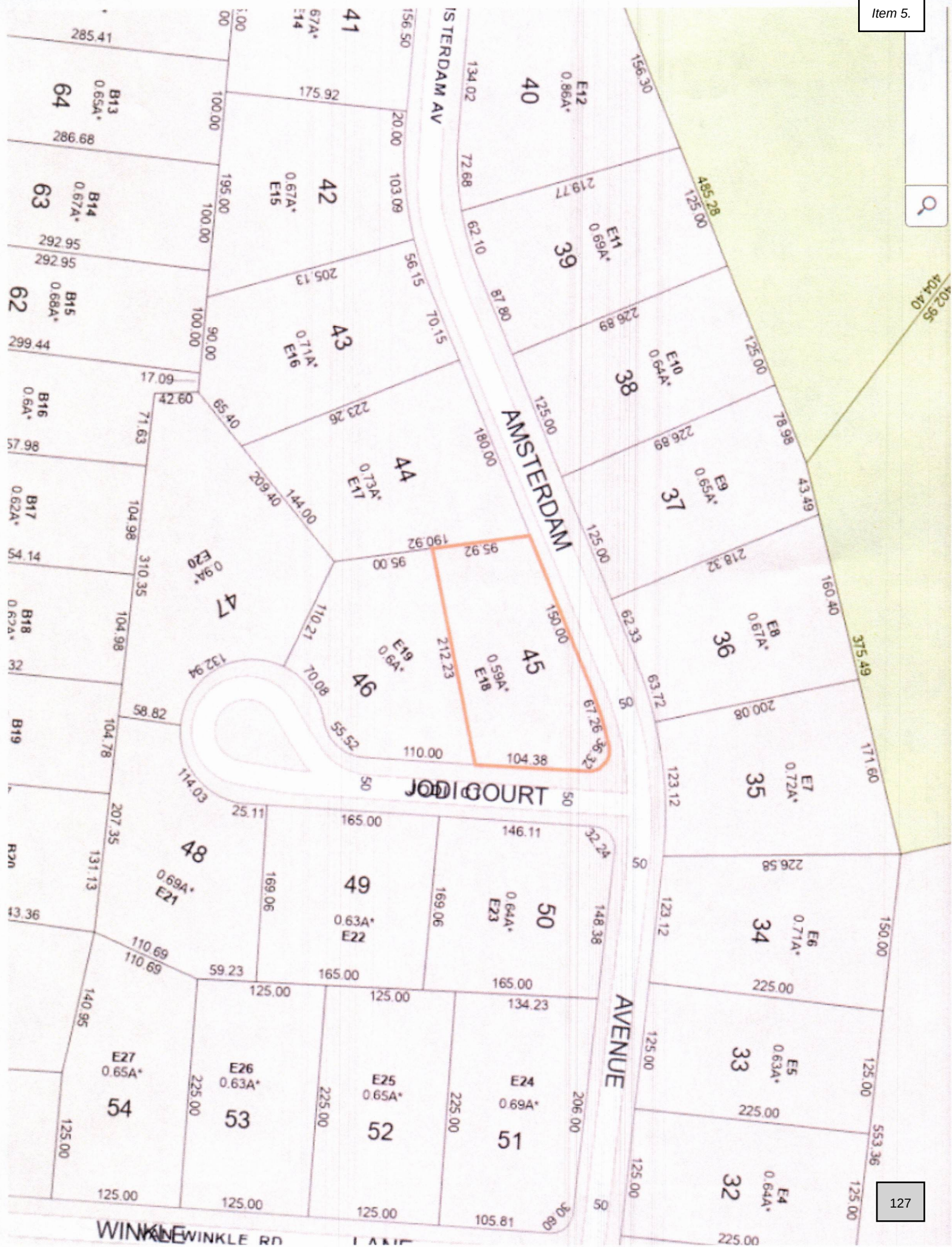
RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Stanley Mayerfed

APPLICANT

November 19, 2024

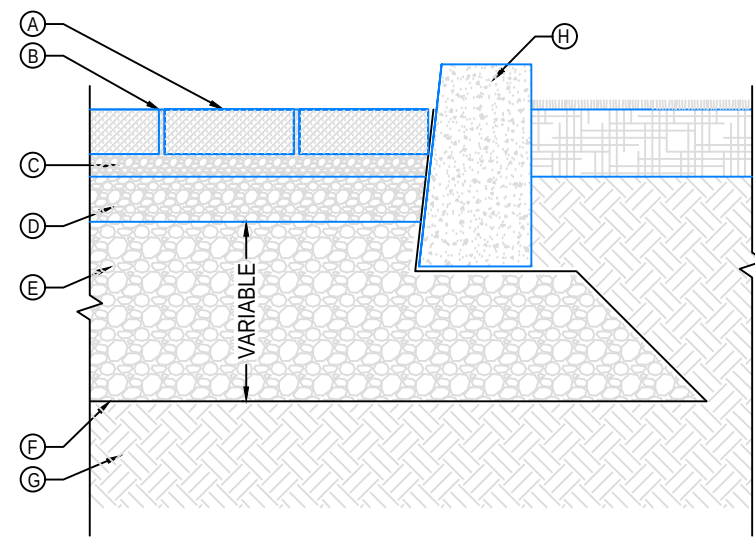
DATED



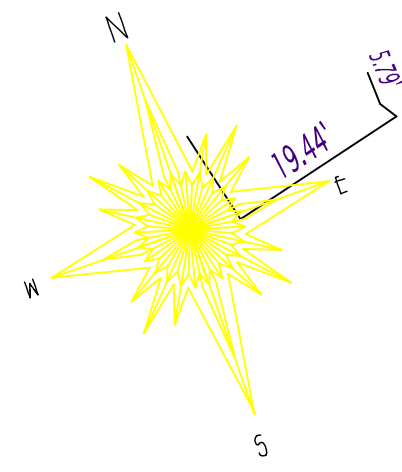
TAX LOT: SECTION 41.11, BLOCK 1, LOT 45
REFERENCES:

-ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS, DATED SEPTEMBER 24, 2021.

-BEING LOT 18, BLOCK E OF SUBDIVISION PLAT, 'PART OF SECTION 2, DUTCH VILLAGE IN VIOLA' FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JANUARY 9, 1961 AS MAP #2829, BOOK 62, PAGE 59.

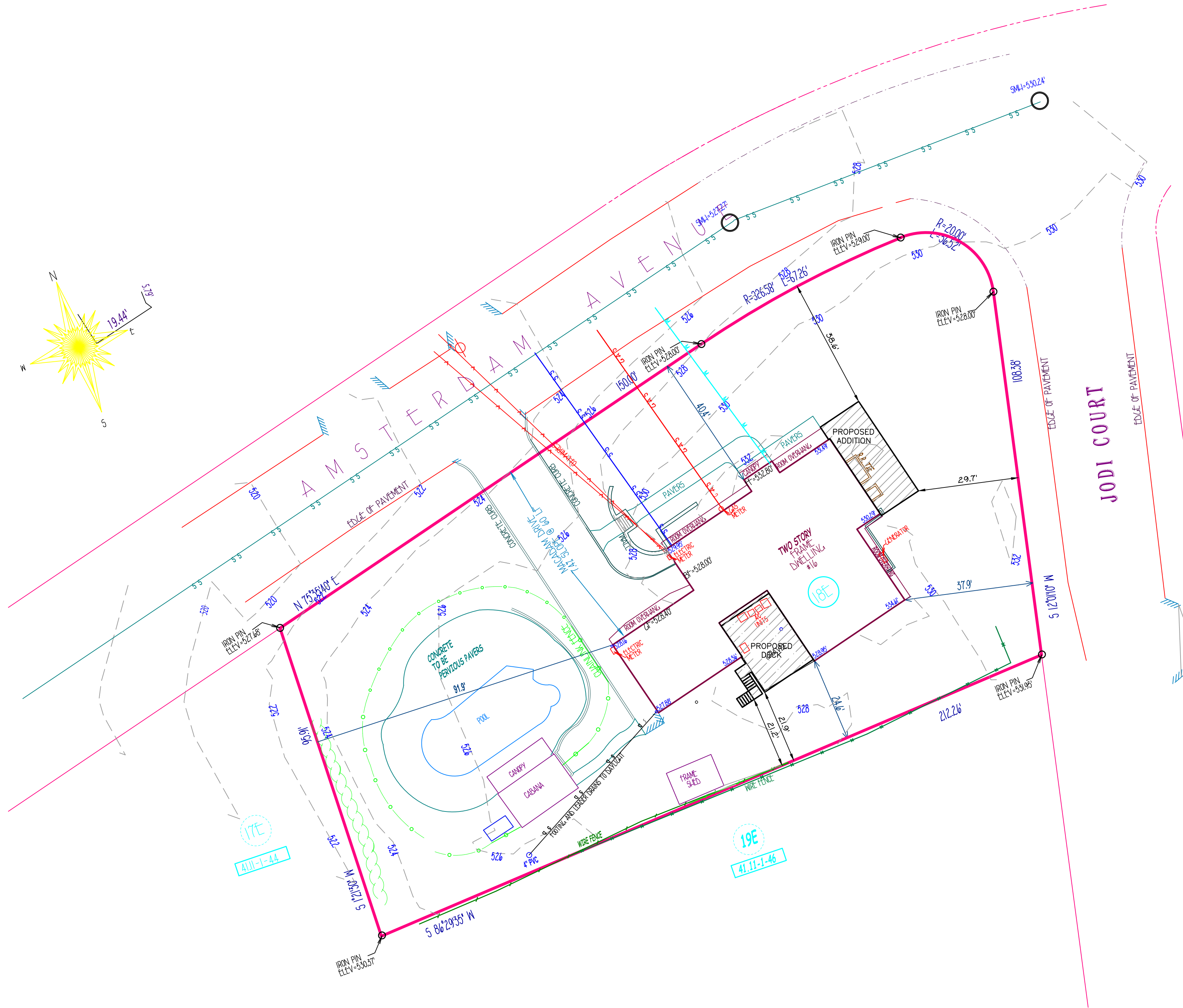


SECTION CASE NO. 1 - FULL INFILTRATION



- LEGEND:
- ① PERMEABLE PAVES FROM TECO-BLOC, 2 3/8" TO 3 15/16" (60 TO 100 MM) THICK (INFO, MISTA RANDOM, PURE, VICTORIEN)
 - ② PERMEABLE VILLAGIO OR VILLAGIO GRANDE CONFORMING TO ASTM C 936
 - ③ JOINT FILLING MATERIAL, NO. 1 (FOR INFO, PURE AND VILLAGIO) OR NO. 3 STONE (FOR MISTA RANDOM, VICTORIEN PERMEABLE AND VILLAGIO GRANDE) CONFORMING TO ASTM D 448
 - ④ BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
 - ⑤ BASE COURSE, 4" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
 - ⑥ SUBBASE COURSE, THICKNESS AS PER DESIGN NO. 2 STONE CONFORMING TO ASTM D 448 (8")
 - ⑦ GEOTEXTILE
 - ⑧ SUBGRADE
 - ⑨ EDGE RESTRAINT
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetats.com/info AND ENTER REFERENCE NUMBER 5058-007.

PERMEABLE PAVERS
PERMEABLE PAVERS (FULL INFILTRATION)



FRONT YARD IMPERVIOUS AREA:
AMSTERDAM
EXISTING:
AREA=9,522 SF
DRIVE & WALK=1,214 SF
POOL PATIO=214 SF
TOTAL=11,750 SF
TOTAL=11,750 SF

PROPOSED:
AREA=9,097 SF
DRIVE & WALK=1,128 SF
POOL PATIO=204 SF
TOTAL=10,429 SF
TOTAL=10,429 SF

IMPERVIOUS SURFACES:
EXISTING:
PER AS-BUILT=8,001 SF
-1,570 SF OF POOL PATIO
TO BE CONVERTED TO
PERVIOUS PAVES

FRONT YARD IMPERVIOUS AREA:
JODI
EXISTING:
AREA=4,947 SF
TOTAL=4,947 SF

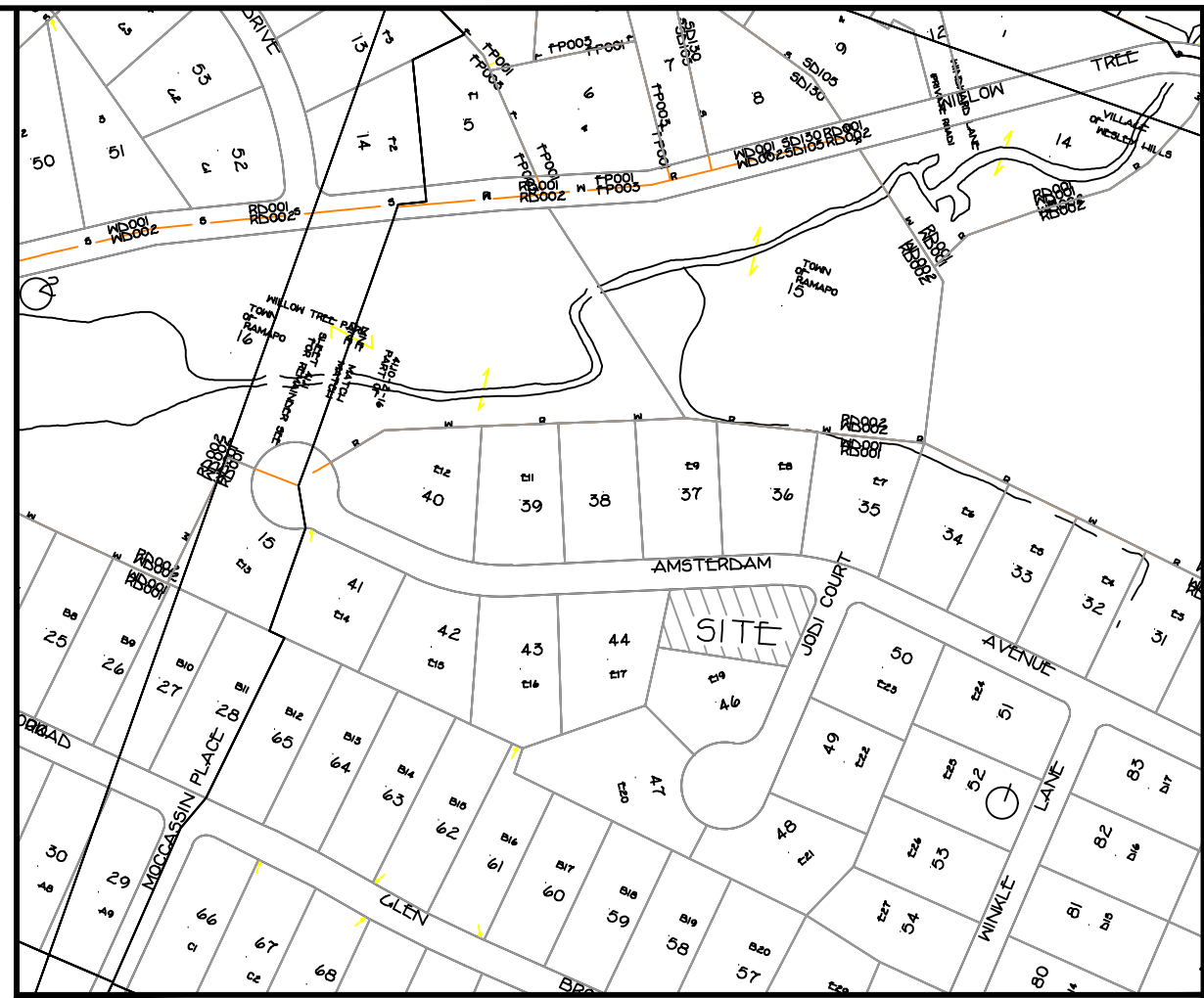
PROPOSED:
AREA=3,842 SF
TOTAL=3,842 SF

MAXIMUM BUILDING COVERAGE (CALCULATION PER ZONING LAW):
SQUARE FOOTAGE OF BUILDINGS LESS THAN 15' HEIGHT OR 1-1/2 STORIES= 15 STORY=323 SF
EXISTING BUILDING COVERAGE=316 SF
COV=316 SF/25,992 SF=0.12
PROP. BUILDING COVERAGE:
316 SF+421 SF=469 SF=4,006 SF
COV=4,006 SF/25,992 SF=0.154

VILLAGE OF WESLEY HILLS BULK REQUIREMENTS
ZONE R-35
SINGLE FAMILY DWELLING

	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD AMST. (FT)	FRONT YARD JODI (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO AMSTERDAM	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO JODI	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)
RECD	35,000	100	100	125	125	125	50	50	25	60	50	0.25	0.20	0.20	0.10	2.5 / 25	40
EXIST.	25,992*	217.3	108.4	284.0	134.0	95*	40.4**	37.9**	24.6**	N/A	91.9	0.307**	0.182	0.0	0.12**	2 / 25	34
PROD	25,992*	217.3	108.4	284.0	134.0	95*	***	***	***	N/A	109.4	0.282**	0.168	0.0	0.154***	2 / 25	40

* EXIST. CONDITION
** VARIANCE GRANTED 4/3/19
*** VARIANCE REQUIRED



VICINITY MAP SCALE: 1"=300'

REVISIONS

1. 11/20/24 REVISE

PLOT PLAN
FOR
16 AMSTERDAM AVENUE
MINDICK
41.11-1-45
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE

20 15 10 5 0 10 20 40 60

PAUL GDANSKI, PE, PLLC

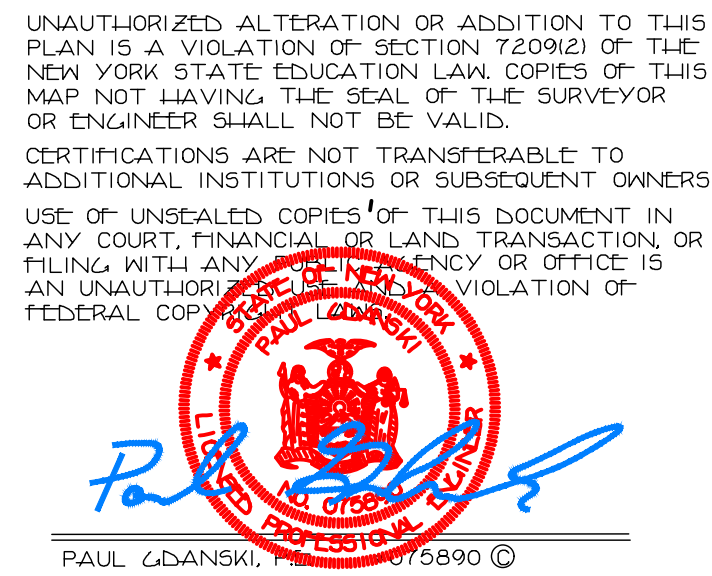
3512 WHITTIER COURT
MALIBU, N.J. 07430
TEL: (917) 418-0999

16AMSTER

AUG. 18, 2024

1" = 20'

1 OF 1



File Attachments for Item:

6. 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.

GML Report

Property Information:

Parcel ID: 41.12-2-4	Date Parcel: February 2024
OLD ID: 10-10A4	Address: 57 E WILLOW TREE RD
City: SPRING VALLEY	State: NY
Zip: 10977	Book Page: N/A
Deed Date: 1/6/2021 12:00:00 AM	Instrument: 2021-00000219
Municipality: WESLEY HILLS	Deed Acres: 0
GIS Calculated Acres: 0.998	

GML Criteria:

Requires GML Review: NO	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: 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: -74.05962405	Y Coordinate: 41.15666743

RECEIVED
VILLAGE OF WESLEY HILLS

JAN 22 2025

BUILDING,
PLANNING & ZONING

NARRATIVE SUMMARY
57 East Willow Tree Road
S/B/L 41.12-2-4

This narrative summary is submitted in support of the application by Pablo Umansky for variances to construct a small 2 story addition to his home consisting of 687 SF. The premises are in the R-35 Zoning District and are presently improved with a single-family dwelling. The existing building coverage is 4,642 SF.

SEQRA

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 not within 500' of a designated facility pursuant to General Municipal Law Section 239-m. No referral is required to the Rockland County Department of Planning.

VARIANCES

The application requests that 3 variances be granted as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Max. Impervious Surface	0.25	0.34	0.35
Max. Building Coverage	.10	.11	.12
Side Yard	25'	26.7'	11.5'

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 the granting of the variance.

It is respectfully requested that the Zoning Board of Appeals grant the applicant the requested variances.

Dated: January 7, 2025

Respectfully submitted,

SARAJAN & BAUM PLLC

Paul S. Baum
Attorney for Applicant

BULK REQUIREMENTS ZONE: R-35

USE GROUP SINGLE FAMILY	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH	EFFECTIVE SQUARE, SIDE	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAX. IMPERVIOUS SURFACE	MAX. FRONT YARD IMPERVIOUS SURFACE	MAX. BUILDING COVERAGE	MAX. BUILDING HEIGHT		MAX. EXPOSED BUILDING HEIGHT
												STORIES	FEET	
REQUIRED	35,000 SF	100'	125'	125'	50'	25'	60'	50'	0.25	0.20	0.10	2 1/2	25	40'
PROVIDED	43,595 SF	208.75'	208.82'	148.8'	68.4'	11.5"	62.3'	110.2'	0.35*	0.08	0.12*	2	<25'	<40'

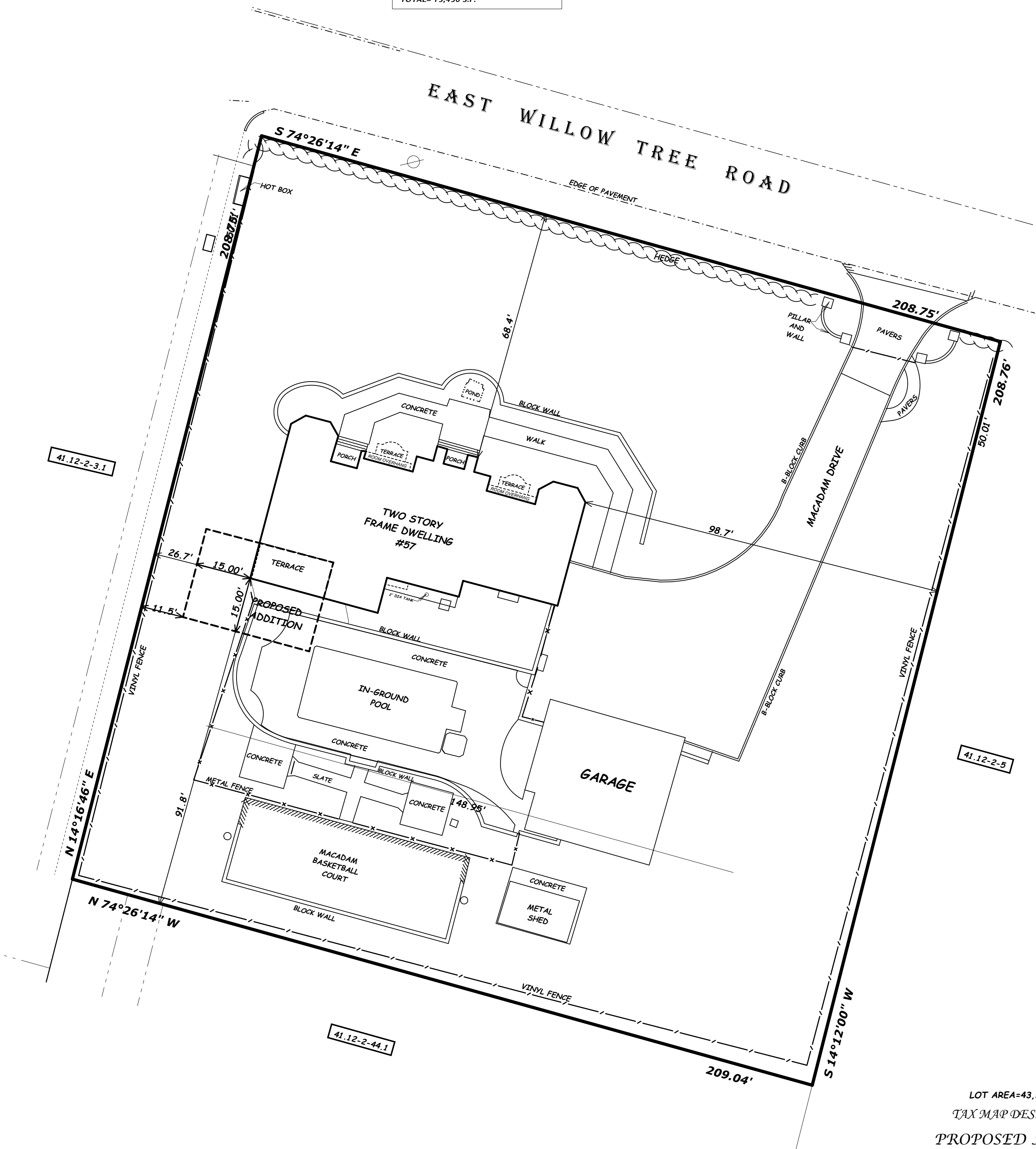
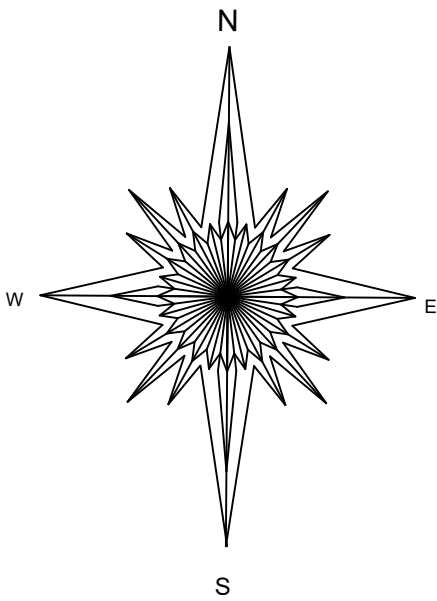
* VARIANCE REQUIRED

IMPERVIOUS SURFACE:

1. HOUSE= 3,647 S.F.
 2. DRIVEWAY= 4,064 S.F.
 4. GARAGE= 1,340 S.F.
 5. FRONT WALKWAY= 742 S.F.
 6. REAR PATIO= 862 S.F.
 7. POOL & PATIO= 2,330 S.F.
 8. BASKETBALL COURT= 1,521 S.F.
 9. SLATE & CONC. WALKWAYS= 481 S.F.
 10. SHED & CONC. PAD= 333 S.F.
 11. ROOM OVERHANGS= 110 S.F.
- TOTAL= 15,430 S.F.

FRONT IMPERVIOUS SURFACE:

815 S.F. / 10, 440 S.F.= 0.078



LOT AREA=43,595.89 SQUARE FEET

TAX MAP DESIGNATION: 41.12-2-4

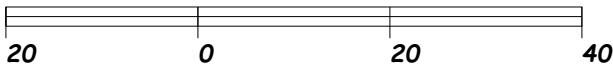
PROPOSED ADDITION FOR

57 E. WILLOW

TOWN OF RAMAPO, ROCKLAND COUNTY

WESLEY HILLS, NEW YORK

SEPTEMBER 13, 2016 SCALE : 1" = 20'

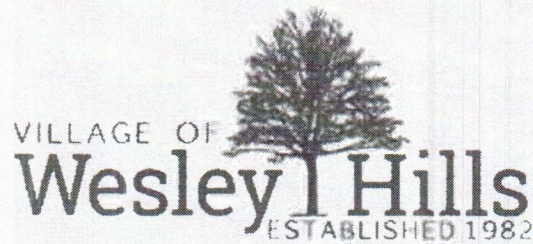


ANTHONY R. CELENTANO P.L.S.

31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#50633

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



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

432 Route 306

Wesley Hills, N.Y. 10952-1221

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

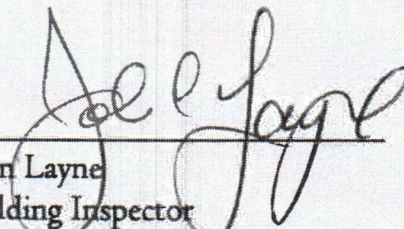
Dated: July 15, 2024
Tax Parcel ID: 41.12-2-4
Address: 57 E. Willow Tree Road
Applicant: Pablo Umansky

BUILDING AND ZONING DEPARTMENT:

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

- Maximum impervious surface of .35 when .25 is required
- Maximum building coverage of .12 when .10 is required
- Minimum side yard of 11.5' when 25' is required

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


John Layne
Building Inspector

cc: Zoning Board of Appeals

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

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED
VILLAGE OF WESLEY HILLS

JAN 22 2025

BUILDING,
PLANNING & ZONING

Item 6.

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: 57 E. Willow			
Project Location (describe, and attach a location map): 57 East Willow Tree Road			
Brief Description of Proposed Action: Construction of Addition.			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO: q		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☐
			YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Department and Zoning Board			NO ☐
			YES ☐
3. a. Total acreage of the site of the proposed action?		1.0 acres	
b. Total acreage to be physically disturbed?		0.05 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

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

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

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

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

NO YES

☒ ☐

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

NO YES

☒ ☐

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

NO YES

If Yes,

☐ ☐

a. Will storm water discharges flow to adjacent properties?

☐ ☐

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

☐ ☐

If Yes, briefly describe:

_____ to existing drainage system

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

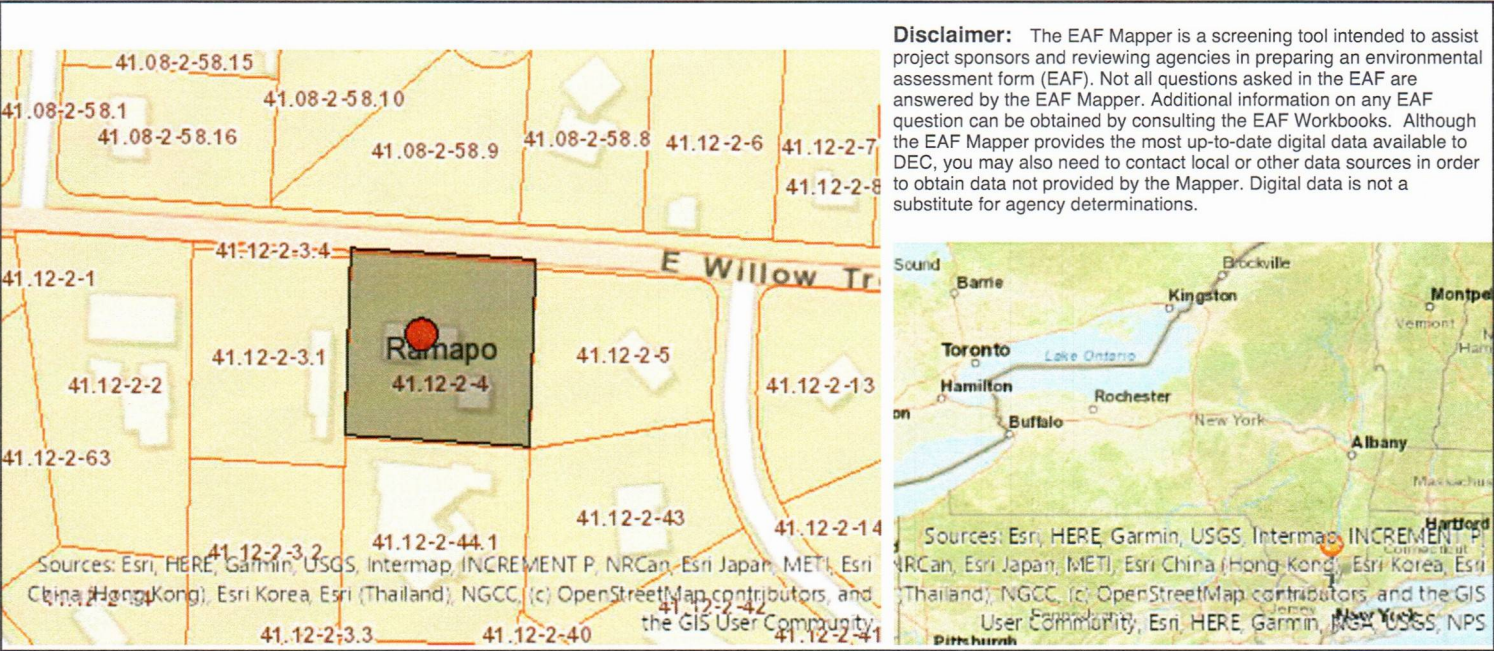
If Yes, describe: _____

☒ ☐

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

Applicant/sponsor name: _____ Date: _____

Signature: _____ Title: _____



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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

RECEIVED
VILLAGE OF WESLEY HILLS
JAN 22 2025

BUILDING,
PLANNING & ZONING

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date September 12, 2024

Please check all that apply:

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

Project Name: 57 East Willow Tree Road

Applicant: Pablo Umansky Phone # 305-216-8315
 Address 57 E. Willow Tree Road Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Property Owner: Amalia Umansky 2016 Family Trust Phone # _____
 Address 57 E. Willow Tree Road Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Anthony R. Celentano P.L.S. Phone # 845-429-5290
 Address 31 Rosman Road Thiells NY 10984
Street Name & Number (Post Office) State Zip code

Attorney: Paul Baum Phone # 845-205-4556
 Address 155 North Main Street New City NY 10956
Street Name & Number (Post Office) State Zip code

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

Tax Map Designation:Section 41.12 Block 2 Lot(s) 4

Section _____ Block _____ Lot(s) _____

Location: On the South side of East Willow Tree Road,
175 feet West of Arcadian Drive.

Acreage of Parcel 43,595 SF Zoning District R-35School District East Ramapo Postal District Spring Valley**Project Description:** *(If additional space required, please attach a narrative summary.)*

Addition to single family dwelling which will have less than the required side yard of 25'
(11.5' proposed) and will have more than the maximum impervious surface of .25 (.35
proposed) and building coverage of .10 (.12 proposed).

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? _____

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. _____

Applicant's Signature and Certification

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

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

Mailing Address

57 E. Willow Tree Road
Spring Valley, NY 10977

SWORN to before this

7th day of November, 20 21

[Signature]

Notary Public

TRANE LUNGER
Notary Public, State of New York
No. 01LU0016821
Qualified in Rockland County
Commission Expires 11/24/2027

THANE LUNGER
County of New York, State of New York
No. 011-00016231
Quarantined in Receiving Court
Commission Expires 11/24/2025

Affidavit of Ownership/Owner's Consent

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

I, Amalia R. Abudt de Umansky being duly sworn, hereby
depose and say that I reside at: 57 E. Willow Tree Road, Spring Valley, NY 10977

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

I am the * Trustee of the owner in fee simple of premises located at:
57 E. Willow Tree Road, Spring Valley, NY 10977

described in a certain deed of said premises recorded in the Rockland County Clerk's Office
as Instrument No. 2021-0219

Said premises have been in my/its possession since 2020. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.12 block 2 lot(s) 4

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

Owner

Mailing Address

57 E. Willow Tree Road
Spring Valley, NY 10977

SWORN to before this

7th day of November, 2024

[Signature]

Notary Public

TRANE LUNGER
Notary Public, State of New York
No. 01LU0016821
Qualified in Rockland County
Commission Expires 11/24/2027

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

Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, Pablo Umansky, 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

Pablo Umansky

57 E. Willow Tree Road

Spring Valley, NY 10977

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:

- ☒ (x) Variance or modification from the requirement of Section 230-17 Table of Dimensional Requirements ;
- ☐ () 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 addition to a single family dwelling which will have less than the required side yard and will exceed the maximum impervious surface ratio and building coverage.

3. Premises affected are in a R-35 zone and from the town of Ramapo tax map, the property is know as Section 41.12, Block, 2, Lot(s) 4.

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

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

(if none, so state)

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

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

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

Mailing Address _____

SWORN to before this

7th day of November, 2024

Notary Public

TRANE LUNGER
Notary Public, State of New York
No. 01LU0016821
Qualified in Rockland County
Commission Expires 11/24/2027

VILLAGE OF WESLEY HILLS

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

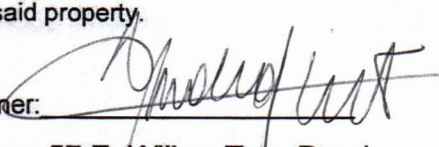
AFFIDAVIT OF OWNERSHIP

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

Amalia E. Abut de Umansky being duly sworn, deposes and
says that he/she resides at 57 E. Willow Tree Road
Spring Valley, NY 10977

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. _____ 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: 

Address: 57 E. Willow Tree Road
Spring Valley, NY 10977

Sworn to before me this

7th day of Nov. 2024


Notary Public

TRANE LUNGER
Notary Public, State of New York
No. 01LU0016821
Qualified in Rockland County
Commission Expires 11/24/2027

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Pablo Umansky 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 57 E. Willow Tree 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

7th day of November, 2024

1.1

Notary Public

TRANE LUNGER
Notary Public, State of New York
No. 01LU0016821
Qualified in Rockland County
Commission Expires 11/24/2027

VILLAGE OF WESLEY HILLS

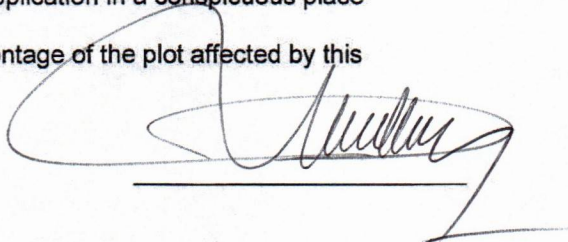
432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF POSTING

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

Pablo Umansky being duly sworn, deposes and
says that he/she is the applicant in the matter of an application before the
Village of Wesley Hills Zoning Board affecting property located at
57 E. Willow Tree Road, Wesley Hills, Town of Ramapo,
Rockland County, New York.

That on the _____ day of _____, 200__, he/she posted the
posters provided by the Zoning Board of the Village of Wesley Hills
giving notice of the hearing on this application in a conspicuous place
visible from every street along the frontage of the plot affected by this
application.



Sworn to before me this

7th day of Nov 20024

J. L.
Notary Public

TRANE LUNGER
Notary Public, State of New York
No. 01LU0016821
Qualified in Rockland County
Commission Expires 11/24/2027

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED


APPLICANT

11/07/24
DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ (x) Variance from the requirement of Section 230-17 Table of Dimensional Requirements ;
- ☐ () 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 addition to a single family dwelling which will have less than the required side yard of 25' (11.5' proposed) and will have more than the maximum impervious surface of .25 (.35 proposed) and building coverage of .10 (.12 proposed).

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.

RECEIVED
VILLAGE OF WESLEY HILLS
JAN 27 2025

BUILDING
PLANNING & ZONING

Item 6.

SUBJECT

11/41.12-2-35
PFEIFFER ETHAN & HANNA B
17 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-34
BRACHFELD MEIRI
19 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-32
FASKOWITZ SHRAGA &
LUBINSKY TZVIYA
14 MARK DRIVE
WESLEY HILLS, NY 10977

11/41.12-2-46
VIENER JOSEPH & HANNA
10 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-39
KRUPKA CHRISTINA
412 E 55TH ST
NEW YORK, NY 10022

RECEIVED
VILLAGE OF WESLEY HILLS
JAN 27 2025
BUILDING
PLANNING & ZONING

11/41.12-2-47
LAZARUS MARK & LINDA
58 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-43
KLAHR SHMUEL & ROCHEL
LEAH
3 ARCADIAN DR
WESLEY HILLS, NY 10977

11/41.12-2-63
ZELMANOVIC DAVID & ELAINE
4 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-11
HAMBURGER ROCHELLE
27 EAST WILLOW TREE ROAD
WESLEY HILLS, NY 10977

11/41.12-2-12
SCHWARTZ YIDEL
170 CLINTON LANE
SPRING VALLEY, NY 10977

11/41.12-2-8
KATZ TAMIR &
SCHNEID SHARONA
38 E WILLOW TREE
SPRING VALLEY, NY 10977

11/41.12-2-7
WYMAN MICHAEL & JUANITA
42 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-2-6
HOROWTIZ FAMILY TRUST
21 ROCHELLE LANE
SPRING VALLEY, NY 10977

11/41.12-2-37
PFEFFER CARL & ORYAH
11 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-17
FEIG FAMILY TRUST
10 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-38
YAMPEL MOSHE & YUDIT
9 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-45
LICHTSCHEIN JULIE
12 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-48
BAIS LUBAVITCH
7-9 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-50
MIKULANINEC JOHN S &
JUDITH L
4 NO SHERRI LA
SPRING VALLEY, NY 10977

11/41.12-2-16
PROVIDER-HAMASPIK OF
ROCKLAND COUNTY INC
58 RT 59
MONSEY, NY 10952

11/41.12-2-49
BL-RES I HOLDINGS LLC
190 WILLIS AVENUE
MINEOLA, NY 11501

11/41.12-2-44.2
FISCHMAN LISA M
C/O OZ COURT CORP.
500 NEW HEMPSTEAD ROAD
NEW CITY, NY 10956

11/41.12-2-41
SILBERBERG CHARLES &
MIRIAM R
7 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-40
FISCHMAN LISA M
9 OZ CT
SPRING VALLEY, NY 10977

11/41.12-1-19
LERER DANIEL & RIVKA
2 SKYLINE TERR
WESLEY HILLS, NY 10977

11/41.12-1-20
HANDLER ASHER
POBOX 580
LAKEWOOD, NJ 08701

11/41.12-2-15
GELMAN CHAYA
6 ARCADIAN DRIVE
WESLEY HILLS, NY 10977

11/41.12-2-64
ABIKZER TZIVYA
6 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-42
ARCADIAN DRIVE LLC
P.O.BOX 350-169
BROOKLYN, NY 11235-0169

11/41.12-2-61
3 MARK DR LLC
PO BOX 580
LAKEWOOD, NJ 08701

11/41.12-2-44.1
RAKOWER DOV & TZIPPY
PO BOX D1800
POMONA, NY 10970

11/41.12-2-14
LEVY LM LEGACY TRUST
4 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-13
FRIEDMAN MOSHE
#1
5103 20TH AVE
BROOKLYN, NY 11204

11/41.12-2-5
GINSBURG MORDECHAI
& SHERI LIVING TRUST
1 ARCADIAN DR
SRPING VALLEY, NY 10977

11/41.12-2-4
UMANKSKY AMALIA
FAMILY TRUST
57 E WILLOW TREE RD
SPRING VALLEY, NY 10977

RECEIVED
VILLAGE OF WESLEY
HILLS
JAN 27 2025
BUILDING,
PLANNING & ZONING
11/41.12-2-2
CONG SHAAR HASHAMAYIM
% J. EISENREICH
71 E WILLOW TREE RD
WESLEY HILLS, NY 10977

11/41.12-2-1
TAMBOR JACOB
2 MARK DRIVE
SPRING VALLEY, NY 10977

11/41.08-2-58.16
BRODY RIKKI
2 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.12-2-10
MAYZ MANUEL S & ESTHER J
30 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-2-9
WIZEL RACHEL
34 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.08-2-58.9
WILLOW TREE MNGT LLC
241 VIOLA RD
MONSEY, NY 10952

11/41.12-2-62
BARKHORDAR SIAMAK & SOROH
T
1907 PREUSS RD
LOS ANGELES, CA 90034

11/41.12-1-5
STEFANSKY AARON & FAYE
DINAH
91 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.12-1-4
HAGER LIPA
2 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-58.1
WILLOW TREE MNGT LLC
241 VIOLA RD
MONSEY, NY 10952

11/41.08-2-58.10
WESTREICH DAYNA
545 WEST END AVE #4A
NEW YORK, NY 10024

11/42.05-1-34
MARVIN DAVID S & ROBIN &
DOREEN & ALAN
11 PARK TERRACE
SPRING VALLEY, NY 10977

11/41.08-2-58.15
RUBE DAVID S & ROSOLYN J
4N ROCHELLE LA
WESLEY HILLS, NY 10977

11/42.05-1-33
SZPILZINGER LEGACY TRUST
2 EAST HILLSIDE CT
SPRING VALLEY, NY 10977

11/41.08-2-57
GRUBER DAVID
4 DEERWOOD RD
SPRING VALLEY, NY 10977

11/42.05-1-32
BERRIOS HUGO & MORALES
BETZABETH
4 EAST HILLSIDE CT
SPRING VALLEY, NY 10977

11/41.08-2-58.2
WILLOW TREE MNGT LLC
241 VIOLA RD
MONSEY, NY 10952

11/42.05-1-31
GAUFF MARY
6 EAST HILLSIDE CT
SPRING VALLEY, NY 10977

11/41.08-2-58.8
HOROWITZ SAUL & GITTY
21 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.11
EISENREICH JOEL & AHUVA
12 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.14
NORMAN ARYEH CHANI
FAMILY TRUST
6 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-56
HOOK JONATHAN & NAOMI
6 DEERWOOD RD
WESLEY HILLS, NY 10977

11/41.08-2-58.12
ADLER ESTHER M & MEYER
10 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.13
MAMMON LAURENCE &
MICHELLE
8 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.3
BRAUNSTEIN SHALOM &
ELIANA
5 ROCHELLE LA
SPRING VALLEY, NY 10977

Item 6.

11/42.05-1-29
KOWALCZYK CLARA E
TRUST
3 EAST HILLSIDE CT
SPRING VALLEY, NY 10977

11/42.05-1-30
GREENFIELD RICHARD &
DELILAH
5 EAST HILLSIDE CT
SPRING VALLEY, NY 10977

11/41.08-2-58.7
MESSNER ALAN & TOVA
15 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.6
FISHKIND ARI & DEBORAH
11 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.4
ZUPNIK JOSEPH & ELISA
7 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.12-2-3.1
STERNHELL JOSHUA &
MIRIAM
5055 COLLINS AVE - APT 5D
MIAMI, FL 33140

11/41.12-2-3.2
STERNHELL JOSHUA & MIRIAM
5055 COLLINS AVE-APT 5D
MIAMI, FL 33140

11/41.12-2-3.3
STERNHELL ELIEZER M
42 N QUINCE LANE
MONSEY, NY 10952

11/841.12-2-11
HAMBURGER ROCHELLE
27 EAST WILLOW TREE ROAD
WESLEY HILLS, NY 10977

RECEIVED
VILLAGE OF WESLEY HILLS

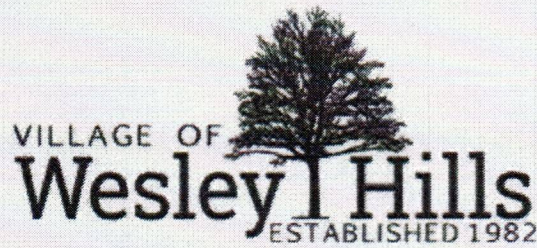
JAN 27 2025

BUILDING,
PLANNING & ZONING

File Attachments for Item:

7. Application submitted by Nancy Rubin on behalf of Kenneth and Tamar Schaum 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 total side yard of 59.9 feet instead of the minimum required of 60 feet, building coverage of .12 instead of the maximum permitted of .10, impervious surface ratio of .409 instead of the maximum permitted of .25 and front yard impervious surface ratio of .269 instead of the maximum permitted of .20.

The subject premises are situated on the east side of Marcus Drive approximately 300 feet south of Village Green, known as 9 Marcus Drive, designated on the Tax Map as Section 41.12 Block 1 Lot 37, in an R-35 Zoning District.



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Dated: September 13, 2024

RECEIVED
VILLAGE OF WESLEY HILLS

Tax Parcel ID#: 41.12-I-37

JAN 17 2025

Address: 9 Marcus Drive

BUILDING,
PLANNING & ZONING

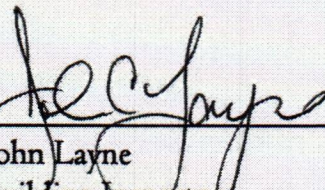
Applicant: Kenneth & Tamar Schaum

BUILDING AND ZONING DEPARTMENT:

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

~>Maximum building coverage of 3,346 square feet when 3,000 square feet 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

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.

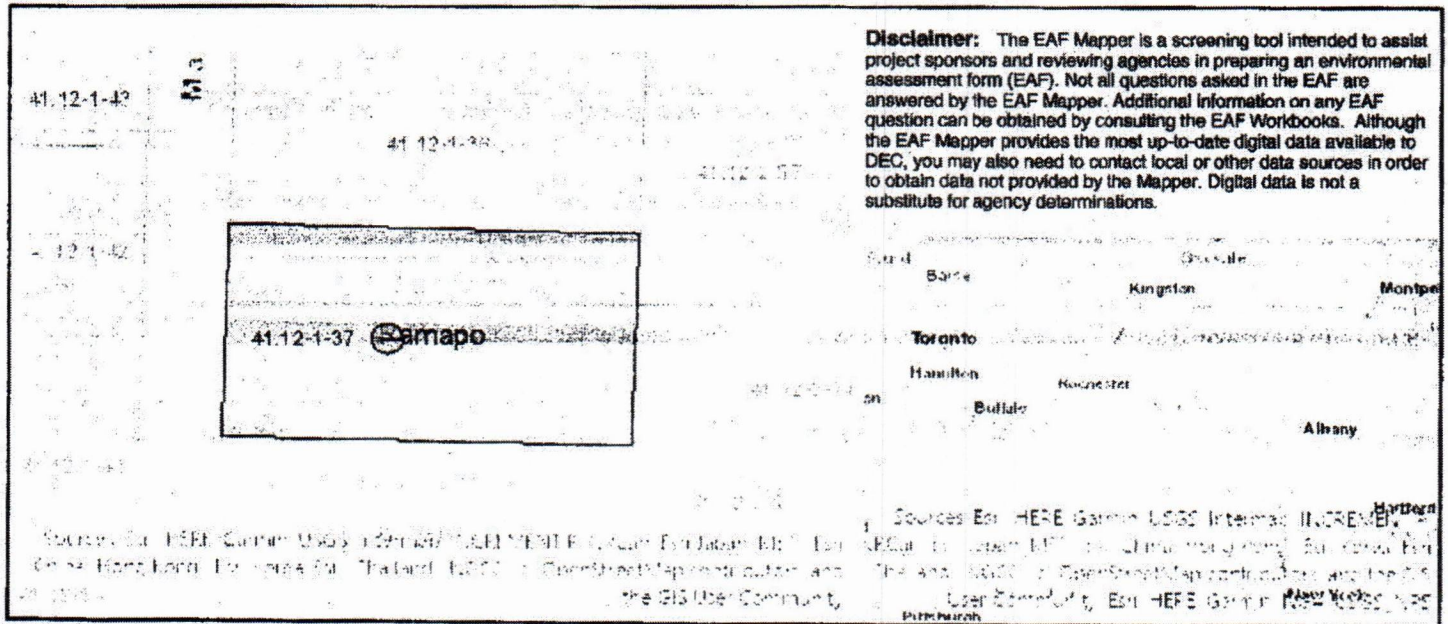
Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map): Schaum			
Brief Description of Proposed Action: Constion of additions to exsting dwelling			
Name of Applicant or Sponsor: Nancy Rubin		Telephone: 845-424-0244 E-Mail: Nancy@LYContractor.com	
Address: 116 Squadron Blvd, Suite 104			
City/PO: New City		State: NY	Zip Code: 10956
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zoning Board, Building Dept., Ramapo DPW & Health Dept.			YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.69 acres 0.01 acres 0.69 acres
4. Check all land uses that occur on, are adjoining or near the proposed action;			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe: Existing system off-site		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Kenneth Schaub</u> Date: <u>1-6-2025</u> Signature: <u>[Signature]</u> Title: <u>owner</u>		

EAF Mapper Summary Report

Sunday, January 5, 2025 9:04 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

9 Marcus Place, Monsey, NY 10952

01/09/2025

RECEIVED
VILLAGE OF WESLEY HILLS
JAN 17 2025
BUILDING,
PLANNING & ZONING

Attached you will find an application to the Zoning Board of Appeals.
We are looking for variances for a couple of non-conforming items.

We are requesting greater building coverage than allowed. The village requires .10 while the existing conditions are 0.111. We are requesting 0.120. The village requires a minimum lot area of 35,000 SF while the existing and proposed conditions are 30,000. The village requires a minimum lot frontage of 100 while the existing and proposed conditions are 125. The village requires a minimum total side yard of 60 while the existing and proposed conditions are 59.9. The village requires a maximum impervious surface ratio of 0.25 while the existing and proposed conditions are 0.409. The village requires a maximum front yard impervious surface ratio of 0.20 while the existing conditions are 0.277 and the proposed conditions are 0.269.

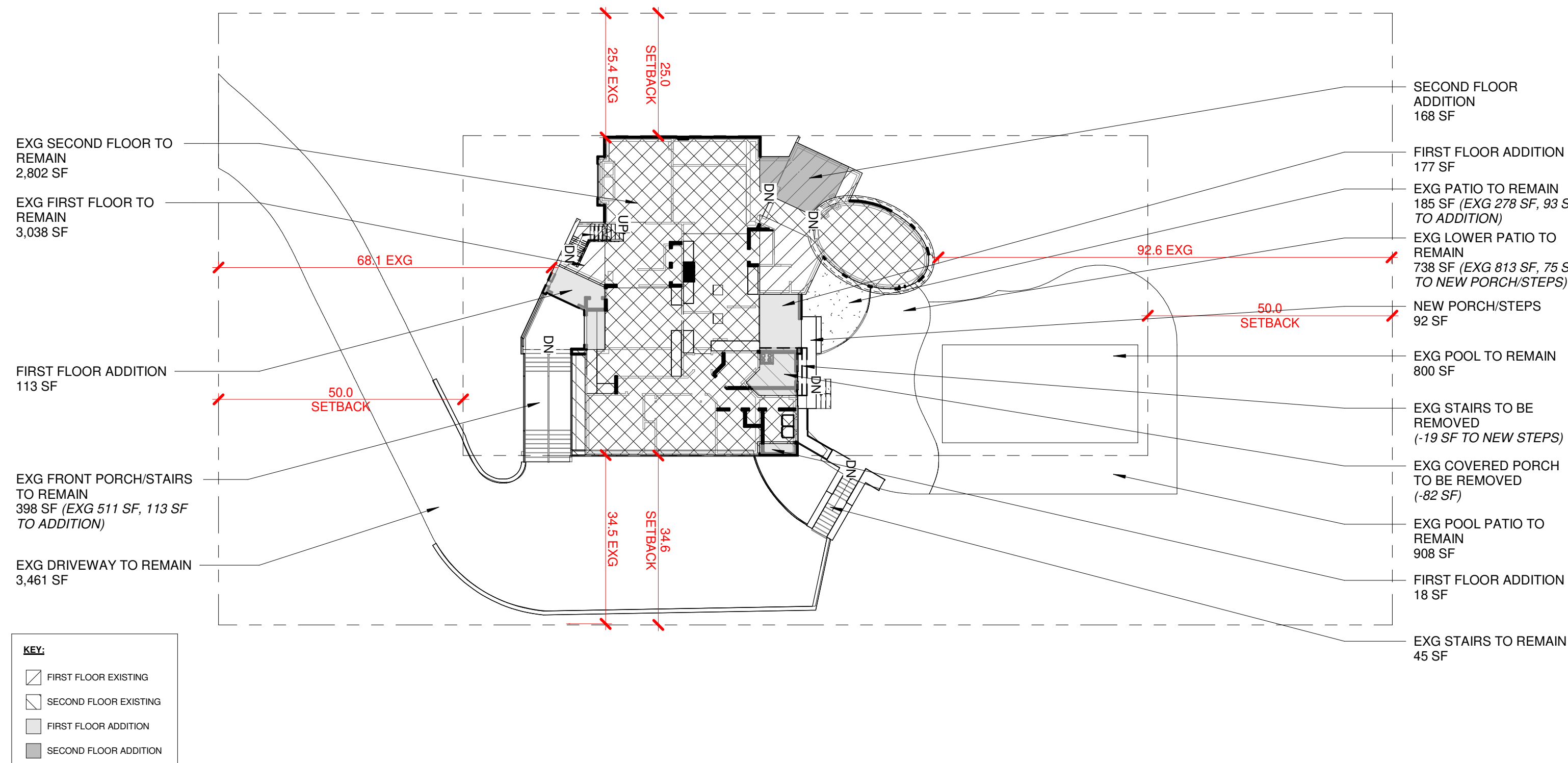
SCHAUM
9 MARCUS DRIVE, MONSEY, NY

DRAWING LIST

T-1	TITLE SHEET
G-1	SPECIFICATIONS
G-2	SPECIFICATIONS
G-3	SPECIFICATIONS
G-4	SPECIFICATIONS
G-5	SPECIFICATIONS
G-6	GENERAL NOTES
G-7	LEGEND AND ABBREVIATIONS
AD-1	DEMOLITION PLAN
A-101	FOUNDATION/BASEMENT PLAN
A-102	FIRST FLOOR PLAN
A-103	SECOND FLOOR PLAN
A-104	ROOF PLAN
A-105	FINISH SCHEDULE
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-203	3D AXONOMETRIC
A-301	BUILDING SECTIONS & WALL SECTION
A-401	STAIR PLANS & SECTIONS
A-402	PARTITION TYPES, RISER DIAGRAMS, & DOOR DETAILS
A-501	SIDING & WINDOW DETAILS
A-502	STUCCO DETAILS
A-503	ROOF DETAILS
S-001	GENERAL NOTES
S-100	FOUNDATION PLAN
S-101	FIRST FLOOR FRAMING PLAN
S-102	SECOND FLOOR FRAMING PLAN
S-103	ROOF AND ATTIC FRAMING PLAN
S-201	TYPICAL DETAILS I
S-202	TYPICAL DETAILS II
S-301	SECTIONS
E-1	FIRST FLOOR ELECTRICAL PLAN
E-2	SECOND FLOOR ELECTRICAL PLAN

PROJECT DESCRIPTION

ADDITION AND RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE.



APPLICABLE BUILDING CODES:

NJAC 5:23-6.1 - RECONSTRUCTION
INTERNATIONAL BUILDING CODE - NJ EDITION 2021
INTERNATIONAL RESIDENTIAL CODE - NJ EDITION 2021
NATIONAL ELECTRICAL CODE 2020
NATIONAL STANDARD PLUMBING CODE 2021
INTERNATIONAL ENERGY CONSERVATION CODE 2021 (Low-Rise Residential)
INTERNATIONAL MECHANICAL CODE 2021
INTERNATIONAL FUEL GAS CODE 2021
BARRIER FREE SUBCODE (Chapter 11 of IBC/2021 & NJAC 5:23-7)
ICC / ANSI A117.1 - 2017

USE GROUP R-5
TYPE OF CONSTRUCTION VB
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

EXTERIOR WALLS LESS THAN 3'-0"
FROM PROPERTY LINE 1 HR.
ALL OTHER EXTERIOR WALLS 0 HR.
INTERIOR WALL 0 HR.
ROOF CONSTRUCTION 0 HR.
FLOOR CONSTRUCTION 0 HR.

DESIGN LOADS:

ROOF 40 P.S.F. LIVE LOAD + 15 P.S.F. DEAD LOAD
1ST FLOOR 40 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD
2ND FLOOR 30 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD
INTERIOR STAIRS 40 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD
DECKS 40 P.S.F. LIVE LOAD + 15 P.S.F. DEAD LOAD
EXTERIOR BALCONIES 60 P.S.F. LIVE LOAD

1. *INDIVIDUAL STAIR THREADS SHALL BE DESIGNED FOR THE UNIFORMLY
DISTRIBUTED LIVE LOAD OR A 300 LB CONCENTRATED LOAD ACTING OVER AN AREA OF
4 SQ. IN. WHICHEVER PRODUCES THE GREATER STRESS.

2. SEISMIC LOADING TO BE BASED ON REQUIREMENTS OF SECTION R301 THE 2021
INTERNATIONAL RESIDENTIAL CODE.

3. WIND SPEED CRITERIA:
INTERPOLATED FROM FIGURE R301.2(4) OF THE INTERNATIONAL RESIDENTIAL CODE
2021, THE DESIGN FOR THIS BUILDING WILL RESIST A WIND SPEED OF 112 MPH.

BUILDING DATA

PROPERTY BLOCK #: 6155
PROPERTY LOT #: 19
EXISTING FIRST FLOOR: 3,038 SF.
EXISTING SECOND FLOOR: 2,800 SF.
TOTAL EXISTING: 5,838 SF.

PROPOSED FIRST FLOOR: 230 SF.
PROPOSED SECOND FLOOR: 269 SF.
TOTAL ADDITION: 499 SF.

EXISTING VOLUME: 62,038 CF.
PROPOSED ADDED VOLUME: 4,468 CF.
PROPOSED TOTAL VOLUME: 66,506 CF.

AREA OF LARGEST FLOOR: 3,268 SF.
TOTAL LAND AREA DISTURBED: 322 SF.

THE FOLLOWING SECTIONS OF THE MECHANICAL CODE OF THE IRC IS INTENDED TO BE A GUIDE AND DOES NOT
RELIEF THE CONTRACTOR AND/OR SUBCONTRACTOR OF THEIR OBLIGATIONS TO BUILD, FABRICATE AND INSTALL
PER THE CURRENT ADOPTED BUILDING CODES.

M1503.2 DOMESTIC COOKING EXHAUST.

WHERE DOMESTIC COOKING EXHAUST EQUIPMENT IS PROVIDED, IT SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. THE FAN FOR OVERHEAD RANGE HOODS ND DOWNDRAFT EXHAUST EQUIPMENT NOT INTEGRAL WITH THE
COOKING APPLIANCE SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 507.
2. OVERHEAD RANGE HOODS AND DOWNDRAFT EXHAUST EQUIPMENT WITH INTEGRAL FANS SHALL COMPLY
WITH UL 507.
3. DOMESTIC COOKING APPLIANCES WITH INTEGRAL DOWNDRAFT EXHAUST EQUIPMENT SHALL BE LISTED AND
LABELED IN ACCORDANCE WITH ANSI Z21.1 OR UL 858
4. MICROWAVE OVENS WITH INTEGRAL EXHAUST FOR INSTALLATION OVER THE COOKING SURFACE SHALL BE
LISTED AND LABELED IN ACCORDANCE WITH UL 923.

M1503.3 EXHAUST DISCHARGE.

DOMESTIC COOKING EXHAUST EQUIPMENT SHALL DISCHARGE TO THE OUTDOORS THROUGH A DUCT. THE DUCT SHALL
HAVE A SMOOTH INTERIOR SURFACE. SHALL BE AIRTIGHT. SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER AND SHALL BE
INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. DUCTS SERVING DOMESTIC COOKING EXHAUST EQUIPMENT SHALL NOT
TERMINATE IN AN ATTIC OR CRAWL SPACE OR AREAS INSIDE THE BUILDING.

EXCEPTION: WHERE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND WHERE MECHANICAL OR
NATURAL VENTILATION IS OTHERWISE PROVIDED, LISTED AND LABELED DUCT-LESS RANGE HOODS SHALL NOT BE
REQUIRED TO DISCHARGE TO THE OUTDOORS.

M1053.5 KITCHEN EXHAUST RATES.

WHERE DOMESTIC KITCHEN COOKING APPLIANCES ARE EQUIPPED WITH DUCTED RANGE HOODS OR DOWN-DRAFT
EXHAUST SYSTEMS, THE FANS SHALL BE SIZED IN ACCORDANCE WITH SECTION M1505.4.4.

M1503.6 MAKEUP AIR REQUIRED.

WHERE ONE OR MORE GAS, LIQUID OR SOLID FUEL-BURNING APPLIANCE THAT IS NEITHER DIRECT-VENT NOR USES A
MECHANICAL DRAFT VENTING SYSTEM IS LOCATED WITHIN A DWELLING UNIT'S AIR BARRIER, EACH EXHAUST SYSTEM
CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (0.19 m³/s) SHALL BE MECHANICALLY OR PASSIVELY
PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEM
SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2.

EXCEPTION: MAKEUP AIR IS NOT REQUIRED FOR EXHAUST SYSTEMS INSTALLED FOR THE EXCLUSIVE PURPOSE OF SPACE
COOLING AND INTENDED TO BE OPERATED ONLY WHEN WINDOWS OR OTHER AIR INLETS ARE OPEN.

M1505.2 RECIRCULATION OF AIR

EXHAUST AIR FROM BATHROOMS AND TOILER ROOMS SHALL NOT BE RECIRCULATED WITH A RESIDENCE OR CIRCULATED
TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS,
TOILET ROOMS AND KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE
BUILDING. THIS SECTION SHALL NOT PROHIBIT THE INSTALLATION OF DUCTLESS RANGE HOODS IN ACCORDANCE WITH THE
EXCEPTION IN SECTION M1503.3.

M1505.3 EXHAUST EQUIPMENT.

EXHAUST FANS AND WHOLE-HOUSE MECHANICAL VENTILATION FANS SHALL BE LISTED AND LABELED AS PROVIDING THE
MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI / AMCA 210-ANSI / ASHRAE 51.

M1505.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM.

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M1505.4.1
THROUGH M1505.4.4

M1505.4.1 SYSTEM DESIGN
THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A
COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE
PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR
HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.

M1505.4.2 SYSTEM CONTROLS.
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE
MANUAL OVERRIDE. CONTROLS SHALL INCLUDE TEXT OR SYMBOL INDICATING THEIR FUNCTION.

M1505.4.3 MECHANICAL VENTILATION RATE.
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE
NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR NOT LESS THAN THAT
DETERMINED BY EQUATION 15-1.

Ventilation rate in cubic feet per minute = (0.01 x total square foot area of house) + [7.5 x (number of bedrooms + 1)]

EXCEPTIONS:

1. VENTILATION RATE CREDIT: THE MINIMUM MECHANICAL VENTILATION RATE DETERMINED IN ACCORDANCE
WITH TABLE M1505.4.3(1) OR EQUATION 15-1 SHALL BE REDUCED BY 30 PERCENT, PROVIDED THAT
BOTH OF THE FOLLOWING CONDITIONS APPLY"

1.1 A DUCTED SYSTEM SUPPLIES VENTILATION AIR DIRECTLY TO EACH BEDROOM AND TO ONE OR
MORE OF THE FOLLOWING ROOMS:
1.1.1 LIVING ROOM.
1.1.2 DINING ROOM.
1.1.3 KITCHEN.

1.2 THE WHOLE-HOUSE VENTILATION SYSTEM IA A BALANCED VENTILATION SYSTEM.

2. PROGRAMMED INTERMITTENT OPERATION: THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS
PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE
OPERATION FOR NOT LESS THAN 25 PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE
PRESCRIBED IN TABLE M1505.4.3(1), BY EQUATION 15-1 OR BY EXCEPTION 1 IS MULTIPLIED BY THE
FACTOR DETERMINED IN A ACCORDANCE WITH TABLE M1505.4.3(2)

TABLE OF DIMENSIONAL REQUIREMENTS: R-35 SINGLE FAMILY RESIDENCE

	MIN. LOT AREA	MIN. LOT FRONTAGE	MIN. LOT WIDTH	MIN. EFFECTIVE SQUARE	MIN. FRONT YARD	MIN. SIDE YARD	MIN. TOTAL SIDE YARD	MIN. REAR YARD	MAX. IMPERVIOUS SURFACE RATIO	MAX. FRONT YARD IMPERVIOUS SURFACE RATIO	MAX. BUILDING COVERAGE	MAX. BUILDING HEIGHT STORIES FEET	MAX. EXPPOSED BUILDING HEIGHT
REQUIRED	35,000 SF	100 FT	125 FT	125 FT	50 FT	25 FT	60 FT	50 FT	7,500 SF	1,250 SF	3,000 SF	2.5 25 FT	40 FT
EXISTING	**30,000	125 FT	125 FT	125 FT	68.1 FT	L: 25.4 FT R:34.5 FT	**59.9 FT	92.6 FT	**9,973 SF	**1,294 SF	**3,138 SF	2 24 FT	36 FT
PROPOSED	**30,000	125 FT	125 FT	125 FT	66.2 FT	L: 25.4 FT R:34.5 FT	**59.9 FT	92.6 FT	**9,973 SF	**1,294 SF	*3,346 SF	2 24 FT	36 FT

* DENOTES A NON-CONFORMITY

** DENOTES A PRE-EXISTING NON-COMFORMITY

IMPERVIOUS SURFACE:

PROPOSED
BUILDING COVERAGE = 3,346 SF
FRONT PORCH/STAIRS = 398 SF
PATIO = 185 SF
LOWER PATIO = 738 SF (-75)
NEW PORCH STEPS = 92 SF
POOL = 800 SF
POOL PATIO = 908 SF +/-
EXTERIOR STAIRS = 45 SF
DRIVEWAY = 3,461 SF +/-

TOTAL = 9,973 SF

TOTAL IMPERVIOUS COVERAGE:
9,973 SF / 30,000 SF = 0.33

BUILDING COVERAGE:

DWELLING: 3,346 SF
3,346 SF / 30,000 = 0.11

IMPERVIOUS IN FRONT YARD:

DRIVEWAY: 1,294 SF

AREA OF FRONT YARD: 6,250 SF

1,294 SF IMPERVIOUS / 6,250 SF = 0.21

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

NOTE TO CONTRACTOR:

ANY DEVIATIONS FROM THIS SET OF CONSTRUCTION DRAWINGS SHALL
NOT BE PERMITTED WITHOUT THE WRITTEN AUTHORIZATION BY THE
ARCHITECT, NO EXCEPTIONS. ANY DEVIATION, BY THE CONTRACTOR
AND / OR OWNER, THAT WILL REQUIRE THIS OFFICE TO REDESIGN ANY
ASPECT OF THESE DRAWINGS OR REQUIRE THIS OFFICE TO ADDRESS
ANY DEVIATIONS WITH THE LOCAL CODE OFFICIAL WILL BE DONE ON A
TIME AND MATERIAL BASIS.



THE FOLLOWING ARE THE PATHS AND OPTIONS FOR COMPLIANCE WITH THE ENERGY EFFICIENCY
REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OF NJ 2021 EDITION:

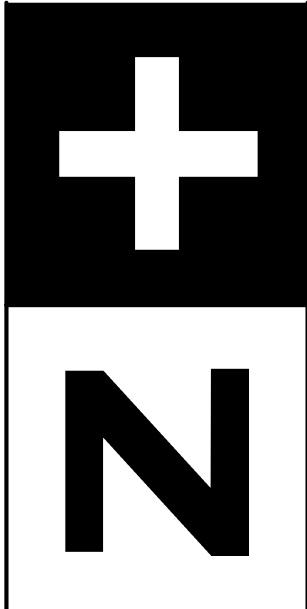
(any deviations from the list below, must be brought to the architects attention prior to any installation or field
changes. Energy compliance must be recalculated with the proposed changes against what has already been
submitted with the permit of these construction documents, any building system that has been modified or
substituted without architects approval and such system installed and now does not comply, shall be replaced at
no additional cost to the owner.)

FOR OUR COMPLIANCE WITH RESCHECK-web: The online program performs the calculations
based on input about the shape and size of the building, the type of insulation and
windows and the type of equipment that the applicant proposes to use. The program simply requires the input of
the areas of the various components, the R-value of insulation, and the U-factor of windows and doors.
Based on Section R402.1.5, entitled "Total UA alternative," the program automatically gives tradeoffs. A
compliance report is generated by the program, which is to be submitted with the permit application. It must meet
or exceed the IECC-R ("passes" by zero percent or better) based on the applicable climate zone location specified
for each municipality.

Regardless of the compliance method chosen, an **additional energy efficiency
package** is required. At least one package from Section R408 IECC, must be included for
compliance: For compliance with RESCheck, Z+ has chosen, " More efficient HVAC equipment performance
option," from the list below.

- ☐ Enhanced envelope performance option;
- ☐ More efficient HVAC equipment performance option;
- ☐ Reduced energy use in service water-heating option;
- ☐ More efficient duct thermal distribution system option; or
- ☐ Improved air sealing and efficient ventilation system option.

BUILDING THERMAL ENVELOPE	R-VALUE	U-FACTOR
FLOORS (ABOVE CRAWL SPACE)	R-47 (4" SPRAY FOAM + R-21 BATT)	
EXTERIOR WALLS	R-21 BATT	
ROOFS	R-41 (3" SPRAY FOAM + R-21 BATT)	
WINDOWS - DOUBLE HUNG		.30
WINDOWS - CASEMENT		.29
WINDOWS - TRANSOM		.27
DOORS < 50% GLASS		.19
DOORS > 50% GLASS		.30



ARCHITECTS

240 WEST CRESCENT AVENUE

ALLENTOWN, NJ 07401

TEL: 201.785.8855

www.zplusarchitects.com

PROJECT TEAM:

Scale:

Mary FitzPatrick Schro

NY LC# 029575-1

SCHAUM
RESIDENCE
9 MARCUS DRIVE, MONSEY, NY

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All dimensions and existing conditions shall be
checked and verified by the contractor before
proceeding with the work.

REV	DATE	DESCRIPTION
1	08/19/2024	REVISION 1

SHEET TITLE:
TITLE SHEET

DESIGN
DELIVERABLE:

PERMIT SET

ISSUE DATE:

06/06/24

PROJECT #:

2318

DRAWN BY:

AR

CHECKED BY:

MS

SHEET NUMBER:

T-1

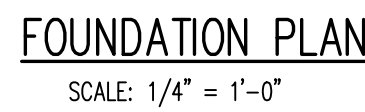


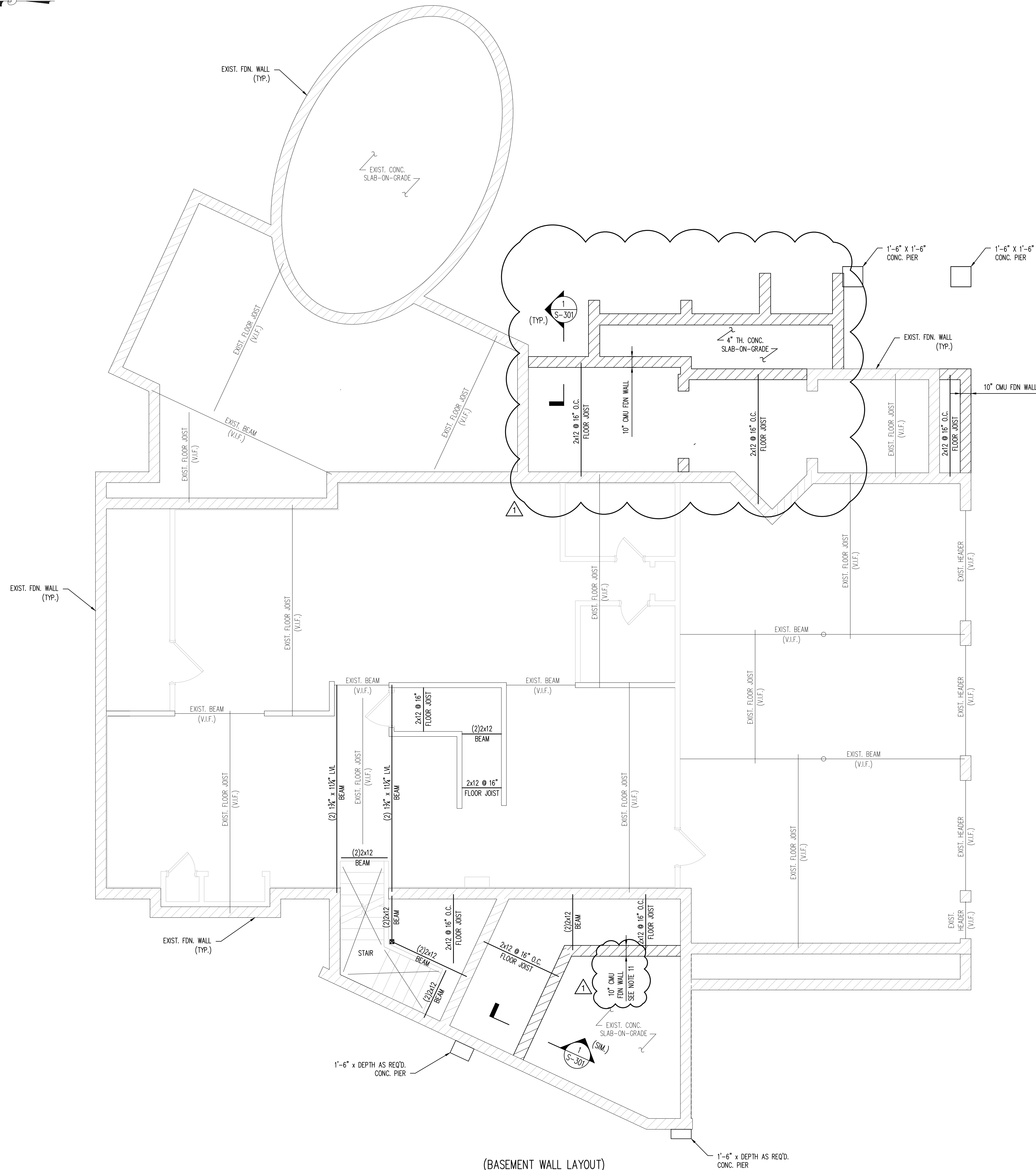
PREPARED FOR:
THE SCHAUM
RESIDENCE

TITLE: STRUCTURAL

SHEET:
S-100

1. FOR ADDITIONAL INFORMATION, SEE ARCHITECTURAL DRAWINGS, PREPARED BY Z+ ARCHITECTS, LLC.
2. FOR GENERAL NOTES, SEE DWG. S-001
3. FOR TYPICAL DETAILS, SEE DWG. S-201 AND S-202
4. EXISTING FOOTINGS ARE SHOWN THUS:
5. EXISTING FOUNDATION WALLS ARE SHOWN THUS:
6. NEW FOOTINGS ARE SHOWN THUS:
7. NEW FOUNDATION WALLS ARE SHOWN THUS:
8. NEW TIMBER BEARING WALLS ARE SHOWN THUS:
ALL BEARING WALLS SHALL BE 2x6 @ 16" O.C., U.O.N.
9. NEW TIMBER PARTITIONS WALLS (NON-LOAD BEARING) ARE SHOWN THUS:
10. TIMBER POSTS SHOWN THUS:
ALL TIMBER POSTS TO BE SQUARE MEMBERS WITH FACE DIMENSION EQUAL TO NOMINAL WALL STUD FRAMING, SEE PLAN
11. TIMBER/STEEL POSTS, ABOVE ONLY, SHOWN THUS:
12. UNLESS SUPPORTED BY A TRANSFER BEAM OR FOUNDATION WALL, PROVIDE POST OF THE SAME SIZE UNDER POSTS LOCATED ABOVE.
13. FOOTING TYPES ARE INDICATED THUS: F2.0x4.0, F3.0, AND F4.0. SEE FOOTING SCHEDULE ON DRAWING S-201 FOR ADDITIONAL INFORMATION.
14. TOP OF WALL ELEVATION TO ALLOW FOR FLUSH FLOOR AT ADDITION WITH EXISTING, ADJACENT FINISHED FLOOR.





(BASEMENT WALL LAYOUT)
FIRST FLOOR FRAMING PLAN

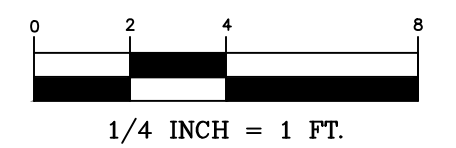
SCALE: 1/4" = 1'-0"

DRAWING NOTES

1. FOR ADDITIONAL INFORMATION, SEE ARCHITECTURAL DRAWINGS, PREPARED BY Z+ ARCHITECTS, LLC.
2. FOR GENERAL NOTES, SEE DWG. S-001
3. FOR TYPICAL DETAILS, SEE DWG. S-201 AND S-202
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5. EXISTING FOUNDATION WALLS ARE SHOWN THUS:
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7. NEW FOUNDATION WALLS ARE SHOWN THUS:
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11. TOP OF WALL ELEVATION TO ALLOW FOR FLUSH FLOOR AT ADDITION WITH EXISTING, ADJACENT FINISHED FLOOR.



REV	DESCRIPTION	DATE
1	INCORPORATE COMMENTS	07/24/24



CHECKED BY: CJD

DRAFTED BY: GK



CHRISTOPHER J. DALY - PE
NY PROFESSIONAL ENGINEER LIC. No. 85270
DATE: 05/30/2024

PREPARED FOR:
**THE SCHAUH
RESIDENCE**

9 MARCUS DRIVE
MONSEY, NEW YORK 10952

TITLE:
**STRUCTURAL
FIRST FLOOR
FRAMING PLAN**

PROJECT #:
24-155

SHEET:
S-101



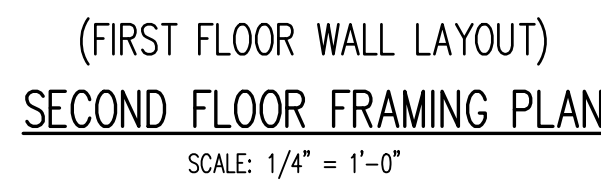
PREPARED FOR:

**THE SCHAUM
RESIDENCE**

9 MARCUS DRIVE
MONSEY, NEW YORK 10952

PROJECT #:	SHEET:
24-155	S-102

1. FOR ADDITIONAL INFORMATION, SEE ARCHITECTURAL DRAWINGS, PREPARED BY Z+ ARCHITECTS, LLC.
2. FOR GENERAL NOTES, SEE DWG. S-001
3. FOR TYPICAL DETAILS, SEE DWG. S-201 AND S-202
4. EXISTING FOOTINGS ARE SHOWN THUS:
5. EXISTING FOUNDATION WALLS ARE SHOWN THUS:
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7. NEW FOUNDATION WALLS ARE SHOWN THUS:
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9. NEW TIMBER PARTITIONS (NON-LOAD BEARING) ARE SHOWN THUS:
10. TIMBER POSTS SHOWN THUS: ALL TIMBER POSTS TO BE SQUARE MEMBERS WITH FACE DIMENSION EQUAL TO NOMINAL WALL STUD FRAMING, SEE PLAN
11. TIMBER/STEEL POSTS, ABOVE ONLY, SHOWN THUS:
12. UNLESS SUPPORTED BY A TRANSFER BEAM OR FOUNDATION WALL, PROVIDE POST OF THE SAME SIZE UNDER POSTS LOCATED ABOVE.

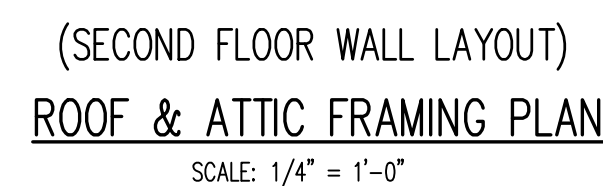


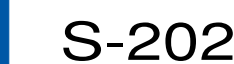
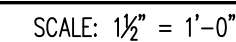


TITLE: STRUCTURAL
ROOF and ATTIC
FRAMING PLAN

PROJECT #:	SHEET:
24-155	S-103

1. FOR ADDITIONAL INFORMATION, SEE ARCHITECTURAL DRAWINGS, PREPARED BY Z+ ARCHITECTS, LLC.
2. FOR GENERAL NOTES, SEE DWG. S-001
3. FOR TYPICAL DETAILS, SEE DWG. S-201 AND S-202
4. EXISTING FOOTINGS ARE SHOWN THUS:
5. EXISTING FOUNDATION WALLS ARE SHOWN THUS:
6. NEW FOOTINGS ARE SHOWN THUS:
7. NEW FOUNDATION WALLS ARE SHOWN THUS:
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9. NEW TIMBER PARTITIONS (NON-LOAD BEARING) ARE SHOWN THUS:
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11. TIMBER/STEEL POSTS, ABOVE ONLY, SHOWN THUS: ☐
12. UNLESS SUPPORTED BY A TRANSFER BEAM OR FOUNDATION WALL, PROVIDE POST OF THE SAME SIZE UNDER POSTS LOCATED ABOVE.







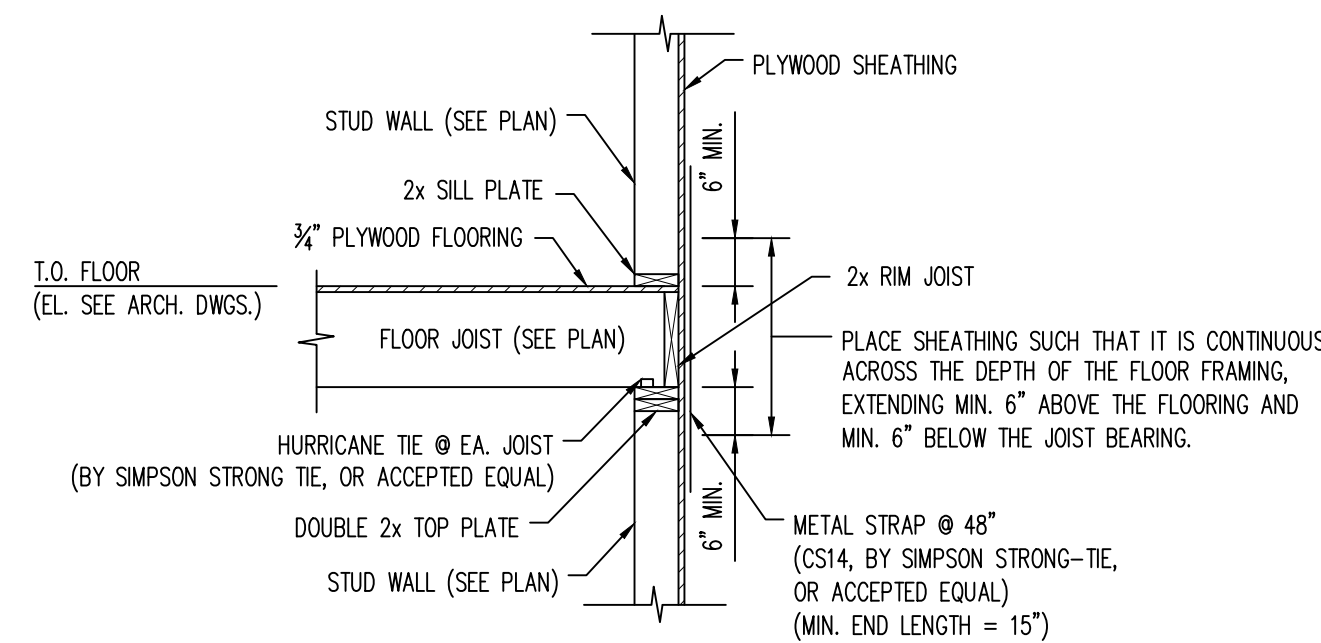
PREPARED FOR:
THE SCHAUM
RESIDENCE

STRUCTURAL

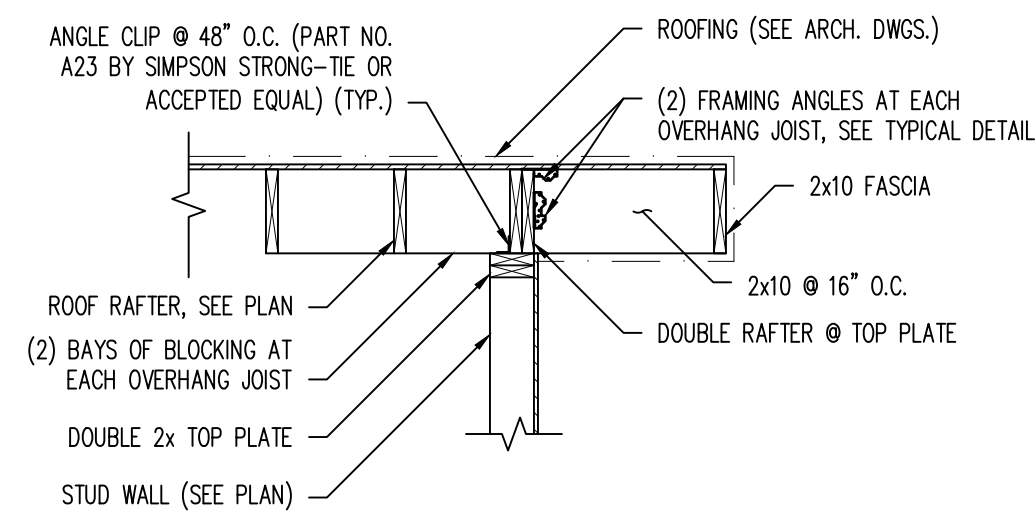
SECTIONS

24-155

S-301



4 SECTION
S-301 SCALE: 1/2" =



3 SECTION
S-301 SCALE: 1/2" =

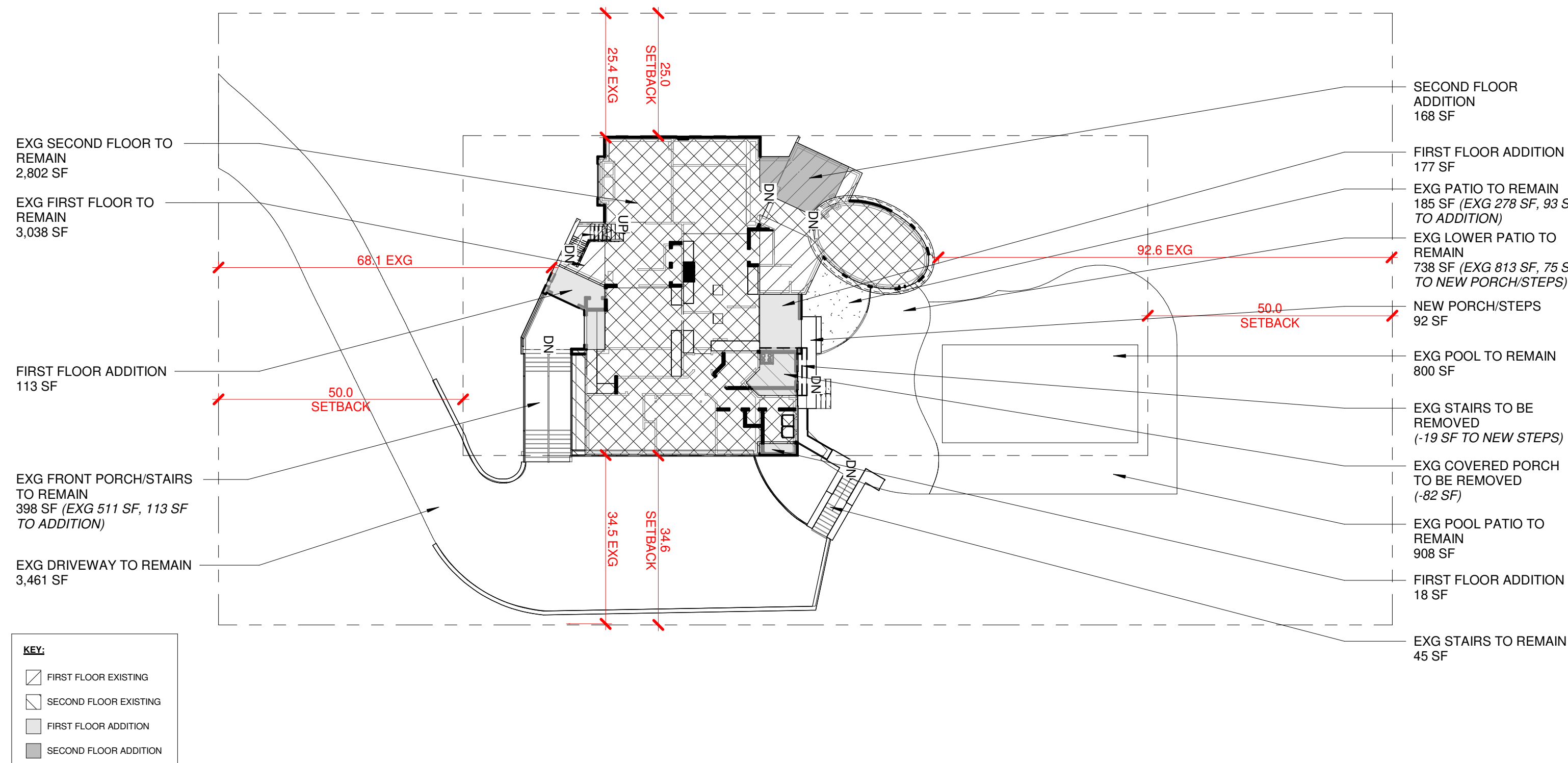
SCHAUM
9 MARCUS DRIVE, MONSEY, NY

DRAWING LIST

T-1	TITLE SHEET
G-1	SPECIFICATIONS
G-2	SPECIFICATIONS
G-3	SPECIFICATIONS
G-4	SPECIFICATIONS
G-5	SPECIFICATIONS
G-6	GENERAL NOTES
G-7	LEGEND AND ABBREVIATIONS
AD-1	DEMOLITION PLAN
A-101	FOUNDATION/BASEMENT PLAN
A-102	FIRST FLOOR PLAN
A-103	SECOND FLOOR PLAN
A-104	ROOF PLAN
A-105	FINISH SCHEDULE
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-203	3D AXONOMETRIC
A-301	BUILDING SECTIONS & WALL SECTION
A-401	STAIR PLANS & SECTIONS
A-402	PARTITION TYPES, RISER DIAGRAMS, & DOOR DETAILS
A-501	SIDING & WINDOW DETAILS
A-502	STUCCO DETAILS
A-503	ROOF DETAILS
S-001	GENERAL NOTES
S-100	FOUNDATION PLAN
S-101	FIRST FLOOR FRAMING PLAN
S-102	SECOND FLOOR FRAMING PLAN
S-103	ROOF AND ATTIC FRAMING PLAN
S-201	TYPICAL DETAILS I
S-202	TYPICAL DETAILS II
S-301	SECTIONS
E-1	FIRST FLOOR ELECTRICAL PLAN
E-2	SECOND FLOOR ELECTRICAL PLAN

PROJECT DESCRIPTION

ADDITION AND RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE.



THE FOLLOWING SECTIONS OF THE MECHANICAL CODE OF THE IRC IS INTENDED TO BE A GUIDE AND DOES NOT RELIEF THE CONTRACTOR AND/OR SUBCONTRACTOR OF THEIR OBLIGATIONS TO BUILD, FABRICATE AND INSTALL PER THE CURRENT ADOPTED BUILDING CODES.

M1503.2 DOMESTIC COOKING EXHAUST.

WHERE DOMESTIC COOKING EXHAUST EQUIPMENT IS PROVIDED, IT SHALL COMPLY WITH ONE OF THE FOLLOWING:

- THE FAN FOR OVERHEAD RANGE HOODS ND DOWNDRAFT EXHAUST EQUIPMENT NOT INTEGRAL WITH THE COOKING APPLIANCE SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 507.
- OVERHEAD RANGE HOODS AND DOWNDRAFT EXHAUST EQUIPMENT WITH INTEGRAL FANS SHALL COMPLY WITH UL 507.
- DOMESTIC COOKING APPLIANCES WITH INTEGRAL DOWNDRAFT EXHAUST EQUIPMENT SHALL BE LISTED AND LABELED IN ACCORDANCE WITH ANSI Z21.1 OR UL 858
- MICROWAVE OVENS WITH INTEGRAL EXHAUST FOR INSTALLATION OVER THE COOKING SURFACE SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 923.

M1503.3 EXHAUST DISCHARGE.

DOMESTIC COOKING EXHAUST EQUIPMENT SHALL DISCHARGE TO THE OUTDOORS THROUGH A DUCT. THE DUCT SHALL HAVE A SMOOTH INTERIOR SURFACE. SHALL BE AIRTIGHT. SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. DUCTS SERVING DOMESTIC COOKING EXHAUST EQUIPMENT SHALL NOT TERMINATE IN AN ATTIC OR CRAWL SPACE OR AREAS INSIDE THE BUILDING.

EXCEPTION: WHERE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND WHERE MECHANICAL OR NATURAL VENTILATION IS OTHERWISE PROVIDED, LISTED AND LABELED DUCT-LESS RANGE HOODS SHALL NOT BE REQUIRED TO DISCHARGE TO THE OUTDOORS.

M1053.5 KITCHEN EXHAUST RATES.

WHERE DOMESTIC KITCHEN COOKING APPLIANCES ARE EQUIPPED WITH DUCTED RANGE HOODS OR DOWN-DRAFT EXHAUST SYSTEMS, THE FANS SHALL BE SIZED IN ACCORDANCE WITH SECTION M1505.4.4.

M1503.6 MAKEUP AIR REQUIRED.

WHERE ONE OR MORE GAS, LIQUID OR SOLID FUEL-BURNING APPLIANCE THAT IS NEITHER DIRECT-VENT NOR USES A MECHANICAL DRAFT VENTING SYSTEM IS LOCATED WITHIN A DWELLING UNIT'S AIR BARRIER, EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (0.19 m3/s) SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEM SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2.

EXCEPTION: MAKEUP AIR IS NOT REQUIRED FOR EXHAUST SYSTEMS INSTALLED FOR THE EXCLUSIVE PURPOSE OF SPACE COOLING AND INTENDED TO BE OPERATED ONLY WHEN WINDOWS OR OTHER AIR INLETS ARE OPEN.

M1505.2 RECIRCULATION OF AIR

EXHAUST AIR FROM BATHROOMS AND TOILER ROOMS SHALL NOT BE RECIRCULATED WITH A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS AND KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. THIS SECTION SHALL NOT PROHIBIT THE INSTALLATION OF DUCTLESS RANGE HOODS IN ACCORDANCE WITH THE EXCEPTION IN SECTION M1503.3.

M1505.3 EXHAUST EQUIPMENT.

EXHAUST FANS AND WHOLE-HOUSE MECHANICAL VENTILATION FANS SHALL BE LISTED AND LABELED AS PROVIDING THE MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI / AMCA 210-ANSI / ASHRAE 51.

M1505.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM.

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M1505.4.1 THROUGH M1505.4.4

M1505.4.1 SYSTEM DESIGN
THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.

M1505.4.2 SYSTEM CONTROLS.
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE. CONTROLS SHALL INCLUDE TEXT OR SYMBOL INDICATING THEIR FUNCTION.

M1505.4.3 MECHANICAL VENTILATION RATE.
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR NOT LESS THAN THAT DETERMINED BY EQUATION 15-1.

Ventilation rate in cubic feet per minute = (0.01 x total square foot area of house) + [7.5 x (number of bedrooms + 1)]

EXCEPTIONS:
1. VENTILATION RATE CREDIT: THE MINIMUM MECHANICAL VENTILATION RATE DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15-1 SHALL BE REDUCED BY 30 PERCENT, PROVIDED THAT BOTH OF THE FOLLOWING CONDITIONS APPLY:
1.1 A DUCTED SYSTEM SUPPLIES VENTILATION AIR DIRECTLY TO EACH BEDROOM AND TO ONE OR MORE OF THE FOLLOWING ROOMS:
1.1.1 LIVING ROOM.
1.1.2 DINING ROOM.
1.1.3 KITCHEN.

1.2 THE WHOLE-HOUSE VENTILATION SYSTEM IA A BALANCED VENTILATION SYSTEM.
2. PROGRAMMED INTERMITTENT OPERATION: THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25 PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M1505.4.3(1), BY EQUATION 15-1 OR BY EXCEPTION 1 IS MULTIPLIED BY THE FACTOR DETERMINED IN A ACCORDANCE WITH TABLE M1505.4.3(2)

TABLE OF DIMENSIONAL REQUIREMENTS: R-35 SINGLE FAMILY RESIDENCE

	MIN. LOT AREA	MIN. LOT FRONTAGE	MIN. LOT WIDTH	MIN. EFFECTIVE SQUARE	MIN. FRONT YARD	MIN. SIDE YARD	MIN. TOTAL SIDE YARD	MIN. REAR YARD	MAX. IMPERVIOUS SURFACE RATIO	MAX. FRONT YARD IMPERVIOUS SURFACE RATIO	MAX. BUILDING COVERAGE	MAX. BUILDING HEIGHT STORIES FEET	MAX. EXPOSED BUILDING HEIGHT
REQUIRED	35,000 SF	100 FT	125 FT	125 FT	50 FT	25 FT	60 FT	50 FT	7,500 SF	1,250 SF	3,000 SF	2.5 25 FT	40 FT
EXISTING	**30,000	125 FT	125 FT	125 FT	68.1 FT	L: 25.4 FT R:34.5 FT	**59.9 FT	92.6 FT	**9,973 SF	**1,294 SF	**3,138 SF	2 24 FT	36 FT
PROPOSED	**30,000	125 FT	125 FT	125 FT	66.2 FT	L: 25.4 FT R:34.5 FT	**59.9 FT	92.6 FT	**9,973 SF	**1,294 SF	*3,346 SF	2 24 FT	36 FT

* DENOTES A NON-CONFORMITY

** DENOTES A PRE-EXISTING NON-COMFORMITY

IMPERVIOUS SURFACE:

PROPOSED
BUILDING COVERAGE = 3,346 SF
FRONT PORCH/STAIRS = 398 SF
PATIO = 185 SF
LOWER PATIO = 738 SF (-75)
NEW PORCH STEPS = 92 SF
POOL = 800 SF
POOL PATIO = 908 SF +/-
EXTERIOR STAIRS = 45 SF
DRIVEWAY = 3,461 SF +/-

TOTAL = 9,973 SF

TOTAL IMPERVIOUS COVERAGE:
9,973 SF / 30,000 SF = 0.33

BUILDING COVERAGE:

DWELLING: 3,346 SF
3,346 SF / 30,000 = 0.11

IMPERVIOUS IN FRONT YARD:

DRIVEWAY: 1,294 SF

AREA OF FRONT YARD: 6,250 SF

1,294 SF IMPERVIOUS / 6,250 SF = 0.21

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

NOTE TO CONTRACTOR:

ANY DEVIATIONS FROM THIS SET OF CONSTRUCTION DRAWINGS SHALL NOT BE PERMITTED WITHOUT THE WRITTEN AUTHORIZATION BY THE ARCHITECT, NO EXCEPTIONS. ANY DEVIATION, BY THE CONTRACTOR AND / OR OWNER, THAT WILL REQUIRE THIS OFFICE TO REDESIGN ANY ASPECT OF THESE DRAWINGS OR REQUIRE THIS OFFICE TO ADDRESS ANY DEVIATIONS WITH THE LOCAL CODE OFFICIAL WILL BE DONE ON A TIME AND MATERIAL BASIS.



THE FOLLOWING ARE THE PATHS AND OPTIONS FOR COMPLIANCE WITH THE ENERGY EFFICIENCY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OF NJ 2021 EDITION:

(any deviations from the list below, must be brought to the architects attention prior to any installation or field changes. Energy compliance must be recalculated with the proposed changes against what has already been submitted with the permit of these construction documents, any building system that has been modified or substituted without architects approval and such system installed and now does not comply, shall be replaced at no additional cost to the owner.)

FOR OUR COMPLIANCE WITH RESCHECK-web: The online program performs the calculations based on input about the shape and size of the building, the type of insulation and windows and the type of equipment that the applicant proposes to use. The program simply requires the input of the areas of the various components, the R-value of insulation, and the U-factor of windows and doors. Based on Section R402.1.5, entitled "Total UA alternative," the program automatically gives tradeoffs. A compliance report is generated by the program, which is to be submitted with the permit application. It must meet or exceed the IECC-R ("passes" by zero percent or better) based on the applicable climate zone location specified for each municipality.

Regardless of the compliance method chosen, an **additional energy efficiency package** is required. At least one package from Section R408 IECC, must be included for compliance: For compliance with RESCheck, Z+ has chosen, " More efficient HVAC equipment performance option," from the list below.

- Enhanced envelope performance option;
- More efficient HVAC equipment performance option;
- Reduced energy use in service water-heating option;
- More efficient duct thermal distribution system option; or
- Improved air sealing and efficient ventilation system option.

BUILDING THERMAL ENVELOPE	R-VALUE	U-FACTOR
FLOORS (ABOVE CRAWL SPACE)	R-47 (4" SPRAY FOAM + R-21 BATT)	
EXTERIOR WALLS	R-21 BATT	
ROOFS	R-41 (3" SPRAY FOAM + R-21 BATT)	
WINDOWS - DOUBLE HUNG		.30
WINDOWS - CASEMENT		.29
WINDOWS - TRANSOM		.27
DOORS < 50% GLASS		.19
DOORS > 50% GLASS		.30



ARCHITECTS

240 WEST CRESCENT AVENUE
ALLENTOWN, NJ 07401

TEL: 201.785.8855
www.zplusarchitects.com

PROJECT TEAM:

Arch:

Mary FitzPatrick Schro
NY LC# 029575-1

SCHAUM
RESIDENCE
9 MARCUS DRIVE, MONSEY, NY

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All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.

REV	DATE	DESCRIPTION
1	08/19/2024	REVISION 1

SHEET TITLE:
TITLE SHEET

DESIGN DELIVERABLE:

PERMIT SET

ISSUE DATE:

06/06/24

PROJECT #:

2318

DRAWN BY:

AR

CHECKED BY:

MS

SHEET NUMBER:

T-1

PART IName of Municipality VILLAGE OF WESLEY HILLS Date 11/26/24

Please check all that apply:

☐ Planning Board	☐ Architectural Board	RECEIVED VILLAGE OF WESLEY HILLS JAN 17 2025 BUILDING, PLANNING & ZONING
☒ Zoning Board of Appeals	☐ Historical Board	
☐ Municipal Board		
☐ Subdivision	☐ Pre-preliminary/Sketch	
☐ Number of Lots	☐ Preliminary	
☐ Site Plan	☐ Final	
☐ Special Permit	☐ Conditional Use	
☐ Zoning Code Amendment	☐ Zone Change	
☒ Variance * (Fill out Part II of this form.)		

Project Name: _____

Applicant: Nancy Rubin Phone # 845-424-0244Address 16 Squadron Blvd, New City, NY 10956
Street Name & Number (Post Office) State Zip codeProperty Owner: Kenneth + Tamar Schaum Phone # 718-288-1653Address 9 Marcus Drive Monsey, NY 10952
Street Name & Number (Post Office) State Zip codeEngineer/Architect/Surveyor: 2 Plus Architects Phone # 201-785-8855Address 240 West Crescent Ave Allendale, NJ 07401
Street Name & Number (Post Office) State Zip codeAttorney: N/A Phone # _____Address _____
Street Name & Number (Post Office) State Zip codeContact Person: Nancy Rubin Phone # _____Address 16 Squadron Blvd, Suite 104 New City, NY 10956
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41-12 Block 1 Lot(s) 37
 Section _____ Block _____ Lot(s) _____

Location: On the East side of Marcus Drive,
300 feet Path of Village Green.

Acreage of Parcel 30K SF **Zoning District** R-35
School District East Ramapo **Postal District** 10952

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

We are looking to build a small extension and a renovation
of the kitchen and dining room. See attached narrative for
the Variances we're applying for.

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? No

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

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

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

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

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

_____ State or County Road

_____ State or County Park

_____ Long Path

_____ County Stream

_____ Municipal Boundary

_____ County Facility

List name(s) of facility checked above. _____

Applicant's Signature and Certification

State of New York)

County of Rockland) SS.:

Town/Village of Westey Hills)

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

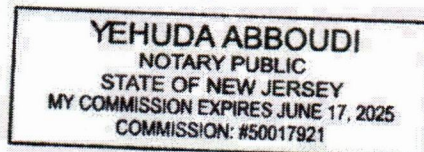
Mailing Address

Nancy Rubin
16 Squaron Blvd
Gr 104
New City, NY 10976

SWORN to before this

24th day of November, 2024

[Signature]
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, Nancy Rubin, being duly ^{affirm}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

nr Nancy Rubin
16 Squadron Blvd
Suite 104
New City, NY 10956

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

2. To the Zoning Board of 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;
 () 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 small extension and a renovation of the kitchen and dining room

3. Premises affected are in a R-35 zone and from the town of Ramapo tax map, the property is know as Section 41.12, Block, 1, Lot(s) 37.

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

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

(if none, so state)

- a. Name and address of officer or employee N/A
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

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

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

Mailing Address

Nancy Rubin
16 Squadron Blvd, Suite 104
New City, NY 10956 *NR*

SWORN to before this

26th day of November, 2023

[Signature]
 Notary Public

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

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Kenneth Schaum being ^{affirm} ~~duly~~ sworn, hereby
 depose and say that I reside at: 9 Marcus Drive, Monsey, NY 10952

in the county of Rockland in the state of NY

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

9 Marcus Drive, Monsey, NY 10952

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

Said premises have been in my/its possession since 19 94. Said premises are
 also known and designated on the Town of Ramapo Tax Map as:
 section 41.12 block 1 lot(s) 37

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

Owner

Mailing Address

Kenneth Schaum9 Marcus DriveMonsey NY 10952

SWORN to before this

25 day of November, 20 24

[Signature]
 Notary Public

Notary Public
 State of New York
 Qualified in Rockland
 Marshall F Katz
 Reg #01KA6167354
 Commission Expires: 5/27/27

* 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

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills

I, Nancy Rubin being duly ^{attested} sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the Zoning (board) in the town/village of Wesley Hills affecting property located at 9 Marcus Drive, Monsey, NY 10952, Rockland County, New York.

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

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

See attached

SWORN to before this

26th day of November, 20 24


Notary Public

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

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 }

Kenneth Schaub being duly sworn, deposes and
 says that he/she resides at 9 Marcus Drive

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. 41.12 Lot No. 37 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: Kenneth Schaub

Address: 9 Marcus Drive

Monsey NY 10952

Sworn to before me this

25 day of November 2024

[Signature]
 Notary Public

Notary Public
 State of New York
 Qualified in Rockland
 Marshall F Katz
 Reg #01KA6167354
 Commission Expires: 9/28/27

RECEIVED
 VILLAGE OF WESLEY HILLS

JAN 17, 2025

BUILDING,
 PLANNING & ZONING

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Nancy Rubin
APPLICANT

11/26/24
DATED

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JAN 17 2025

BUILDING,
PLANNING & ZONING

11/41.16-1-99
WEISZ MEIR & MIREL N
9 SHERRI LA
SPRING VALLEY, NY 10977

11/41.11-2-24
GORBUNOV MIKHAIL &
KRASOV MARINA
5 KENTOR LA
MONSEY, NY 10952

11/41.12-2-52
STERN SAMUEL & TOVA
8 N SHERRI LANE
WESLEY HILLS, NY 10977

11/41.16-1-89
BREUER SAMUEL
33 SKYLARK DR
WESLEY HILLS, NY 10977

11/41.16-1-25
ANAYANNIS FAMILY TRUST
THE
L/E
14 SHERRI LA
SPRING VALLEY, NY 10977

11/41.16-1-5
FINE JOSEPH S & SHIRA M
11 SHERRI LA
SPRING VALLEY, NY 10977

11/41.16-1-6
TREITEL GITTY
13 SHERRI LANE
SPRING VALLEY, NY 10977

11/41.16-1-2
JAEGER LINDA
15 MARCUS DR
MONSEY, NY 10952

11/41.16-1-7
STEIN MARIA
15 SHERRI LA
WESLEY HILLS, NY 10977

11/41.12-1-40
ROSENBERG SHIMON & CHAYA
12 MARCUS DR
MONSEY, NY 10952

11/41.16-1-1
MARCUS HOLDINGS LLC
#301
110 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

11/41.11-2-30
HALPERT ETHAN AND
ELISSA ESTHER
1 EARL COURT
WESLEY HILLS, NY 10952

11/41.12-2-57
DEUTSCH JEFFREY & LEAH T
7 N SHERRI LA
SPRING VALLEY, NY 10977

11/41.16-1-88
35 SKYLARK LLC
SUITE 118
46 MAIN ST
MONSEY, NY 10952

11/41.16-1-26
PRIDGEN SYLVIA L
WILLIAM A
12 SHERRI LA
SPRING VALLEY, NY 10977

11/41.16-1-3
ELI & MERYL REV TRUST
17 MARCUS DR
MONSEY, NY 10952

11/41.11-2-32
SCHEINBERG JOSHUA & GAIL
12 KENTOR LANE
MONSEY, NY 10952

11/41.16-1-8
KARMEL EPHRAIM & SARAH
17 SHERRI LANE
SPRING VALLEY, NY 10977

11/41.11-2-34
HAGLER TUVIA & SHOSHANAH
8 KENTOR LA
MONSEY, NY 10952

11/41.12-1-38
SCHWALB TAMAR &
DAVID
11 MARCUS DRIVE
WESLEY HILLS, NY 10952

11/41.11-2-31
RICHMAN HOWARD S & MAYA
9 KENTOR LA
MONSEY, NY 10952

11/41.12-1-43
BLOCK KARL S & SHARI A
6 MARCUS DR
MONSEY, NY 10952

11/41.16-1-27
KLEIN YOSEF & BLIMIE
10 SHERRI LANE
SPRING VALLEY, NY 10977

11/41.16-1-87
WAINHAUS SAMUEL &
BASHIE
42 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-4
GERSHUNY WOLF LAUREN
& WOLF HARRIET
19 MARCUS DR
MONSEY, NY 10952

11/41.15-2-1
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

11/41.16-1-9
MEHU GUIRY &
LOUISIUS-MEHU MAUD
19 SHERRI LA
SPRING VALLEY, NY 10977

11/41.11-2-33
ZIEGLER HIRSCH J & FAY
5 DORCHESTER CT
POMONA, NY 10970-4510

11/41.12-1-39
MECHLIN MERYS
13 MARCUS DR
MONSEY, NY 10952

11/41.12-2-27
ABRAHAM MIRIAM &
ZALTZ ARI
26 ARCADIAN DR
SPRING VALLEY, NY 10977

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JAN 17, 2025
BUILDING,
PLANNING & ZONING

11/41.12-2-28
**LITENATSKY MOSHE C &
HAGLER TZIPORA T &
MELISSA J**
28 ARCADIAN DRIVE
WESLEY HILLS, NY 10977

11/41.11-2-29
**KORMAN ISSAC & ELIEZER &
GERBER SARAH**
3 EARL COURT
MONSEY, NY 10952

11/41.11-2-25
EARL COURT REALTY LLC
1621 58 STREET
BROOKLYN, NY 11204

11/41.11-2-28
HUGHES JOHN H & ROSANNE P
5 EARL CT
MONSEY, NY 10952

11/41.12-2-29
TREITEL ELLIOT & TIFFANY
30 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.11-2-27
KELLER EFRAIM & BAILA
7 EARL CT
MONSEY, NY 10952

11/41.12-1-44
RADZANOWER ESTER
18 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-46
GIANOS JOHN & SOPHIA
14 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-2-14
SPIER JOEL & DEBORAH
10 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-2-59
**SOROTZKIN AARON &
ESTHER**
3 SHERRI LANE NORTH
SPRING VALLEY, NY 10977

11/41.12-2-30
**FRIEDMAN DAVID &
KLEIN PHYLLIS**
23 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-1-41
BHARDWAJ SUSHIL & RITA
10 MARCUS DR
MONSEY, NY 10952

11/41.12-2-54
12 NORTH SHERRI LANE LLC
12 N SHERRI LA
SPRING VALLEY, NY 10977

11/41.12-1-42
FRANKEL JAY & CHERYL
8 MARCUS DR
MONSEY, NY 10952

11/41.12-1-36
**WAINTRAUB ALAN J &
JOYCE S**
7 MARCUS DR
MONSEY, NY 10952

11/41.12-1-21
5 SKYLINE TERRACE LLC
1 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-2-51
PINCUS DOV & ELLEN
6 SHERRI LA N
SPRING VALLEY, NY 10977

11/41.12-1-47
**ROZENBERG BARRY S &
SHIRA T**
12 VILLAGE GREEN
WESLEY HILLS, NY 10952

11/41.12-1-34
**REIFER ABRAHAM JOSHUA
& HENCHE**
1537 50TH ST
BROOKLYN, NY 11219

11/41.12-2-50
**MIKULANINEC JOHN S &
JUDITH L**
4 NO SHERRI LA
SPRING VALLEY, NY 10977

11/41.12-2-56
GAYER ISRAEL & LIBBY
14 N SHERRI LA
SPRING VALLEY, NY 10977

11/41.12-2-55
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

11/41.12-1-37
SCHAUM KENNETH & TAMAR
9 MARCUS DR
MONSEY, NY 10952

11/41.12-2-53
BERLIN LANA & GERTRUDE
10 NO SHERRI LA
SPRING VALLEY, NY 10977

11/41.11-2-26
**SCHEINER LIBA &
FRIEDMAN ZVI**
6 EARL COURT
MONSEY, NY 10952

11/41.12-1-35
**NIMCHINSKY AKIVA &
SHOSHANA**
5 MARCUS DR
MONSEY, NY 10952

11/41.12-1-45
SAUNDERS JAY LEGACY TRUST
16 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-2-58
SCHWARTZ MILTON
5 SHERRI LN N
SPRING VALLEY, NY 10977

11/41.12-2-48
BAIS LUBAVITCH
7-9 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-60
SARFATY ELIAHU
1 NO SHERRI LN
SPRING VALLEY, NY 10977

11/41.12-1-33
ELKOBI MORDCHAI & DONA
1 MARCUS DR
MONSEY, NY 10952

11/41.12-1-30
AARON TZVI & ALLIE
13 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-22
TRUST UNDER THE SEVENTH
WILL OF HIRSCH NATHAN
95 LAWERENCE AVE
BROOKLYN, NY 11230

11/41.12-1-24
VERICKER CAROL A & NEGRON
CARMEN V
23 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-1-32
SKOVRONSKY MANDEL &
RATZI
17 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-29
PRERO ELIYAHU & ADINA
20 GLENBROOK ROAD
MONSEY, NY 10952

11/41.12-1-20
HANDLER ASHER
POBOX 580
LAKEWOOD, NJ 08701

11/41.12-1-25
BREUER RUBIN
29 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-1-31
WASSERMAN AVROHOM & SHIRA
15 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-28
SAHA JNAN & GITA
9 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-23
LOEB HOUSE INC
1 BLUE HILL PLAZA
P O BOX 1648
PEARL RIVER, NY 10965

11/41.12-2-61
3 MARK DR LLC
PO BOX 580
LAKEWOOD, NJ 08701

185

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of building a small extension
and renovation of the kitchen and dining room.

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VILLAGE OF WESLEY HILLS

JAN 17 2025

BUILDING,
PLANNING & ZONING

File Attachments for Item:

8. 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.

GML Report

Property Information:

Parcel ID: 41.06-1-38	Date Parcel: February 2024
OLD ID: 9-32A1	Address: 18 ROVEN RD
City: MONSEY	State: NY
Zip: 10952	Book Page: N/A
Deed Date: 10/11/2023 12:00:00 AM	Instrument: 2023-00030596
Municipality: WESLEY HILLS	Deed Acres: 0
GIS Calculated Acres: 0.595	

GML Criteria:

Requires GML Review: NO	Adjacent Town Boundarry: NO
Adjecent Village Boundary: NO	Orange County Bundary: 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: -74.07906670	Y Coordinate: 41.15836164

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF POSTING

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

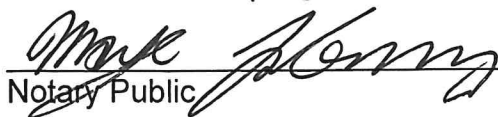
Kalman Herskovits being duly sworn, deposes and
 says that he/she is the applicant in the matter of an application before the
 Village of Wesley Hills Planning Board affecting property located at
18 Raven, Wesley Hills, Town of Ramapo,
 Rockland County, New York.

That on the 6 day of FEB 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

6 day of FEB 2025


 Notary Public

MAYER JACOBOWITZ
 Notary Public, State of New York
 No. 01JA6351978
 Qualified in Rockland County
 Commission Expires Dec 19, 2028

11/41.10-2-5
ROTBERG TM IRREV TRUST
61 PARKER DR S
MONSEY, NY 10952

11/41.11-1-2
EDELSTEIN STEVEN & BLIMA
14 ROVEN RD
MONSEY, NY 10952

11/41.06-1-53
ITZKOWITZ DAVID & LEAH
11 DIKE DR
MONSEY, NY 10952

11/41.06-1-39
ROZENBERG KENNETH
3 HUNTERS RUN
SUFFERN, NY 10901

11/41.10-2-16
RAMAPO TOWN OF
35-406 * *
237 RT 59
SUFFERN, NY 10901

11/41.10-2-50
SPIRA ZEV
124 WILLOW TREE RD
MONSEY, NY 10952

11/41.10-2-51
SALKIN STUART D + SHEILA
D
120 WILLOW TREE RD
MONSEY, NY 10952

11/41.10-2-52
HABERMAN IRWIN L &
MARILYN
1 DIKE DR
MONSEY, NY 10952

11/41.10-2-56
CHAPMAN DAVID & STEPHANIE
7 CARTER LA
MONSEY, NY 10952

11/41.10-2-53
BERKOWITZ STEVEN & SYLVIA
3 DIKE DR
MONSEY, NY 10952

11/41.10-2-14
GINSBERG MOSES & DIANE
2 DIKE DRIVE
MONSEY, NY 10952

11/41.10-2-10
FRIEDMAN HERSHEL &
AVIGAE
6 DIKE DR
MONSEY, NY 10952

11/41.10-2-54
HERZKA MARK R &
ELIZABETH N
5 DIKE DR
MONSEY, NY 10952

11/41.11-1-5
DEALCA ROQUE JR
114 WILLOW TREE RD
MONSEY, NY 10952

11/41.11-1-15
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

11/41.10-2-55
ZEILINGOLD SHMARY & CHAYA
M
9 CARTER LA
MONSEY, NY 10952

11/41.10-2-13
PARDO SCOTT & GAIL
4 DIKE DR
MONSEY, NY 10952

11/41.11-1-6
STATE OF NEW YORK
C/O COUNTY FINANCE OFFICE
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970
11/41.11-1-7
MC NAMARA JOHN E
92 WILLOW TREE RD
MONSEY, NY 10952

11/41.11-1-8
GUTMAN SHAINA &
DEUTSCH ROCHELLE
80 WILLOW TREE ROAD
WESLEY HILLS, NY 10952

11/41.10-2-9
BERNSTEIN HERBERT & ANNE
8 DIKE DR
MONSEY, NY 10952

11/41.11-1-3
GOLD SIMON & SARAH
12 ROVEN RD
MONSEY, NY 10952

11/41.11-1-4
ROVEN ROAD LLC
C/O KLEIN JACK
604
9401 COLLINS AVE
SURFSIDE, FL 33154

11/41.10-2-12
GREENSTEIN GARY S &
JADINE K
8 ROVEN RD
MONSEY, NY 10952

11/41.10-2-8
WASSERMAN FAMILY
IRREVOCABLE TRUST
8A DIKE DR
WESLEY HILLS, NY 10952

11/41.11-1-9
IMER NOMI
2 WINDWARD LANE
MONSEY, NY 10952

11/41.10-2-6
ZELINGER JOSPEH & ADINA
9 DIKE DRIVE
MONSEY, NY 10952

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

11/41.10-2-11
KATZ MARSHALL & RENA
6 ROVEN RD
MONSEY, NY 10952

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

11/41.10-2-7
NEEDLEMAN SCOTT N & DORIT
10 DIKE DR
MONSEY, NY 10952

11/41.11-1-10
KORNGOLD JAY & ANNETTE
18 MANCHESTER DRIVE
SPRING VALLEY, NY 10977

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

11/41.11-1-11
BORGAN DAVID & JACQUELINE
6 WINDWARD LA
MONSEY, NY 10952

11/41.11-1-1
ROTHSCHILD YEHUDA
16 ROVEN DR
MONSEY, NY 10952

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

11/41.06-1-40
ROSENFELD SHOSHANA
2 ROVEN ROAD
WESLEY HILLS, NY 10952

11/41.06-1-41
FINKELSTEIN MICHAEL &
ADINA
12 DIKE DR
MONSEY, NY 10952

11/41.06-1-38
MOTCHIN ELANA
1023 WILLOWBROOK RD
STATEN ISLAND, NY 10314

11/41.06-1-52
BERGER BERNARD & RACHEL
13 DIKE DR
MONSEY, NY 10952

11/41.06-1-55
GOLDING YAAKOV & ZEHAVA
38 WILDER RD
MONSEY, NY 10952

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

11/41.06-1-42
POLLAK JAY & ORZEL
YOCHVED NAOMI
14 DIKE DRIVE
MONSEY, NY 10952

11/41.07-2-39
PEACOCK FAMILY LIMITED
PARTNERSHIP THE
7 BAKER LA
SUFFERN, NY 10901

11/41.06-1-37
STEINHART MICHAEL &
MICHELLE
12 CAREFREE LA
SUFFERN, NY 10901

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

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

11/41.06-1-51
MARKOWITZ JOSEPH & ALYSSA
15 DIKE DR
MONSEY, NY 10952

11/41.06-1-56
LANG DINA
40 WILDER RD
MONSEY, NY 10952

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

11/41.06-1-43
WILHELM CHAYA D
16 DIKE DR
MONSEY, NY 10952

11/41.06-1-35
WINFIELD STEVEN S & LISA
R
15 CAREFREE LA
SUFFERN, NY 10901

11/41.06-1-50
ROSENBERG SHELDON &
RACHELLE
17 DIKE DR
MONSEY, NY 10952

11/41.06-1-44
BRAND ASHER
20 DIKE DRIVE
MONSEY, NY 10952

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

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

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

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

11/41.06-1-49
HERZKA ROBERT & EMILY
19 DIKE DRIVE
MONSEY, NY 10952

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

15 Roven

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

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

11/41.06-1-48
LAMPERT ROBERT C & ANDREA
21 DIKE DR
MONSEY, NY 10952

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

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

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

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

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

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

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

INSTRUCTIONS

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

1. 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.
2. Twelve copies of the application, twelve plot plans drawn to scale (showing setbacks and other dimensions) or twelve surveys that has been sworn or attested to as being true and accurate.
3. Twelve copies of a narrative describing why the applicant is appearing before the board.
4. 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.
5. 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.
6. 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.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS **Date** 12-2-24

Please check all that apply:

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

Project Name: 18 Roven Road Monsey NY 10952

Applicant: Elana Motechin Phone # _____

Address 8 Carter Lane Monsey, NY 10952				
Street Name & Number		(Post Office)	State	Zip code

Property Owner: Elana Motechin Phone #

Address	8 Carter Lane Monsey, NY 10952			
	Street Name & Number	(Post Office)	State	Zip code

Engineer/Architect/Surveyor: YP Engineering P.C./Civil Core Consulting Phone #

Address	1969 Rutgers University Boulevard Suite 102 Lakewood NJ, 08701			
	Street Name & Number	(Post Office)	State	Zip code

Attorney: _____ Phone # _____

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

Contact Person: Construction Expediting Phone # 845-426-7272

Address	134 Route 59 Suffern NY 10901			
	Street Name & Number	(Post Office)	State	Zip code

Tax Map Designation:Section 41.06 Block 1 Lot(s) 38

Section _____ Block _____ Lot(s) _____

Location: On the North side of Roven Road,
0 feet East of Carefree Lane.

Acreage of Parcel 0.594 Zoning District R-50School District East Ramapo CSD Postal District Monsey**Project Description:** *(If additional space required, please attach a narrative summary.)*

Demolish existing building and build a new home.

If subdivision:

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

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

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

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

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

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

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

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

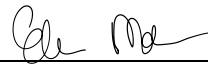
List name(s) of facility checked above. _____

Applicant's Signature and Certification

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

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

Mailing Address


8 Carter Lane Monsey, NY 10952

SWORN to before this

2nd day of December, 2024


Notary Public



Affidavit of Ownership/Owner's Consent

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

I, Elana Motechin being duly sworn, hereby
 depose and say that I reside at: 8 Carter Lane Monsey, NY 10952

in the county of Rockland in the state of NY.

I am the * sole owner in fee simple of premises located at:
18 Roven Road Monsey NY 10952

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

Said premises have been in my/its possession since 19 2023. Said premises are
 also known and designated on the Town of _____ Tax Map as:
 section 41.06 block 1 lot(s) 38

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

Owner 
 Mailing Address 8 Carter Lane Monsey, NY 10952

SWORN to before this
2nd day of December, 20 24


 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, Elana Motechin, 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

Elana Motechin

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

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of _____
 new single family home

3. Premises affected are in a R-50 zone and from the town of
Village of Wesley Hills tax map, the property is know as Section 41.06,
 Block, 1, Lot(s) 38.

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

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

(if none, so state)

- a. Name and address of officer or employee NA
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

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

I, Elana Motechin, 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

8 Carter Lane Monsey, NY 10952

SWORN to before this

2nd day of December, 20 24

[Signature]
Notary Public



VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

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

Elana Motechin being duly sworn, deposes and
says that he/she resides at 8 Carter Lane 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. 41.06 Lot No. 38 and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property.

Owner: 
Address: 8 Carter Lane Monsey, NY 10952

Sworn to before me this

2nd day of December 20 24


Notary Public



AFFIDAVIT

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

I, Elana Motechin 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 (board) in the town/village
of Wesley Hills affecting property located at
18 Roven 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.

[illegible]

SWORN to before this

2nd day of December, 20 24



Notary Public



DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED



APPLICANT

December 2, 2024

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☐ Variance from the requirement of Section _____;
- ☐ 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 New single family dwelling

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:

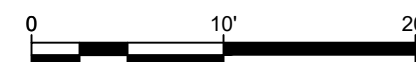
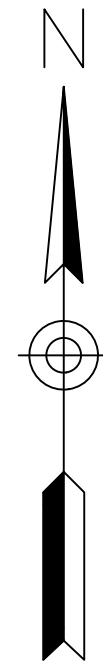
<http://www.dec.ny.gov/public/6191.html>

INSTRUCTIONS

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9. Twelve copies of a narrative describing why the applicant is appearing before the Board.
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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.



NO.	REVISION	DATE	BY
4.	REVISED PER TOWNSHIP REVIEW LETTER	12/24/24	ZF
3.	REVISED PER TOWNSHIP REVIEW LETTER	10/08/24	ZF
2.	REVISED GRADING	08/02/24	ZF
1.	ADJUST HOUSE LOCATION	07/09/24	ZF

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

YOSEF PORTNOY PE
10 GILA PLACE
LAKEWOOD, NJ, 08701

PROJECT:
SINGLE-FAMILY RESIDENCE
18 ROVEN ROAD

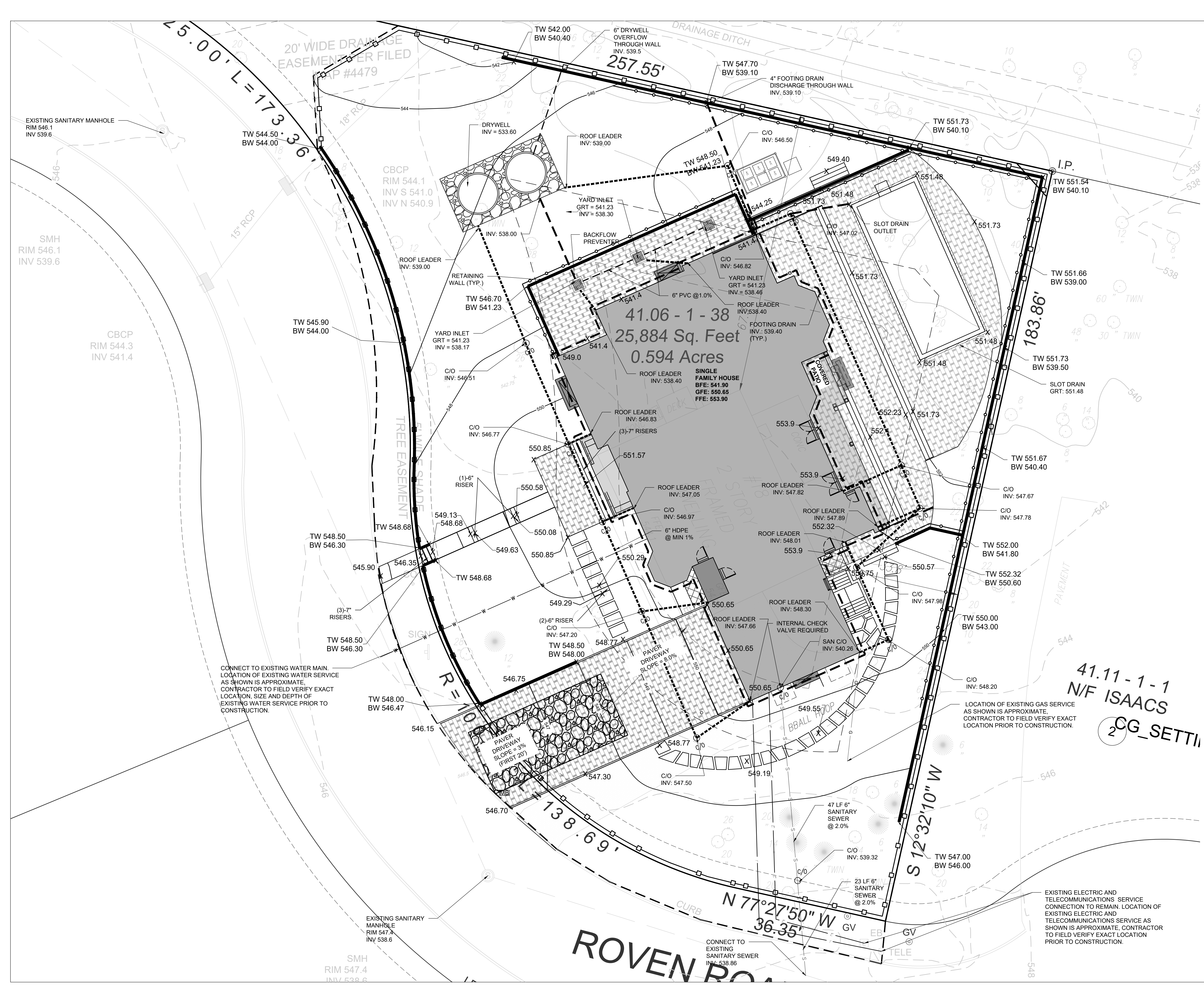
LOCATION:
SECTION 41.06, BLOCK 1, LOT 38
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY
NEW YORK

DRAWING TITLE:
GRADING, DRAINAGE AND UTILITY
PLAN

PROJECT NO.	DATE	DRAWN BY	CHECKED BY
23168	01/01/2024	SP	YP

SCALE
AS NOTED
SHEET NO.
2
OF
206

YOSEF PORTNOY
LICENSED PROFESSIONAL ENGINEER
NY LICENSE NO. 101151





Item 8.			
4.	REVISED PER TOWNSHIP REVIEW LETTER	12/24/24	ZF
3.	REVISED PER TOWNSHIP REVIEW LETTER	10/08/24	ZF
2.	REVISED GRADING	08/02/24	ZF
1.	ADJUST HOUSE LOCATION	07/09/24	ZF
NO.	REVISION	DATE	BY
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ENGINEER.			
YOSEF PORTNOY PE 10 GILA PLACE LAKEWOOD, NJ, 08701			
PROJECT: SINGLE-FAMILY RESIDENCE 18 ROVEN ROAD			
LOCATION: SECTION 41.06, BLOCK 1, LOT 38 VILLAGE OF WESLEY HILLS ROCKLAND COUNTY NEW YORK			
DRAWING TITLE: TREE REMOVAL PLAN			
PROJECT NO. 23168	DATE 01/01/2024	DRAWN BY SP	CHECKED BY YP
			SCALE AS NOTED SHEET NO. 1 OF 1
YOSEF PORTNOY LICENSED PROFESSIONAL ENGINEER NY LICENSE NO. 101151			208

ZONING

1. PROPERTY ADDRESS: 18 ROVEN ROAD, VILLAGE OF WESLEY HILLS, ROCKLAND COUNTY, NEW YORK
2. BEING SECTION 41.06, BLOCK 1, LOT 38 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING. LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2002 AT PAGE 43993 AT THE ROCKLAND COUNTY CLERK'S OFFICE. BEING LOT 1 ON A MAP ENTITLED "SUBDIVISION OF PROPERTY FOR J.C. BERD, INC", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 21, 1973 IN BOOK 86 ON PAGE 57 AS MAP NUMBER 4479. THE LOT WAS CREATED AS PART OF AN AVERAGE DENSITY SUBDIVISION AS SHOWN ON MAP 4479.
3. APPLICANT/OWNER: ELANA MOTECHIN
18 ROVEN RD
WESTLEY HILLS, NY 10952
4. EXISTING USE: SINGLE FAMILY HOUSE
5. PROPOSED USE: SINGLE FAMILY HOUSE
6. EXISTING CONDITIONS BASED ON A SURVEY PREPARED BY: CIVIL TEC ENGINEERING & SURVEYING PC
TITLED "OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR 18 ROVEN ROAD, VILLAGE OF WESLEY HILLS,- SECTION 41.06 BLOCK 1 LOT 38 DATED: 10-05-2022
7. 3/4 " CORNER IRON PIPES TO BE SET BEFORE C.O. IS ISSUED
8. ALL NEW UTILITIES TO BE UNDERGROUND.
9. FIRE DISTRICT - MONSEY
10. SCHOOL DISTRICT - EAST RAMAPO
11. WATER DISTRICT- RAMAPO CONSOLIDATED WATER DISTRICT. WATER SUPPLY BY SUEZ WATER .
12. NO OPEN BURNING DURING CONSTRUCTION WITHOUT EXPLICIT PERMISSION FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
13. SEWER AND WATER SERVICE LINES ARE TO BE LAID IN SEPARATE TRENCHES, WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
14. SANITARY SEWER INFILTRATION AND EXFILTRATION TESTING OF CONSTRUCTION STANDARDS FOR ROCKLAND COUNTY SEWER DISTRICT NO. 1 SPECIFIED THAT " THE INFILTRATION RATE SHALL NOT EXCEED 25 GALLONS PER 24 HOURS PER MILE PER NOMINAL DIAMETER IN INCHES." CERTIFICATION OF OCCUPANCY MAY NOT BE ISSUED , NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE CERTIFIED BY A LICENSED NYS ROCKLAND COUNTY HEALTH DEPARTMENT AND TO THE ROCKLAND SEWER DISTRICT NO.1.
15. DURING THE COURSE OF CONSTRUCTION, THE BUILDER SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE CREATION OF DRAINAGE, EROSION AND SILTING PROBLEMS (IN CONSULTATION WITH APPROPRIATE AGENCIES)TO THE TOWN ENGINEERS SATISFACTION
16. ALL ELEVATIONS SHOWN ARE ON U.C.S. & G.S. DATUM.
17. ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO INDIVIDUAL HOUSES SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
18. ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT OF WAY AND THE CURB.
19. THE LOCATION OF EXISTING UTILITIES MUST BE VERIFIED.
20. ALL RETAINING WALLS GREATER THAN FOUR FEET IN HEIGHT MUST BE CERTIFIED AND INSPECTED BY A PROFESSIONAL ENGINEER.
21. DISTURBED AREA FOR THE REMOVAL OF THE EXISTING DRIVEWAY TO BE RESTORED WITH TOPSOIL AND SEED.
22. PERCOLATION AND DEEP HOLE TESTS ARE REQUIRED TO BE PERFORMED FOR THE PROPOSED DRYWELL FACILITY. THE TESTS SHALL BE WITNESSED/APPROVED BY VILLAGE ENGINEER REPRESENTATIVE. PERCOLATION TESTS ARE TO BE PERFORMED AT THE LOCATION AND ELEVATION OF THE BOTTOM OF THE PROPOSED SYSTEM. DEEP HOLE TESTS SHALL EXTEND AT LEAST (3) FEET BELOW THE PROPOSED SYSTEM.
23. VILLAGE ENGINEER TO BE NOTIFIED 48 HOURS PRIOR TO DRAINAGE INSTILLATION AND WITNESS/APPROVED.

R-50 (RESIDENTIAL AVERAGE DENSITY SUBDIVISION)	REQUIRED	PROPOSED
MINIMUM LOT AREA (SQUARE FEET)	25,000 SF *	25,884 SF
MINIMUM LOT FRONTAGE (SQUARE FEET)	90 FT	348 FT
MINIMUM LOT WIDTH (FEET)	125 FT *	190 FT
MINIMUM EFFECTIVE SQUARE, SIDE (FEET)	125 FT	129 FT
FRONT YARD	35 FT *	37.3 FT
REAR YARD	35 FT *	57.8 FT
SIDE YARD (ONE)	20 FT *	20.0 FT
TOTAL SIDE YARDS	50 FT *	50.0 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	0.25	0.43 (V)
MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	0.20	0.19
MAXIMUM BUILDING COVERAGE	0.10	0.34 (V)
MAXIMUM BUILDING HEIGHT (STORIES)	2 ½	2 ½
MAXIMUM BUILDING HEIGHT (FEET)	25 FT	28.9 FT (V)
MAXIMUM EXPOSED BUILDING HEIGHT	40 FT	39 FT
ACCESSORY SWIMMING POOL REQUIREMENTS		
SIDE YARD	15 FT	7.4 FT TO POOL, (1.7 FT TO RAISED REAR YARD) (V)
REAR YARD	15 FT	23.4 FT TO POOL, (0.0 FT TO RAISED REAR YARD)

(V) - VARIANCE
* IN ACCORDANCE WITH PLAN TITLED "SUBDIVISION OF PROPERTY FOR J.C. BERD, INC", PREPARED BY ADLER, CARUSO AND YOUNG ENGINEERS/PLANNERS/LANDSCAPE ARCHTS.

- §230-14(O) - A VARIANCE IS REQUIRED WHERE AN ACCESSORY POOL MAY NOT BE LOCATED CLOSER THEN 15' TO A SIDE OR REAR LOT LINE AND THE PROPOSED POOL IS 7.4' FROM THE EAST SIDE LOT LINE AND 0.3' FROM THE NORTH SIDE LOT LINE. (THE RAISED REAR YARD IS 1.7' FROM THE SIDE LOT LINE, AND THE RAISED REAR YARD IS 0.0 FROM THE REAR LOT LINE).
- §230-17 - A VARIANCE IS REQUIRED WHERE THE MAXIMUM IMPERVIOUS SURFACE RATIO IS 0.25 AND 0.43 IS PROPOSED.
- §230-17 - A VARIANCE IS REQUIRED WHERE THE MAXIMUM BUILDING COVERAGE IS 0.10 AND 0.34 IS PROPOSED.
- §230-17 - A VARIANCE IS REQUIRED WHERE THE MAXIMUM BUILDING HEIGHT IS 2 ½ STORIES OR 25 FEET AND 2 ½ STORIES AND 28.9' IS PROPOSED.

IMPERVIOUS SURFACE RATIO CALCULATIONS	PROPOSED
LOT AREA	25,884 SF
BUILDING AREA	5,005 SF
DRIVEWAY AREA	1,429 SF
REAR PATIO AND POOL AREA	3,832 SF
TERRACE AREAS	375 SF
WALKWAY AREAS	489 SF
TOTAL IMPERVIOUS AREA	11,130 SF
IMPERVIOUS SURFACE RATIO	0.43

FRONT YARD IMPERVIOUS SURFACE RATIO CALCULATIONS	PROPOSED
FRONT YARD LOT AREA *	9,451 SF
FRONT YARD IMPERVIOUS AREA	1,786 SF
FRONT YARD IMPERVIOUS SURFACE RATIO	0.19

* THE AREA FROM THE NEAREST BUILDING CORNER TO THE FRONT LOT LINE.

PARKING USE	REQUIRED	PROPOSED PARKING
DWELLING UNITS (ONE-FAMILY)	2 SPACES	>2 SPACES

BUILDING COVERAGE CALCULATIONS	PROPOSED
LOT AREA	25,884 SF
BUILDING AREA	5,005 SF
REAR PATIO	3,253 SF
POOL	579 SF
BUILDING COVERAGE INCLUDING PATIO AND POOL	0.34
BUILDING COVERAGE EXCLUDING PATIO AND POOL	0.19

BUILDING HEIGHT CALCULATIONS	PROPOSED
AVERAGE EXISTING GRADE *	546.75 FT
HEIGHT TO EAVE OF THE LARGEST ROOF **	574.9 FT
BUILDING HEIGHT	28.9 FT

* IN ACCORDANCE WITH THE DEFINITION IN §230-5 IF THE GRADE ADJACENT TO THE PROPOSED BUILDING IS RAISED THE GRADE AT THE STREET LINE SHALL BE USED AS THE EXISTING GRADE. THE AVERAGE EXISTING GRADE IS BASED ON THE GRADE AT THE STREET LINE. TAKING THE AVERAGE OF 547' AND 546.5' TO OBTAIN AN AVERAGE EXISTING GARDE OF 546.75'.

** THE HEIGHT TO THE EAVE OF THE LARGEST ROOF IS BASED ON THE ARCHITECTURAL PLANS. THE HEIGHT FROM THE FIRST FLOOR TO THE EAVE IS 21'. THE FIRST FLOOR ELEVATION IS 553.9' + 21' = 574.9'.

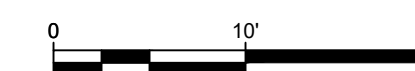
YOSEF PORTNOY PE
10 GILA PLACE
LAKEWOOD, NJ, 08701

PROJECT:
SINGLE-FAMILY RESIDENCE
18 ROVEN ROAD

LOCATION:
SECTION 41.06, BLOCK 1, LOT 38
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY
NEW YORK

DRAWING TITLE:
PLOT PLAN

PROJECT NO.	DATE	DRAWN BY	CHECKED BY
23168	01/01/2024	SP	YP
SCALE			
AS NOTED			
SHEET NO.			
1 OF 2			
YOSEF PORTNOY LICENSED PROFESSIONAL ENGINEER NY LICENSE NO. 101151			



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL
AND UNPUBLISHED WORK OF THE ENGINEER AND MAY NOT BE DUPLICATED, USED OR
DISCLOSED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

SCALE
AS NOTED
SHEET NO.
1
OF

ZONING BOARD OF APPEALS
VILLAGE OF WESLEY HILLS

NARRATIVE SUMMARY

18 ROVEN ROAD
Tax Lot 41.06-1-38

Prepared by: Barnett Brodie

This is an application for the demolition and replacement of an existing house at 18 Roven Road (“plot”), which is one of the nine lots of the J.C. Berd Realty Cluster Subdivision (“Berd Cluster Subdivision”). The applicants (Mrs. Elana Motechin) wish to demolish the existing building and build a new two and a half story home for them and their six children. The applicants also wish to add hardscape and a swimming pool. Because of the undersized nature of the lot (it has a deviated set of density requirements, as explained below), its pie/wedge shape, the depth of the Village of Wesley Hills (“Village”) sanitary sewer main within Roven Road, and the plot topography relative to the street, 4 variances will be required: (1) impervious surface ratio; (2) building coverage; (3) building height (feet); and (4) the accessory structure distance to the side yard.

The precise dimensions of the new home are shown on the plot plan submitted herewith. The original plot plan was submitted to the Village Engineer for review. The application for variances is based on the Village Engineer’s review and comment.¹

The plot was created as part of an average density cluster subdivision, the Berd Cluster Subdivision that was approved on July 6, 1973 and filed on the Town of Ramapo land records on December 21, 1973. (The Village was not incorporated until 1982. The entire Berd Cluster Subdivision is now located in the Village in the R-50 District.) It is therefore a legal non-complying bulk. The subdivision was approved and developed as a cluster subdivision because 40% of the land was donated to the Village in 1973. Upon information and belief, that donated and preserved land is known as 91 Willow Tree Road.

The plot is a pie/wedge-shaped lot on the North side of Roven Road, which ends at a cul-de-sac to the Southeast of the plot. The plot has an area of 25,884 sq. ft. It is improved by a two-story dwelling. The site is in an R-50 zone, which generally requires a minimum lot size of 50,000 sq.

¹ The applicants’ position is that they are not required to obtain a variance for the above listed building requirements because the plot is part of the Berd Cluster Subdivision and there have not been any zoning changes to the subdivision, which is the only manner in which the density requirements could be changed. However, applicants understand the Village’s position and wish to obtain the necessary approvals in the most expeditious manner so they may construct their future residence. Accordingly, applicants submit this narrative in support of their application for variances.

ft. or 40,000 sq. ft. for average density subdivisions. At only 25,884 sq. ft., the plot is well-undersized for that zone.

By virtue of the plot being part of the Berd Cluster Subdivision, it was developed in connection with the donation of common open space that benefits the residents and community at large. See *Kamhi v. Plan. Bd. of Town of Yorktown*, 454 N.Y.S.2d 875, 887 (N.Y. App. Div. 2d Dept. 1982), *rev'd*, 452 N.E.2d 1193 (N.Y. 1983) (internal citations omitted). The donated land has been preserved for its natural and scenic qualities for everyone in the Village to enjoy. The very essence of the plot's existence has been to provide a benefit to other properties and their homeowners.

[T]he essence and concept of cluster development under section 281 is that common open space must be set aside "to preserve the natural and scenic qualities of open lands." By clustering the dwellings, the remaining portion of the tract is available for such purposes without altering existing density requirements of the zoning ordinance. Unlike subdivision approval under sections 277 and 278, the tract itself must provide such common open space as a condition of clustering approval By drafting the statute to mandate conditions "on . . . ownership, use, and maintenance", the Legislature was careful to insert precise terminology designed primarily to address the problems which have arisen in cluster developments. Section 281, therefore, reflects a legislative judgment that such conditions will benefit both the residents thereof, and the community at large, leaving to the planning board the responsibility of balancing the public and private interests involved in the preservation of the common open space.

Kamhi v. Plan. Bd. Of Town of Yorktown, 454 N.Y.S.2d 875, 886 (N.Y. App. Div. 2d Dept. 1982), *rev'd*, 452 N.E.2d 1193 (N.Y. 1983).

In exchange for J.C. Berd Realty's donation of 4.468 acres of land (approximately 40% of the subdivision) to the Town of Ramapo in 1973 for use as a local park, each parcel of property within the Berd Cluster Subdivision, including the plot, was assigned the following density requirements:

Minimum Lot Area:	25,000 sq. ft.
Minimum Lot Width:	125 feet
Minimum Front Yard:	35 feet
Minimum Side Yard:	20 feet, Total 50 feet
Minimum Rear Yard:	35 feet

No other zoning requirements were assigned to the plot. In accordance with the above deviated density requirements, the plot's lot area is 25,302 sq. ft. As stated above, the plot is approximately 15,000 sq. ft. smaller than other average density subdivision lots in the R-50 zone

and one half of all other lots in the R-50 zone, making current zoning specifications nearly impossible to meet. Accordingly, variances are required.

Criteria for Variance

In deciding to grant an area variance, a board of appeals “shall 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.” Town L. § 267-b (3)(b); Village L. § 7-712-b.3(b). The board must also consider the following:

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

N.Y. Town Law § 267-b (McKinney).

Reasons why each variance should be granted are set forth in detail below. Each of the above criteria will be discussed for each variance.

Variance Nos. 1 and 2– Impervious Surface Ratio and Maximum Building Coverage

A variance should be granted for the impervious surface ratio and maximum building coverage because, as explained above, the plot is part of the Berd Cluster Subdivision, in which 40% of the subdivision was donated to the Village to be preserved as a park. This directly impacted the size of the plot. It is substantially smaller than other plots in the R-50 zone. The R-50 average density subdivision zone requirements are based on lots that are at least 40,000 sq. ft.

The impervious surfaces of the proposed plans consist of a modest driveway leading to a two-car garage, a small front entrance terrace and walkway, a sunken side property terrace, a backyard terrace, House and a pool. The impervious surface ratio of the proposed plan is .43 of the 25,884 sq. ft. lot and the maximum impervious surface ratio for homes in average density subdivisions in the R-50 zone is 0.25 for 40,000 sq. ft. lots.

The building coverage for the proposed home is .34 of the 25,884 sq. ft. lot and the maximum building coverage for 40,000 sq. ft. lots the R-50 zone (in average density subdivisions) is .10.

Allowing the variance to the impervious surface area and maximum building coverage will not create an undesirable change in the character of the neighborhood. Instead, it will permit the plot to resemble other nearby plots in the same subdivision and zone. As with other areas of the Village, the Roven Road area is undergoing a change. Houses built in the 1970s and 1980s are being replaced with much larger homes. Many of these new homes also have swimming pools, terraces, and other outdoor amenities. A portion of the proposed impervious surface area of the plot is for a swimming pool and terraces. As such, the variance for impervious surface ratio will permit the plot to resemble other nearby plots.

No undesirable change will be created, and it will not be a detriment to other properties. Permitting applicants to include all desired impervious surfaces will increase the value of nearby properties. Also, this plot is significantly smaller in size than all other Zone R-50 properties (which have minimum lot areas of 40,000 and 50,000 sq. ft.) because 40% of the entire subdivision was donated to the Village to be permanently preserved and undeveloped. Had the land not been donated, the plot could have been at least 50,000 sq. ft. and the proposed home would sufficiently comply with the .10 maximum building coverage.

The benefit of an increased impervious surface and building coverage ratios cannot be achieved by some method, feasible for applicants to pursue, other than an area variances. To build a home comparable in size to other nearby homes, while also permitting applicants to construct a beautiful outdoor space for their family to enjoy, applicants require these variances. The applicants are limited by the number of stories they may build. Accordingly, the only way to achieve a home that is comparable to other nearby homes is to cover more ground, both with the building and other outdoor amenities.

The requested area variances are not substantial considering the amount of land donated to the Town of Ramapo to be permanently preserved and the size of the plot, which was a direct result of the land donation. If the impervious surfaces were being built on 40,000 sq. ft., it would result in an impervious surface ratio of .22, which is only .12 greater than the minimum. If they were built on a 50,000 sq. ft. lot (which are also in the R-50 zone), it would result in an impervious surface ratio of .17. Also, the actual building coverage is only .19. However, because the rear patio will be elevated, it is included in the building coverage calculation.

This Board of Appeals regularly grants variances for impervious surface ratios above the allowable ratios. *See Exhibit 1* (on May 15, 2024, applicant was permitted an impervious surface ratio of **.30**); *see Exhibit 2* (on February 15, 2023, applicant, owner of a 15,000 sq. ft. lot, was permitted an impervious surface ratio of **.28**); *see Exhibit 3* (on February 17, 2021, applicant was permitted an impervious surface ratio of **.316** and another applicant was permitted a ratio of **.24**); *see Exhibit 4* (on November 18, 2020, applicant was permitted an impervious surface ratio of **.335** and another applicant was permitted a ratio of **.251**); *see Exhibit 5* (on September 16, 2020, applicant was permitted an impervious surface ratio of **.32** and other applicants were permitted ratios of **.28** and **.26** respectively); *see Exhibit 6* (on April 18, 2018, applicant was permitted an impervious surface ratio of **.36** and another applicant was permitted a ratio of **.282**).

The Board of Appeals also regularly grants variances for maximum building coverage ratios above the allowable ratios. *See Exhibit 1* (on May 15, 2024, applicant, owner of undersized 24,914 sq. ft. lot, was permitted a building coverage ratio of **.125** and another applicant was permitted a building coverage ratio of **.122**); *see Exhibit 7* (on September 20, 2023, applicant was permitted a building coverage ratio of **.13** and another applicant was permitted a ratio of **.132**); *see Exhibit 2* (on February 15, 2023, applicant, owner of 15,000 sq. ft. lot, was permitted a building coverage ratio of **.21**); *see Exhibit 3* (on February 17, 2021, applicant was permitted a building coverage ratio of **.15** and another was permitted a ratio of **.1293**); *see Exhibit 4* (on November 18, 2020, applicant was permitted a building coverage ratio of **.231**); *see Exhibit 5* (on September 16, 2020, applicant was permitted a building coverage ratio of **.135**); *see Exhibit 6* (on April 18, 2018, applicant was permitted a building coverage ratio of **.18**).

The proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. As explained above, the proposed variance is requested to improve the property, increase nearby home values, and maintain the desirability of the neighborhood. Moreover, 40% of the entire subdivision land was previously donated to the Village to be preserved as a park and used by the community. It remains preserved and has had a positive impact on the environmental conditions of the neighborhood.

The alleged difficulty in complying with the current impervious surface and building coverage ratios was not self-created but was the result of a significant donation to the Town of Ramapo by J.C. Berd in 1973.

Variance No. 3– Building Height (Feet)

The applicants seek to build a home that is 28.9 feet high, a mere 3.9 feet taller than the R-50 maximum building height of 25 feet. A variance should be granted for the building height in feet because the property is sunken in - the existing grade at the front right (East) building corner is about 5 feet below the road elevation and the left corner is about 3 feet below the road at that location.. The variance is needed so that the applicants can construct their home with gravity sewer connections – ensuring that the sewer and sewage travels down to the street to avoid the installation of a sewage pipe pump and to avoid a potential pump issue and backup into the home. The proposed home will be elevated to ensure that the sewage pipe runs downstream to the street. Moreover, in the Roven Road area of the Village of Wesley Hills, 11-foot ceilings are typical. To construct a home with two and a half stories, 11-foot ceilings, and leaving sufficient room for the HVAC equipment in the ceiling, the variance is necessary. The Village sewage pipe is not deep enough to account for the two and a half stories, 11-foot ceilings, and sufficient room in the ceiling for the HVAC equipment. It would be a hardship not to permit this variance.

No undesirable change will be produced in the character of the neighborhood, and it will not be a detriment to neighboring properties because the properties across the street from the applicant's plot (4, 6 and 8 Roven Road) are presently significantly higher than applicants' property because

of the topography. The proposed plans for 18 Roven Road would result in a home that would still be significantly lower than the home at 8 Roven Road.

The benefit sought by applicants cannot be achieved by some method feasible for applicants other than the variance because applicants cannot change the location of the Village sewer pipe. And, to permit applicants to have plumbing in their basement and ensure gravity sewer connection, the house basement must be raised slightly above the sewer main, which dictates the overall height of the building.

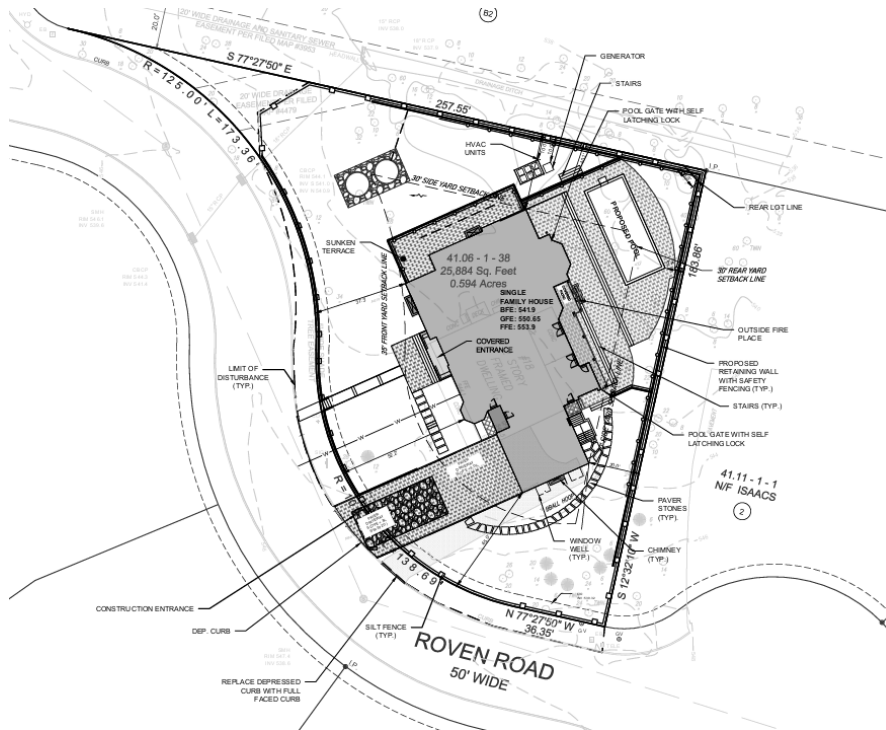
The requested variance is not substantial – it is a mere 3.9 feet greater than the maximum. And, as explained above, when constructed, the home will still be shorter than at least one of the homes across the street (8 Roven Road), which sits on a hill. The other home that is visible online (4 Roven Road) appears to be a one-story home and is not an appropriate comparison to the proposed 2.5 story home.

The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Applicants are not aware of any physical or environmental conditions in the neighborhood or district that will be impacted by permitting the additional 3.9 feet to the home height.

Finally, the alleged difficulty was not self-created but is a result of the current location of the Village sewage pipe and natural topography of the plot.

Variance No. 4 – Accessory Structure (Pool) Distance to the Side Yard

A variance should also be granted for the accessory structure, the pool's, distance to the East Side Yard because, as explained above, the plot is part of the Berd Cluster Subdivision, making it substantially smaller than other plots in the R-50 zone. Also, as depicted below, the plot plan is the shape of a pie. Because of the pie shape, applicants are at a disadvantage in installing a pool in the backyard that is not within 15 yards from the side yard.



Allowing this variance will not create an undesirable change in the character of the neighborhood. Instead, it will permit the plot to resemble other nearby plots in the same subdivision and zone. As with other areas of the Village, the Roven Road area is undergoing a change. Many of these new homes on and near Roven Road have swimming pools, terraces, and other outdoor amenities. As such, the variance for the pool's distance to the side yard will permit the plot to resemble other nearby plots.

The benefit sought by applicants cannot be achieved by some other method. To permit applicants to have a usable backyard patio before the pool area, applicants need the pool to be set back closer to the rear and side yard. Moreover, the requested area variance is not substantial considering the shape of the property. The pool is currently 6.7' from the side lot line. However, applicants plan to construct a retaining wall and fence along the side of the plot where the pool is 6.7' from the side yard. As such, the pool will not impinge upon the neighboring property because the retaining wall and fence will enclose the backyard and any view of the pool.

The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Pools are permitted and the size of the pool is permitted. The only reason for seeking the variance is because one corner of the pool is not 15 feet from the side lot line. However, as stated above, the retaining wall and fence will prevent any issues with the abutting property.

The alleged difficulty was not self-created. The plot is significantly smaller than other plots in the R-50 zone because 40% of the land was donated to the Town of Ramapo in 1973. As such,

the plot is a smaller size and the shape of a pie, limiting the land on which applicants may construct an outdoor space, including a pool.

Relief requested

Accordingly, applicants request the following variances: (1) impervious surface ratio; (2) building coverage; (3) building height (feet); and (4) the accessory structure distance to the side lot lines, all as set forth on the site plan drawing submitted herewith.

Dated: December __, 2024

Village of Wesley Hills, New York



Barnett Brodie

File Attachments for Item:

9. January 15, 2025



ZONING BOARD OF APPEALS MEETING MINUTES

January 15, 2025, at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

MEMBERS PRESENT: Jonathan Gewirtz, Chairman
Richard Weinberger, Member
Randi Marlin, Member
Barry Rozenberg, Ad Hoc
Anita Hajioff, Ad Hoc

ABSENT: Stuart Zelmanovitz, Member

OTHERS PRESENT: Doris Ulman, Assistant Village Attorney
Alicia Schultz, Deputy Village Clerk

Chairman Gewirtz opened the meeting at 7:30 pm.

ITEM #1– APPROVAL OF MINUTES- NOVEMBER 20, 2024

Randi Marlin made a motion to approve the November 20, 2024 minutes, seconded by Richard Weinberger. Upon vote, this motion was carried unanimously.

ITEM #2– CONTINUED PUBLIC HEARING – 7 STEINWAY COURT – SAMUELS

Chairman Gewirtz read the public hearing notice into the record. Chairman Gewirtz stated that at the December 18, 2024 meeting, the applicant requested the Board to waive the site visit and make a decision that evening, as this application is for something that was already constructed and the variances are not substantial. Doris Ulman stated that at the January 20, 2021 Zoning Board meeting, the Board established a rule that no site visits will be waived in the future. The reason being that at the time, there was an exorbitant amount of requests to waive the site visits and people were taking advantage of the Board's generosity, even going as far as requesting site visits prior to the first meeting or appearance before the Board. This rule covered both waiving site visits, completing site visits prior to the application being presented to the Board, and that neither will be permitted again by the Board, in order to make the process the same for all applicants and not show favoritism to any in particular application presented. Chairman Gewirtz stated that there was a site visit on January 12, 2025, and that all of the Board members were

able to attend, except Anita Hajioff. Chairman Gewirtz also noted that neither the applicant, nor any of their representatives, were present for the site visit.

Stanley Mayerfeld, the applicant's architect, was present and affirmed. Mr. Mayerfeld stated that when building the addition to the home, the contractor went over the front yard maximum impervious surface, due to the front steps and larger driveway. Mr. Mayerfeld added that they also require a variance for front yard of 48 feet where 50 feet is allowed, due to the front steps. Mr. Mayerfeld stated that the house itself is compliant and does not need any variances, and it is just the front steps that are creating the need for the front yard variance. Mr. Mayerfeld stated that at the site visit, the Board was made aware of the awkward shape of the property and perhaps have a better understanding as to why the variances are needed.

Richard Weinberger read the following letters into the record:

1. Rockland County Department of Planning memo, dated 12/11/2024
2. Rockland County Sewer District #1 memo, dated 12/9/2024
3. Town of Ramapo Department of Public Works, dated 12/20/2024

Chairman Gewirtz questioned if anyone from the public would like to speak.

Nobody from the audience chose to speak.

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

Barry Rozenberg questioned if the front stairs were preexisting nonconforming and if they ever received a variance.

Mr. Mayerfeld responded that the steps were redesigned on the original footprint and there is no history that he knows of, of any variances previously granted on the property, including for the front steps.

Chairman Gewirtz stated that it was noted at the site visit that the steps were graded and built to be safer than they previously were, that these are smaller variances and do not have any impact on the neighboring properties, especially due to the fact that the visual impact is nonexistent.

Chairman Gewirtz made a motion to approve this application, seconded by Stefanie Collantes-Bouvry:

In the Matter of the Application of
Nethanel and Deena Samuels
Premises situated on the west side of Steinway
Court approximately 250 feet south of Maurice
Lane, known as 7 Steinway Court, designated
on The Tax Map as Section 32.18 Block 1 Lot

19, In an R-50 Zoning District

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

WHEREAS, after due notice, a public hearing on said application was held ty the Zoning Board of Appeals on December 18, 2024, which hearing was continued on January 15, 2025, and

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

That this was a renovation of an existing residence and all work has been completed;

That the house is fully compliant but one of the front steps is 48 feet from the front property line

That the front yard impervious surface ratio variance is needed because of the width of the driveway and steps giving access to the front door; these are necessary because of the steep slope of the property at the front of the house; and

WHEREAS, members of the Zoning Board of Appeals visited the site and noted that the front yard is very steep; that the property is at the end of a cul de sac and there are no houses impacted by the variances because of the terrain, 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 Nethanel and Deena Samuels for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the maintenance and use of an addition to a single family residence having a front yard of 48 feet instead of the minimum required of 50 feet and front yard impervious surface ratio of .165 instead of the maximum permitted of .15 are hereby granted subject to compliance with the letter from Rockland County Planning Department dated December 11, 2024, letter from Rockland County Sewer District No. 1 dated December 9, 2024 and letter from Town of Ramapo Department of Public Works dated December 20, 2024, and be it further

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

1. That the steps and wider driveway at the front of the house are needed for safety access because of the steep grade of the land in the front yard;
2. That the variances do not impact neighbors because the nearest house is on a very high grade above applicants' property;

3. That the variances are not substantial as being less than 15%;
4. That the benefit to the applicants by granting the variances is substantial whereas no detriment to adjoining properties or to the community has been identified.

Upon vote, this motion was carried unanimously.

ADJOURNMENT

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

Respectfully submitted,
Alicia Schultz