



ZONING BOARD OF APPEALS MEETING AGENDA

October 30, 2024 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 Cong. Ahavas Yitzchak for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition and parking area to a neighborhood gathering facility having a front yard of 31.9 feet instead of the minimum required of 50 feet, side yard of 7 feet instead of the minimum required of 25 feet and impervious surface ratio of .58 instead of the maximum permitted of .25.

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

CONTINUED PUBLIC HEARING

- 2.** Application submitted by Goldy Rosenfeld for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) of the Code of the Village of Wesley Hills, to permit the maintenance and use of an inground swimming pool having, impervious surface ratio of .30 instead of the maximum permitted of .25 and rear yard for the pool of 11.5 feet instead of the minimum required of 15 feet.

The subject premises are situated on the north side of Ardley Place at the intersection with Wilder Road, known as 2 Ardley Place, designated on the Tax Map as Section 41.10 Block 1 Lot 20, in an R-35 Zoning District.

APPROVAL OF MINUTES

- 3.** September 18, 2024

ADJOURNMENT

File Attachments for Item:

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

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

July 29, 2024

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

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

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

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

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

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

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

The plan requires the following variances:

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



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Dated: August 21, 2024

Tax Parcel ID#: 41.18-1-12

Address: 73 Forshay Road

Applicant: Congregation Ahavas Yitzchak

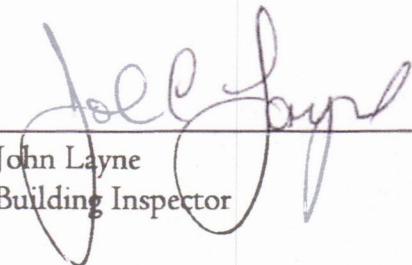
BUILDING AND ZONING DEPARTMENT:

Please be advised that your application for a building permit for parking lot expansion, handicap ramp and addition to a neighborhood gathering, has been denied. The requirements of the Zoning Law of the Village of Wesley Hills have not been satisfied. The following variances are required:

~>Minimum side yard of 7.2' when 25' is required

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

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



John Layne
Building Inspector

cc: Zoning Board of Appeals

Mayor: Marshall Katz Deputy Mayor: Milton Schwartz

Trustees: Yisroel Cherns, Tova Krull, Joseph Mause

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

RECEIVED
VILLAGE OF WESLEY HILLS

OCT 1 2024

BUILDING,
PLANNING & ZONING

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date _____

Please check all that apply:

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

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

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

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

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

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

Address 139 Lafayette Ave Suffern NY 10901
 Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

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

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

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

10 Quince LaneSuffern10901

Tax Map Designation:

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

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

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

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

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

If subdivision:

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

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

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

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

7-24-19 PB

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

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

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

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

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

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

Applicant's Signature and Certification

State of New York)

County of Rockland) SS.:

Town/Village of West Ny Hills)

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



Mailing Address

10 Quincy Lane
Summit NY 10901

SWORN to before this

12 day of October, 20 21



Notary Public

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

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills

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

in the county of Rockland in the state of NY

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

73 Forsyth Road

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

Said premises have been in my/its possession since 1990. Said premises are
also known and designated on the Town of Wesley Hills Tax Map as:
section 41.18 block 1 lot(s) 12

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



Owner

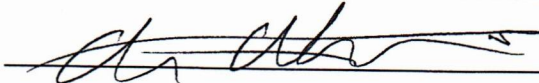
Mailing Address

10 Quince Lane

SUFFERN NY 10980

SWORN to before this

12 day of October, 20 24



Notary Public

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

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

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

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

1. Print or type full name and post office address

Jeffrey Meenan
10 Quince Ln
SUFFERN NY 10910

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

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

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of expanded parking lot and addition to existing house of worship.

3. Premises affected are in a R-35 zone and from the town of
Wesley Hills tax map, the property is know as Section 41.18,
 Block, 1, Lot(s) 12.

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

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

(if none, so state)

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

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

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

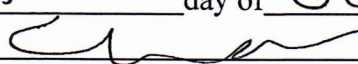


Mailing Address

10 Quince Lane
Suffern NY 10988

SWORN to before this

1st day of October


Notary Public

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

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

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

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

in the County of Rockland, State of New York; that he/she is the owner in
 fee of all that certain lot, piece or parcel of land situated, lying and being
 in the Village of Wesley Hills, and designated on the Town of Ramapo
 Map as Section No. 41.18 Lot No. 1-12 and that he/she hereby
 authorizes the attached application to be submitted in his/her behalf and
 that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property.

Owner: 

Address: 10 Quince Ln
Suffern, NY

Sworn to before me this

1st day of October 2021



Notary Public

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

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of Westley Hills

I, Jeffrey Allen 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 73 Forshay Road, Rockland County, New York.

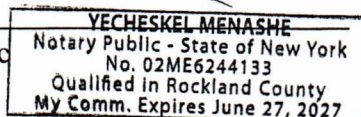
That the following are all of the owners of property 750 feet (distance) from the premises as to which this application is being taken.

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

SWORN to before this

1st day of October, 2024

Notary Public



VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF POSTING

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

Jeffrey Moen being duly sworn, deposes and
 says that he/she is the applicant in the matter of an application before the
 Village of Wesley Hills Zoning Board affecting property located at
73 Forshay Road, Wesley Hills, Town of Ramapo,
 Rockland County, New York.

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



Sworn to before me this

_____ day of _____, 200__

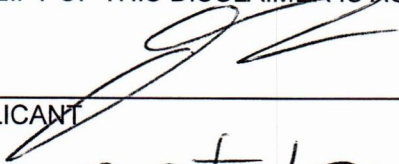
 Notary Public

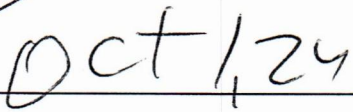
DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

APPLICANT 

DATED 

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of expanded parking lot and addition to existing house of worship.

AS APPLICABLE, COMPLETE THE FOLLOWING:

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

For access to the above State Environmental Quality Review forms:

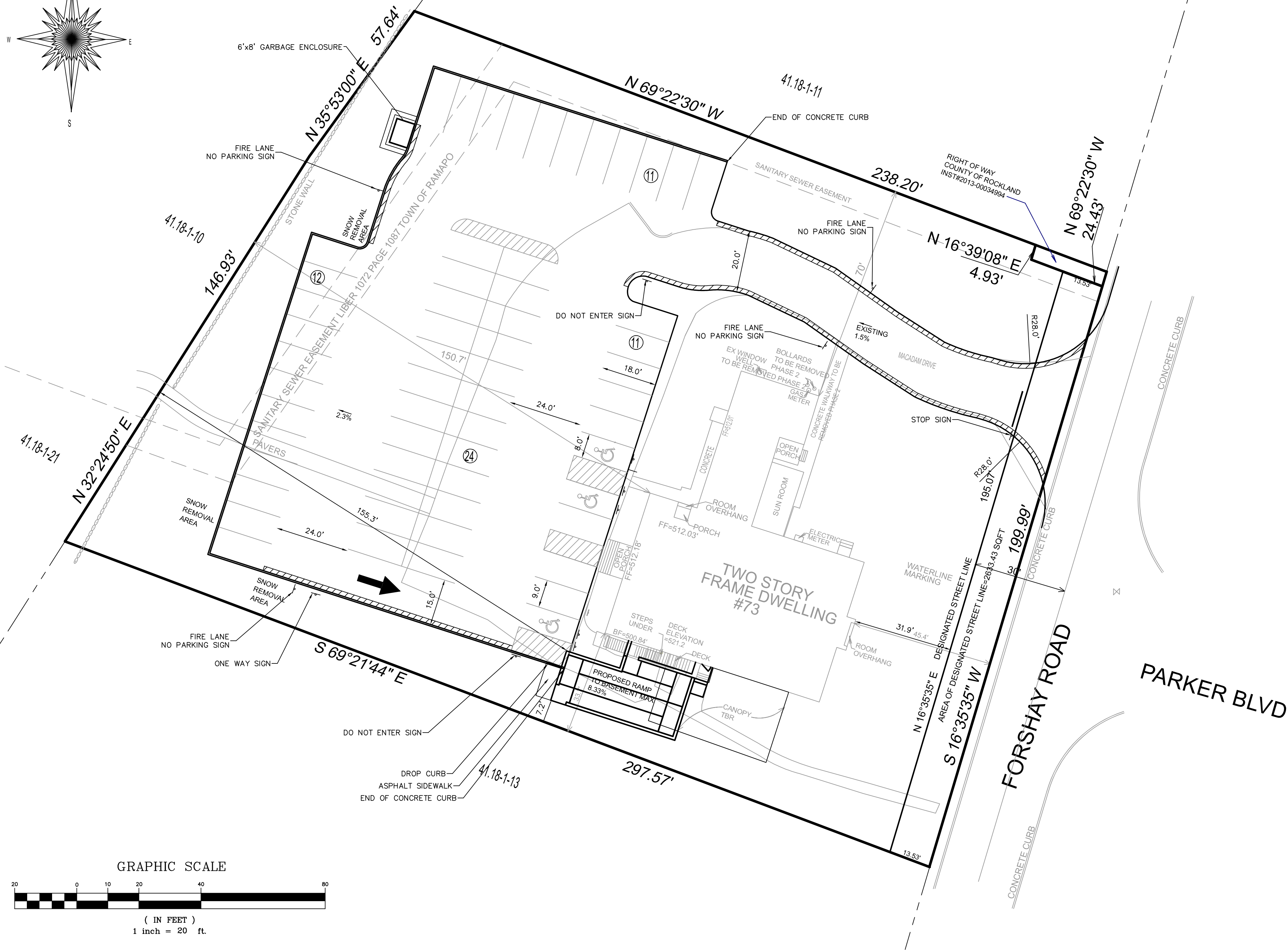
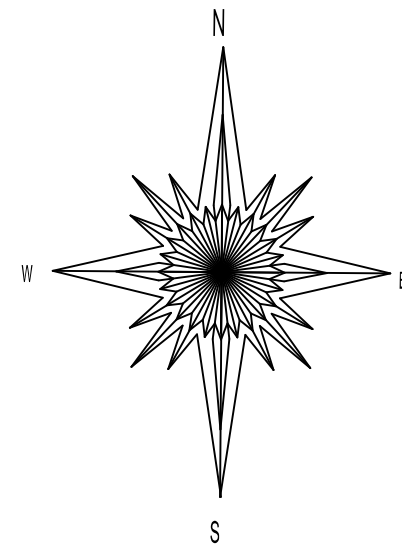
<http://www.dec.ny.gov/public/6191.html>

INSTRUCTIONS

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

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

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



VICINITY MAP
1" = 300'

GENERAL NOTES

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

OWNER _____ DATE _____

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

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

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

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

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

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

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

PARKING REQUIRED:
NEIGHBORHOOD GATHERING REQUIRES 20 SPACES

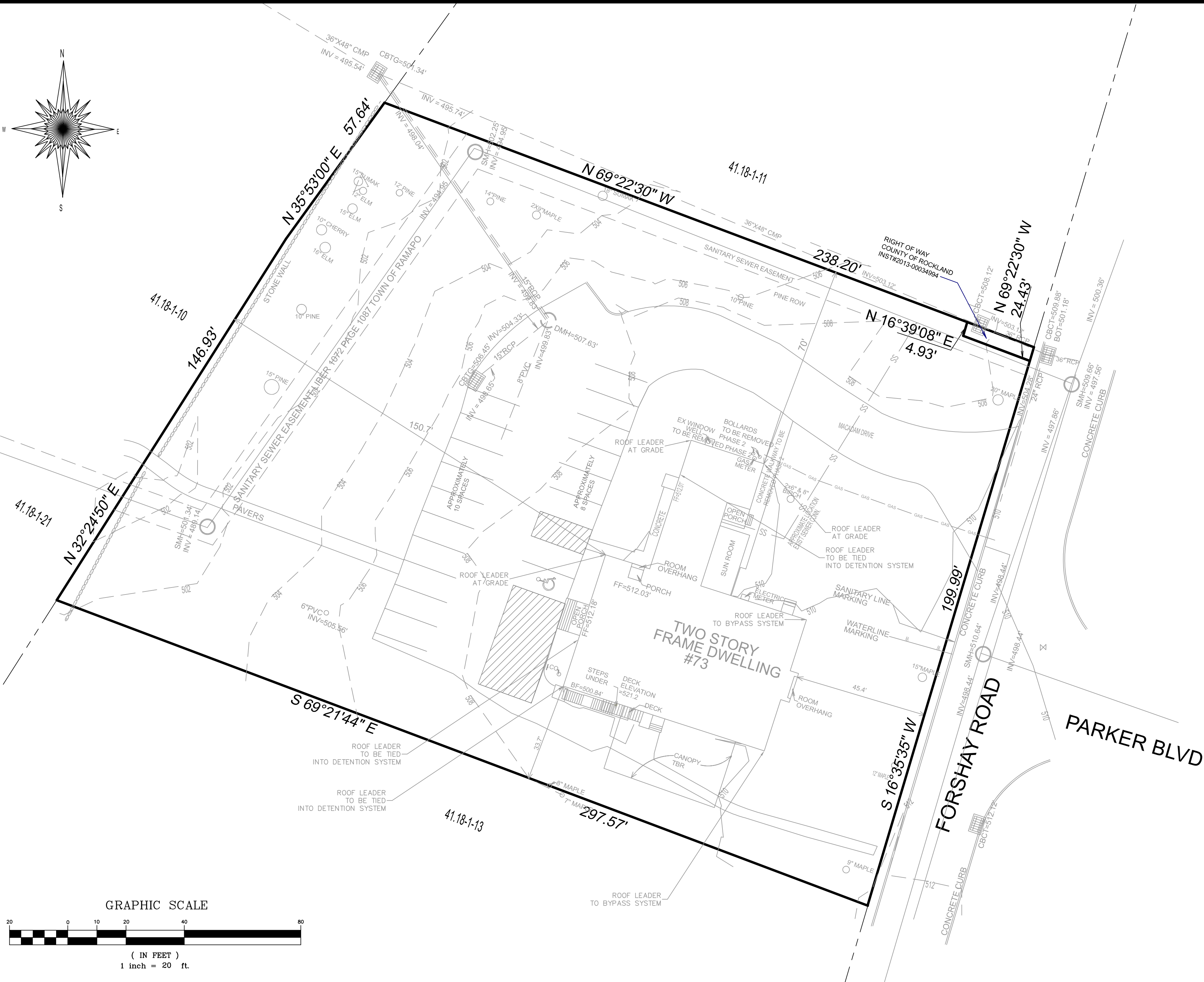
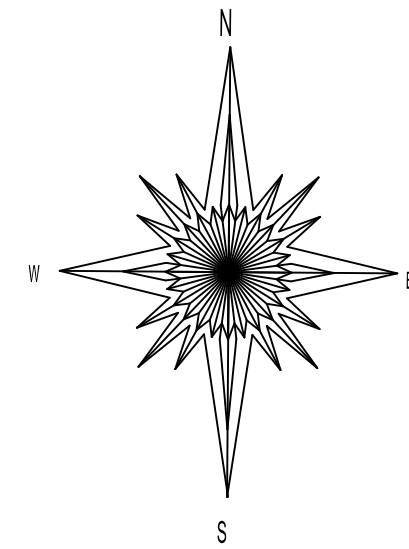
EXISTING PARKING: ESTIMATED 18 SPACED
PROPOSED PARKING: 58 SPACES, INCLUDING 3 ADA SPACES
TOTAL SPACES ADDED: 40 SPACES

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

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
AMENDED SITE PLAN PHASE 1			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 3/9/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
JOB No. 3688			SCALE: 1"=20'
DWG No. 1 OF 17			

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





GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

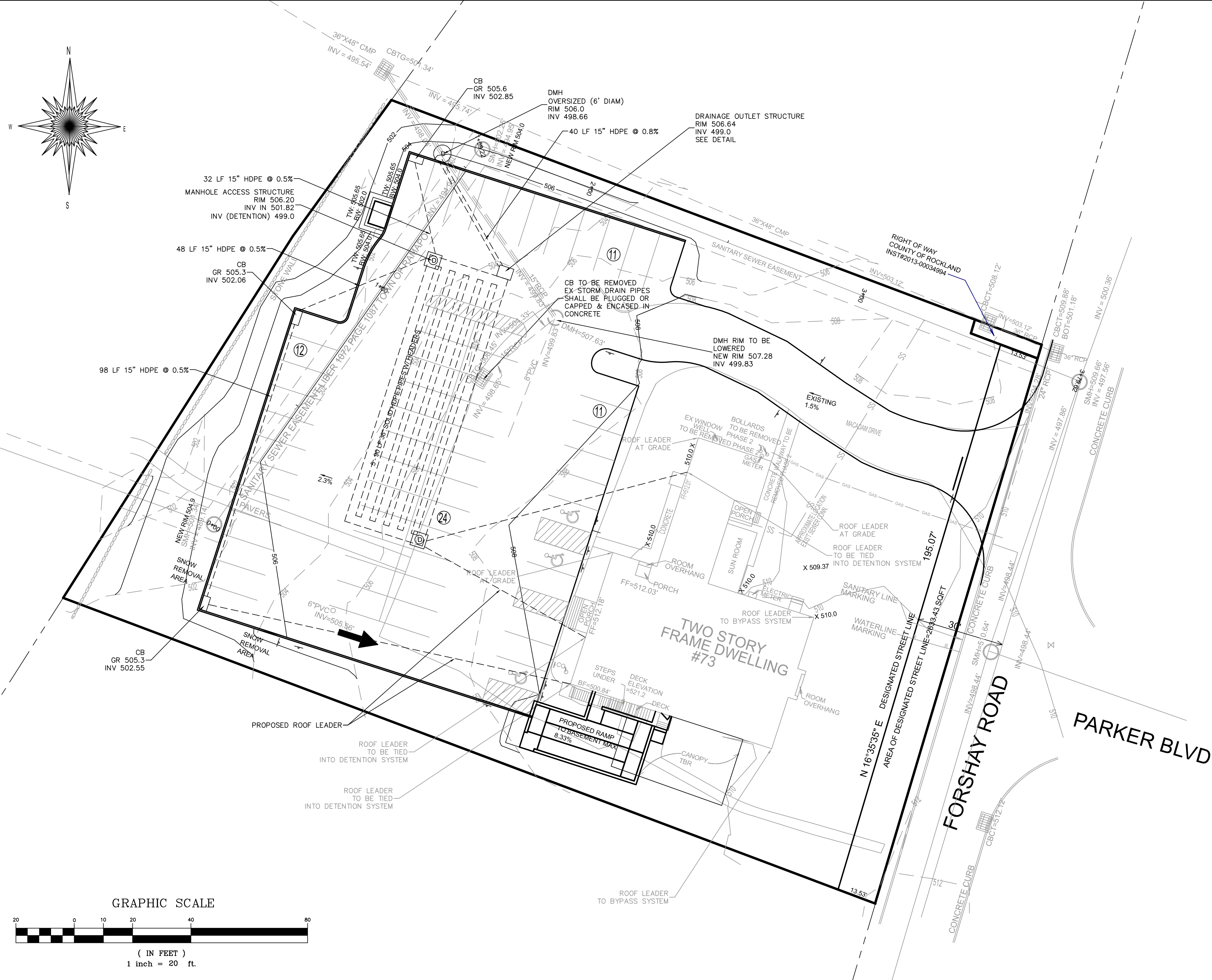
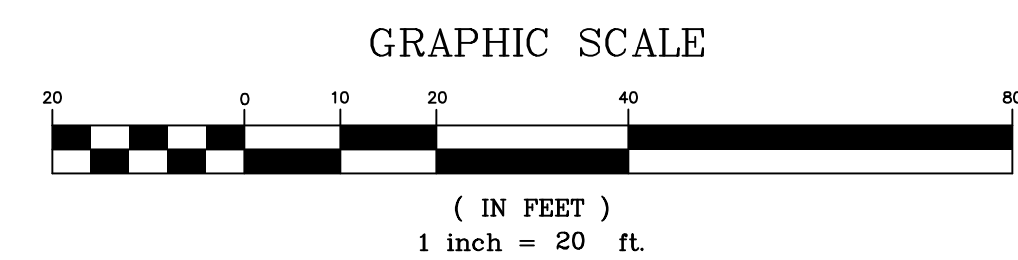
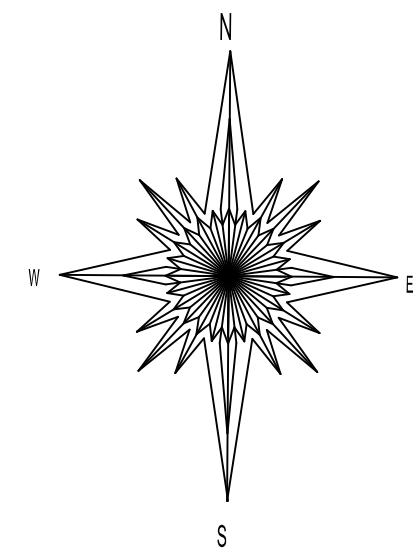
NOTE:
EXISTING CONDITIONS PLAN BASED ON SURVEY COMPLETED BY ANTHONY CELENTANO, P.L.S. ON OCTOBER 18, 2018.
REFERENCE DEED BOOK 411 PAGE 1011.
PARKING SPACES ARE NOT STRIPED. LINES ARE TO PROVIDE AN APPROXIMATE NUMBER OF SPACES FOR THE EXISTING CONDITION.

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

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
EXISTING CONDITIONS			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 3/9/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547.2241 - F 845 547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845 610.3621			CHKD BY: RB/LT
JOB No. 3688			SCALE: 1"=20'
DWG No. 2 OF 18			

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



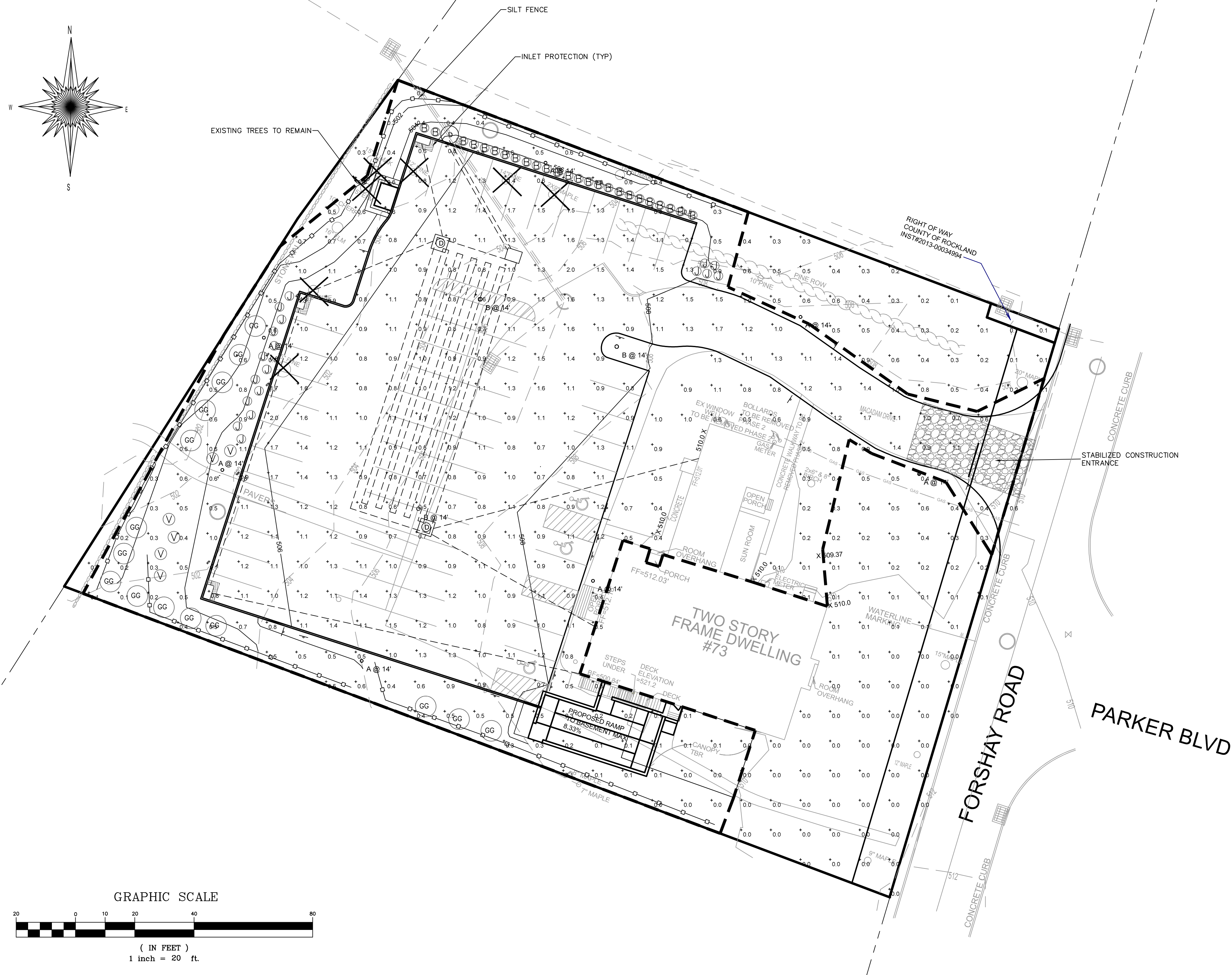


NOTE: EXISTING SEWER AND WATER CONNECTIONS TO REMAIN IN USE

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

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
GRADING, DRAINAGE & UTILITIES PLAN PHASE 1			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 3/9/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547.2241 - F 845 547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845 610.3621			CHKD BY: RB/LT
			JOB No. 3688
			SCALE: 1"=20'
			DWG No. 3 OF 19

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



PLANT LIST			
KEY	QUANTITY	COMMON NAME/BOTANICAL NAME	SIZE COMMENT
GG	15	GREEN GIANT ARBORVITAE/THUJA PLICATA 'GREEN GIANT'	4'-6' HT
B	25	WINTER GEM BOXWOOD/CORNUS KOUSA	24" HT 3 GAL
V	6	KOREAN SPICE VIBURNUM/VIBURNUM CARLES	36"-42" HT B&B
J	18	COMPACT PRITZER JUNIPER/JUNIPERUS CHINENSIS SARGENTI	5 GAL

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor
○	A	7	Holophane	GVD2 P30 30K AS 3 R AO WITH 12FT CHA POLE	Granville II LED, LED Package 30, 3000K, 120-277V, Type 3 distribution with Ribs & bands	LED COB	1	GVD2_P30_3 OK_AS_3_R1 es	6347	0.85
○	B	3	Holophane	GPD2 P30 30K AS 5 R AO WITH 12FT CHA POLE	Granville Premier II LED, LED Package 30, 60W, 3000K, 120-277V, Type 5 distribution with Ribs & bands	LED COB	1	GPD2_P30_3 OK_AS_5_R1 es	7016	0.85

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.1 ft	2.0 ft	0.5 ft	4.0 ft	2.2 ft

NOTES:

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

SEED MIXTURE: 30% TALL FESCUE
30% RED FESCUE
20% BLUE GRASS
20% RYEGRASS
- ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
- ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
- IF A TREE THAT IS TO BE PROTECTED IS REMOVED DURING CONSTRUCTION, ANOTHER TREE SHALL BE PLANTED TO PROVIDE SCREENING.
- ORANGE CONSTRUCTION FENCING SHALL BE PROVIDED AT LIMITS OF DISTURBANCE.

EROSION CONTROL & SEDIMENT NOTES

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

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

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41-18-1-12			
LANDSCAPING, LIGHTING, & EROSION CONTROL PLAN PHASE 1			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 3/9/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
JOB No. 3688			SCALE: 1"=20'
DWG No. 4 OF 20			

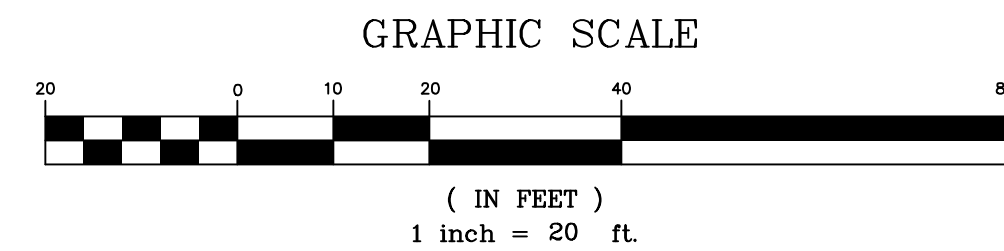
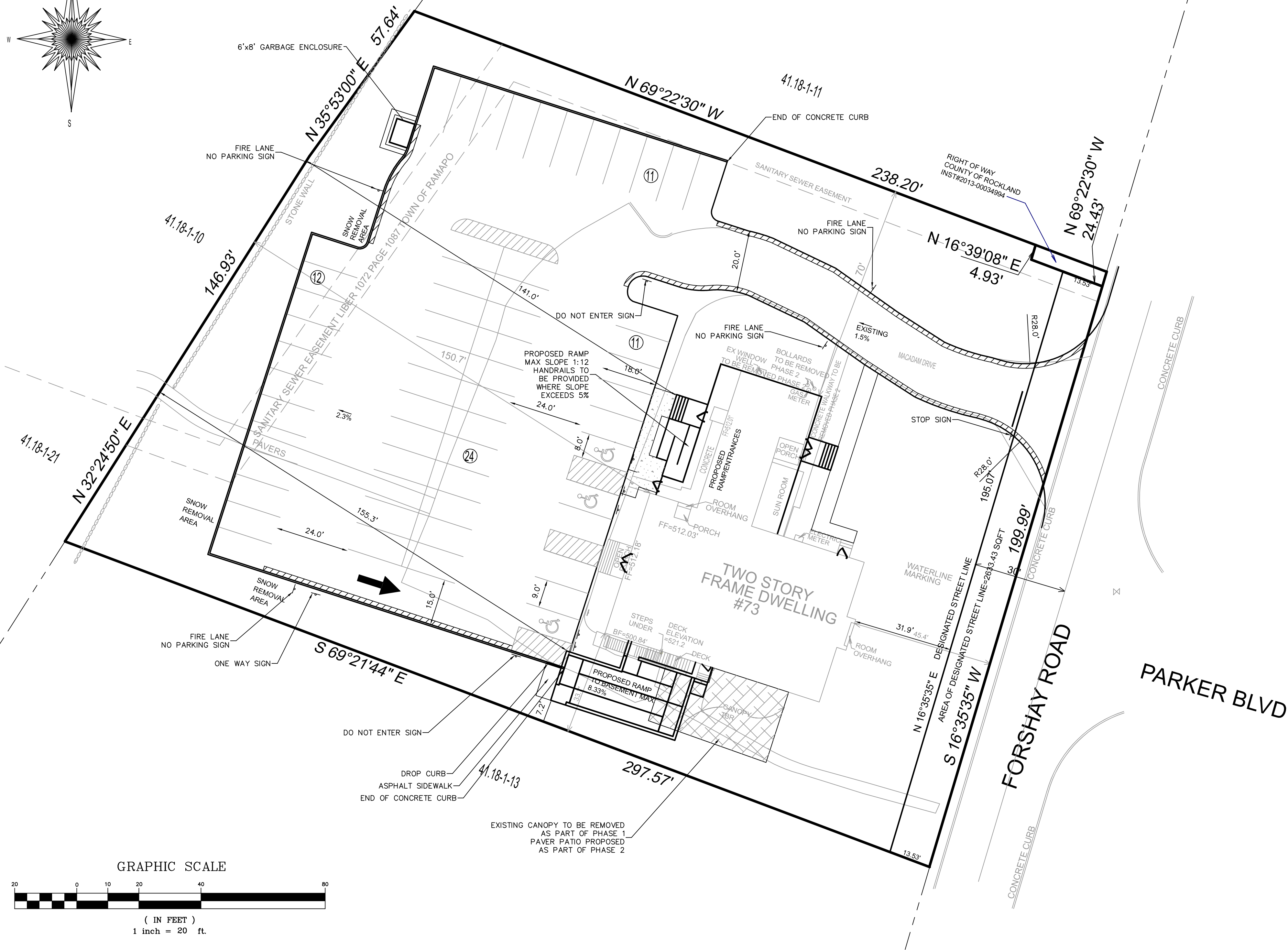
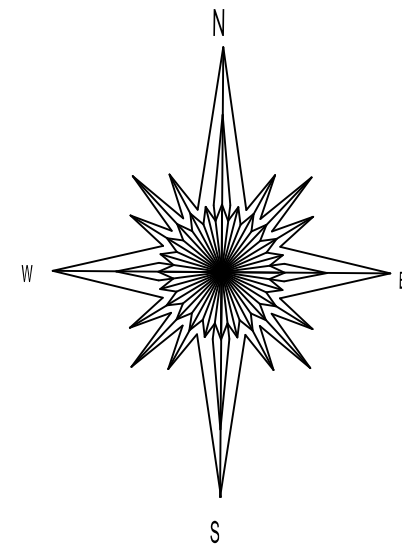


TABLE OF DIMENSIONAL REQUIREMENTS: R-35													
Use Group	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Total Side Yard	Min. Rear Yard	Max. Impervious Surface Ratio	Max. Front Yard Impervious Surface Ratio	Maximum Building Coverage	Max. Building Height		Maximum Exposed Building Height
											Stories	Feet	
Required	35,000 SF	100 FT	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	2 ½	25	40
Existing per Oct 31 1996 Variances	48,634 SF	200 FT	200 FT	34 FT	35 FT (25' permitted by variance)	97 FT (50' permitted by variance)	72 FT	0.32	0.16	0.09	2	<25	<40
Variances Granted Nov 19, 2003								0.48					
Existing Measured	53,557 SF	199 FT	199 FT	45 FT	33 FT	103 FT	150 FT	0.34	0.13	0.09	2	<25	<40
Existing per Jan 2020 approved site plan	Net 52,240 SF	199 FT	199 FT	31.9 FT	33 FT	103 FT	150 FT	0.56	0.19	0.09	2	<25	<40
Variances Granted July 17, 2019				31.9 FT				0.56					
Proposed Phase 2	Net 52,240 SF	199 FT	199 FT	31.9 FT	7 FT	103 FT	141 FT	0.58	0.19	0.097	2	<25	<40

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

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

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

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

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

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

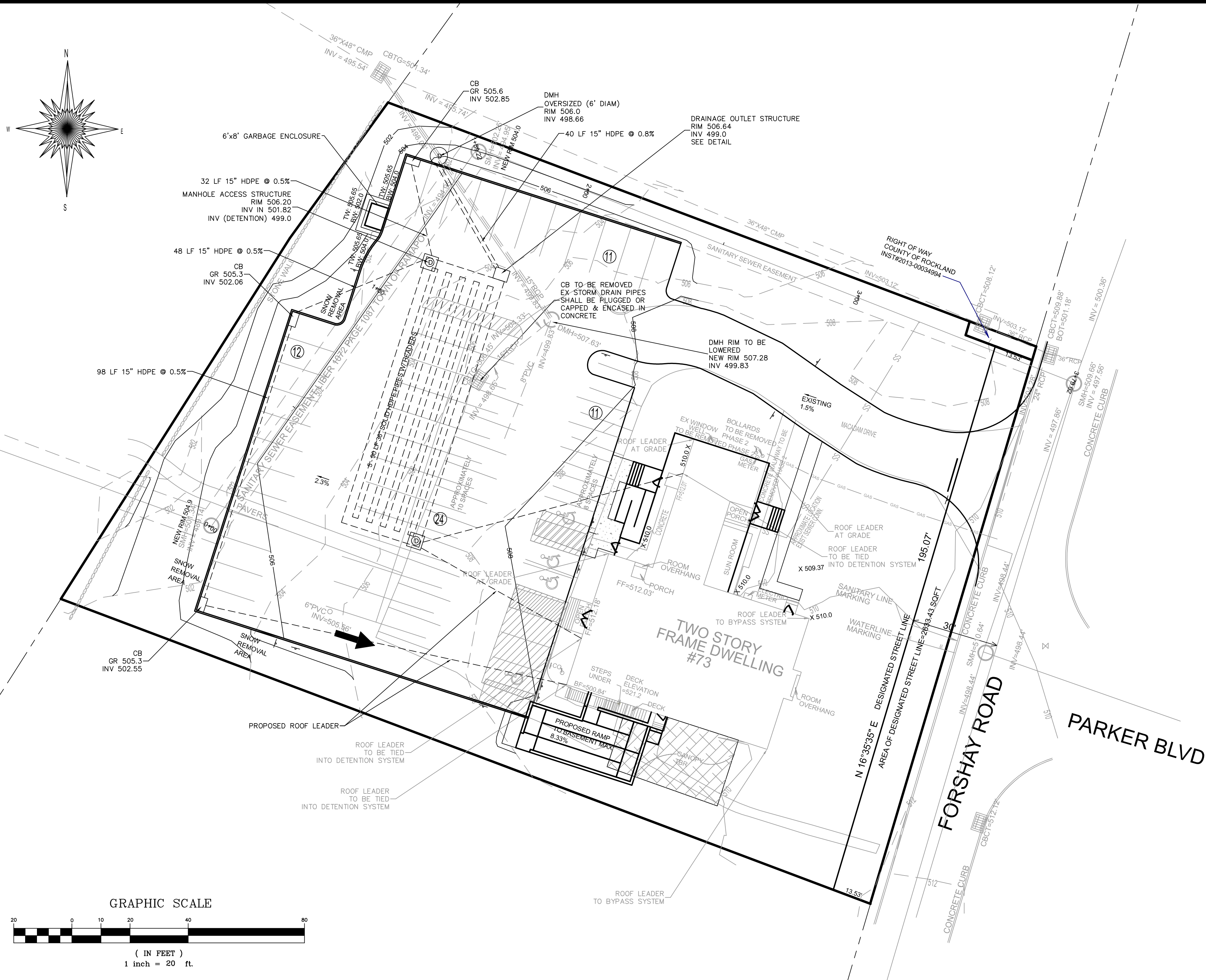
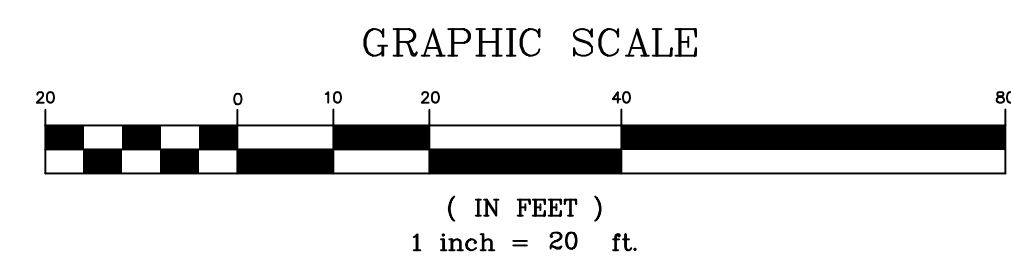
PARKING REQUIRED:
NEIGHBORHOOD GATHERING REQUIRES 20 SPACES

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

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

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
AMENDED SITE PLAN PHASE 2			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 8/2/23
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
JOB No. 3688			SCALE: 1"=20'
DWG No. 5 OF 21			

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



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

JULY 29, 2024	REV 5	REV FOR ZBA	
JUNE 19, 2024	REV 4	REV PER COMMENTS	
MAY 6, 2024	REV 3	REV PER CDCR	
SEPTEMBER 22, 2023	REV 2	REV PER CLIENT	
AUGUST 23, 2023	REV 1	REV PER CLIENT	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
GRADING, DRAINAGE & UTILITIES PLAN PHASE 2 FOR CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 8/2/23
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
			JOB No. 3688
			SCALE: 1"=20'
			DWG No. 6 OF 12
 Rachel B. Barese, P.E. N.Y. Lic. No. 90143			

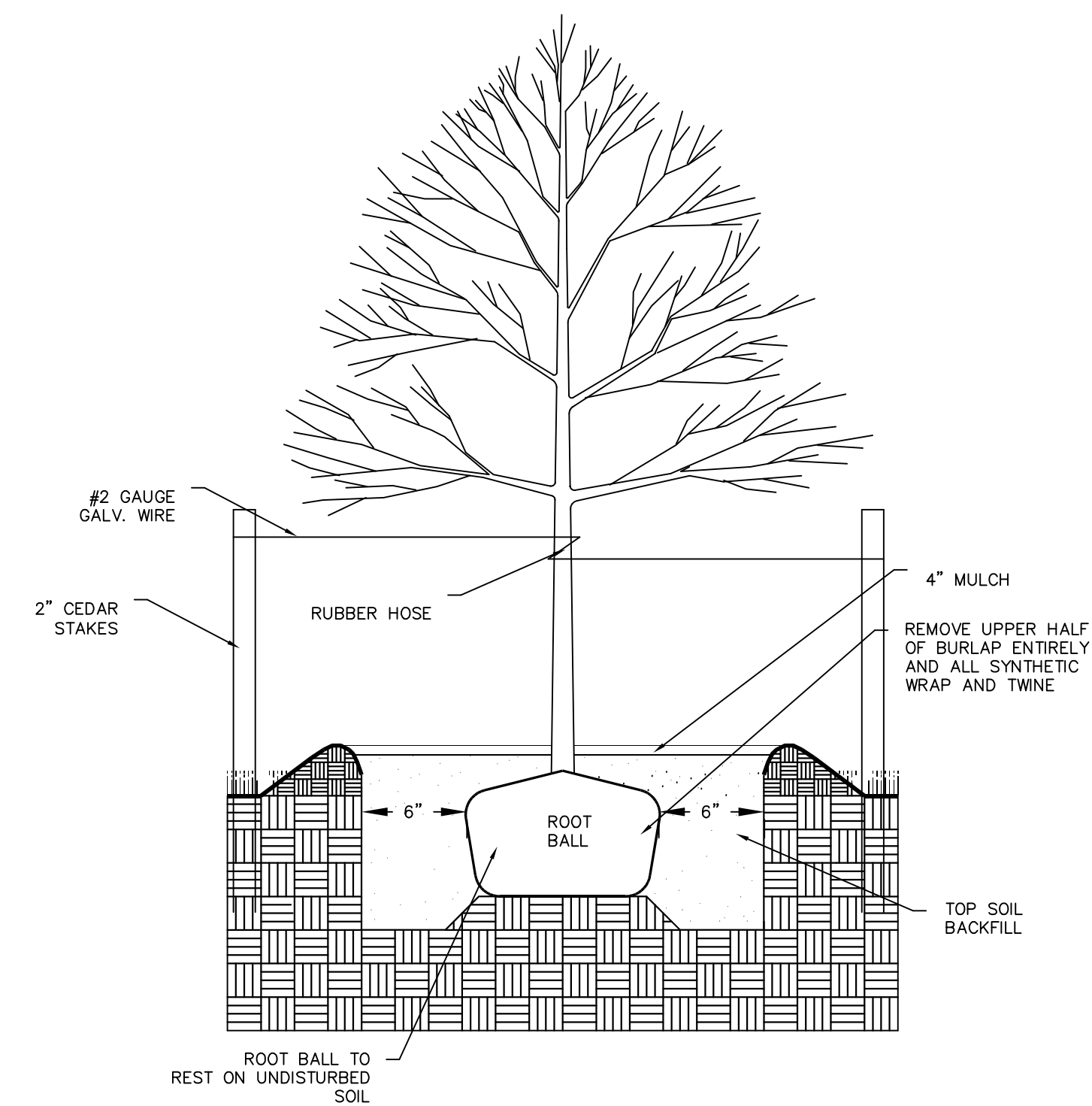
1. ALL EXISTING SOIL FROM PLANTING PITTS SHALL BE REMOVED AND PITTS SHALL BE BACKFILLED WITH A MIXTURE OF ONE PART PEAR-HUMUS, ONE PART MANURE TO FOUR PARTS TOPSOIL.
2. ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK.
3. ALL PLANT MATERIAL SHALL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

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

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

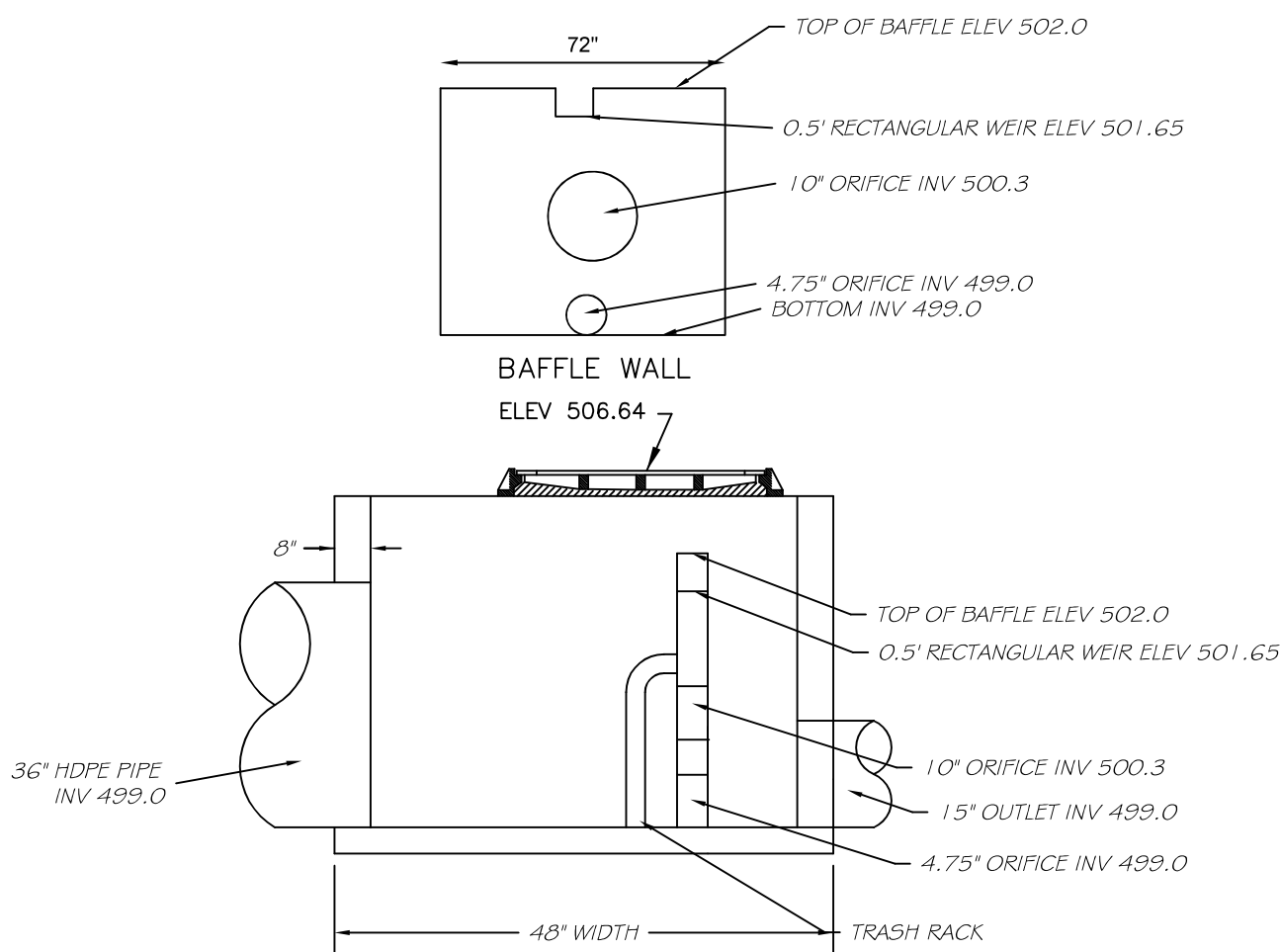
Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	7	Holophane	GDV2 P30 30K AS 3 RAO WITH 12FT CHA POLE	Granville II LED, LED Package 30, 3000K, 120-277V, Type 3 distribution with Ribs & bands	LED COB	1	GDV2_P30_30K_AS_3_R1.es	6347	0.85	60
	B	3	Holophane	GDV2 P30 30K AS 5 RAO WITH 12FT CHA POLE	Granville Premier II LED, LED Package 30, 60W, 3000K, 120-277V, Type 5 distribution, distribution with Ribs & bands	LED COB	1	GDV2_P30_30K_AS_5_N1.es	7016	0.85	60

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



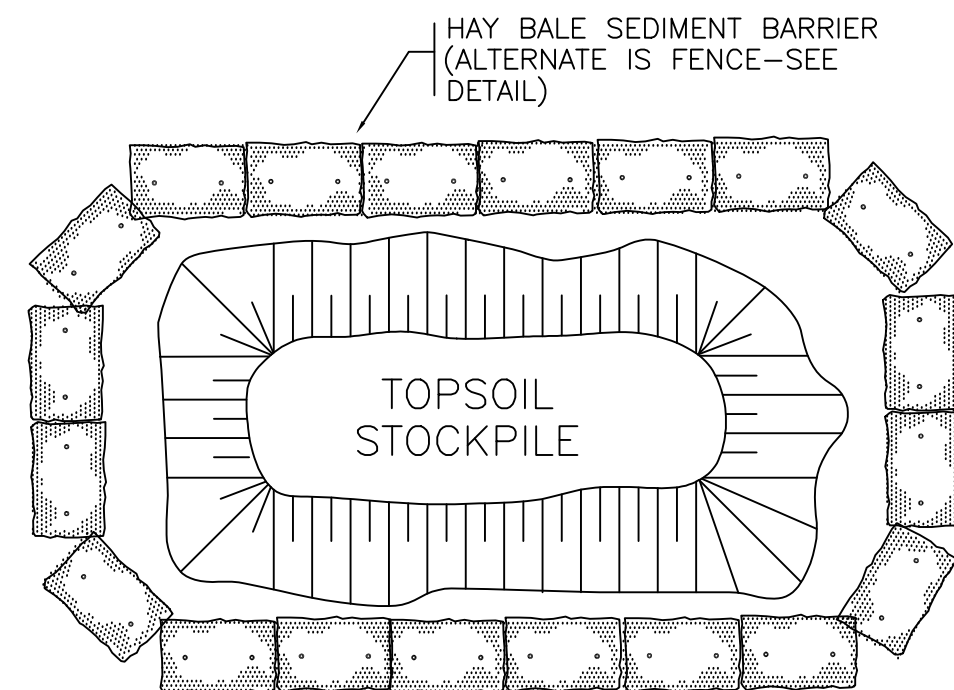
TREE PLANTING DETAIL
SCALE: N. T. S.

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



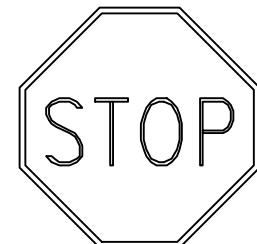
DRAINAGE OUTLET STRUCTURE
N.T.S.

- 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.
 5. PRECAST STRUCTURE 72"x48" TO BE WOODARD'S PRECAST OR APPROVED EQUAL.



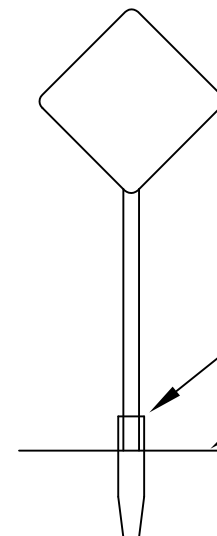
TOPSOIL STOCKPILE SEDIMENT BARRIER

N.T.S.



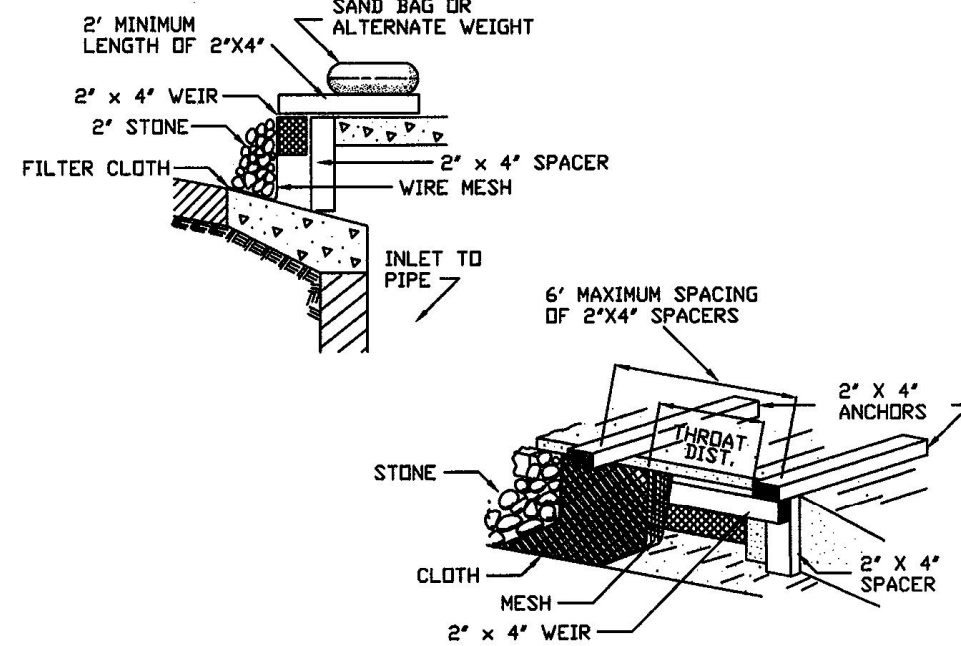
R1-1

SIGNAGE
NOT TO SCALE



TYPICAL PERMANENT SIGN INSTALLATION
NOT TO SCALE

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

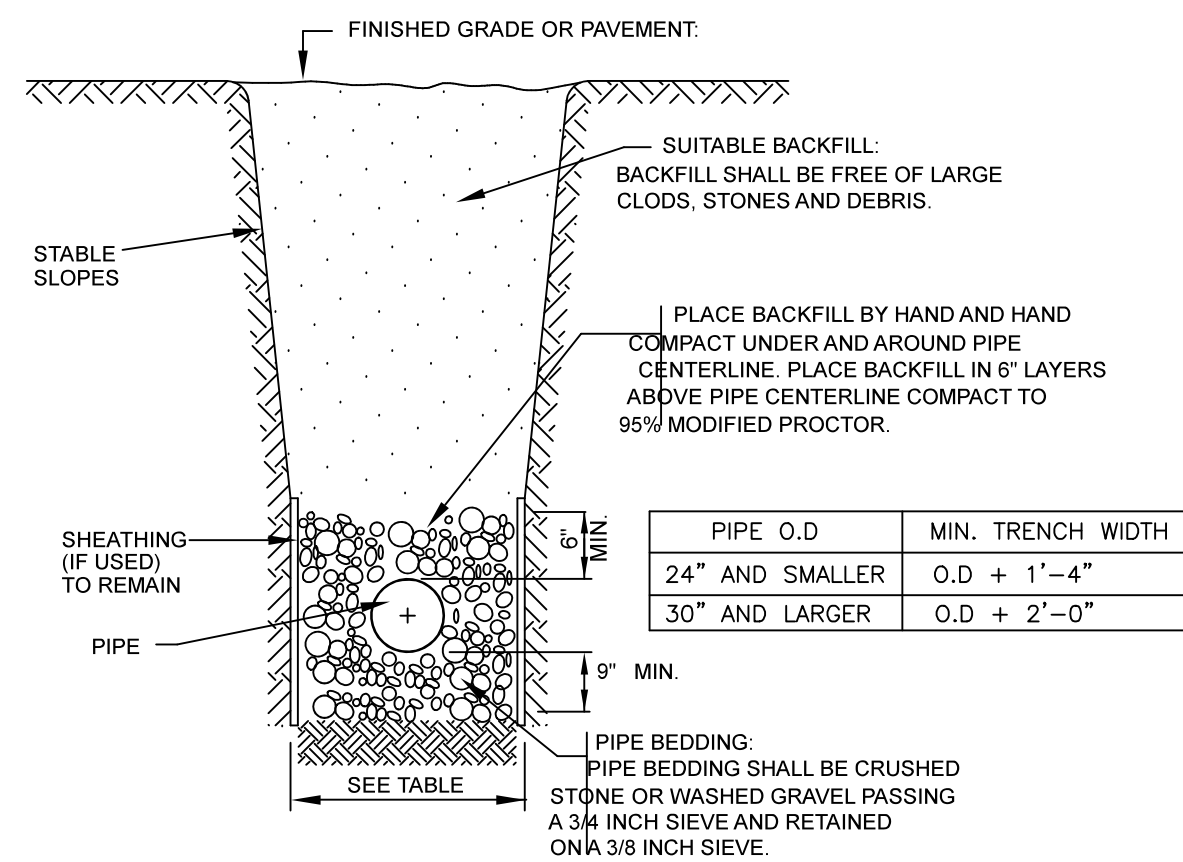


CONSTRUCTION SPECIFICATIONS

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

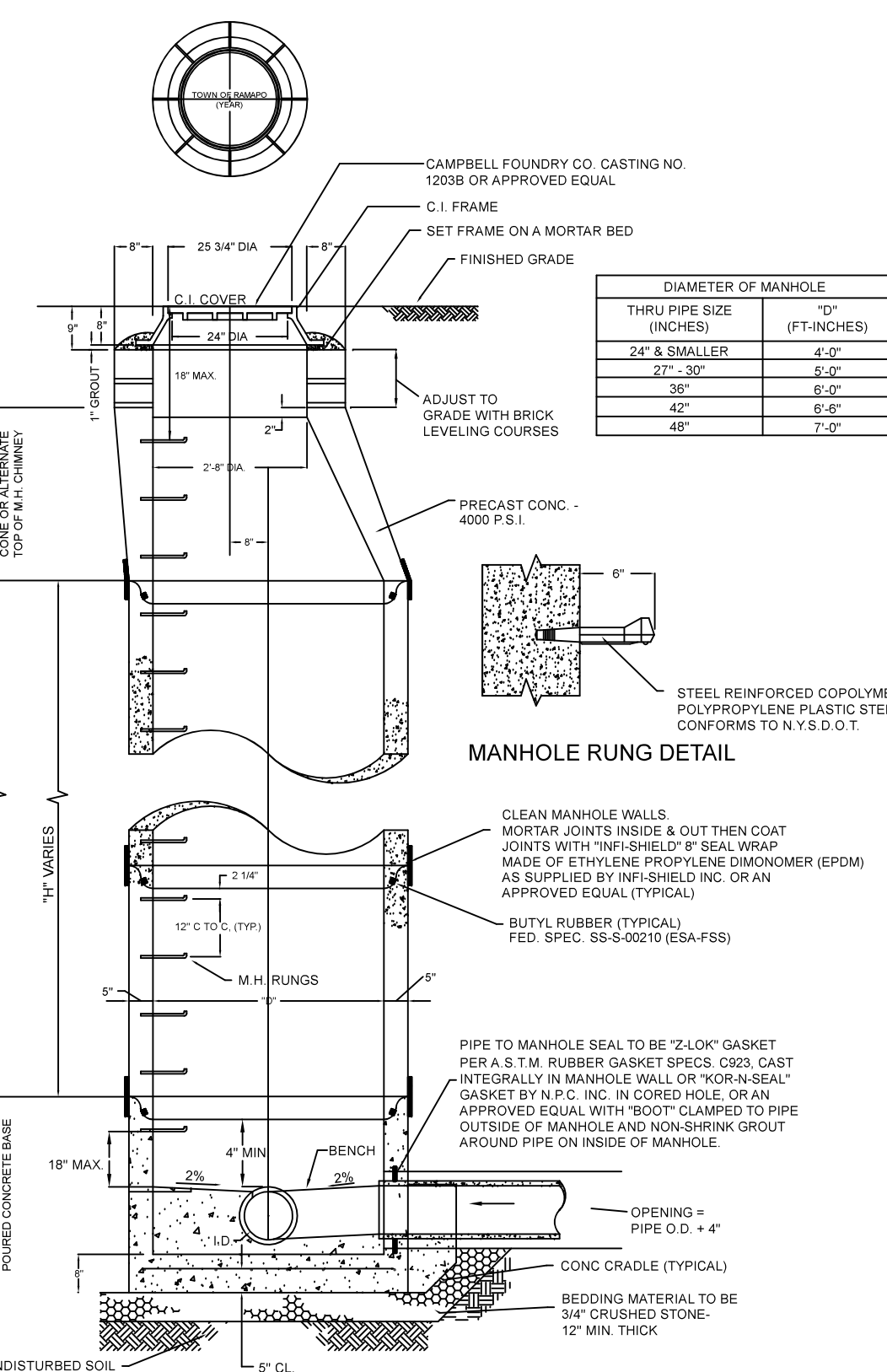
INLET PROTECTION DETAIL

SCALE: N. T. S.



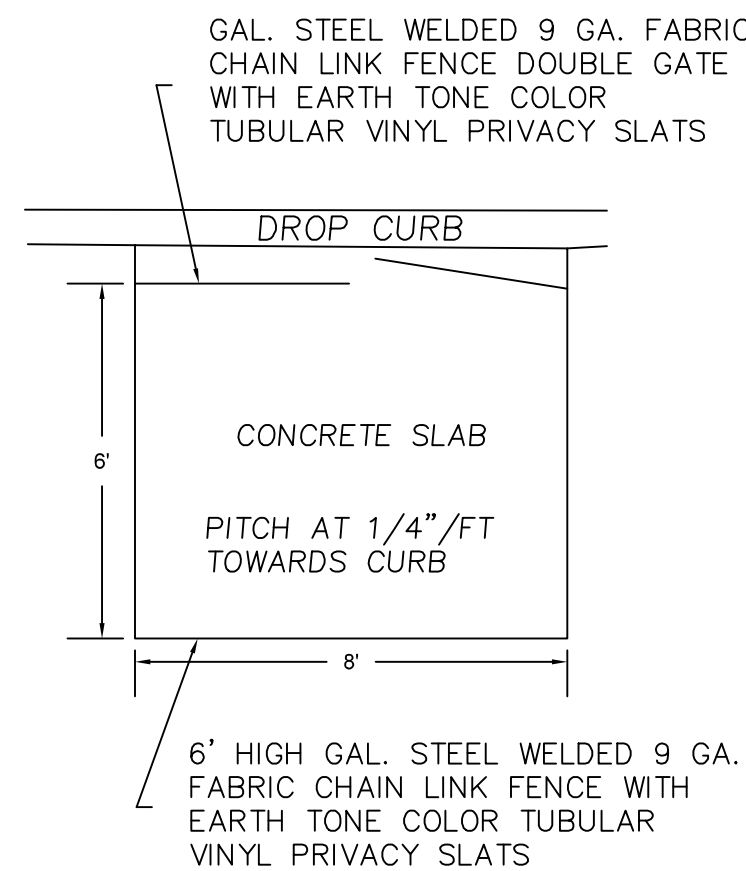
TYPICAL TRENCH DETAIL (STORM SEWER)

N.T.S.



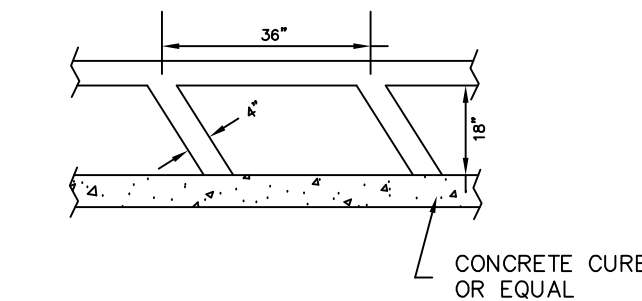
PRECAST STANDARD MANHOLE SECTION
N.T.S.

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



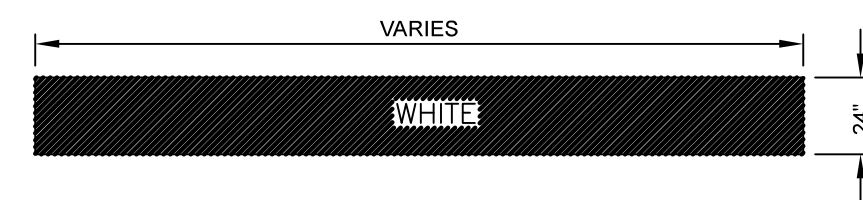
GARBAGE ENCLOSURE DETAIL

SCALE: N. T. S.

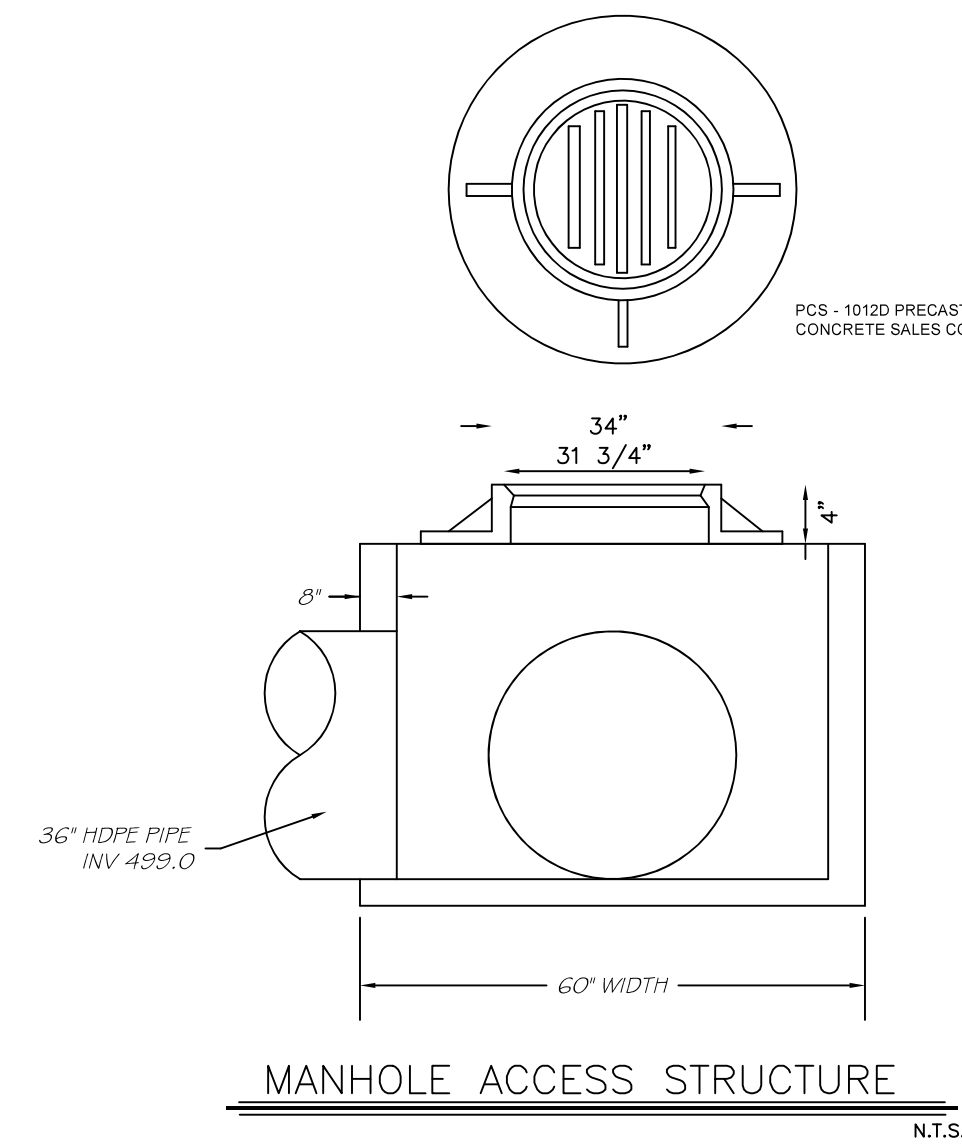


FIRE LANE STRIPING DETAIL
SCALE: N. T. S.

PAINT STRIPES WITH BRIGHT YELLOW EXTERIOR GRADE ROADWAY PAINT

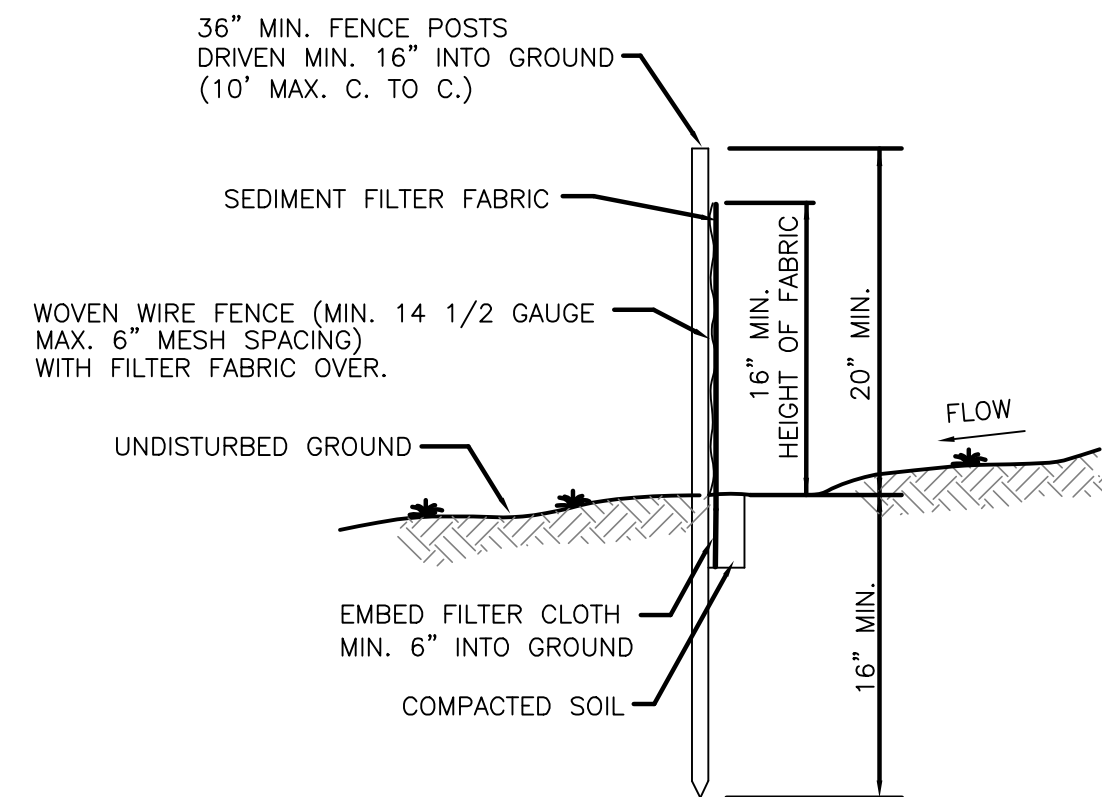


STOP BAR DETAIL
N.T.S.



MANHOLE ACCESS STRUCTURE

N.T.S.

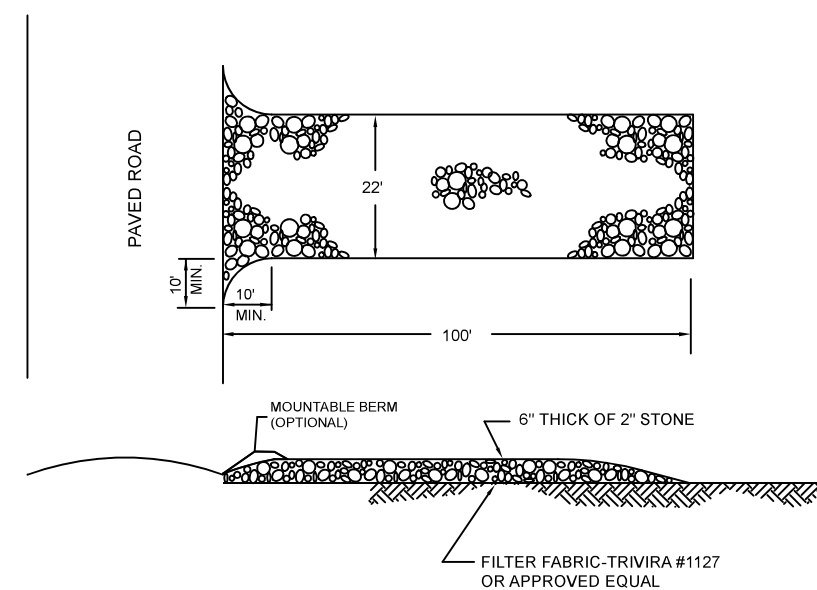


SECTION
SILT FENCE

N.T.S.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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



STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SPECIFICATIONS

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

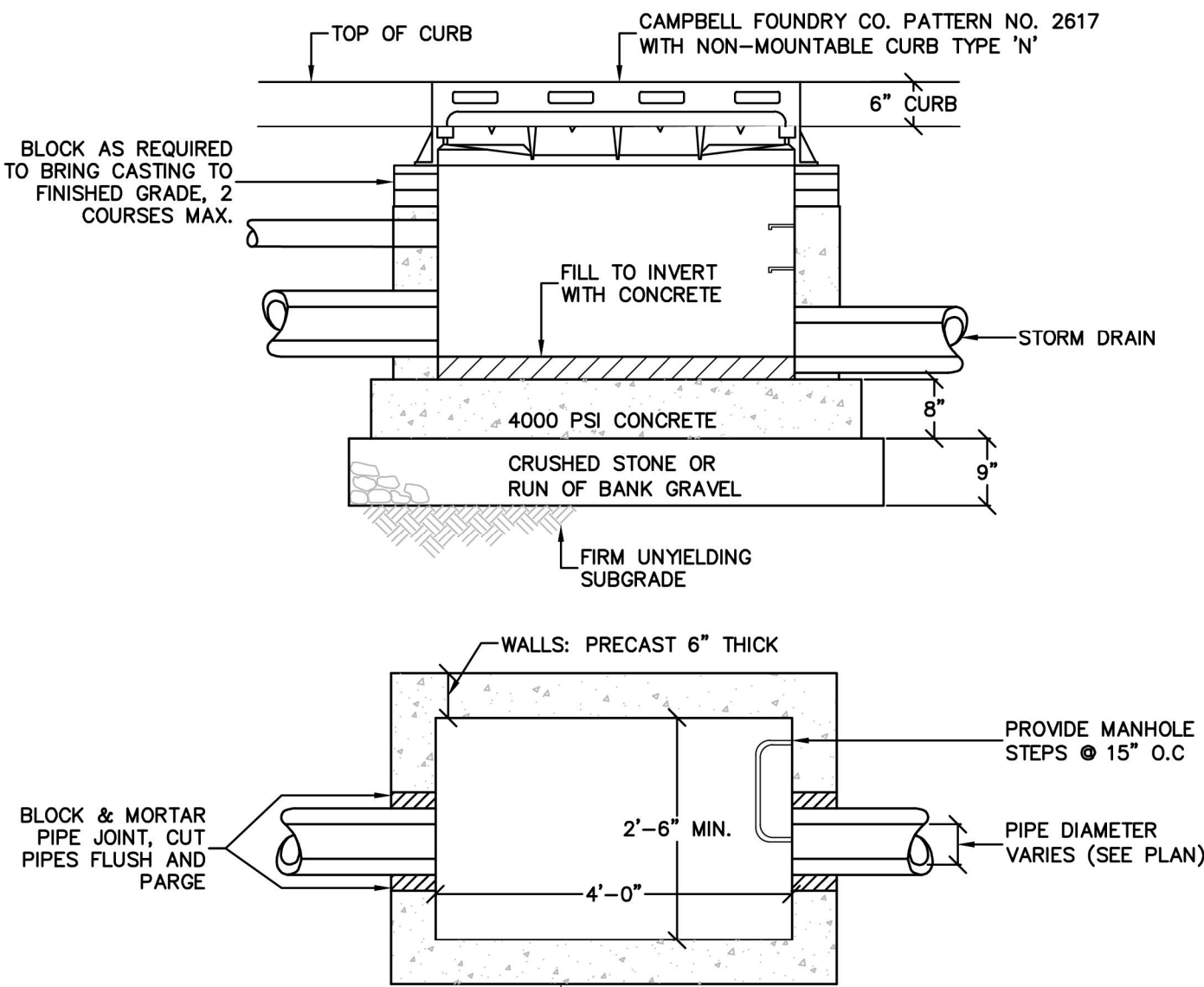
N.T.S.

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

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12 DETAILS FOR CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 3/9/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
JOB No. 3688			SCALE: 1"=20'
DWG No. 8 OF 24			



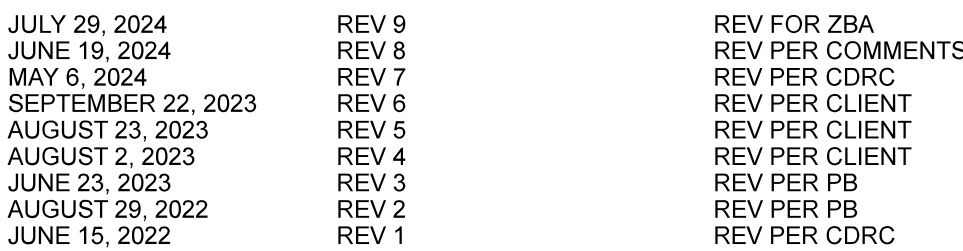
Rachel B. Barese
Rachel B. Barese, P.E.
N.Y. Lic. No. 90143



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

NOTE:
MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H2O HIGHWAY LOAD AND SOIL LOADS.

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



S.B.L. 41.18-1-12
DETAILS
 FOR
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD
 VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

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

111 Main Street
Chester, NY 10918
845.610.3621

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



DATE:	3/9/22
DRAWN BY:	RB/LT
CHKD BY:	RB/LT
JOB No.	3688
SCALE:	1"=20'
DWG No.	9 OF 9

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

Item 1.

Municipality: Village of Wesley Hills

Date Sent: 10/16/2024

Board: ___ Planning ___ X ZBA ___ Town/Village

Meeting Date: 10/30/2024

File Name Congregation Ahavas Yitzchak
Contact Person Alicia Schultz, Deputy Village Clerk
Address 432 Route 306
Wesley Hills, NY 10952

Referral Agencies

(Please indicate the agencies that have also received copies of this application)

X RC Highway Department
___ RC Division of Environmental Resources
___ RC Drainage Agency
X RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
X RC Sewer District #1
___ NYS Department of Environmental Conservation
___ NYS Department of Transportation
___ NYS Thruway Authority
___ NY-NJ Trail Conference (Long Path)
___ Palisades Interstate Park Commission
___ US Army Corps of Engineers
___ Cornell Cooperative Extension of Rockland County
X Adjacent Municipality- Town of Ramapo
X Other- Village of Montebello

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

239 (n): ___ Subdivision

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

Location of Parcel(s): 73 Forshay Road

Acreage of Parcel (s): 1.185

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

The Property in Question Lies Within 500 Feet of:

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

Map 41.18 Block 1 Lot(s) 12 **Map Date:** March 19, 2022 rev. July 29, 2024
Current Zoning: R-50

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

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

Item 1.

Minimum side yard

25'

7.2'

Maximum impervious surface ratio

0.25

0.575

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

MONSEY FIRE DEPARTMENT

Brewer Fire Engine Company No. 1 Inc.

P.O. Box 41, Monsey NY 10952

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

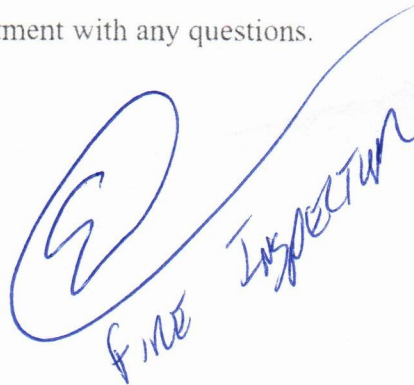
The following location has been reviewed by the Monsey Fire Department. After careful review of the plans presented, the following conditions would affect appropriate strategies and tactics for fire and rescue operation at the above referenced location.

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

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



Hugh Jacobson, Chief of Department
Monsey Fire Department



Fire Inspector

(845) 356-2611

www.monseyfd.org

VILLAGE OF WESLEY HILLS

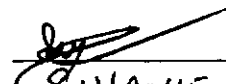
432 Route 306
 Wesley Hills, New York 10952
 (845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF POSTING

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

SIYANIE BREWLEY being duly sworn, deposes and
 says that he/~~she~~ is the applicant in the matter of an application before the
 Village of Wesley Hills Planning Board affecting property located at
73 FORSHAY ROAD, Wesley Hills, Town of Ramapo,
 Rockland County, New York.

That on the 18th day of OCTOBER 2024, he/~~she~~ posted the
 posters provided by the Planning Board of the Village of Wesley Hills
 giving notice of the hearing on this application in a conspicuous place
 visible from every street along the frontage of the plot affected by this
 application.


SIYANIE BREWLEY

Sworn to before me this

18th day of OCTOBER 2024


 Notary Public

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

File Attachments for Item:

2. Application submitted by Goldy Rosenfeld for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) of the Code of the Village of Wesley Hills, to permit the maintenance and use of an inground swimming pool having, impervious surface ratio of .30 instead of the maximum permitted of .25 and rear yard for the pool of 11.5 feet instead of the minimum required of 15 feet.

The subject premises are situated on the north side of Ardley Place at the intersection with Wilder Road, known as 2 Ardley Place, designated on the Tax Map as Section 41.10 Block 1 Lot 20, in an R-35 Zoning District.

DEC. 27 2023

PART I

VILLAGE OF WESLEY HILLS

Name of Municipality VILLAGE OF WESLEY HILLS Date 12/13/23*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: 2 Ardley PlaceApplicant: Goldy Rosenfeld Phone #

Address 2 Ardley Place Monsey NY 10952
 Street Name & Number (Post Office) State Zip code

Property Owner: Yitzchok Rosenfeld Phone #

Address 2 Ardley Place Monsey NY 10952
 Street Name & Number (Post Office) State Zip code

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

Address 633 Woodmont Lane Sloatsburg NY 10974
 Street Name & Number (Post Office) State Zip code

Attorney: Paul S. Baum, Esq., Sarajian & Baum PLLC Phone # 845-206-4556

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 41.10 Block 1 Lot(s) 20

Section _____ Block _____ Lot(s) _____

Location: On the north side of Ardley Place,
 at the intersection feet of Wilder Road Road.

Acreage of Parcel 34,695 SF **Zoning District** R-35
School District East Ramapo **Postal District** Monsey

Project Description: *(If additional space required, please attach a narrative summary.)*See attached narrative summary.**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. Wilder Road (County Highway 81)

Applicant's Signature and Certification

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

I, Goldy Rosenfeld - Schwartz, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address

2 Ardley Place
Monsey, NY 10952

SWORN to before this

14 day of December, 2023

[Signature]
Notary Public

HIRSCH ROSENZWEIG
Notary Public, State of New York
Reg. No. 01RO0002288
Qualified in Rockland County
Commission Expires 03/06/2027

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

I, Yitzchok Rosenfeld being duly sworn, hereby
 depose and say that I reside at: _____

in the county of Rockland in the state of NY

I am the * _____ owner in fee simple of premises located at:
2 Ardley Place, Monsey, NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's
 Office in Liber ^{Instrument #2019-20120} _____ of conveyances, page _____.

Said premises have been in my/its possession since 19 2019. Said premises are
 also known and designated on the Town of Ramapo Tax Map as:
 section 41.10 block 1 lot(s) 20

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

2 Ardley Place

Monsey, NY 10952

SWORN to before this

14 day of December, 2023

 Notary Public

HIRSCH ROSENZWEIG
 Notary Public, State of New York
 Reg. No. 01RO0002288
 Qualified in Rockland County
 Commission Expires 03/06/2027

* *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 _____)

I, Yitzchok Rosenfeld, 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

Yitzchok Rosenfeld

2 Ardley Place

Monsey, NY 10952

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

2. To the Zoning Board of Appeals of the Town/Village of _____
(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 and 230-14(O)(4)(a) ;
☐ Special permit per the requirements of Section _____;
☐ Review and approval of proposed subdivision plat;
☐ Exemption from a plat or official map;
☐ An order to issue a certificate, permit or license;
☐ An amendment to the Zoning Ordinance or Official Map or change thereof;
☐ Other (*explain*) _____;

To permit construction, maintenance and use of a single family home and pool. See narrative

3. Premises affected are in a R-35 zone and from the town of Ramapo tax map, the property is know as Section 41.10, Block, 1, Lot(s) 20.

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

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

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

(if none, so state)

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

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

I, Yitzchok Rosenfeld, 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

2 Ardley Place

Monsey, NY 10952

SWORN to before this

14 day of December, 2023

Notary Public

HIRSCH ROSENZWEIG
Notary Public, State of New York
Reg. No. 01RO0002288
Qualified in Rockland County
Commission Expires 03/06/2027

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 }

Yitzchok Rosenfeld being duly sworn, deposes and
 says that he/she resides at 2 Ardley Place, 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. 41.10 Lot No. 1-20 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.

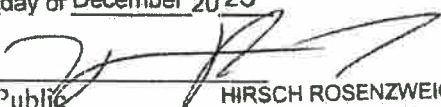
Owner: 

Address: 2 Ardley Place

Monsey, NY 10952

Sworn to before me this

14 day of December 2023

Notary Public 

HIRSCH ROSENZWEIG
 Notary Public, State of New York
 Reg. No. 01RO0002288
 Qualified in Rockland County
 Commission Expires 03/06/2027

Affidavit of Ownership/Owner's Consent

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

I, Yitzchok Rosenfeld being duly sworn, hereby
 depose and say that I reside at: _____

_____ in the county of Rockland in the state of NY

I am the * _____ owner in fee simple of premises located at:
2 Ardley Place, Monsey, NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's
 Office in Liber ^{Instrument 42019-20120} of conveyances, page _____.

Said premises have been in my/its possession since 192019. Said premises are
 also known and designated on the Town of Ramapo Tax Map as:
 section 41.10 block 1 lot(s) 20

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

2 Ardley Place
Monsey, NY 10952

SWORN to before this

14 day of December, 2023

Notary Public

HIRSCH ROSENZWEIG
 Notary Public, State of New York
 Reg. No. 01RO0002288
 Qualified in Rockland County
 Commission Expires 03/06/2027

* 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

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

I, Goldy Rosenfeld - Schwartz 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
2 Ardley Place Rockland County, New York.

Monsey, NY 10952

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 UNDER SEPARATE COVER

SWORN to before this

14 day of december, 2023

Notary Public

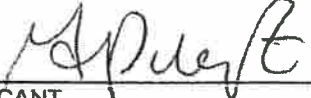
HIRSCH ROSENZWEIG
Notary Public, State of New York
Reg. No. 01RO0002288
Qualified in Rockland County
Commission Expires 03/06/2007

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

12/14/23
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 and 230-14(O)(4)(a) _____;
- ☐ Special permit per the requirements of Section _____;
- ☐ Review of an administrative decision of the Building Inspector;
- ☐ An order to issue a Certificate of Occupancy;
- ☐ An order to issue a Building Permit;
- ☐ An interpretation of the Zoning Ordinance or Map;
- ☐ Certification of an existing non-conforming structure or use;
- ☐ Other (*explain*) _____;

To permit construction, maintenance and use of a single family home and pool. See narrative

**NARRATIVE SUMMARY
FOR
2 ARDLEY PLACE
S/B/L: 41.10-1-20**

INTRODUCTION

This narrative summary is submitted in support of the within application by Goldy Rosenfeld, the owner of the single-family dwelling located at 2 Ardley Place (the "Property"). The applicant is seeking variances in order to legalize the construction of a new single-family home and pool (the "Project"). The Project will require variances from the Table of Dimensional Requirements for the R-35 Zone as follows:

	Permitted	Proposed
Maximum Building Height	25 ft	26.18 ft.
Max. Impervious Surface Ratio	.25	.30
Rear Yard for Pool	15 ft.	11.5 ft.

The applicant has constructed a new single-family dwelling and inground swimming pool on the Property. A building permit for the construction of the home was issued on October 2, 2020. A copy of the building permit is attached as Exhibit A. A copy of the plot plan is attached as Exhibit B. Thereafter, an inground swimming pool was added. A permit for the pool was issued on January 10, 2022. A copy of the building permit is attached as Exhibit C. A copy of the plot plan is attached as Exhibit D.

Upon the final inspection to close out the permits and obtain the final certificates of occupancy for the house and pool, it was discovered that due to the grading of the property, the elevation of the house exceeded the 25-foot height requirement by 1.18 feet. It was further determined that the patio area around the pool was constructed 3.5 feet closer to the rear yard than the 15 feet permitted by the code. Further, upon the final calculation of the impervious surface ratio, the final calculation determined the ratio was .30.

The applicant seeks the variances to legalize these existing conditions.

SEQRA

The action is a Type II pursuant to 6 NYCRR 617.5(c)(2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site); (11) construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections); (12) construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density; (16) granting of individual setback and lot line variances and adjustments) and; (17) granting of an area variance for a single-family, two-family or three-family residence. It is not subject to environmental review pursuant to SEQRA. An SEAF Part 1 has been submitted.

GML

The property is within 500' of Wilder Road (County Highway 81). Pursuant to General

Municipal Law Section 239-m, a referral to the Rockland County Department of Planning is required.

VARIANCES

The requested variances will not impact any of the neighbors, will not change the character of the neighborhood or create any detriment to neighboring properties, nor will they cause an adverse effect or impact on the physical or environmental conditions of the neighborhood or district. The height of the home is only 22.95'. However, due to a high-water table, the first floor elevation was set at 525.23' instead of the originally proposed 524'. Because the average existing grade is 522' the house is considered to be 26.18' high instead of the 24.95' originally proposed in the plans so that the final building height, measured from average grade, exceeds the 25-foot height requirement by a minimal 1.8'. The deficiency is so slight that it will be undetectable from anyone viewing the home.

The deficiency in the rear yard for the pool is also minimal. The pool itself is set back more than the 15' required by the code, but the patio around the pool encroaches into the rear yard by 3.5'. The applicant also owns the property to the north that is most impacted by the pool variance.

At the time of the issuance of the pool permit, the impervious surface ratio was proposed to be .238 based on an area of 8,317 SF. The final calculated impervious area is 10,409 SF for a ratio of .30. The increase in impervious area is due to an increase in the actual size of the driveway/front walk from 1,627 SF to 2,121 SF (a gain of 494 SF), an increase in the pool area from 2,194 SF to 3,790 SF (a gain of 1596 SF), and a slight increase in the house from 4,204 to 4,318 (a gain of 114 SF). The additional impervious surface will be addressed by an appropriate storm water management system to be approved by the Village's Engineering Consultant so that there will be no net increase in the peak rate of runoff. The water will be appropriately detained and will not impact any neighbors.

There are no other feasible alternatives to the variances other than to tear off the roof of the house or tear out the additional pool patio in the rear yard. That would not be a practical approach based on the limited impacts these conditions have on the neighborhood. There is no other reasonable manner in which the property can be brought into compliance other than granting the variances.

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. It is therefore respectfully requested that the Zoning Board grant the variances requested.

Dated: December 13, 2023

EXHIBIT A

BUILDING PERMIT FOR DWELLING

2 Ardley Pl
(Address)

Yitzchok Rosenfeld
(Owner)

VILLAGE OF WESLEY HILLS BUILDING ZONE ORDINANCE

THIS PERMIT

NOTICE

To be fastened on a part of the building so that it may be plainly seen by all

PE
ISS
EN
ING

This notice shall not be removed from Building until Building shall not be used until a Certificate of Occupancy has been issued by the Building Inspector.

Date: 10.02.20
Permit expires one year from above date.

[Signature]
Building Inspector
Village of Wesley Hills
845.354.0700

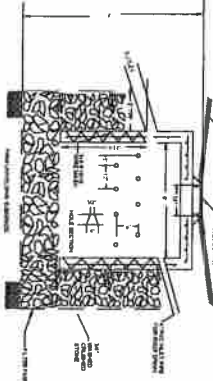
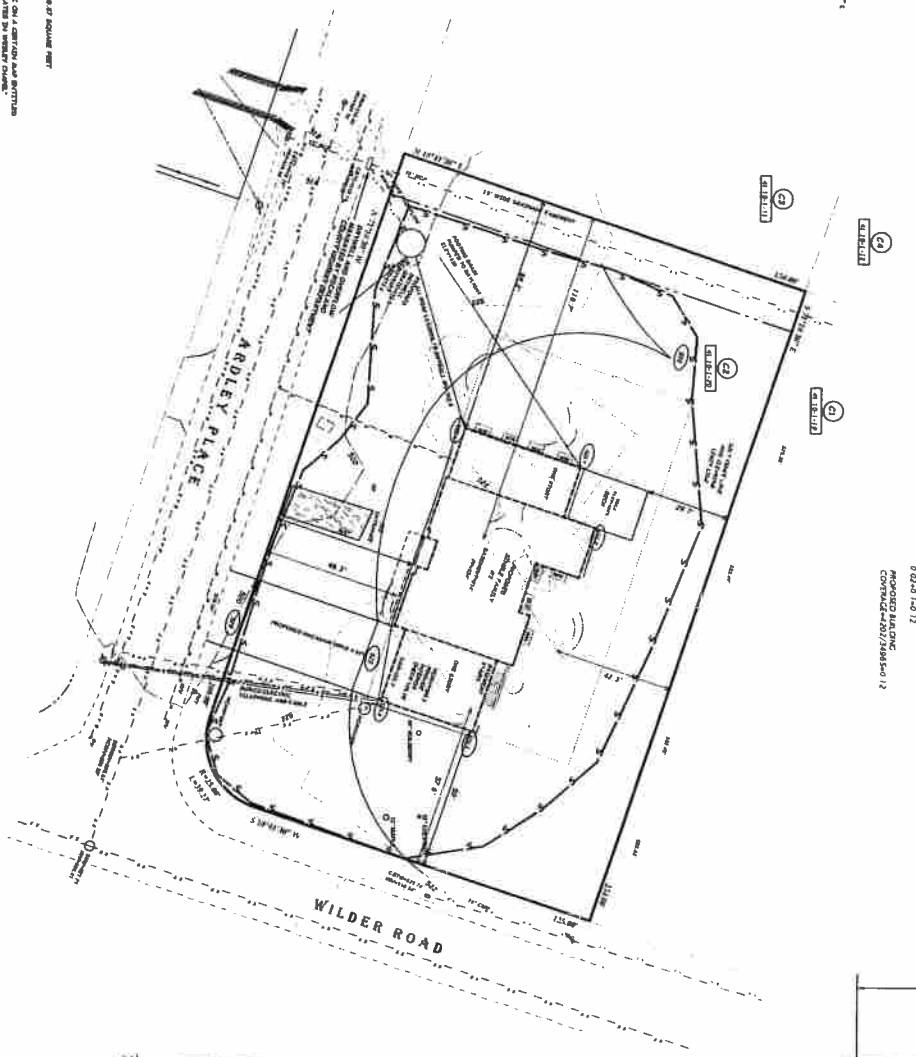
BY LAW THIS CARD MUST BE VISIBLE FROM THE ROAD DURING CONSTRUCTION

EXHIBIT B

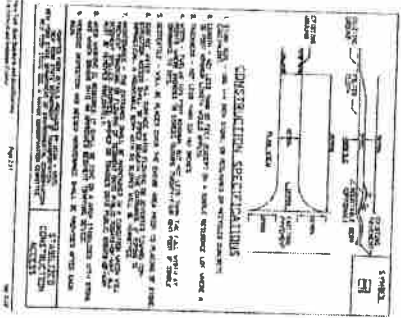
PLOT PLAN FOR DWELLING

B.E. REQUIREMENTS										ZONE: A.35 SINGLE FAMILY RESIDENTIAL										APPROVED BUILDING CONTRACT									
ITEM	DESCRIPTION	UNIT	QTY	PRICE	TOTAL	ITEM	DESCRIPTION	UNIT	QTY	PRICE	TOTAL	ITEM	DESCRIPTION	UNIT	QTY	PRICE	TOTAL	ITEM	DESCRIPTION	UNIT	QTY	PRICE	TOTAL	ITEM	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	FOUNDATION	CU YD	1.00	1.00	1.00	11	ROOFING	SQ FT	1000	1.00	1000.00	21	PAINT	SQ YD	100	1.00	100.00	31	LANDSCAPE	SQ YD	100	1.00	100.00	41	FINISH	SQ YD	100	1.00	100.00
2	FOUNDATION	CU YD	1.00	1.00	1.00	12	ROOFING	SQ FT	1000	1.00	1000.00	22	PAINT	SQ YD	100	1.00	100.00	32	LANDSCAPE	SQ YD	100	1.00	100.00	42	FINISH	SQ YD	100	1.00	100.00
3	FOUNDATION	CU YD	1.00	1.00	1.00	13	ROOFING	SQ FT	1000	1.00	1000.00	23	PAINT	SQ YD	100	1.00	100.00	33	LANDSCAPE	SQ YD	100	1.00	100.00	43	FINISH	SQ YD	100	1.00	100.00
4	FOUNDATION	CU YD	1.00	1.00	1.00	14	ROOFING	SQ FT	1000	1.00	1000.00	24	PAINT	SQ YD	100	1.00	100.00	34	LANDSCAPE	SQ YD	100	1.00	100.00	44	FINISH	SQ YD	100	1.00	100.00
5	FOUNDATION	CU YD	1.00	1.00	1.00	15	ROOFING	SQ FT	1000	1.00	1000.00	25	PAINT	SQ YD	100	1.00	100.00	35	LANDSCAPE	SQ YD	100	1.00	100.00	45	FINISH	SQ YD	100	1.00	100.00
6	FOUNDATION	CU YD	1.00	1.00	1.00	16	ROOFING	SQ FT	1000	1.00	1000.00	26	PAINT	SQ YD	100	1.00	100.00	36	LANDSCAPE	SQ YD	100	1.00	100.00	46	FINISH	SQ YD	100	1.00	100.00
7	FOUNDATION	CU YD	1.00	1.00	1.00	17	ROOFING	SQ FT	1000	1.00	1000.00	27	PAINT	SQ YD	100	1.00	100.00	37	LANDSCAPE	SQ YD	100	1.00	100.00	47	FINISH	SQ YD	100	1.00	100.00
8	FOUNDATION	CU YD	1.00	1.00	1.00	18	ROOFING	SQ FT	1000	1.00	1000.00	28	PAINT	SQ YD	100	1.00	100.00	38	LANDSCAPE	SQ YD	100	1.00	100.00	48	FINISH	SQ YD	100	1.00	100.00
9	FOUNDATION	CU YD	1.00	1.00	1.00	19	ROOFING	SQ FT	1000	1.00	1000.00	29	PAINT	SQ YD	100	1.00	100.00	39	LANDSCAPE	SQ YD	100	1.00	100.00	49	FINISH	SQ YD	100	1.00	100.00
10	FOUNDATION	CU YD	1.00	1.00	1.00	20	ROOFING	SQ FT	1000	1.00	1000.00	30	PAINT	SQ YD	100	1.00	100.00	40	LANDSCAPE	SQ YD	100	1.00	100.00	50	FINISH	SQ YD	100	1.00	100.00

EXISTING OVERLAP
1) EXISTING DRIVE AND DRIVEWAY
2) EXISTING DRIVEWAY
3) EXISTING DRIVEWAY
4) EXISTING DRIVEWAY
5) EXISTING DRIVEWAY
6) EXISTING DRIVEWAY
7) EXISTING DRIVEWAY
8) EXISTING DRIVEWAY
9) EXISTING DRIVEWAY
10) EXISTING DRIVEWAY
11) EXISTING DRIVEWAY
12) EXISTING DRIVEWAY
13) EXISTING DRIVEWAY
14) EXISTING DRIVEWAY
15) EXISTING DRIVEWAY
16) EXISTING DRIVEWAY
17) EXISTING DRIVEWAY
18) EXISTING DRIVEWAY
19) EXISTING DRIVEWAY
20) EXISTING DRIVEWAY
21) EXISTING DRIVEWAY
22) EXISTING DRIVEWAY
23) EXISTING DRIVEWAY
24) EXISTING DRIVEWAY
25) EXISTING DRIVEWAY
26) EXISTING DRIVEWAY
27) EXISTING DRIVEWAY
28) EXISTING DRIVEWAY
29) EXISTING DRIVEWAY
30) EXISTING DRIVEWAY
31) EXISTING DRIVEWAY
32) EXISTING DRIVEWAY
33) EXISTING DRIVEWAY
34) EXISTING DRIVEWAY
35) EXISTING DRIVEWAY
36) EXISTING DRIVEWAY
37) EXISTING DRIVEWAY
38) EXISTING DRIVEWAY
39) EXISTING DRIVEWAY
40) EXISTING DRIVEWAY
41) EXISTING DRIVEWAY
42) EXISTING DRIVEWAY
43) EXISTING DRIVEWAY
44) EXISTING DRIVEWAY
45) EXISTING DRIVEWAY
46) EXISTING DRIVEWAY
47) EXISTING DRIVEWAY
48) EXISTING DRIVEWAY
49) EXISTING DRIVEWAY
50) EXISTING DRIVEWAY
51) EXISTING DRIVEWAY
52) EXISTING DRIVEWAY
53) EXISTING DRIVEWAY
54) EXISTING DRIVEWAY
55) EXISTING DRIVEWAY
56) EXISTING DRIVEWAY
57) EXISTING DRIVEWAY
58) EXISTING DRIVEWAY
59) EXISTING DRIVEWAY
60) EXISTING DRIVEWAY
61) EXISTING DRIVEWAY
62) EXISTING DRIVEWAY
63) EXISTING DRIVEWAY
64) EXISTING DRIVEWAY
65) EXISTING DRIVEWAY
66) EXISTING DRIVEWAY
67) EXISTING DRIVEWAY
68) EXISTING DRIVEWAY
69) EXISTING DRIVEWAY
70) EXISTING DRIVEWAY
71) EXISTING DRIVEWAY
72) EXISTING DRIVEWAY
73) EXISTING DRIVEWAY
74) EXISTING DRIVEWAY
75) EXISTING DRIVEWAY
76) EXISTING DRIVEWAY
77) EXISTING DRIVEWAY
78) EXISTING DRIVEWAY
79) EXISTING DRIVEWAY
80) EXISTING DRIVEWAY
81) EXISTING DRIVEWAY
82) EXISTING DRIVEWAY
83) EXISTING DRIVEWAY
84) EXISTING DRIVEWAY
85) EXISTING DRIVEWAY
86) EXISTING DRIVEWAY
87) EXISTING DRIVEWAY
88) EXISTING DRIVEWAY
89) EXISTING DRIVEWAY
90) EXISTING DRIVEWAY
91) EXISTING DRIVEWAY
92) EXISTING DRIVEWAY
93) EXISTING DRIVEWAY
94) EXISTING DRIVEWAY
95) EXISTING DRIVEWAY
96) EXISTING DRIVEWAY
97) EXISTING DRIVEWAY
98) EXISTING DRIVEWAY
99) EXISTING DRIVEWAY
100) EXISTING DRIVEWAY

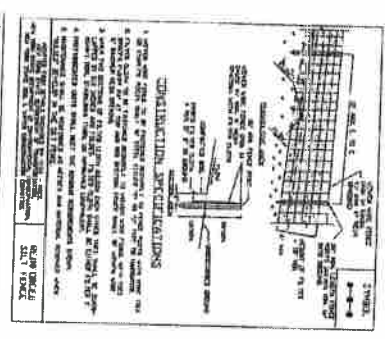
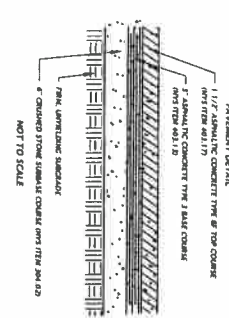


DRYWELL MANDATED BY
ROCKLAND COUNTY
HIGHWAY DEPARTMENT



EXISTING IMPERVIOUS
AREA=6920 SQFT
PROPOSED IMPERVIOUS
AREA=6392 SQFT

THEREFORE ZERO NET IS MET



2 ARDLEY PL
TOWN OF ROCKLAND
ROCKLAND COUNTY
NEW YORK
12560
SCALE: 1"=40'
ANTHONY R. CELENTANO P.E.
31 ROCKLAND ROAD
ROCKLAND, NY 12560
845.328.5361 FAX 845.328.5374
ANTHONY R. CELENTANO P.E.

EXHIBIT C

BUILDING PERMIT FOR POOL

2 Ardley Pl
(Address)

Yitzchok Rosenfeld
(Owner)

VILLAGE OF WESLEY HILLS BUILDING ZONE ORDINANCE

THIS PERMIT NOTICE

To be fastened on a part of building for which it is issued where it may be plainly seen by all

PERMIT NO. 4714 HAS BEEN
ISSUED FOR THIS BUILDING

This notice shall not be removed from Building to which it is attached and Building shall not be used until a Certificate of Occupancy has been issued by the Building Inspector.

Date: 01-10-21
Permit expires one year from above date.


Building Inspector
Village of Wesley Hills
845-354-0400

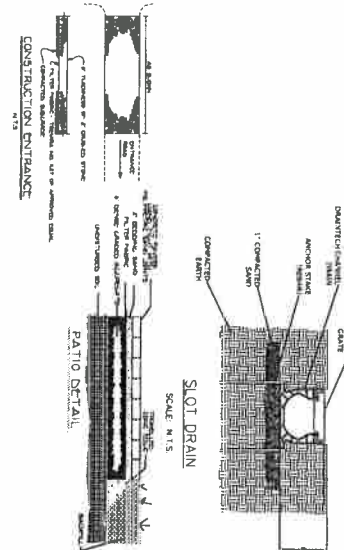
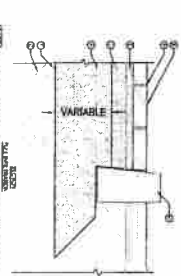
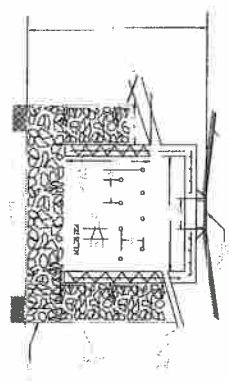
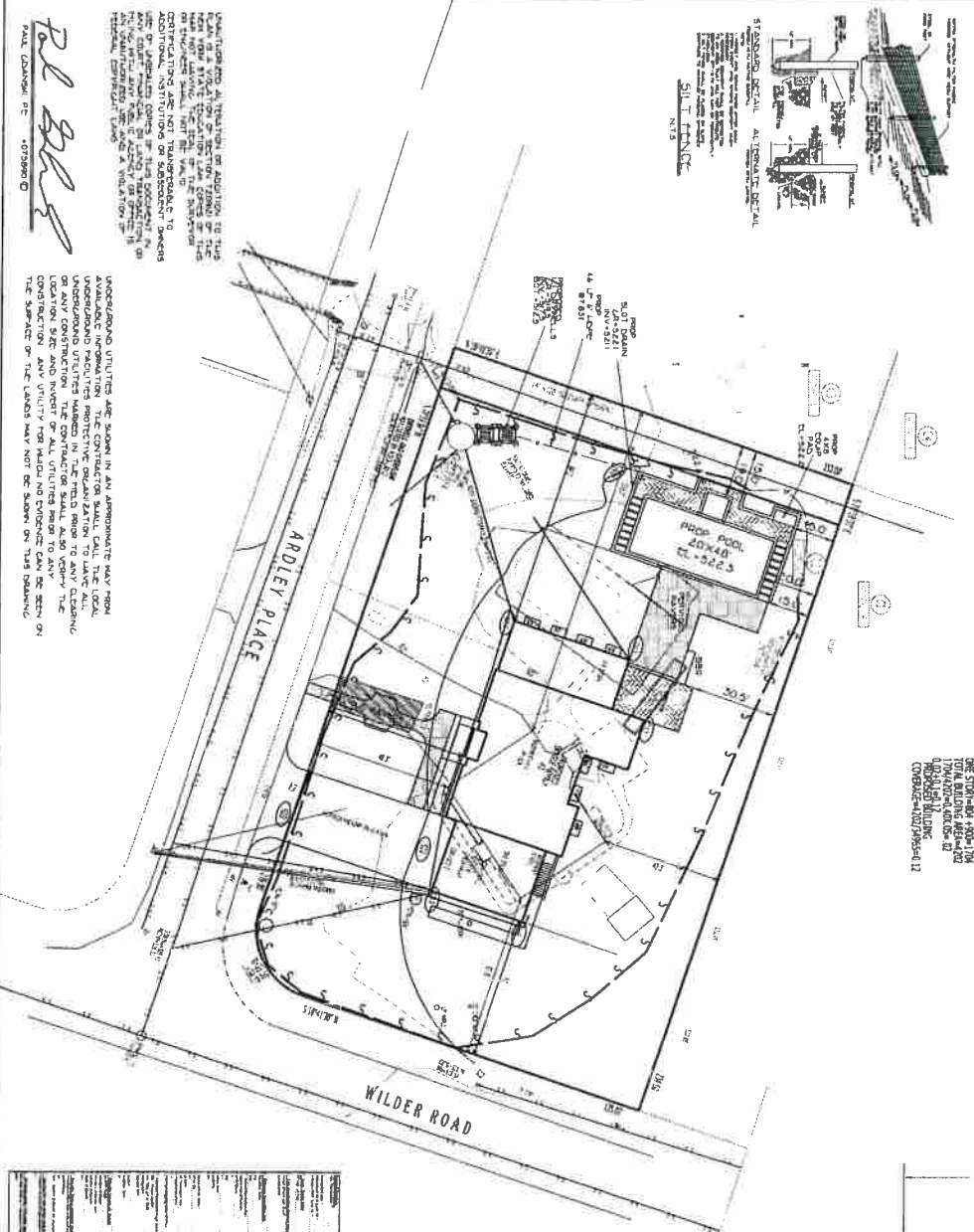
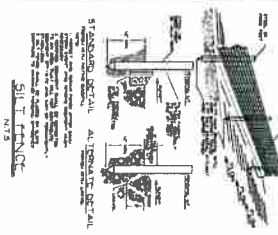
BY LAW THIS CARD MUST BE VISIBLE FROM THE ROAD DURING CONSTRUCTION

EXHIBIT D

POOL PLOT PLAN

REFERENCES:

TABLE 3-3: SINGLE-PAVE EXPERIMENT									
TEST NO.	TEST DATE		TEST TYPE	TEST LOCATION		TEST METHOD	TEST RESULTS		TEST COMMENTS
	DATE	TIME		LOCATION	LOCATION		RESULTS	RESULTS	
1	10/10/77	10:00	1	10/10/77	10:00	1	10/10/77	10:00	1
2	10/10/77	10:00	2	10/10/77	10:00	2	10/10/77	10:00	2
3	10/10/77	10:00	3	10/10/77	10:00	3	10/10/77	10:00	3
4	10/10/77	10:00	4	10/10/77	10:00	4	10/10/77	10:00	4
5	10/10/77	10:00	5	10/10/77	10:00	5	10/10/77	10:00	5
6	10/10/77	10:00	6	10/10/77	10:00	6	10/10/77	10:00	6
7	10/10/77	10:00	7	10/10/77	10:00	7	10/10/77	10:00	7
8	10/10/77	10:00	8	10/10/77	10:00	8	10/10/77	10:00	8
9	10/10/77	10:00	9	10/10/77	10:00	9	10/10/77	10:00	9
10	10/10/77	10:00	10	10/10/77	10:00	10	10/10/77	10:00	10
11	10/10/77	10:00	11	10/10/77	10:00	11	10/10/77	10:00	11
12	10/10/77	10:00	12	10/10/77	10:00	12	10/10/77	10:00	12
13	10/10/77	10:00	13	10/10/77	10:00	13	10/10/77	10:00	13
14	10/10/77	10:00	14	10/10/77	10:00	14	10/10/77	10:00	14
15	10/10/77	10:00	15	10/10/77	10:00	15	10/10/77	10:00	15
16	10/10/77	10:00	16	10/10/77	10:00	16	10/10/77	10:00	16
17	10/10/77	10:00	17	10/10/77	10:00	17	10/10/77	10:00	17
18	10/10/77	10:00	18	10/10/77	10:00	18	10/10/77	10:00	18
19	10/10/77	10:00	19	10/10/77	10:00	19	10/10/77	10:00	19
20	10/10/77	10:00	20	10/10/77	10:00	20	10/10/77	10:00	20
21	10/10/77	10:00	21	10/10/77	10:00	21	10/10/77	10:00	21
22	10/10/77	10:00	22	10/10/77	10:00	22	10/10/77	10:00	22
23	10/10/77	10:00	23	10/10/77	10:00	23	10/10/77	10:00	23
24	10/10/77	10:00	24	10/10/77	10:00	24	10/10/77	10:00	24
25	10/10/77	10:00	25	10/10/77	10:00	25	10/10/77	10:00	25
26	10/10/77	10:00	26	10/10/77	10:00	26	10/10/77	10:00	26
27	10/10/77	10:00	27	10/10/77	10:00	27	10/10/77	10:00	27
28	10/10/77	10:00	28	10/10/77	10:00	28	10/10/77	10:00	28
29	10/10/77	10:00	29	10/10/77	10:00	29	10/10/77	10:00	29
30	10/10/77	10:00	30	10/10/77	10:00	30	10/10/77	10:00	30
31	10/10/77	10:00	31	10/10/77	10:00	31	10/10/77	10:00	31
32	10/10/77	10:00	32	10/10/77	10:00	32	10/10/77	10:00	32
33	10/10/77	10:00	33	10/10/77	10:00	33	10/10/77	10:00	33
34	10/10/77	10:00	34	10/10/77	10:00	34	10/10/77	10:00	34
35	10/10/77	10:00	35	10/10/77	10:00	35			



DRYWELL MANDATED BY
ROCKLAND COUNTY
HIGHWAY DEPARTMENT

[illegible]

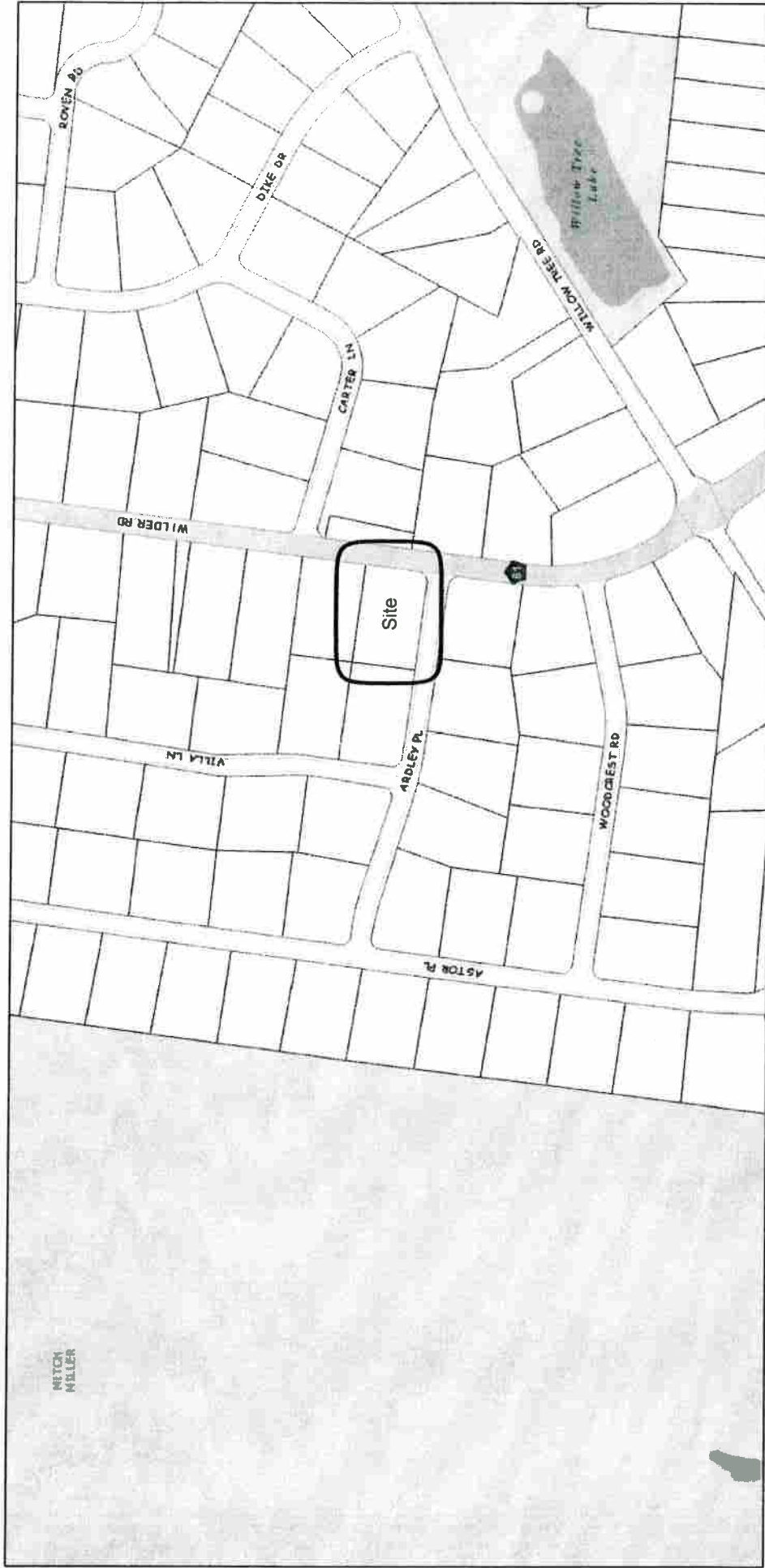
POOL, PLOT PLAN
FOR
2 ARDLEY
VILLAGE OF WHEATY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI P.E., PLLC
633 WOODMOUNT LANE
ELIZABETH, NEW YORK 10974
(917) 418-0999

FILE #	DATE	SCALE
2ARDLEY	9/15/21	1"=20'

DATE	TIME	TEST
9/15/21		2ARDLEY
1°=20'		

ArcGIS Web Map



12/22/2023, 2:02:04 PM

ROW County Highway

Parcel Layer

2 Ardley Place Vicinity Map

BUILDING DEPT.

DEC 27 2023

VILLAGE OF WESLEY HILLS

Web AppBuilder for ArcGIS

Item 2.

Short Environmental Assessment Form

Part 1 - Project Information

Item 2.

DEC 29 2023

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: 2 Ardley Place			
Project Location (describe, and attach a location map): 2 Ardley Place, Wesley Hills, NY 10952			
Brief Description of Proposed Action: Variances for height, rear yard and maximum impervious surface ratio			
Name of Applicant or Sponsor: Yitzchok Rosenfeld		Telephone: E-Mail:	
Address: 2 Ardley Place			
City/PO: Wesley Hills		State: NY	Zip Code: 10952
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:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		34,965 SF acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

		NO	YES	Item 2.
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?	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: _____ _____		
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: <u>Yitzchok Rosenfeld</u> Date: _____ Signature: _____ Title: _____		

VILLAGE OF WESLEY HILLS**432 Route 306****Wesley Hills, N.Y. 10952-1221****Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.org**

Dated: December 27, 2023

Tax Parcel ID: 41.10-1-20

Address: 2 Ardley Place

Applicant: Goldy Rosenfeld

BUILDING AND ZONING DEPARTMENT:

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

- Maximum impervious surface ratio of 0.30 when 0.25 is required.
- Maximum building height of 26.18' when 25' is required.
- Maximum rear yard for pool of 11.5' when 15' 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: Edward McPherson

Trustees: Ruth Ivey, Yisroel Cherns, Milton Schwartz

Village Clerk: Camille Guido-Downey Village Attorneys: Frank Brown, Benjamin Selig

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

Municipality: Village of Wesley Hills

Date Sent: 12/28/2023

Board: ☐ Planning ☒ ZBA ☐ Town/Village

Meeting Date: 1/17/2024

File Name Goldv Rosenfeld

Contact Person Alicia Schultz, Deputy Village Clerk

Address 432 Route 306
Wesley Hills, NY 10952

Referral Agencies

(Please indicate the agencies that have also received copies of this application)

- ☒ RC Highway Department
☐ RC Division of Environmental Resources
☐ RC Drainage Agency
☒ RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
☒ RC Sewer District #1
☐ NYS Department of Environmental Conservation
☐ NYS Department of Transportation
☐ NYS Thruway Authority
☐ NY-NJ Trail Conference (Long Path)
☐ Palisades Interstate Park Commission
☐ US Army Corps of Engineers
☐ Cornell Cooperative Extension of Rockland County
☐ Adjacent Municipality (Village of New Hempstead)
☐ Other _____

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

239 (n): ☐ Subdivision

239 (l) & (m): ☐ Site Plan ☒ Variance ☐ Special Permit ☐ Zone Change/Amendment
☐ Other – Please list _____

Location of Parcel(s) 2 Ardley Place

Acreage of Parcel (s) 0.806

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

The Property in Question Lies Within 500 Feet of:

- | | |
|---|---|
| ☒ County Road | ☐ State Road, Thruway, or Parkway |
| ☐ County Stream | ☐ State Park |
| ☐ County Park | ☐ Village, Town, or County Boundary (Vill. of New Hemp.) |
| ☐ County or State Facility | ☐ The Long Path |

Map 41.10 **Block** 1 **Lot(s)** 20 **Map Date:** 3/10/2023

Current Zoning: R-35

**Brief Project Description: APPLICATION FOR VARIANCES PERMITTING THE
MAINTAINENCE AND USE OF A SINGLE-FAMILY RESIDENCE AND INGROUND
SWIMMING POOL.**

Variances Needed (<i>if applicable</i>)	Required	Existing	Proposed
Maximum impervious surface ratio	0.25	0.20	0.30
Maximum building height	25'	<25'	26.18'
Maximum rear yard for pool	15'	N/A	11.5'

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

GML Report

Property Information:

Parcel ID: 41.10-1-20	Date Parcel: February 2023
OLD ID: 9-30CC2	Address: 2 ARDLEY PL
Address 2:	Alternative:
City: MONSEY	State: NY
Zip: 10952	Book Page:
Deed Date: 10/2/2019 12:00:00 AM	Instrument: 2019-00028120
Municipality: Wesley Hills	Deed Acres: 0
GIS Acres: 0.806	

GML Criteria:

GML Review: YES	Palisades Parkway: NO
Thruway: NO	County Road: YES
State Road: NO	County Regulated Streams: NO
Long Path: NO	County Park: NO
State Park: NO	State Property: NO
County Property: NO	Village Boundary: NO
Town Boundary: NO	Orange County Boundary: NO
X Coordinate: 606596	Y Coordinate: 846459

HIGHWAY DEPARTMENT

23 New Hempstead Road
New City, New York 10956
Phone: (845) 638-5060 Fax: (845) 638-5037
Email: highway@co.rockland.ny.us

Charles H. "Skip" Vezzetti
Superintendent of Highways

January 16, 2024

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

**Re: Site Plan Review for Single-Family Residence and In-Ground Pool
2 Ardley Place in Wesley Hills, NY
Tax Lot #41.10-1-20; R-35 Zoning District**

Dear Ms. Schultz:

The Rockland County Highway Department ("RCHD") was in receipt of the above application along with a site plan prepared by Anthony R. Celentano, P.L.S., dated 03.10.23, as part of the GML review process. The review has been complete now and we offer the following comments.

1. It appears the evergreen hedge/trees planted in the Rockland County Right of Way ("ROW") is causing a traffic safety issue at the intersection as the line of sight is restricted. The trees/hedge shall be removed, and the line of sight shall be enhanced to promote traffic safety at the intersection.
2. A drainage report shall be prepared to demonstrate that the existing/proposed drainage system in the parcel is adequately designed to produce no net increase in the peak rate of discharge from the site at all design points.
3. A road work permit must be secured from the RCHD prior to starting any construction work in the site.

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

Thank you.



Dyan Rajasingham
Engineer III

CC: Rockland County Department of Planning
Anthony R. Celentano, P.L.S. – Professional Land Surveyor



RECEIVED

JAN 25 2024

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970

Phone: (845) 364-3434 Fax: (845) 364-3435

VILLAGE OF WESLEY HILLS

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

January 19, 2024

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

Tax Data: 41.10-1-20

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

Map Date: 12/04/2023

Date Review Received: 01/02/2024

Item: **GOLDY ROSENFELD/2 ARDLEY PLACE (Whi-204)**

Variances to legalize an existing single-family dwelling with a pool located on 0.80 acres in the R-35 zoning district. The requested variances include building height, rear yard to the pool, and maximum impervious surface ratio.

Northwest corner of Wilder Road and Ardley Place

Reason for Referral:

Wilder Road (CR 81)

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

****Recommend the following modifications***

It is normally our policy to advise caution when granting a variance for impervious surface ratio that exceeds the maximum standard by 20 percent. However, the site features have already been constructed and appear to be consistent with other lots in the immediate vicinity. We therefore offer the following comments on the requested variances.

1 The applicant shall comply with the comments made by the Rockland County Highway Department in their letter dated January 16, 2024.

2 A review must be completed by the County of Rockland Department of Health, any comments or concerns addressed, and any required permits obtained.

3 A review must be completed by the County of Rockland Sewer District No. 1, any comments or concerns addressed, and all required permits obtained.

4 The bulk table indicates a variance is needed from Section 230-14L for fence height. This is not indicated anywhere else in the application materials. This variance must be confirmed and, if required, the materials must be revised so that all application materials remain consistent. If the public hearing notice did not contain all required variances, it must be revised and reissued.

GOLDY ROSENFELD/2 ARDLEY PLACE (Whi-204)

5 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

6 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

7 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:

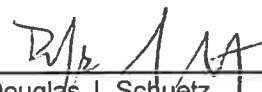
7.1 This application was officially received by the Rockland County Planning Department on January 2, 2024. The application materials indicate that the public hearing was held on January 17, 2024. As a reminder, State General Municipal Law, Section 239 (m) 4.(b) states that "Such county planning agency or regional planning council, or an authorized agent of said agency or council, shall have thirty days after receipt of a full statement of such proposed action, or such longer period as may have been agreed upon by the county planning agency or regional planning council and the referring body, to report its recommendations to the referring body, accompanied by a statement of the reasons for such recommendations." Adequate time must be provided to the Rockland County Planning Department in order for us to do our review before the public hearing is scheduled and the matter heard before the board.

7.2 The bulk table shall not include estimations. The actual exposed building height must be indicated on the bulk table.

7.3 The site plan shall contain map notes that list all appropriate information, including the district details and parcel specific information such as lot area, zoning designation, owner, and existing and proposed use. The applicant's engineer has been reminded of this requirement, and the importance of providing these details.

7.4 The site plan must contain a vicinity map that has a north arrow and scale.

7.5 A revision table must be provided on the site plan. The revision dates shall be listed chronologically.


 Douglas J. Schuetz
 Acting Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
 Rockland County Department of Health
 Rockland County Highway Department
 Rockland County Sewer District No. 1
 Anthony R. Celentano P.L.S.

Rockland County Planning Board Members

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the County of Rockland Department of Planning is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

GOLDY ROSENFELD/2 ARDLEY PLACE (Whi-204)

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

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the County of Rockland Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

CENTER FOR ENVIRONMENTAL HEALTH

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



EDWIN J. DAY
County Executive

SAMUEL RULLI, PE
Director, Environmental Health

January 26, 2024

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

RECEIVED

FEB - 1 2024

VILLAGE OF WESLEY HILLS

Re: Municipal Referral
2 Ardley Place
Variances for a Single-Family Dwelling
Tax lot 41.10-1-20

Dear Ms. Schultz:

We have received an application and plans as prepared by Anthony R. Celentano, PLS, revised through December 04, 2023, for the above referenced project. Comments are as follows:

1. Application is to be made to the RCDOH for review of the storm water management system for compliance with the County Mosquito Code. The drainage structures on the final survey differ from the original approval issued by this office.

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

Very truly yours,



Brandon Durant
Assistant Public Health Engineer
(845) 364-2642

cc: Michael Kezner, Rockland County Department of Planning
Anthony R. Celentano, PLS
MBSP (via email)

June 9, 2023

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

Attn: Alicia Shultz, Building Department

Re: 2 Ardley Place
As-built Review (x2)

Dear Ms. Schultz,

Our office has reviewed the "Final Survey for 2 Ardley Pl", prepared by Anthony Celentano, P.L.S. last revised May 10, 2023. A site visit was last performed on June 6, 2023. At this time, we do not recommend the issuance of a Certificate of Occupancy. It is noted that the two properties are under the same ownership, however, they're still considered two separate lots which may cause issues with zoning and the approval for the adjacent neighborhood gathering based on how the overall site is being utilized. We offer the following comments:

1. Swing set/play area to be shown on survey. Material of play area to be indicated. Trampoline and playset improvements are not consistent with the adjacent neighborhood gathering's special permit. Location of accessory structure(s) may require a variance for side setback and front yard setback.
2. Existing drainage easement on the north side of 29 Wilder should be labeled. The filed subdivision Map #3252 indicates that this 15' drainage easement is to the County of Rockland.
3. Please note that our office did not have the opportunity to review the pool plan. It is noted that a building permit was issued from the Village in January 2022. A swale was proposed in the location of the constructed pool/patio. Applicant shall demonstrate equivalent measure to replace the proposed swale to mitigate any negative impacts to the adjacent neighbors. Additional topography information in the northwesterly corner and pool/patio area shall be provided.
4. Due to the as-built impervious surface ratio and, Applicant to confirm that the installed drywell system provides sufficient volume to demonstrate a net decrease in peak runoff rates for the 100-year, 24-hour storm. Additional drainage mitigation may be required.
5. The maximum building height calculation has been corrected and is measured at 26.18' as noted in the Bulk Table. This requires a variance and is referred to the Zoning Board of Appeals for further consideration.
6. The pool patio encroaches the 15' pool setback requirements along the northern property line. This requires a variance and is referred to the Zoning Board of Appeals for further consideration.
7. The Bulk Table has been updated to indicate a maximum impervious surface ratio of 0.30, exceeding the allowable ratio of 0.25. This requires a variance and is referred to the Zoning Board of Appeals for further consideration.
8. The installed 4"/6" SDR-35 drainage pipes on the north side of building are shown encroaching into the adjacent property to the North (29 Wilder) and daylighting into a 15'-wide drainage easement on the North side of 29 Wilder. Drainage pipes to be removed/modified or appropriate easements shall be filed. Applicant to review the potential of rerouting the drainage pipes to the existing catch basin on the South side of the property.
9. During the site visit, it was found that the 4" and 6" SDR-35 drainage pipes are installed on top of the other at the point of daylight. Applicant to provide additional information on how these pipes were

installed and where the secondary line is from. Standing water was found in all four of the installed catch basins on the north side of the building. Inverts of the pipes to be provided on the survey and positive conveyance of runoff through the installed pipes to be demonstrated.

10. Fence and hedges appear to be located within the westerly 15' wide drainage easement on top of an existing drainage pipe. Fence & hedges shall be relocated east outside of the easement.
11. Fence, hedges, and grading along eastern property line to be relocated within the property or Applicant to seek approval from the Village Board. Please note that the allowable height for a fence along the front lot line is 4 feet. A 6-foot fence in the front yard must be setback at least 4 feet (2/3rds its height) from the property line to be in conformance. In the most recent site visit, it appears the fence has been relocated to the west side of the fence. Survey shall be updated to reflect this and confirm appropriate setbacks. Based upon field measurements, the fence appears to encroach within the allowable setback, possibly the R.O.W., and is not in conformance. Furthermore, a concern was raised for fence/hedge location as it relates to sufficient sight distance. The setbacks required per code will assist with this issue.
12. Soil to be removed from the existing catch basin in the Wilder Road R.O.W.
13. Signoff from the Town of Ramapo for sewer connection to be provided.
14. During the site visit, the water service curb box could not be found. Contractor to confirm location and curb box to be brought to grade if not done so already.
15. Roof leader inverts to be provided once drywells are cleaned of accumulated soil.
16. It appeared that the ripped inlet protection and accumulated soil remain within the two drywells. Drywell shall be cleaned of sediment, as necessary. Inlet protection for the two drywells to be removed.
17. Disturbed areas with the Wilder Road R.O.W. are to be repaired with topsoil and seed. Remains of the concrete base for fence poles to be removed.

Our office will continue our review upon submission of a revised survey and satisfaction to the outstanding comments above.

Very truly yours,



Matthew Trainor, P.E.

Project Engineer

BROOKER ENGINEERING, PLLC

Y:\VILLAGES\WH Wesley Hills\WH0171 - 2020 Plot Plans\2 Ardley Place\2023-06-09 As-Built Survey Review x2.docx

ROCKLAND COUNTY TIMES

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

Legal Notice:

(Ref. No.: 27179)

JAN 08 2024

VILLAGE OF WESLEY HILLS

AFFIDAVIT OF PUBLICATION

BUILDING,
PLANNING & ZONING

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

TERESA WARNER of the Town of Orangetown, County of Rockland,
State of New York, being duly sworn says that she is the Principal Clerk of the
ROCKLAND COUNTY TIMES, a newspaper published in the Town of Clarkstown,
County of Rockland, State of New York, and that the legal notice of which the
annexed is a copy was published in the issue of: *January 4, 2024.*

Teresa Warner
TERESA WARNER

Sworn to before me this

4 day of *January* 2024

[Signature]

NOTARY PUBLIC, STATE OF NEW YORK

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

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 17th day of January, 2024 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Goldy Rosenfeld for variances from the provisions of Sections 230-17 Attachment I and 230-140(4)(a) to permit the maintenance and use of a single family residence and inground swimming pool having building height of 26.18 feet instead of the maximum permitted of 25 feet, impervious surface ratio of .30 instead of the maximum permitted of .25 and rear yard for the pool of 11.5 feet instead of the minimum required of 15 feet.

The subject premises are situated on the north side of Ardley Place at the intersection with Wilder Road, known as 2 Ardley Place, designated on the Tax Map as Section 41.10 Block 1 Lot 20, 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
January 3, 2024

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

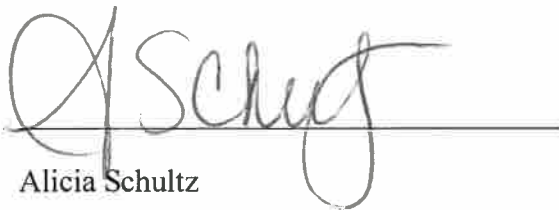
1x1-427179

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

Applicant Name: 2 Ardley Drive

CERTIFICATION

I, Alicia Schultz, Deputy Village Clerk of the Village of Wesley Hills, hereby certify that on the 2nd day of Jan., 2024, 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 cursive script, appearing to read "A Schultz", is written over a horizontal line.

Alicia Schultz

Deputy Village Clerk

ACTUAL SIZE

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 17th day of January, 2024 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Goldy Rosenfeld for variances from the provisions of Sections 230-17 Attachment I and 230-140(4)(a) to permit the maintenance and use of a single family residence and inground swimming pool having building height of 26.18 feet instead of the maximum permitted of 25 feet, impervious surface ratio of .30 instead of the maximum permitted of .25 and rear yard for the pool of 11.5 feet instead of the minimum required of 15 feet.

The subject premises are situated on the north side of Ardley Place at the intersection with Wilder Road, known as 2 Ardley Place, designated on the Tax Map as Section 41.10 Block 1 Lot 20, 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
January 3, 2024

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

1x1-4/27179

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 17th day of January, 2024 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Mark Maidique/Bridger AAD 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 non-building site improvements having impervious surface ratio of .23 instead of the maximum permitted of .20.

The subject premises are situated on the north side of Grandview Avenue and on the west side of Fieldcrest Drive, known as 191 Grandview Avenue, designated on the Tax Map as Section 41.14 Block 1 Lot 12, 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
January 3, 2024

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

File Attachments for Item:

3. September 18, 2024



ZONING BOARD OF APPEALS MEETING MINUTES

September 18, 2024, 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
 Stefanie Collantes-Bouvry, Member
 Randi Marlin, Member
 Stuart Zelmanovitz, Member
 Anita Hajioff, Ad Hoc

ABSENT: Barry Rozenberg, Ad Hoc

OTHERS PRESENT: Doris Ulman, Assistant Village Attorney
 Alicia Schultz, Deputy Village Clerk

Chairman Gewirtz opened the meeting at 7:30 pm.

ITEM #1 – CONTINUED PUBLIC HEARING – 6 WINDWARD LANE - BORGEN

Chairman Weinberger read the public hearing notice into the record. David and Jacqueline Borgen, the homeowners, were present and affirmed. Mr. Borgen stated that their family has been growing over the past few years and they need more space. Mr. Borgen stated that they are proposing an addition to the home to include a two-car garage, addition at the rear of the home, a new covered front porch, and a new deck. Mr. Borgen stated that they went over many options for the addition to their home, and they submitted what they believe to be the best fit for their family. Mr. Borgen added that he has TWO (2) letters of support from the following neighbors:

1. Rimberg- 7 Baker Lane
2. Korngold- 4 Windward Lane

Chairman Gewirtz stated that even though he was not at the September 15th site visit, he had visited the property on his own and realized that a variance was previously granted for side yard on the opposing side of the property. Doris Ulman made note that the property is an undersized,

average density lot, and is only about 40,000 square feet, which is narrower than the usual R-50 zone lot. Ms. Ulman stated that at the last meeting, moving the deck over to the left 3 feet to avoid needing the side yard variance was discussed, and it was explained by the contractor that if moved, then it would be inaccessible from the family room as planned and the door would then be accessible through the bedroom(s) instead.

Chairman Gewirtz questioned if changing the shape of the deck was an option. Doris Ulman stated that at the site visit, Barry Rozenberg questioned if the deck could be a different shape or placed differently to avoid the variance being needed. Mr. Borgen responded that it was considered, until they discovered that it was infeasible and not practical to have a trapezoid shaped deck because it would limit the use of the deck.

Chairman Gewirtz stated that due to the fact that the lot is an oddly shaped undersized lot, as an average density property is 20% smaller than a regular R-50 Zone property, there will be minimal impact on the neighbors and it is a relatively minor variance request, he has no objection to the application.

Chairman Gewirtz questioned if anyone from the public would like to speak.

Nobody from the audience chose to speak.

Stefanie Collantes-Bouvry made a motion to close the Public Hearing, seconded by Stuart Zelmanowitz.

Stuart Zelmanovitz made a motion to approve the application, seconded by Stefanie Collantes-Bouvry:

In the Matter of the Application of
David and Jacqueline Borgen
Premises situated on the west side of Windward Lane,
known as 6 Windward Lane, designated on the
Tax Map as Section 41 Block 1 Lot 11, in an R-50 Zoning District

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by David and Jacqueline Borgen 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 consisting of a garage, an addition at the rear of the existing residence, a covered front porch and a deck, having a side yard of 22 feet instead of the minimum required of 25 feet and total side yard of 41.3 feet instead of the minimum required of 60 feet, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on August 21, 2024, which hearing was continued on September

18, 2024, and

WHEREAS, the applicants appeared in person and by their contractor, and testified as follows:

That the variance is needed only for the deck and only one corner of the deck is at 22 feet; the major portion of the deck is within the allowable setback;

That the deck is intended to be used for the family room and, if moved, would serve the bedrooms, not the family room;

That to remove a portion of the deck would reduce its use substantially;

That applicants have designed the additions keeping in mind the setbacks and other dimensional requirements and have proposed the minimum variance while addressing their family needs; and

WHEREAS, members of the Zoning Board of Appeals visited the site and noted that the deck will hardly be visible from the neighboring property; 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 David and Jacqueline Borgen for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction) maintenance and use of a garage, an addition at the rear of the existing residence, a covered front porch and a deck having a side yard of 22 feet instead of the minimum required of 25 feet and total side yard of 41.3 feet instead of the minimum required of 60 feet is hereby approved, and be it further

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

1. That the side yard variance is minimal and is needed for only one corner of the deck and the total side yard variance is caused by the existing condition on the opposite side of the property;
2. That there is no feasible alternative to the variance since the placement of the deck in a different location would defeat the purpose of its use, which is to complement the family room;
3. That no environmental or ecological detriment resulting from the variance has been identified;
4. That the benefit to the applicant by granting the variance is substantial whereas no detriment to adjoining properties or to the neighborhood has been identified.

Upon vote, this motion was carried unanimously.

ITEM #2 – CONTINUED PUBLIC HEARING – 2 ARDLEY PLACE- ROSENFELD

Chairman Gewirtz read the public hearing notice into the record. Paul Baum, the applicant's Attorney, submitted a written request to the Village for an adjournment to the October 30, 2024 Zoning Board meeting. Doris Ulman stated that this has been adjourned many times and they must appear for the October meeting, regardless of their status with the County.

Chairman Gewirtz made a motion to adjourn this application to the October 30, 2024 meeting, seconded by Stuart Zelmanovitz. Upon vote, this motion carried unanimously.

ITEM #3 - APPROVAL OF MINUTES – August 21, 2024

Stuart Zelmanovitz made a motion to approve the August 21, 2024 minutes, seconded by Richard Weinberg. Upon vote, this motion carried 3-0. Chairman Gewirtz, Stefanie Collantes-Bouvry and Randi Marlin abstained as they did not attend the meeting.

ADJOURNMENT

Chairman Gewirtz made a motion to adjourn the meeting, seconded by Randi Marlin. Upon vote, this motion was carried unanimously.

Respectfully submitted,
Alicia Schultz