



PLANNING BOARD MEETING AGENDA

September 25, 2025 at 7:30 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

PUBLIC HEARING

1. **PUBLIC HEARING ON THE APPLICATION SUBMITTED BY ELI GLASSMAN FOR ARCHITECTURAL PLAN REVIEW.** Affecting property located on the eastern side of Rockwood Lane, designated on the Town of Ramapo Tax Maps as Section 32.19, Block 2, Lot 4.13, located in an R-50 Zoning District. Subject property located at 24 Rockwood Lane.
2. **PUBLIC HEARING ON THE APPLICATION SUBMITTED BY MOSHE TEIGMAN FOR MAIER ARM FOR ARCHITECTURAL PLAN REVIEW.** Affecting property located on the westerly side of Rockwood Lane, designated on the Town of Ramapo Tax Maps as Section 32.19, Block 2, Lot 4.10, located in an R-50 Zoning District. Subject property located at 37 Rockwood Lane.
3. **PUBLIC HEARING ON THE APPLICATION SUBMITTED BY COOL POOL FOR RAJIV DIWAN FOR A WETLANDS PERMIT.** Affecting property located on the southeastern side of Spook Rock Road, 0 feet from the intersection of Joy Road, designated on the Town of Ramapo Tax Map as Parcel ID#41.05-1-19, located in an R-50 Zoning District. Subject property is located at 26 Spook Rock Road.
4. **PUBLIC HEARING ON THE APPLICATION SUBMITTED BY STANLEY MAYERFELD FOR A WETLANDS PERMIT.** Affecting property located on the western side of Wilder Road, 500 feet from the intersection of Carter Lane, designated on the Town of Ramapo Tax Map as Parcel ID#41.06-1-70, located in both R-35 & R-50 Zoning Districts. Subject property is located at 39 Wilder Road.

DISCUSSIONS

5. **DISCUSSION ON THE APPLICATION SUBMITTED BY NANCY RUBIN FOR A WETLANDS PERMIT.** Affecting property located on the western side of Marcus Drive, 500 feet from the intersection of Village Green, designated on the Town of Ramapo Tax Map as Parcel ID#41.12-1-40, located in an R-35 Zoning District. Subject property is located at 12 Marcus Drive.

APPROVAL OF MINUTES

6. August 27, 2025

ADJOURNMENT

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 8/14/25

Please check all that apply:

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

RECEIVED
VILLAGE OF WESLEY HILLS
AUG 15 2025
BUILDING,
PLANNING & ZONING

Applicant: Eli Glassman Phone # 201-371-3299

Address: 5A Ethan Allen Dr. Suffern, NY 10901

Email: eglassman01@gmail.com

Project Name: Glassman residence

Tax Map Lot No. Section 32.19, Block 2, Lot 4.13, Map Date 1/9/24

Current Zoning R50

Location: On the East side of Rockwood Lane,
540 feet west of Cains Rd. in the
town of Ramapo hamlet/village of Wesley Hills.

Acreage of Parcel 1.026 Zoning District R50

School District East Ramapo Postal District Suffern

Fire District Hillcrest Ambulance District Spring Hill

Water District Veolia Water Sewer District Rockland County

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

Architectural review of exterior design and exterior materials for purpose of constructing
a single family home.

If subdivision: **N/A**

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

If site plan: **N/A**

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

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

N/A

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. **Yes 4349. Gross: 44705 Net: 40365**

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

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

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

If so, provide a narrative, including the list case number, name, date, and the board you appeared before. **Subdivision 15 Terrace Rd**

Planning board

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

Property Owner: **Eli Glassman** Phone # **201-371-3299**

Address: **5A Ethan Allen Dr. Suffern, NY 10901** Email: **eglassman01@gmail.com**

Engineer/Architect/Surveyor: **Goldklang Architecture** Phone # **845-371-4400**

Address: **873 NY-45 New City NY** Email: **moshe@mgadesign.com**

Attorney: **N/A** Phone # _____

Address: _____ Email: _____

Contact Person: **Eli Glassman** Phone # **201-371-3299**

Address: **5A Ethan Allen Dr. Suffern, NY 10901** Email: **eglassman01@gmail.com**

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 }

Eli Glassman being duly sworn, deposes and
says that he/she resides at 5A Ethan Allen Dr. Suffern, NY 10901

_____ in the County of Rockland, State of New York; that he/she is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of Wesley Hills, and designated on the Town of Ramapo Map as Section No. 32.19 Lot No. 4 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: *Eli Glassman*

Address: 5A Ethan Allen Dr.
Suffern, NY 10901

Sworn to before me this

14th day of August 2025

[Signature]
Notary Public

ELIEZER MARTIN
NOTARY PUBLIC, STATE OF NEW YORK
No. 01MA6334362
Qualified in Rockland County
Commission Expires Dec. 14, 2027

11/32.19-2-20.6
KAHAN ELLIOT & ATARA
REVOCABLE LIVING TRUSTS
2 HUNTERS RUN
SUFFERN, NY 10901

11/32.19-2-20.3
HAGLER DARYL
1 HUNTERS RUN
SUFFERN, NY 10901

11/32.19-2-20.2
LEMPER ESTHER
11 ROCKWOOD LN
SUFFERN, NY 10901

11/32.19-2-20.1
GROSS JONATHAN E
15 ROCKWOOD LN
SUFFERN, NY 10901

11/41.07-1-6
CNTRL SCHL DSTRIC NO
245-302 OF THE TOWNS OF R
105 SO MADISON AV
SPRING VALLEY, NY 10977

11/32.19-2-24
ZOLDAN SHIRA
6 ROCKWOOD LA
SUFFERN, NY 10901

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11/32.19-1-48
ROZENBERG KENNETH
3 HUNTERS RUN
SUFFERN, NY 10901

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

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

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

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

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

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

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

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

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

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

PROPOSED:

SINGLE FAMILY HOUSE

S.B.L: 32.19-2-4.13

24 ROCKWOOD LANE VILLAGE OF WESLEY HILLS ROCKLAND COUNTY, NEW YORK

BUILDING PLANNING

- 1) ALL CONSTRUCTION MEANS AND METHODS SHALL CONFORM WITH THE FOLLOWING CODES AS ADOPTED BY NYS
 - 2020 BUILDING CODE OF NEW YORK STATE (PUBLICATION DATE: NOVEMBER 2019)
 - 2020 PLUMBING CODE OF NEW YORK STATE (PUBLICATION DATE: NOVEMBER 2019)
 - 2020 MECHANICAL CODE OF NEW YORK STATE (PUBLICATION DATE: NOVEMBER 2019)
 - 2020 FUEL GAS CODE OF NEW YORK STATE (PUBLICATION DATE: NOVEMBER 2019)
 - 2020 FIRE CODE OF NEW YORK STATE (PUBLICATION DATE: NOVEMBER 2019)
 - 2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE (PUBLICATION DATE: NOVEMBER 2019)
 - 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (PUBLICATION DATE: NOVEMBER 2019)

ON RESIDENTIAL PROJECTS OF 1&2 FAMILY DETACHED CHANGE BUILDING CODE FOR THE FOLLOWING
 2020 RESIDENTIAL CODE OF NEW YORK STATE (PUBLICATION DATE: NOVEMBER 2019)
 OR ON EXISTING HOUSES THE FOLLOWING
 2020 EXISTING BUILDING CODE OF NEW YORK STATE (PUBLICATION DATE: NOVEMBER 2019)

- 2) ALL HORIZONTAL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF FURRING. ALL VERTICAL DIMENSIONS ARE TO TOP OF SUBFLOORING OR FACE OF CEILING FRAMING.
- 3) ALL GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, AND ALL FIXED OR OPERABLE GLAZING PANELS WITHIN 24" OF A DOOR SHALL BE TEMPERED.
- 4) ALL WALLS OF GARAGE ADJACENT TO HOUSE SHALL BE FACED WITH ONE LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON GARAGE SIDE & ONE LAYER 1/2" TYPE "X" GWB ON HOUSE SIDE. GARAGE CEILING SHALL BE CONSTRUCTED WITH 5/8" TYPE "X" GYPSUM BOARD. ALL G.W.B. JOINTS FINISHED WITH ONE COAT TAPE AND SPACKLE. MIN. GARAGE DOOR INTO HOUSE SHALL BE "C" LABEL, 3/4" HR. FIRE RATED WITH SELF-CLOSING MECHANISM
- 5) STAIRS TO HAVE MAX. 7 3/4" RISERS AND MIN. 10" TREADS +1 1/8" NOSING. MINIMUM STAIR HEAD ROOM TO BE 6'-8"
- 6) ALL PLUMBING LINES IN EXTERIOR WALLS OR IN CONCEALED AREAS OR EXPOSED UNHEATED AREA TO BE INSULATED WITH R-5 BATTIS MIN.
- 7) DO NOT CUT, DRILL, REMOVE OR DAMAGE STRUCTURAL MEMBERS IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- 8) DRILL WOOD WHICH IS LIKELY TO SPLIT BEFORE NAILING. REPLACE ALL SPLIT PIECES.
- 9) CABINETS /CASEWORK TO BE DESIGNED BY OTHERS. CABINET DESIGNER SHALL FIELD MEASURE AREA OF WORK AFTER DRYWALL INSTALLATION FOR PROPER FITTING.

FLOORS

- 1) STRUCTURAL STEEL (IF APPLICABLE) TO BE A36 AND RECEIVE ONE COAT OF RUST INHIBITIVE PAINT. ALL PLATES AND CONNECTIONS TO BE DESIGNED BY FABRICATOR
- 2) ALL LUMBER MATERIALS SHALL BE NEW, SOUND, DRY MATERIAL FREE FROM DEFECTS AND IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED, AND SHALL BE OF THE SIZES INDICATED ON THE DRAWINGS.
- 3) ALL STUDS, SILLS AND POSTS SHALL BE SPRUCE-PINE-FIR ALLOWING 75% NO. 1 AND 25% NO. 2 GRADE.

Minimum Stress	
Fiber stress	(Fb) = 875 psi
Horizontal shear	(Fv) = 135 psi
Modulus of Elasticity	(E) = 1,400,000 psi

- 4) ALL BEAMS, JOISTS, RAFTERS AND HEADERS SHALL BE KD-NO. 1 DOUGLAS-FIR, 19% MAXIMUM MOISTURE CONTENT, DENSE NO. 2 GRADE OR BETTER (UNLESS DRAWINGS CALL FOR ENGINEERED LUMBER OF BETTER GRADE).

Minimum Stress	
Fiber stress	(Fb) = 1450 psi
Horizontal shear	(Fv) = 95 psi
Modulus of Elasticity	(E) = 1,700,000 psi

- 5) OTHER FRAMING LUMBER TO BE NO. 2 SPF.
- 6) ALL WOOD IN CONTACT WITH CONCRETE OR GROUND SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE, AND BE PRESSURE TREATED, (ACCORDANCE WITH APA STANDARDS)
- 7) FLOOR JOISTS TO BE DOUBLED BELOW ALL INTERIOR PARTITIONS RUNNING PARALLEL TO THE JOIST FRAMING.
- 8) SUBFLOOR TO BE CDX PLYWOOD, TONGUE-AND-GROOVE, GLUED AND SCREWED. FLOOR AREAS SCHEDULED FOR CERAMIC TILE FINISH TO HAVE ADDITIONAL LAYER OF 1/2" CDX PLYWOOD SUBSTRATE INSTALLED, WITH 1/2" SUBSTRATE SHEETS RUNNING PERPENDICULAR TO SUBFLOOR SHEETS.
- 9) MINIMUM FLOOR JOIST BEARING SHALL BE AT LEAST 1 1/2" ON WOOD AND AT LEAST 3" ON MASONRY OR CONCRETE.
- 10) FLOOR JOISTS LARGER THAN 2X12 SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING OR DIAGONAL WOOD OR METAL BRIDGING AT INTERVALS NOT EXCEEDING 8 FEET.
- 11) THE DIAMETER OF HOLES BORED INTO JOISTS SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST, TOP OR BOTTOM OR TO ANY OTHER HOLE IN THE JOIST.
- 12) HEADER JOIST SPANS THAT EXCEED 4 FEET IN LENGTH SHALL BE CONSTRUCTED OF DOUBLE JOISTS. HEADER JOIST SPANS EXCEEDING 8 FEET SHALL BE FASTENED WITH HANGERS.
- 13) WOOD TRUSSES SHALL NOT BE CUT, NOTCHED, SPLICED, OR OTHERWISE ALTERED. TRUSS DESIGN DRAWINGS, PREPARED BY A LICENSED ENGINEER, SHALL BE PROVIDED TO THE CODE ENFORCEMENT OFFICER PRIOR TO INSTALLATION.
- 14) DRAFTSTOPPING SHALL BE INSTALLED WHEN EITHER A CEILING IS SUSPENDED UNDER THE FLOOR FRAMING OR THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS. DRAFTSTOPPING SHALL BE 1/2" G.W.B., 3/8" WOOD STRUCTURAL PANELS, OR 3/8" TYPE 3 M.W PARTICLE BOARD, AND SHALL DIVIDE THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT.
- 15) END JOINTS IN SUBFLOORING SHALL OCCUR OVER SUPPORTS.
- 16) PARTICLEBOARD USED FOR FLOOR UNDERLAYMENT SHALL BE MIN. 1/4" THICK AND SHALL CONFORM TO TYPE FBU.
- 17) ALL ENGINEERED LUMBER TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
- 18) ALL MICROLAM PMLVL TO BE 2.0 OR BETTER
- 19) ALL SIMPSON (OR OTHER) FASTENERS TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.

WALL COVERING

- 1) VINYL CLAPBOARD SIDING SHALL BE MIN. 0.035" THICK, WITH LAPPED HORIZONTAL JOINTS. SIDING SHALL BE SECURED WITH 1 1/2" LONG 0.120" NAILS OVER PLYWOOD SHEATHING. SHEATHING PAPER IS NOT REQUIRED.
- 2) CALK AND/OR SEAL ALL EXPOSED EXTERIOR AND INTERIOR JOINTS DIRECTLY EXPOSED TO WEATHER, INFILTRATION, ABUTTING TWO MATERIALS OR SURFACES, SETTING BEDS, UNDER FLASHING, GAPS IN MATERIALS, ETC.
- 3) STONE VENEER TO BE CULTURED STONE SIMULATED STONE PRODUCT, MANUFACTURED BY STONE PRODUCTS CORPORATION OR EQUIVALENT. COLOR AND STYLE CHOICES AS PRESENTED BY DEVELOPER. INSTALL AS PER MANUFACTURERS SPECIFICATIONS INCLUDING THE USE OF METAL LATH AND APPLICATION COAT OVER WOOD STUDS.PLYWOOD; DIRECT MORTAR APPLICATION OVER CONCRETE FOUNDATION.

WALL CONSTRUCTION

- 1) ALL STUDS SHALL BE 16" O.C. AND SHALL BE TOENAILED UNLESS OTHERWISE NOTED.
- 2) DOUBLE TOP PLATES SHALL BE LAPPED AT CORNERS, WITH END JOINTS BEING OFFSET AT LEAST 24"
- 3) STUDS MAY BE NOTCHED MAX 25% OF ITS WIDTH IN A BEARING WALL, MAX 40% OF ITS WIDTH IN A NON-BEARING WALL.
- 4) ANY STUD MAY BE DRILLED/BORED TO A MAX OF 40 % OF ITS WIDTH IF A MIN OF 5/8" IS MAINTAINED FROM STUD FACE, AND HOLE IS NOT LOCATED IN THE SAME SECTION AS A NOTCH/CUT.
- 5) FIREBLOCKING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - A) IN CONCEALED SPACES OF STUD WALLS/PARTITIONS AT THE FLOOR/CEILING LEVEL (MAX. 10' CONTINUOUS BAY).
 - B) IN CONCEALED HORIZONTAL FURRED SPACES AT 10' 0" MAX. INTERVALS.
 - C) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS AT SOFFITS, DROP CEILING & COVE CEILING.
 - D) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF A RUN.
 - E) AT OPENINGS AROUND VENTS, PIPES & DUCTS AT CEILING AND FLOOR LEVEL.
- 6) FIREBLOCKING SHALL CONSIST OF 2X LUMBER OR BATTIS/BLANKETS OF MINERAL WOOL OR GLASS FIBER INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. UNFACED FIBERGLASS BATT INSULATION (USED AS FIREBLOCKING) SHALL FILL THE ENTIRE CROSS-SECTION OF THE WOOD CAVITY TO A MIN. HEIGHT OF 16". INSULATION SHALL BE PACKED TIGHTLY AROUND CONDUIT, PIPING, ECT. WHICH PENETRATES FIREBLOCKING.
- 7) EXTERIOR SHEATHING ("BRACED WALL PANEL CONSTRUCTION") SHALL BE EITHER:
 - A) 1/2" APA-RATED PLYWOOD SHEATHING (STRUCTURAL PANEL SHEATHING)

HORIZONTAL SHEATHING JOINTS SHALL OCCUR OF MIN. 2X BLOCKING.

- 8) BRACED WALL PANELS SHALL BEGIN NO MORE THAN 10 FEET FROM EACH END OF THE BRACED WALL LINE.
- 9) WOOD STRUCTURAL PANEL WALL SHEATHING MARKED "EXPOSURE 1" OR "EXTERIOR" ARE CONSIDERED WATER REPELLANT SHEATHING UNDER THE CODE.

- 10) CORROSION-RESISTANT FLASHING SHALL BE INSTALLED TO ENSURE PROPER RUNOFF AND WATERPROOFING AT THESE LOCATIONS:
 - A) VALLEYS, MIN. 24" UP BOTH SLOPES
 - B) ALL ROOF/WALL INTERSECTIONS, MIN. 12" VERT.
 - C) ALL ROOF PENETRATIONS
 - D) WINDOW/DOOR HEADS
 - E) SILLS AND THRESHOLDS
 - F) MASONRY/FRAME WALL INTERSECTIONS
 - G) OTHER AREAS AS PER PROPER CONSTRUCTION PRACTICE

- 11) UNLESS OTHERWISE NOTED, ALL WINDOW AND DOOR HEADERS SHALL BE AS FOLLOWS: EXTERIOR SHALL BE MINIMUM (2) 2X10S, INTERIOR SHALL BE MINIMUM (2) 2X8S.
- 12) WINDOW ROUGH OPENING HEAD HEIGHTS ARE TO BE SET SO THAT FINISHED DOOR AND WINDOW HEAD CASINGS ARE THE SAME HEIGHT.

FOUNDATION AND FOOTING NOTES

- 1) CONCRETE WALL AND FOOTING MATERIAL- READY MIXED CONCRETE SHALL HAVE A 28 DAY MIN. COMPRESSIVE STRENGTH (F'c) OF 3000 P.S.I.
- 2) CONCRETE SLAB MATERIAL- READY MIXED CONCRETE SHALL HAVE A 28 DAY MIN. COMPRESSIVE STRENGTH (F'c) OF 4000 P.S.I.
- 3) FOOTING SHALL BE SUPPORTED ON UNDISTURBED SOIL WITH A PRESUMTIVE SOIL BEARING CAPACITY OF 3000 # PER SQ. FT.

ROOF-CEILING CONSTRUCTION

- 1) ATTIC AND CRAWL SPACES SHALL BE VENTED IN PROPORTION OF ONE SQUARE FOOT OF FREE VENT AREA PER 300 SQUARE FEET OF HORIZONTALLY PROJECTED SPACE.

ROOF ASSEMBLIES

- 1) INSTALL CONTINUOUS SELF-SEALING ROOF UNDERLAYMENT ICE AND WATER SHIELD. INSTALL MIN. 3" WIDTH OF MATERIAL ALONG EACH EAVE, LEAVING SUFFICIENT PROJECTION FOR EDGE-CLAMPING OF THE GUTTER.
- 2) AN ICE BARRIER THAT CONSISTS OF SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

GENERAL NOTES & CODE DATA:

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA USE CHAPTER B17																
SUBJECT TO DAMAGE FROM																
ROOF LIVE LOAD	WIND EXPOSURE	SUMMER DRY-BULB TEMP.	WINTER DRY-BULB TEMP.	CONCIDENT WET-BULB TEMP.	HEATING DEGREE DAYS	GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
16 P.S.F.	B	89	13	73	4910	30	115	B	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	13	YES	NA	5%

ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE DATA:
 TO THE BEST OF THIS ARCHITECTS KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THESE DRAWINGS ARE IN CONFORMANCE WITH THE ENERGY CONSERVATION CODE OF NYS.

2020 ECCNYS ENERGY CODE CHART, INSULATION & FENESTRATION REQUIREMENTS BY COMPONENTS								
CLIMATE ZONE	FENESTRATION U-VALUE	SKYLIGHT U-VALUE	CEILING R-VALUE	WOOD FRAME R-VALUE	FLOOR R-VALUE	BASEMENT WALLS R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE R-VALUE
ZONE 5	U-.30	U-.55	R-49	R-20 OR R-13+0.5	R-30	R-15R-19	R-10, 2FT.	R-15R-19

NOTE: SQUARE FOOT CALCULATIONS ARE TAKEN FROM INSIDE FACE OF STUD LINE. 2 STORY SPACES & STAIR WELLS ARE NOT COUNTED PORCHES, DECKS, GARAGES UTILITY STORAGE & BASEMENT ARE NOT INCLUDED (TYP)

FIRST FLOOR	3310 SQ. FT.
SECOND FLOOR	2732 SQ. FT.
TOTAL COUNTED FLOOR AREA	6042 SQ. FT.

CONSTRUCTION TYPE: S6	WOOD FRAME
USE & OCCUPANCY: SINGLE FAMILY DWELLING-RESIDENTIAL	

ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED.
 NOTE: WINDOW STYLE & SIZES SELECTED FROM PELLA UNLESS OTHERWISE STATED (TYP)

GENERAL NOTES

- 1) THESE DRAWINGS REPRESENT AN OVERALL DESIGN CONCEPT. THEY ARE PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL DESIGN ARRANGEMENT AND METHOD OF ASSEMBLY OF THE VARIOUS COMPONENTS. THE DRAWINGS DO NOT INDICATE EXTENSIVE DETAILS. THE CONTRACTOR IS ASSUMED TO HAVING REVIEWED THESE PLANS, HAVING SEEN THE SUBJECT PROPERTY, AND IS CAPABLE OF EXECUTING THE DETAIL WORK NECESSARY TO ACHIEVE THE INTENDED RESULT IN A MANNER CONSISTENT WITH QUALITY WORKMANSHIP WITHIN THE REGION. IT IS INCUMBENT UPON THE CONTRACTOR TO REPORT IN WRITING TO THE ARCHITECT, PRIOR TO SUBMISSION OF BID, ANY QUESTIONABLE ERRORS OR OMISSIONS, INTENT, OR METHOD OF CONSTRUCTION.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS OF CONSTRUCTION INCLUDING METHODS, TECHNIQUES, PROCEDURES, TEMPORARY SHORING, SHEETING, BRACING, SAFETY PRECAUTIONS AND PROGRAMS, COORDINATION BETWEEN OTHER CONTRACTORS AND TRADES, AND TO PROVIDE CONTINUOUS CONSTRUCTION PROGRESS AND INSPECTIONS OF THE WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT MAY EXIST PRIOR TO PERFORMING WORK.
- 3) GENERAL CONTRACTOR SHALL TAKE AND VERIFY ALL CONDITIONS AND MEASUREMENTS ON JOB AND SHALL BE STRICTLY RESPONSIBLE FOR SAME. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WHICH MAY EXIST. DO NOT SCALE DRAWINGS.
- 4) ALL WORK SHALL BE DONE PER NATIONALLY ACCEPTED TRADE PRACTICES AND IN ACCORDANCE WITH LATEST EDITIONS OF THE NEW YORK BUILDING CODE, LOCAL ORDINANCES AND UTILITY COMPANY REGULATIONS HAVING JURISDICTION.
- 5) ALL DETAILS, SECTIONS AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS OTHERWISE SHOWN.
- 6) ALL CONTRACTORS SHALL MAINTAIN CONTRACTORS' LIABILITY, PROPERTY DAMAGE INSURANCE AND WORKMANS COMPENSATION INSURANCE. ALL OPERATIONS SHALL CONFORM TO ALL FEDERAL AND STATE SAFETY CODE REGULATIONS.
- 7) CONTRACTOR SHALL COMPLY WITH SOIL EROSION CONTROL AGENCY REQUIREMENTS AND OBTAIN APPROVAL IF LOCALLY REQUIRED. ALL EXCAVATIONS SHALL MEET OSHA AND NYRCB REQUIREMENTS.
- 8) IF THERE ARE DISCREPANCIES BETWEEN THE DRAWINGS, DRAWING NOTES AND/OR SPECIFICATIONS, THE MOST STRINGENT CONDITION WILL APPLY.
- 9) THE ARCHITECT IS NOT RESPONSIBLE FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), METHANE, RADON OR OTHER TOXIC SUBSTANCES.
- 10) THE ARCHITECT HAS BEEN RETAINED FOR SPECIFIC STRUCTURAL DESIGN PURPOSES ONLY. ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION, AND/OR TESTING SERVICES OF ANY KIND OR FOR THE REVIEW OF SHOP DRAWINGS AND/OR MATERIALS USED IN CONSTRUCTION.
- 11) THESE PLANS SHALL NOT BE ACCEPTED BY THE BUILDING DEPARTMENT FOR ISSUANCE OF A BUILDING PERMIT UNLESS THERE ARE TWO SEALED COPIES. THE STRUCTURAL INFORMATION ON THESE DRAWINGS REMAIN THE SOLE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT THE WRITTEN PERMISSION. ANY USE OF ANY INFORMATION INCLUDED ON THESE DRAWINGS FOR A PROJECT OTHER THAN THAT SPECIFICALLY REFERENCED ON THE DRAWINGS SHALL INCUR LIABILITY TO USER FOR FULL ARCHITECTING COMMISSION. MAKE NO REPRODUCTIONS.

ELECTRICAL NOTES

- 1) ALL OUTLETS, FIXTURES AND ALL OTHER ELECTRICAL WORK SHALL BE PLACED, AND INSTALLED AS PER THE 2020 FIRE CODE OF NEW YORK STATE, AND THE 2017 NATIONAL ELECTRICAL CODE.
- 2) ELECTRICAL PANELS SHALL BE FULLY RECESSED AND HAVE ALL CIRCUITS CLEARLY LABELED. A MINIMUM OF 20% OF CIRCUITS SHALL BE FOR FUTURE USE FOR EACH PANEL USED.
- 3) TELEPHONE AND TELEVISION OUTLETS SHALL BE WHEED TO LOCAL PROVIDERS SPECIFICATIONS TO A POINT OF ENTRY APPROVED BY OWNER UNLESS SHOWN ON PLAN OTHERWISE.
- 4) THE ELECTRICAL CONTRACTOR SHALL PROVIDE MECHANICAL EXHAUST FANS, FOR ALL RANGES, AND IN ALL LAUNDRY, TOILET, TUB, AND SHOWER AREAS.
- 5) ALL FAN FIXTURES SHALL BE SWITCHED SEPARATELY AND VENTED TO THE EXTERIOR.
- 6) THE ELECTRICAL CONTRACTOR SHALL PROVIDE A SWITCH FOR THE DISHWASHER LOCATED IN SINK CAB.
- 7) ALL RECEPTACLES SHOWN ABOVE THE COUNTER SHALL HAVE THE BOTTOM FLUSH WITH TOP OF THE BACKSPLASH.
- 8) THE ELECTRICAL CONTRACTOR SHALL NOT DRILL OR CUT ANY STRUCTURAL GIRDERS, HEADERS AND BEAMS WITHOUT PRIOR CONSENT FROM THE ARCHITECT.
- 9) THE CONTRACTOR SHALL CONSULT AND COORDINATE WITH OTHER TRADES INVOLVED WITH THIS PROJECT PRIOR TO INSTALLATION.
- 10) THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE OWNER ALL ELECTRICAL DEVICE AND FIXTURE LOCATIONS. THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE OWNER ALL ELECTRICAL DEVICE AND FIXTURE OPTIONS SUCH AS COLOR, AND STYLE PRIOR OF ORDERING.
- 11) ALL SMOKE AND CARBON MONOXIDE ALARMS SHALL BE HARDWIRED AND INTERCONNECTED, EACH WITH BATTERY BACK-UP.
- 12) PROVIDE ONE SMOKE ALARM IN EVERY SLEEPING ROOM, OUTSIDE SLEEPING AREAS AND AT LEAST ONE ON EVERY FLOOR, AND PROVIDE A MINIMUM OF ONE CARBON MONOXIDE ALARM ON EVERY FLOOR.
- 13) LOCATE SMOKE ALARM ON FLAT CEILING NO CLOSER THAN 16" FROM WALL.
- 14) GFI RECEPTACLES ARE REQUIRED IN BATHROOMS, GARAGES, CRAWL SPACES, UNFINISHED BASEMENTS, LAUNDRY ROOMS, AND AREAS WHERE A WATER SOURCE IS PRESENT.
- 15) REFER TO THE 2017 NATIONAL ELECTRICAL CODE FOR SPACING REQUIREMENTS.

ENERGY NOTES

- 1) PROJECT TO COMPLY WITH 2020 ECCNYS AND ALSO SECTIONS R401 THROUGH R404
- 2) DOOR BLOWER TEST: THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR, AS PER ECR 402.4.1.2 WHERE REQUIRED BY THE CODE OFFICIAL. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PREPARED AND SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.

ADDRESS AND UNIT IDENTIFICATION NOTES

- 1) THE ADDRESS AND UNIT IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH.

INDEX OF DRAWINGS

C-1	COVER / GENERAL NOTES
A-1	ELEVATIONS
A-2	ELEVATIONS
A-3	FOUNDATION PLAN
A-4	BASEMENT PLAN
A-5	FIRST FLOOR PLAN
A-6	SECOND FLOOR PLAN
A-7	ROOF PLAN & DETAIL
A-8	WALL SECTION & LIGHT/ VENT. & DETAILS
A-9	DETAILS
A-10	JOIST DETAILS
EP-1	BASEMENT & FIRST FLOOR ELECTRICAL PLANS
EP-2	SECOND FLOOR ELECTRICAL PLANS & PLUMBING RISER

TO THE BEST OF THE KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT OF THE UNDERSIGNED ROBERT MURPHY ARCHITECT, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.

DATE	DISCURSION
07-25-2025	RELEASED FOR PERMIT



SEAL OR SIGNATURE



ROBERT MURPHY R.A.
 LICENSE NUMBER: 023097

PROPOSED NEW ONE FAMILY HOUSE
 FOR THE GLASSMAN RESIDENCE
 24 ROCKWOOD LANE

JOB ADDRESS

24 ROCKWOOD LANE
 S.B.L. 32.19-2-4.13
 VILLAGE OF WESLEY HILLS
 ROCKLAND COUNTY
 NEW YORK

DATE: 07-25-2025
 PROJECT No: 1029
 DRAWING BY: S.K.
 CHK BY: R.M.
 DWG No. 170524

C-1



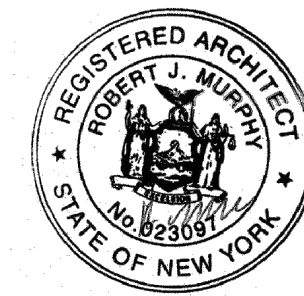
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTE ALL DRYER'S, RANGE'S AND TOILET/BATHROOM, TO HAVE A MECHANICAL EXHAUST. TERMINATION OF DUCT TO HAVE A MIN. CLEARANCE OF 3'-0" FROM ANY WALL OPENINGS.

SEAL OR SIGNATURE



ROBERT MURPHY R.A.
LICENSE NUMBER: 023097

PROPOSED NEW ONE FAMILY HOUSE FOR THE GLASSMAN RESIDENCE 24 ROCKWOOD LANE

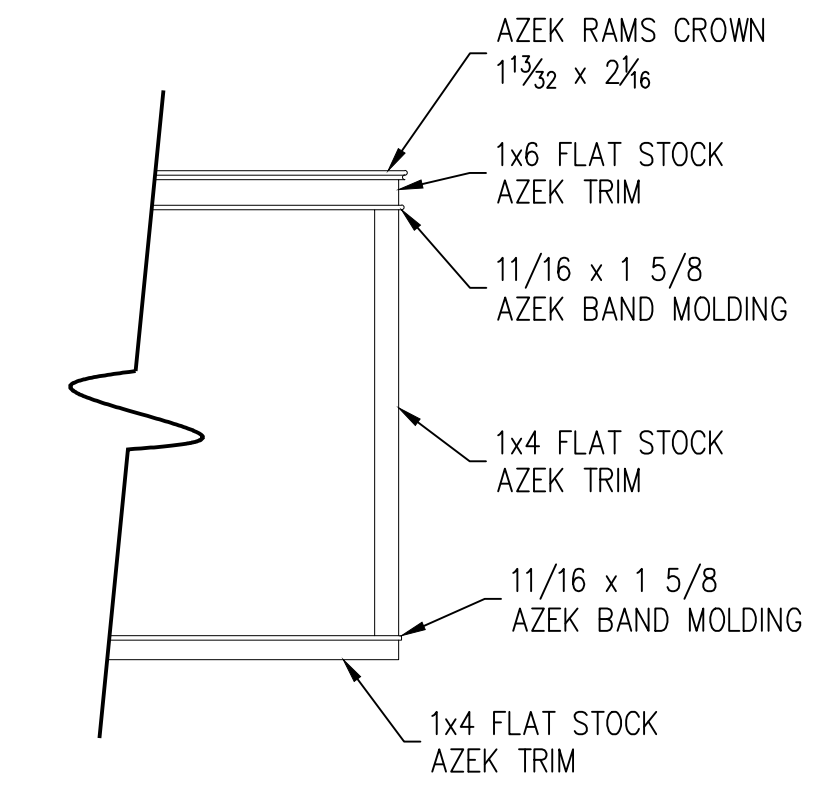
JOB ADDRESS
24 ROCKWOOD LANE
S.B.L. 32.19-2-4.13
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY
NEW YORK

DATE: 07-25-2025
PROJECT No: 1029
DRAWING BY: S.K.
CHK BY: R.M.
DWG No. 170524

A-1



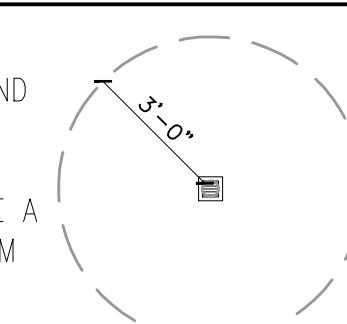
1 LEFT SIDE ELEVATION
A-2 SCALE: 1/4" = 1'-0"



ALL EXTERIOR WINDOW AND DOOR TRIM TO BE AZEK OR APPROVED EQUAL COMPOSITE TRIM

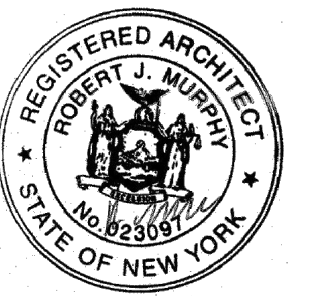
3 WINDOW TRIM DETAIL
A-2 SCALE: N.T.S.

NOTE ALL DRYER'S, RANGE'S AND TOILET/BATHROOM. TO HAVE A MECHANICAL EXHAUST. TERMINATION OF DUCT TO HAVE A MIN. CLEARANCE OF 3'-0" FROM ANY WALL OPENINGS.



2 REAR ELEVATION
A-2 SCALE: 1/4" = 1'-0"

SEAL OR SIGNATURE



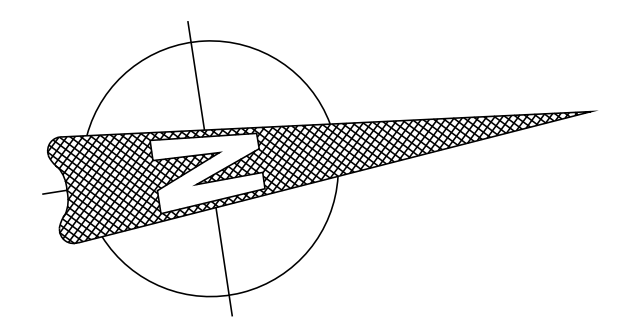
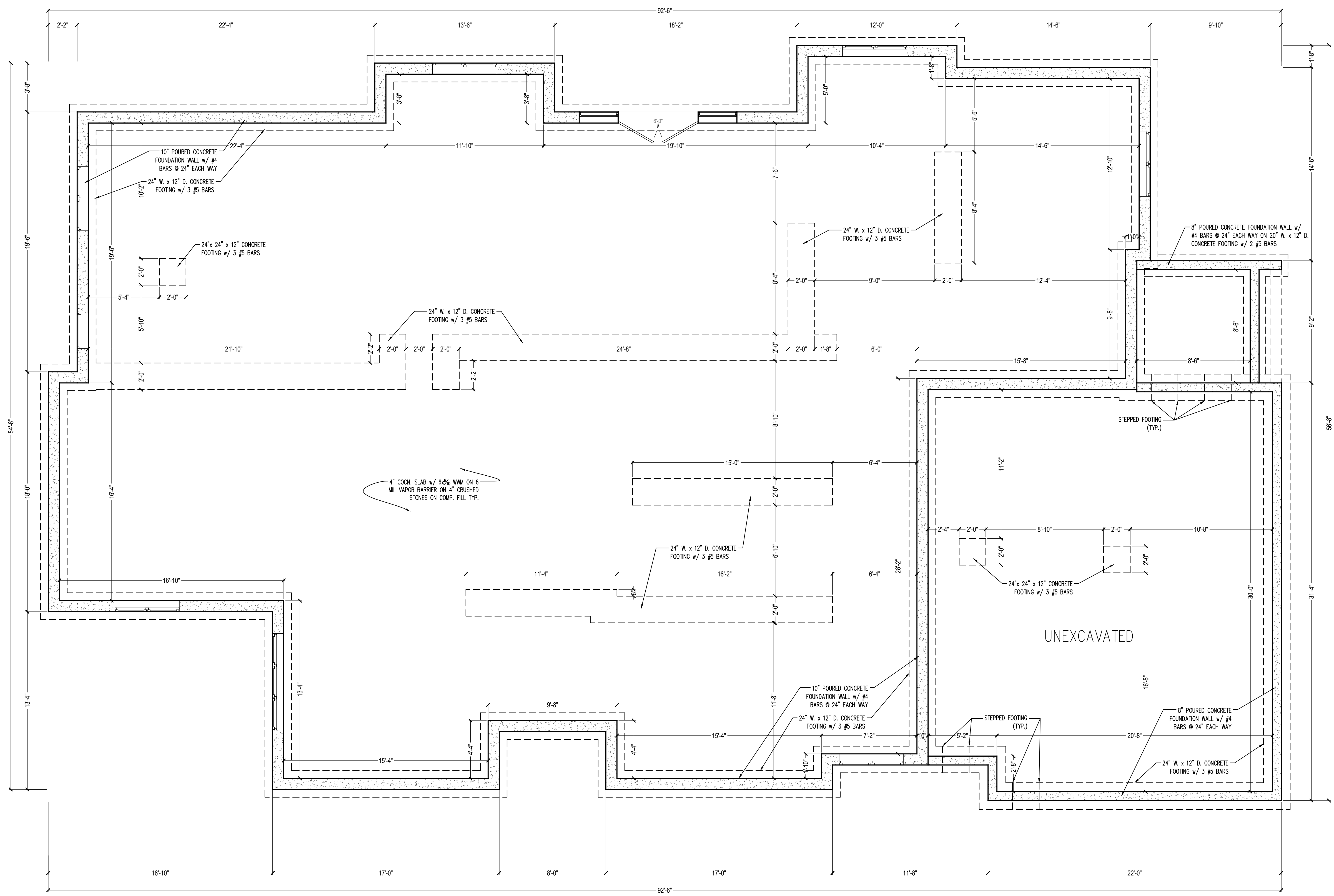
ROBERT MURPHY R.A.
LICENSE NUMBER: 023097

PROPOSED NEW ONE FAMILY HOUSE
FOR THE GLASSMAN RESIDENCE
24 ROCKWOOD LANE

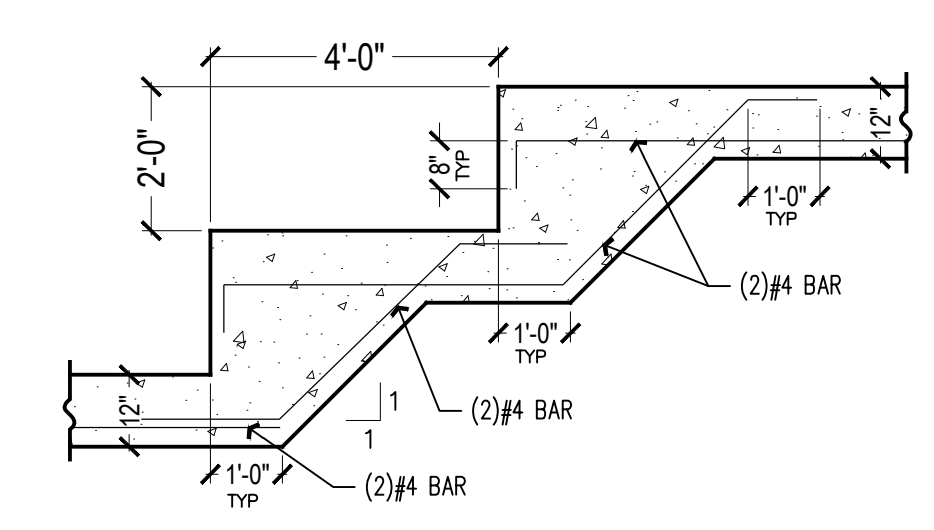
JOB ADDRESS
24 ROCKWOOD LANE
S.B.L. 32.19-2-4.13
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY
NEW YORK

DATE: 07-25-2025
PROJECT No: 1029
DRAWING BY: S.K.
CHK BY: R.M.
DWG No. 170524

A-2



1 FOUNDATION PLAN
A-3 SCALE: 1/4" = 1'-0"



1 STEPPED FOOTING DETAIL
A-3 SCALE: 3/8" = 1'-0"

SEAL OR SIGNATURE



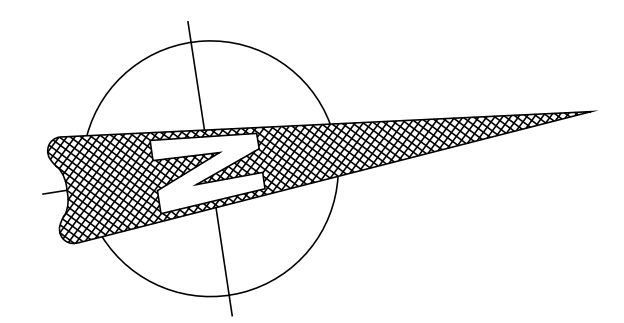
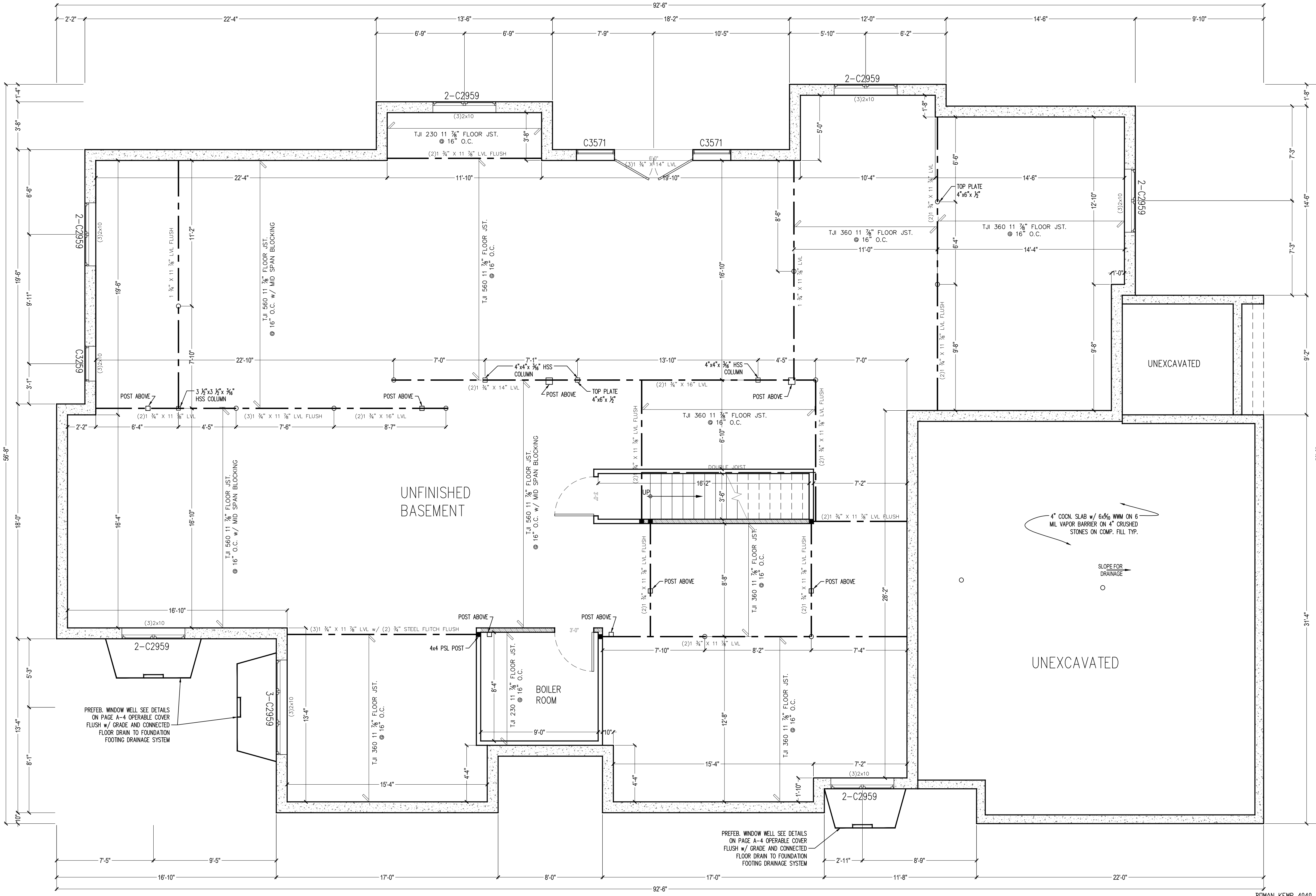
ROBERT MURPHY R.A.
LICENSE NUMBER: 023097

PROPOSED NEW ONE FAMILY HOUSE
FOR THE GLASSMAN RESIDENCE
24 ROCKWOOD LANE

JOB ADDRESS
24 ROCKWOOD LANE
S.B.L. 32.19-2-4.13
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY
NEW YORK

DATE: 07-25-2025
PROJECT No: 1029
DRAWING BY: S.K.
CHK BY: R.M.
DWG No. 170524

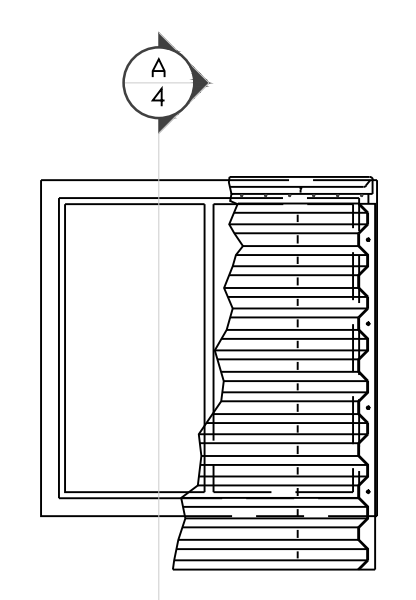
A-3



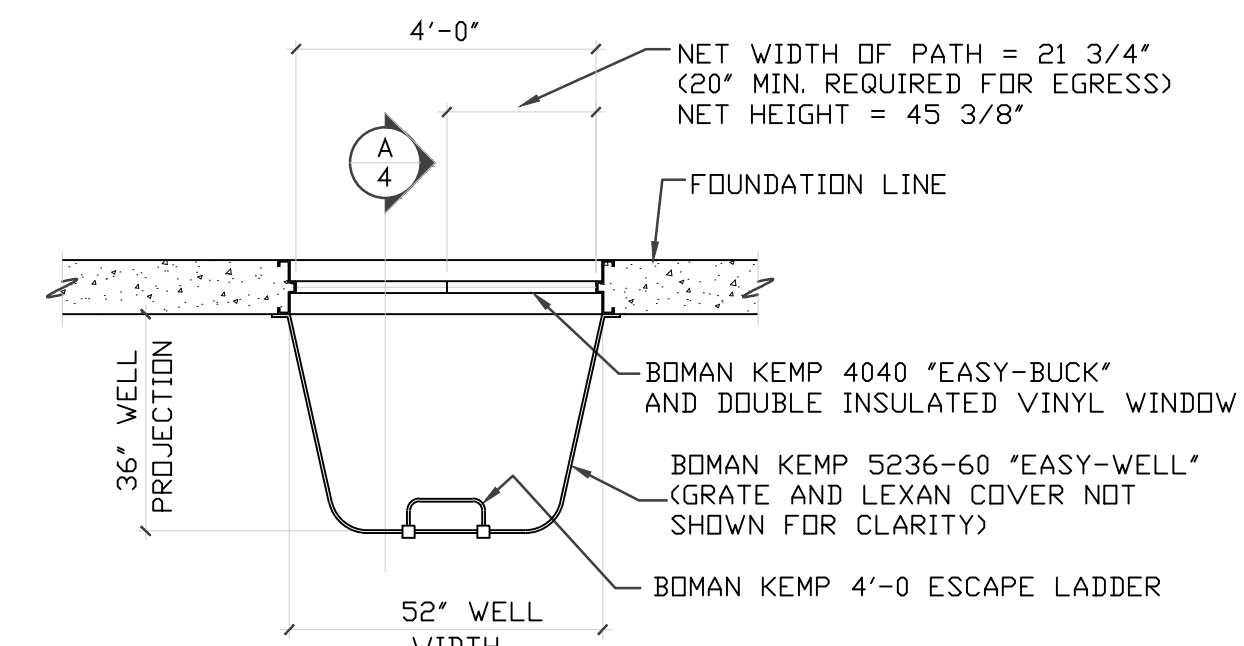
WALL LEGEND

	2x6 @ 16" O.C. EXTERIOR WALL
	2x4 @ 16" O.C. INTERIOR PARTITION
	2x4 @ 16" O.C. INTERIOR BEARING

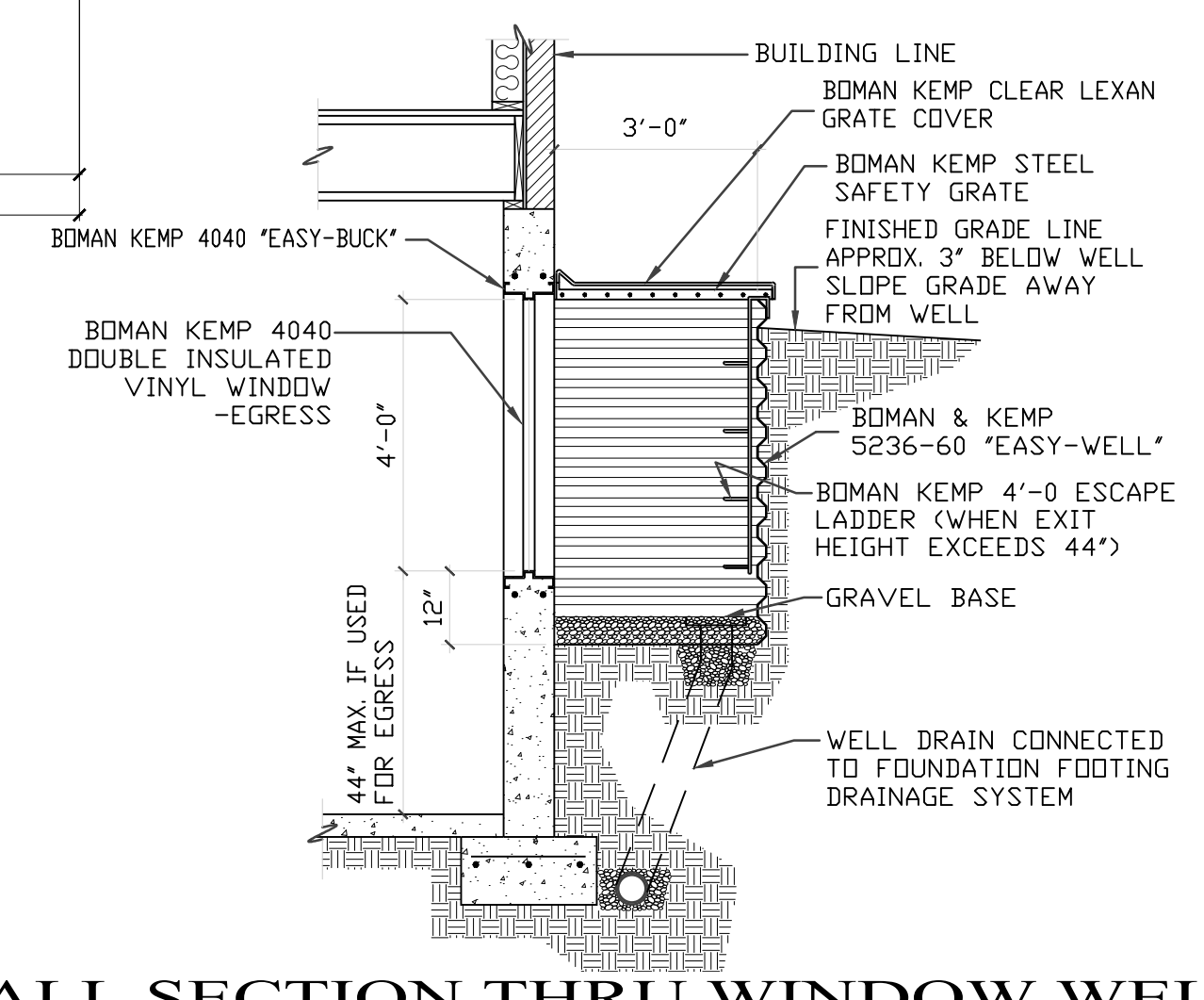
1 BASEMENT PLAN
A-4 SCALE: 1/4" = 1'-0"



2 WINDOW ELEVATION WITH WELL
A-4 SCALE: 3/8" = 1'-0"



3 PLAN VIEW WINDOW WELL
A-4 SCALE: 3/8" = 1'-0"



4 WALL SECTION THRU WINDOW WELL
A-4 SCALE: 3/8" = 1'-0"

SEAL OR SIGNATURE

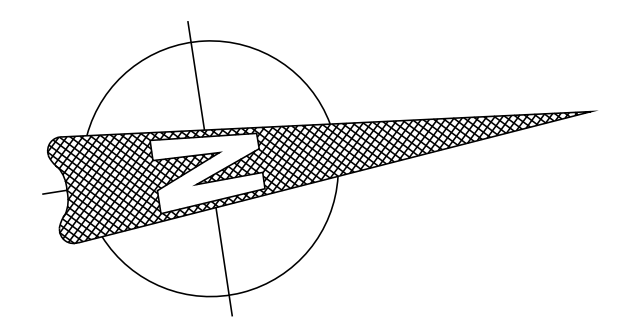
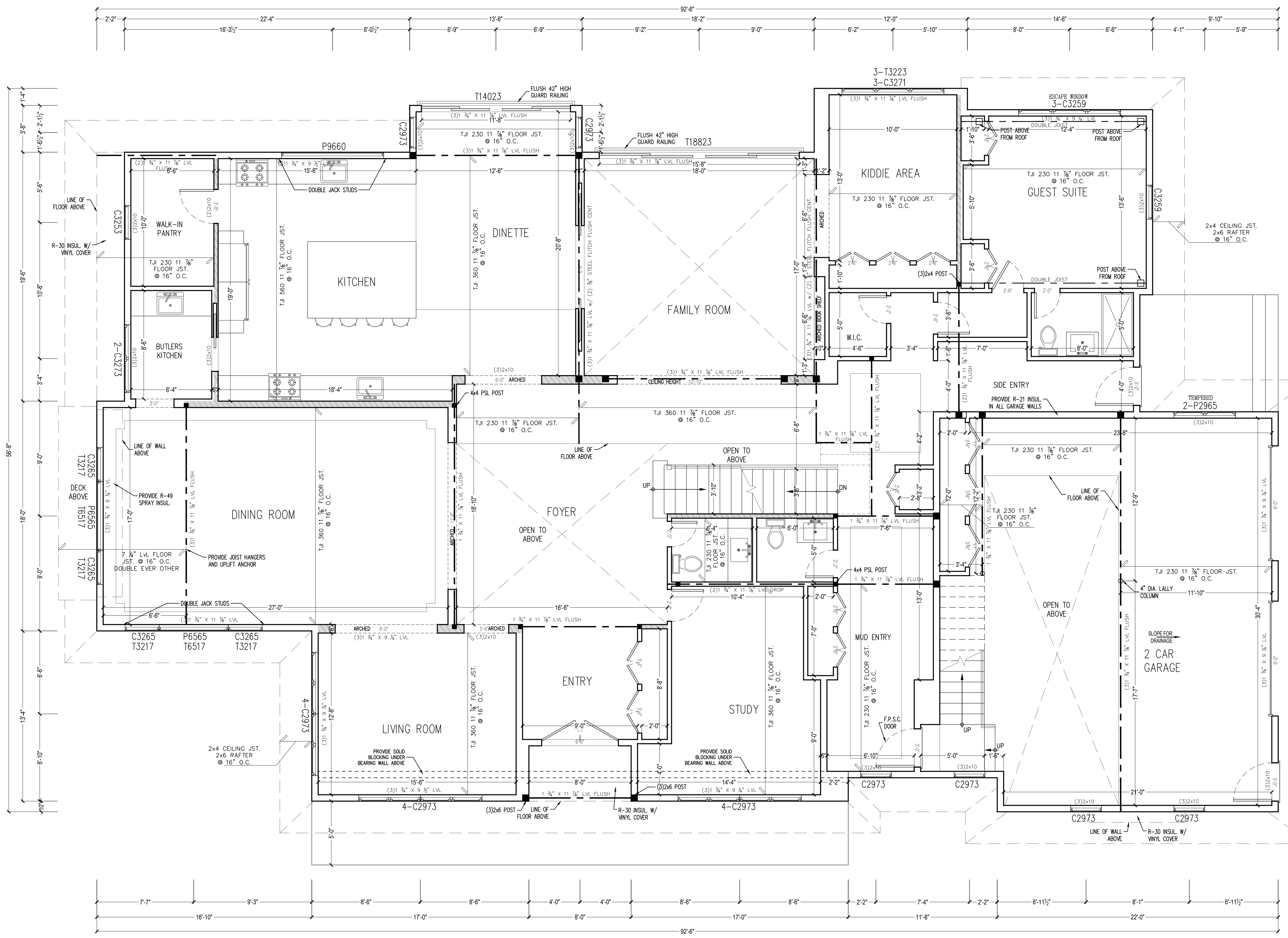


ROBERT MURPHY R.A.
LICENSE NUMBER: 023097

PROPOSED NEW ONE FAMILY HOUSE
FOR THE GLASSMAN RESIDENCE
24 ROCKWOOD LANE

JOB ADDRESS
24 ROCKWOOD LANE
S.B.L. 32.19-2-4.13
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY
NEW YORK

DATE: 07-25-2025
PROJECT No: 1029
DRAWING BY: S.K.
CHK BY: R.M.
DWG No. 170524



WALL LEGEND

	2x6 @ 16" O.C. EXTERIOR WALL
	2x4 @ 16" O.C. INTERIOR PARTITION
	2x4 @ 16" O.C. INTERIOR BEARING

1 FIRST FLOOR PLAN
 A-5 SCALE: 1/4" = 1'-0"

GOLDKLANG ARCHITECTURE
 ARCHITECTURAL LAYOUT & DESIGN
 E: robert@goldklang.com | P: 845.371.4400 ext 4 | A: 873 NY-46 New City NY 10956

SEAL OR SIGNATURE



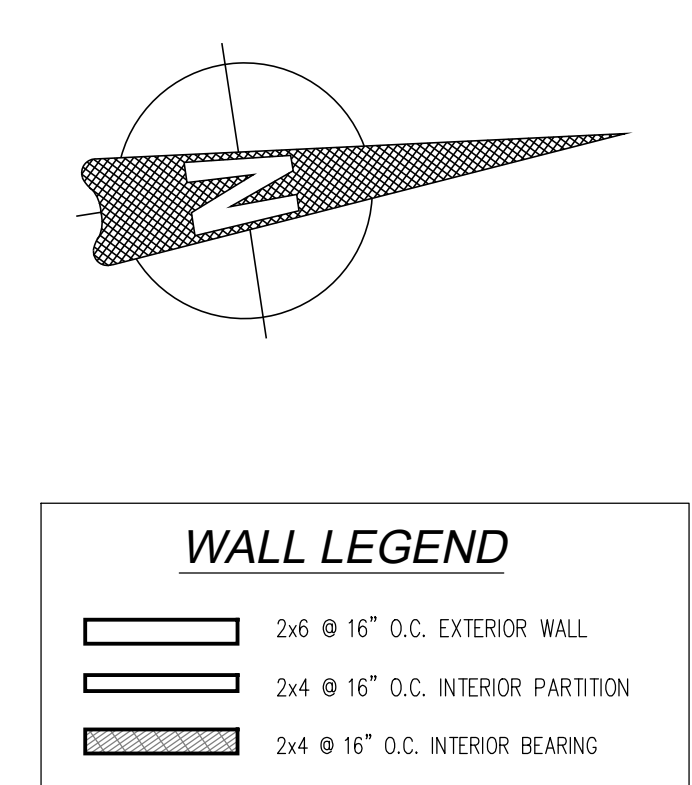
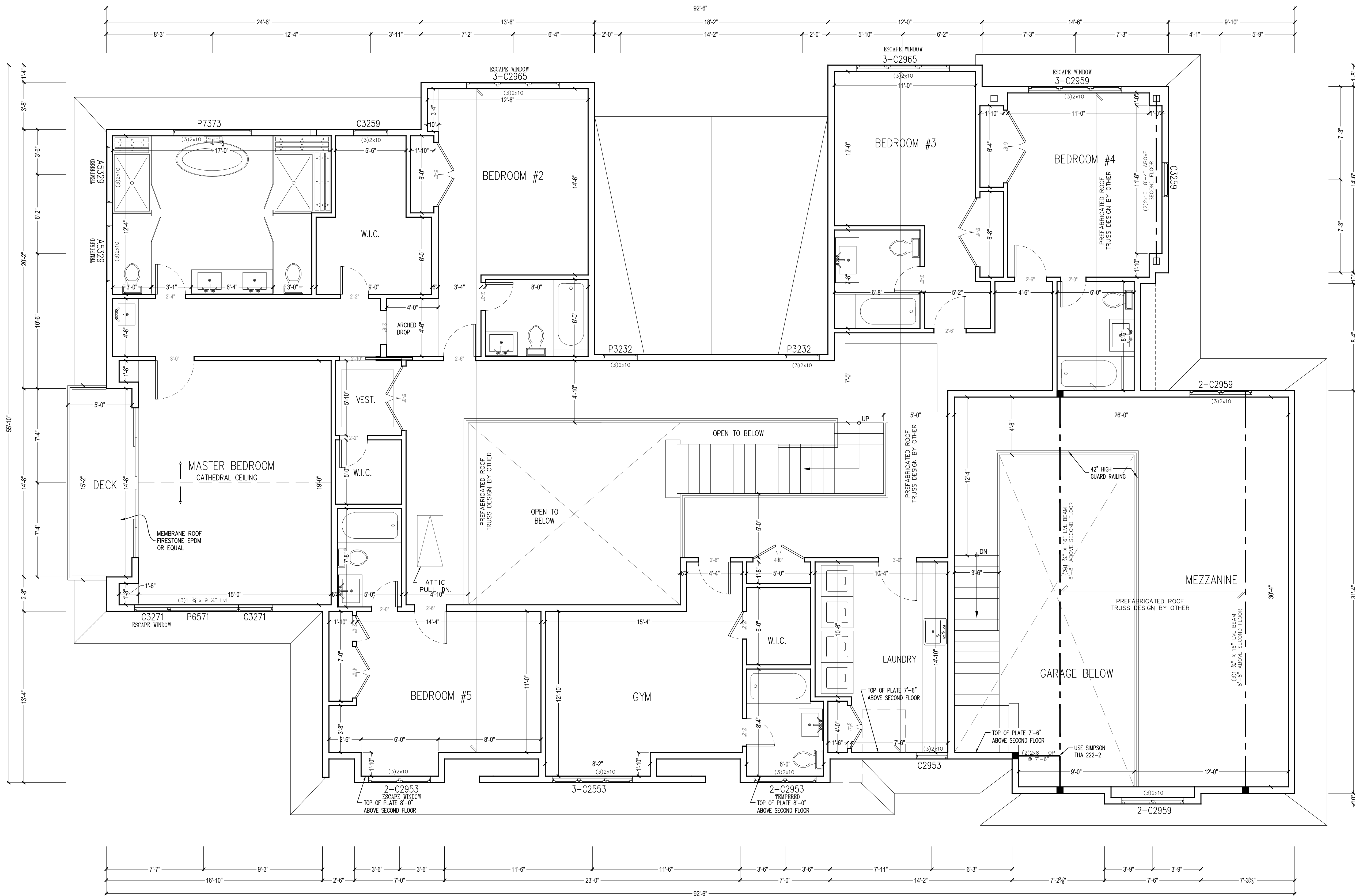
ROBERT MURPHY R.A.
 LICENSE NUMBER: 023097

PROPOSED NEW ONE FAMILY HOUSE
FOR THE GLASSMAN RESIDENCE
24 ROCKWOOD LANE

JOB ADDRESS
 24 ROCKWOOD LANE
 S.B.L. 32.19-2-4.13
 VILLAGE OF WESLEY HILLS
 ROCKLAND COUNTY
 NEW YORK

DATE: 07-25-2025
 PROJECT No: 1029
 DRAWING BY: S.K.
 CHK BY: R.M.
 DWG No. 170524

A-5



WALL LEGEND

	2x6 @ 16" O.C. EXTERIOR WALL
	2x4 @ 16" O.C. INTERIOR PARTITION
	2x4 @ 16" O.C. INTERIOR BEARING

1 SECOND FLOOR PLAN
A-6 SCALE: 1/4" = 1'-0"

GOLDKLANG ARCHITECTURE
ARCHITECTURAL LAYOUT & DESIGN
E: robbi@goldklang.com | P: 845.371.4400 ext 4 | A: 873 NY-48 New City NY 10956

SEAL OR SIGNATURE



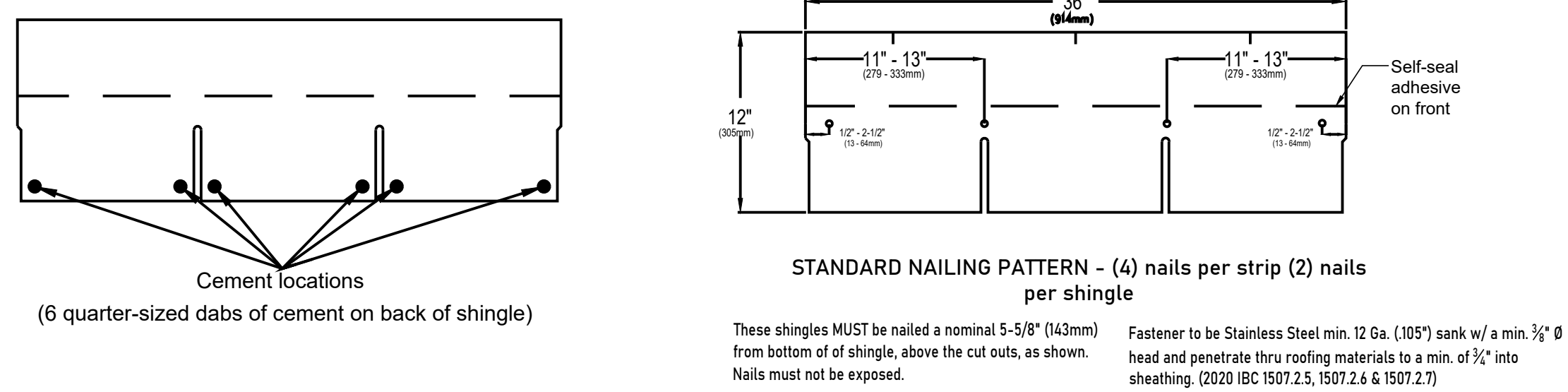
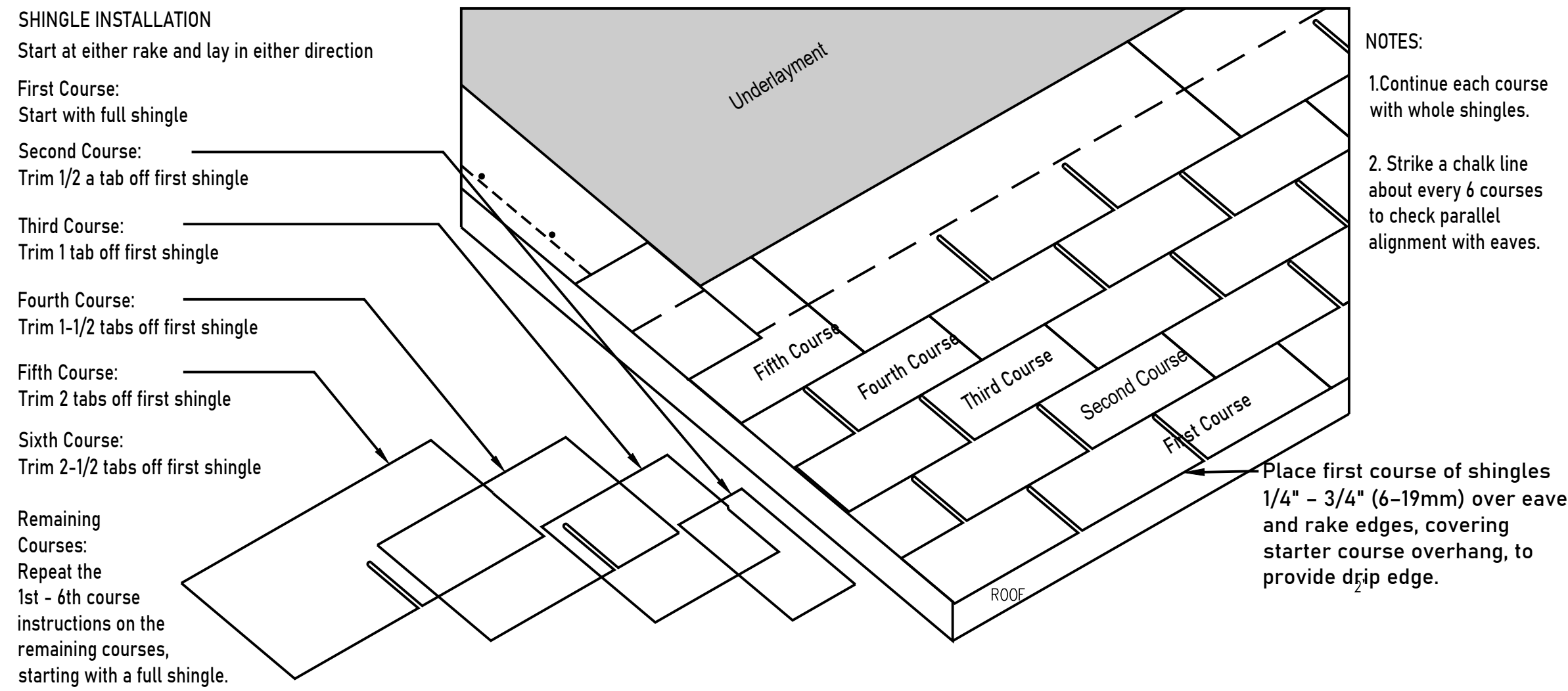
ROBERT MURPHY R.A.
LICENSE NUMBER: 023097

PROPOSED NEW ONE FAMILY HOUSE
FOR THE GLASSMAN RESIDENCE
24 ROCKWOOD LANE

JOB ADDRESS
24 ROCKWOOD LANE
S.B.L. 32.19-2-4.13
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY
NEW YORK

DATE: 07-25-2025
PROJECT No: 1029
DRAWING BY: S.K.
CHK BY: R.M.
DWG No. 170524

A-6



1 ROOFING INSTALLATION DETAIL
SCALE: N.T.S.

FAKRO
Skylights & Attic Stairs

FAKRO AMERICA
39 W. FACTORY ROAD
ADDISON, IL 60101
PHONE: (630) 543-1010
FAX: (630) 543-1011
www.fakrousa.com

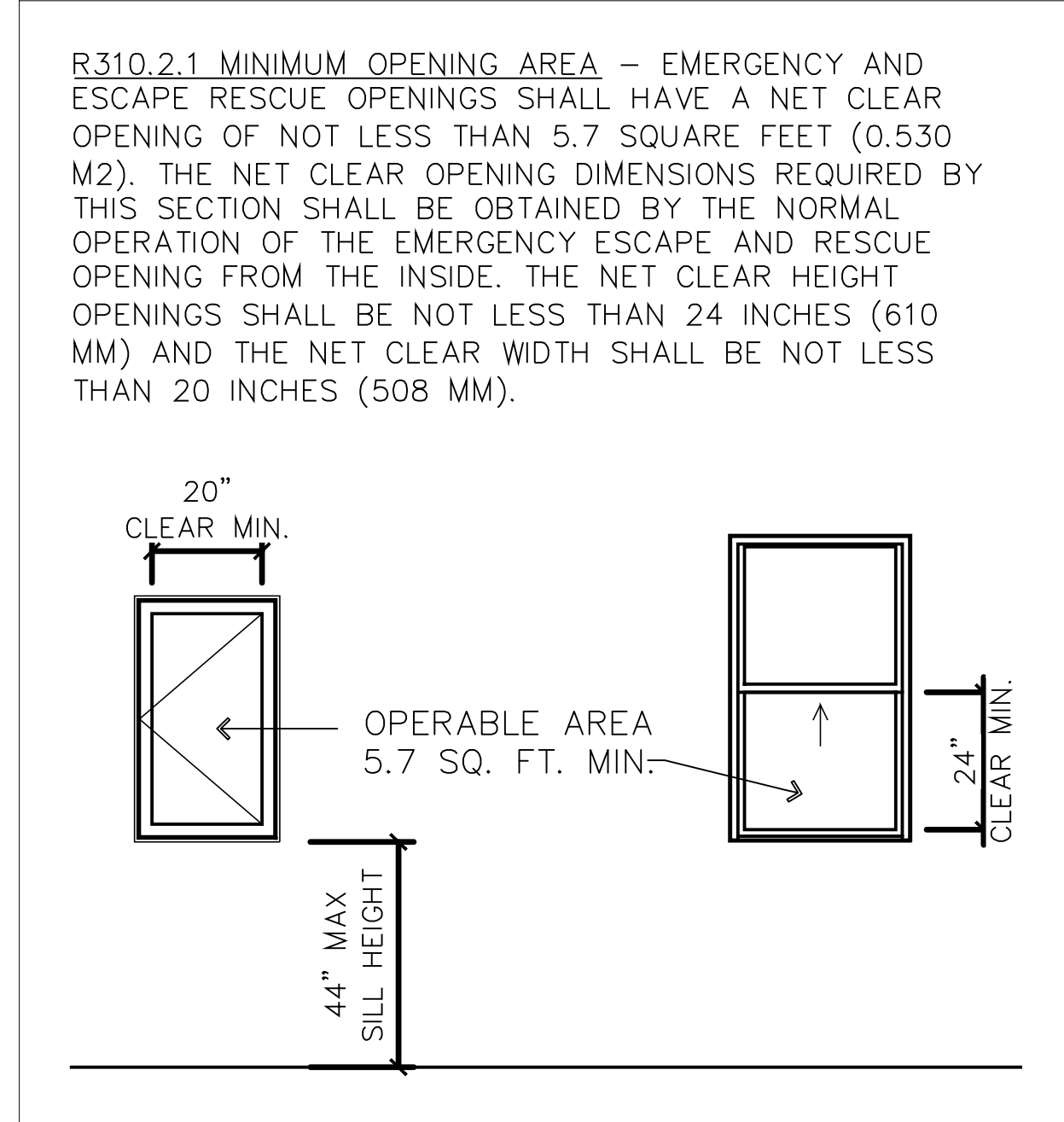
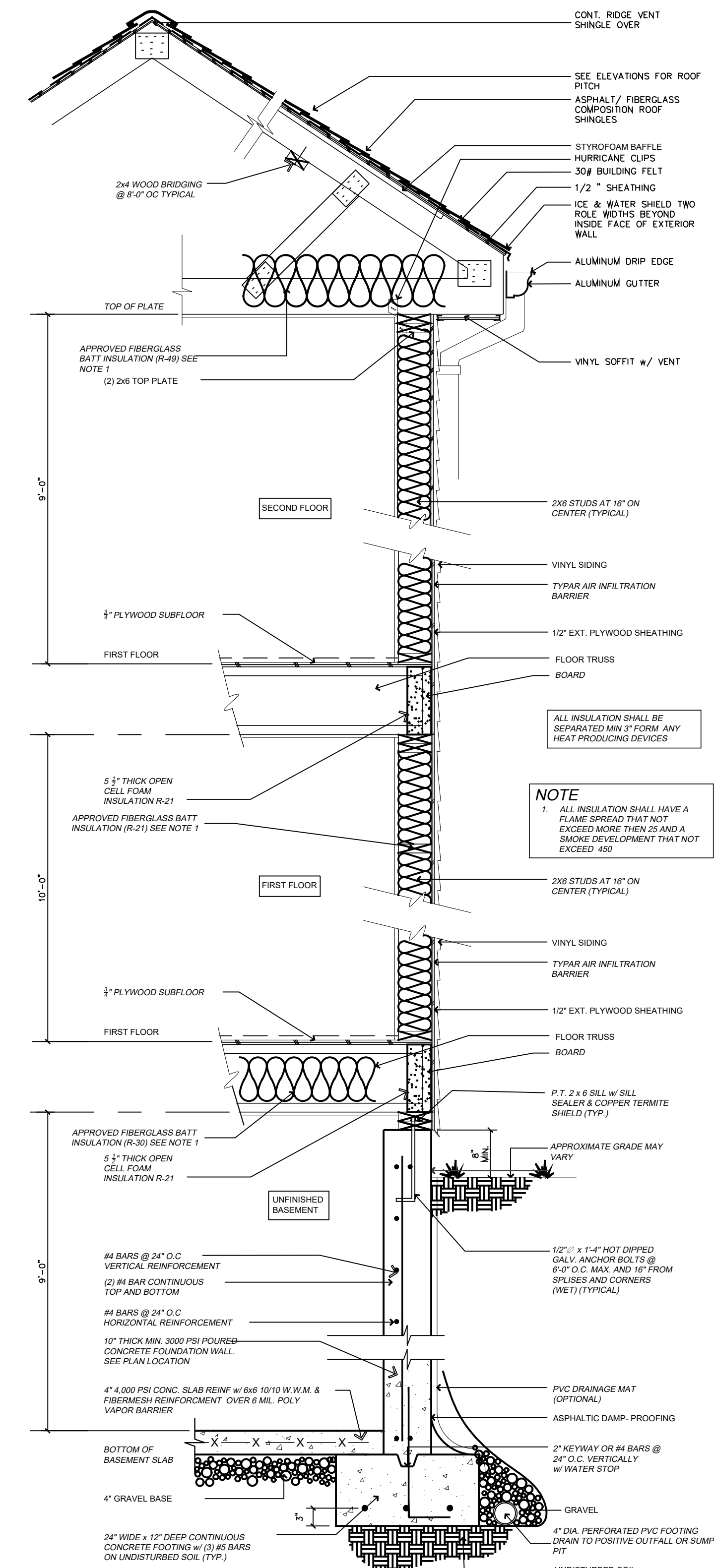
LWF #	CEILING HEIGHT	H	22 1/2" X 47"	25" X 47"	22 1/2" X 54"	25" X 54"	30" X 54"
79	7' 5" - 8' 11"	AXB	22 1/2" X 47"	25" X 47"	22 1/2" X 54"	25" X 54"	30" X 54"
80	ROUGH OPENING	WXL	22" X 46 5/8"	24 1/2" X 46 5/8"	22" X 53 1/2"	24 1/2" X 53 1/2"	29 1/2" X 53 1/2"
81	INTERNAL DIMENSIONS	MIN	20 1/2" X 44 7/8"	23" X 44 7/8"	20 1/2" X 51 3/4"	22" X 51 3/4"	28" X 51 3/4"
82	PROJECTION	R	6"	6"	7 1/4"	7 1/4"	7 1/4"
83	LANDING SPACE	C	59"	59"	66 3/4"	66 3/4"	66 3/4"
84	FOLDED LADDER HEIGHT	K	15"	15"	15"	15"	15"
85	BOARDER MOVEMENT AFTER OPENING	P	9 7/8"	9 7/8"	10 1/2"	10 1/2"	10 1/2"
86	DISTANCE BETWEEN STEPS	G	9 7/8"	9 7/8"	10 1/2"	10 1/2"	10 1/2"
87	FRAME HEIGHT		8 5/8"	8 5/8"	8 5/8"	8 5/8"	8 5/8"
88	APPROX. WEIGHT (KG)		103	107	111	115	126

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 24 ROCKWOOD GA

FIRE RATED
ATTIC LADDER: LWF US FIRE RATED CERTIFIED

24 Rockwood GA
PROTECTED BY COPYRIGHT ©2025 CADDETAILS.COM LTD.
REVISION DATE: 01/08/2025
CADdetails.com



2 EMERGENCY ESCAPE & RESCUE OPENING
SCALE: N.T.S.

WINDOW SCHEDULE / LIGHT & VENT. CALCULATION

LOCATION	FLOOR AREA	NATURAL LIGHT(8%)		NATURAL VENT(4%)		TYPE	SIZE	QTY	REMARKS
		REQUIRED	PROVIDED	REQUIRED	PROVIDED				
FIRST FLOOR									
KITCHEN/DINETTE	558 SQ. FT.	44.64 SQ. FT.	76.6 SQ. FT.	22.32 SQ. FT.	42.2 SQ. FT.	QUAD DOOR	14096	1	
DINING ROOM	459 SQ. FT.	36.72 SQ. FT.	49.9 SQ. FT.	18.36 SQ. FT.	49.6 SQ. FT.	CASEMENT	3265	4	
LIVING ROOM	196 SQ. FT.	15.68 SQ. FT.	101.1 SQ. FT.	7.84 SQ. FT.	100.8 SQ. FT.	CASEMENT	2973	8	
STUDY	187 SQ. FT.	14.96 SQ. FT.	50.5 SQ. FT.	7.48 SQ. FT.	50.3 SQ. FT.	CASEMENT	2973	4	
FAMILY ROOM	306 SQ. FT.	24.48 SQ. FT.	106 SQ. FT.	12.24 SQ. FT.	58 SQ. FT.	QUAD DOOR	18896	1	
GUEST ROOM	178 SQ. FT.	14.24 SQ. FT.	37.4 SQ. FT.	7.12 SQ. FT.	37.1 SQ. FT.	CASEMENT	3265	3	* EGRESS
KIDDE AREA	130 SQ. FT.	10.4 SQ. FT.	41 SQ. FT.	5.2 SQ. FT.	40.8 SQ. FT.	CASEMENT	3271	3	
SECOND FLOOR									
MASTER BEDROOM	290 SQ. FT.	23.2 SQ. FT.	27.3 SQ. FT.	11.6 SQ. FT.	27 SQ. FT.	CASEMENT	3271	2	* EGRESS
BEDROOM 2	211 SQ. FT.	16.88 SQ. FT.	33.5 SQ. FT.	8.44 SQ. FT.	33.2 SQ. FT.	CASEMENT	2965	3	* EGRESS
BEDROOM 3	168 SQ. FT.	13.44 SQ. FT.	33.5 SQ. FT.	6.72 SQ. FT.	33.2 SQ. FT.	CASEMENT	2965	3	* EGRESS
BEDROOM 4	169 SQ. FT.	13.52 SQ. FT.	40.4 SQ. FT.	6.76 SQ. FT.	40.1 SQ. FT.	CASEMENT	2959	4	* EGRESS
BEDROOM 5	177 SQ. FT.	14.16 SQ. FT.	18 SQ. FT.	7.8 SQ. FT.	17.8 SQ. FT.	CASEMENT	2953	2	* EGRESS
GYM	200 SQ. FT.	16 SQ. FT.	22.9 SQ. FT.	8 SQ. FT.	22.6 SQ. FT.	CASEMENT	2553	3	
LAUNDRY	141 SQ. FT.	11.28 SQ. FT.	9 SQ. FT.	5.64 SQ. FT.	8.8 SQ. FT.	CASEMENT	2953	1	

* PROVIDE ARTIFICIAL LIGHTING
** PROVIDE MECHANICAL VENTILATION

GOLDKLANG
ARCHITECTURE

ARCHITECTURAL LAYOUT & DESIGN
E: robm@goldklang.com | P: 845.371.4400 ext 4 | A: 873 NY-46 New City NY 10956

SEAL OR SIGNATURE

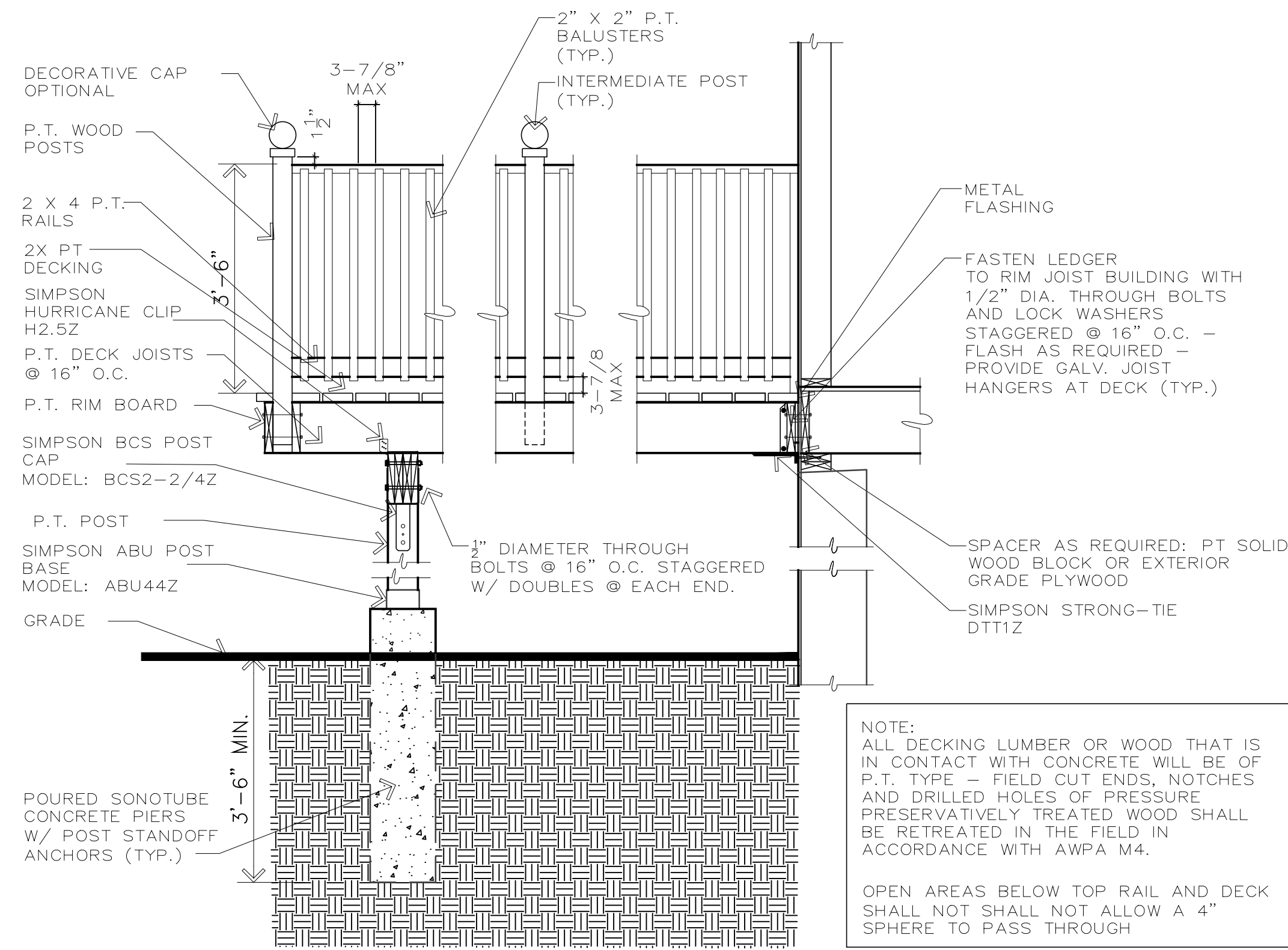
ROBERT MURPHY R.A.
LICENSE NUMBER: 023097

PROPOSED NEW ONE FAMILY HOUSE
FOR THE GLASSMAN RESIDENCE
24 ROCKWOOD LANE

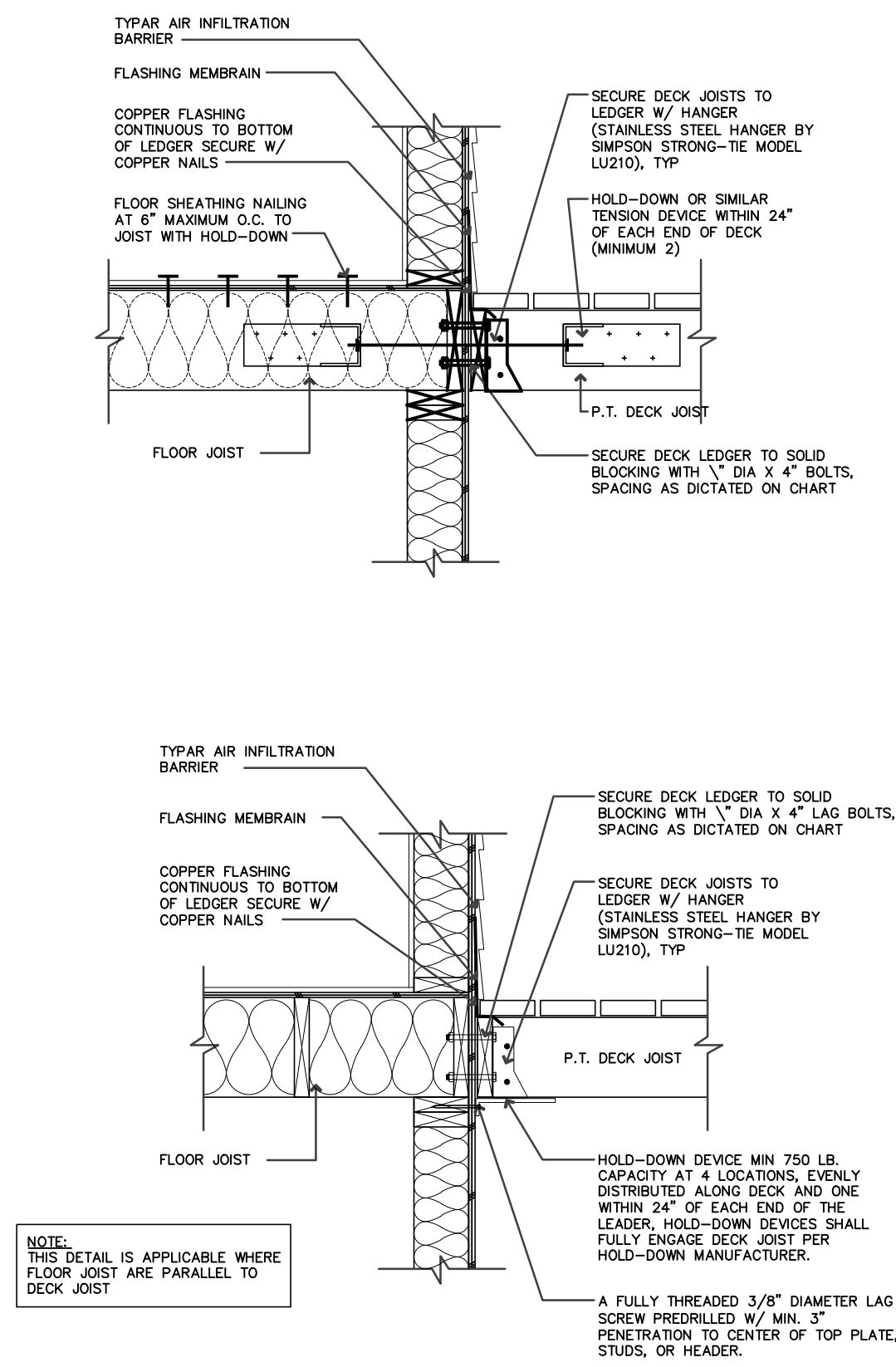
JOB ADDRESS
24 ROCKWOOD LANE
S.B.L. 32.19-2-4.13
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY
NEW YORK

DATE: 07-25-2025
PROJECT No: 1029
DRAWING BY: S.K.
CHK BY: R.M.
DWG No. 170524

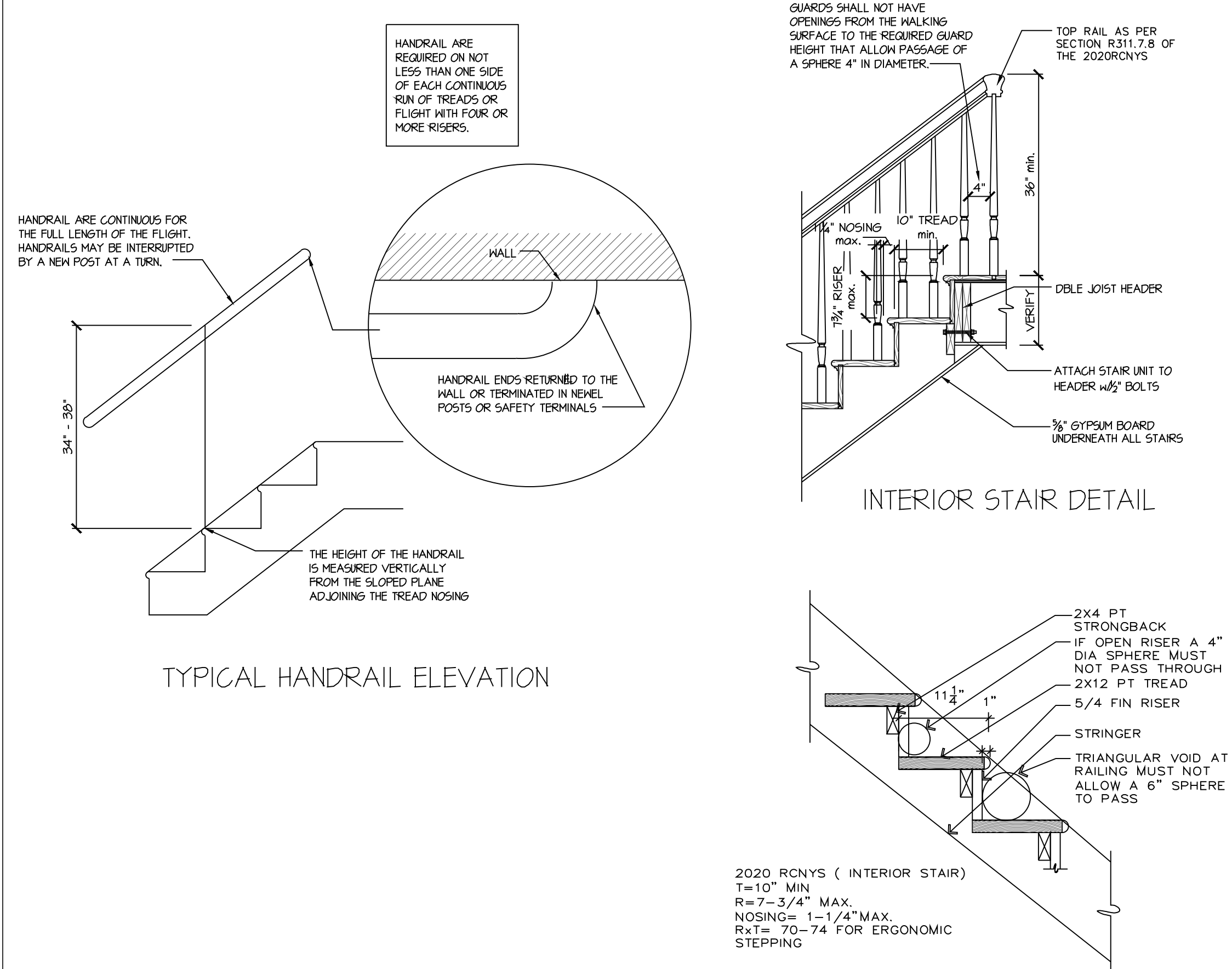
A-8



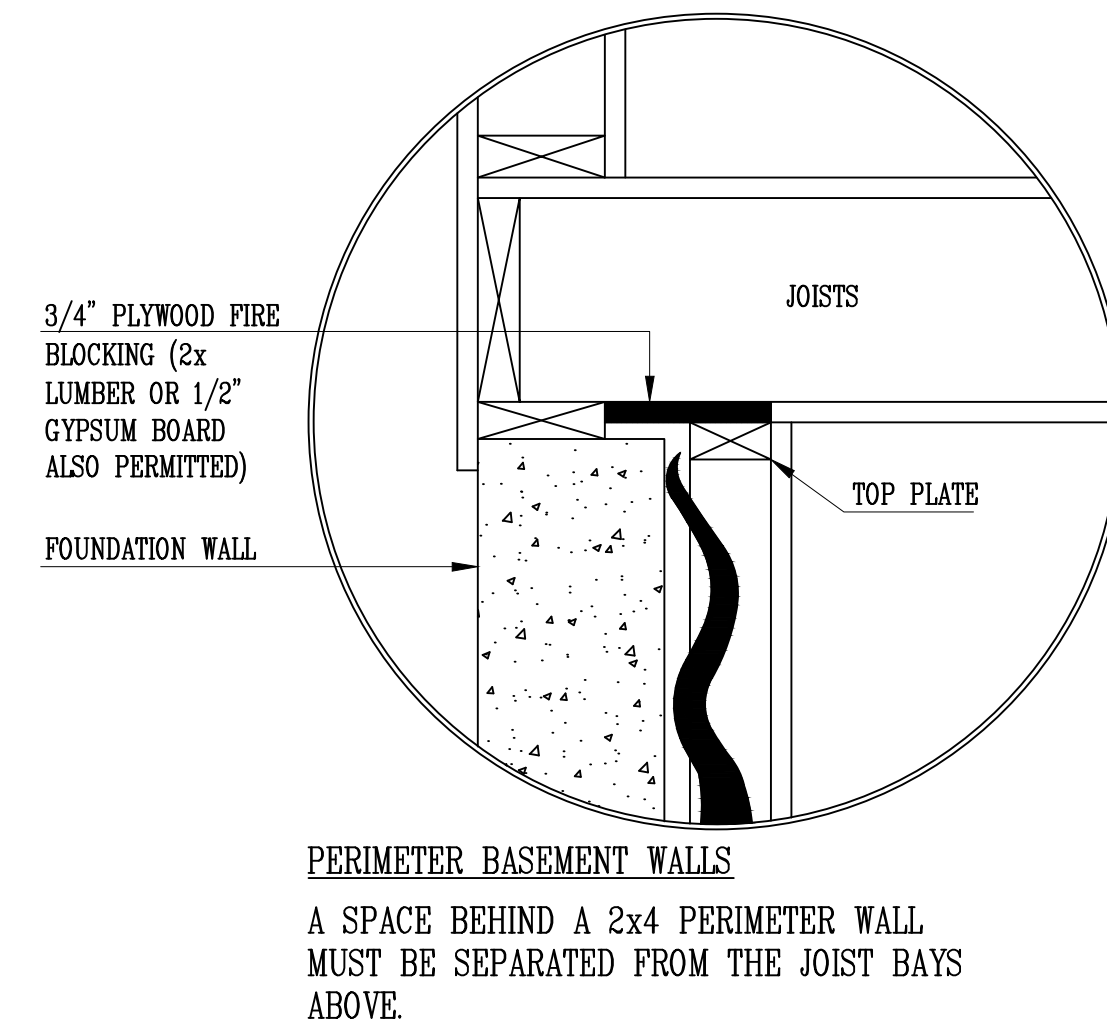
1 DECK DETAIL
A-9 SCALE: N.T.S.



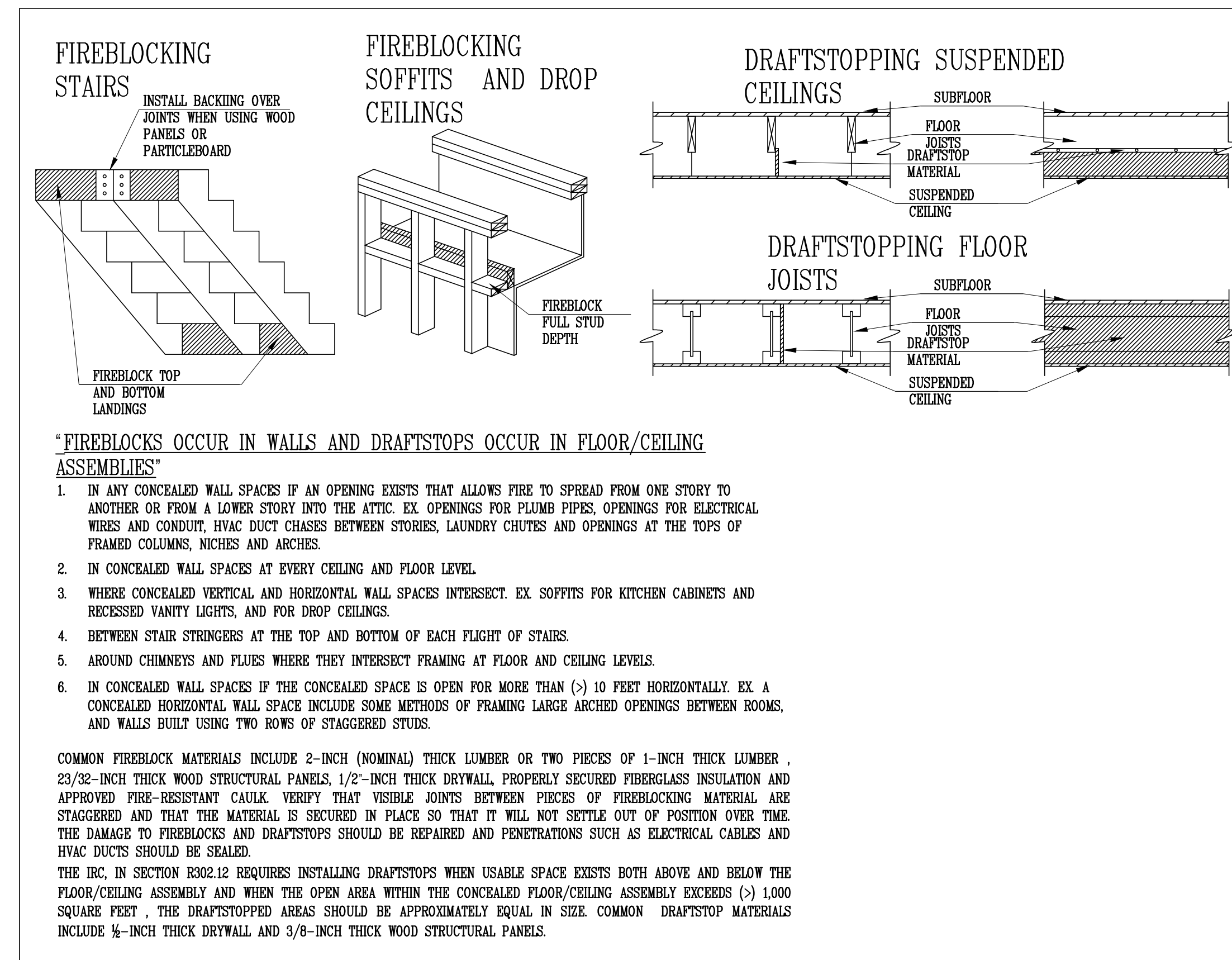
2 DECK ATTACHMENT FOR LATERAL LOADS
A-9 SCALE: N.T.S.



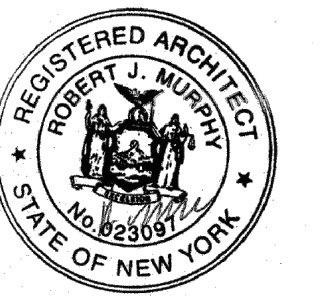
3 INTERIOR STAIRS & RAILING DETAILS
A-9 SCALE: N.T.S.



4 FIRE BLOCKING AND DRAFTSTOPPING DETAIL
A-9 SCALE: N.T.S.



SEAL OR SIGNATURE



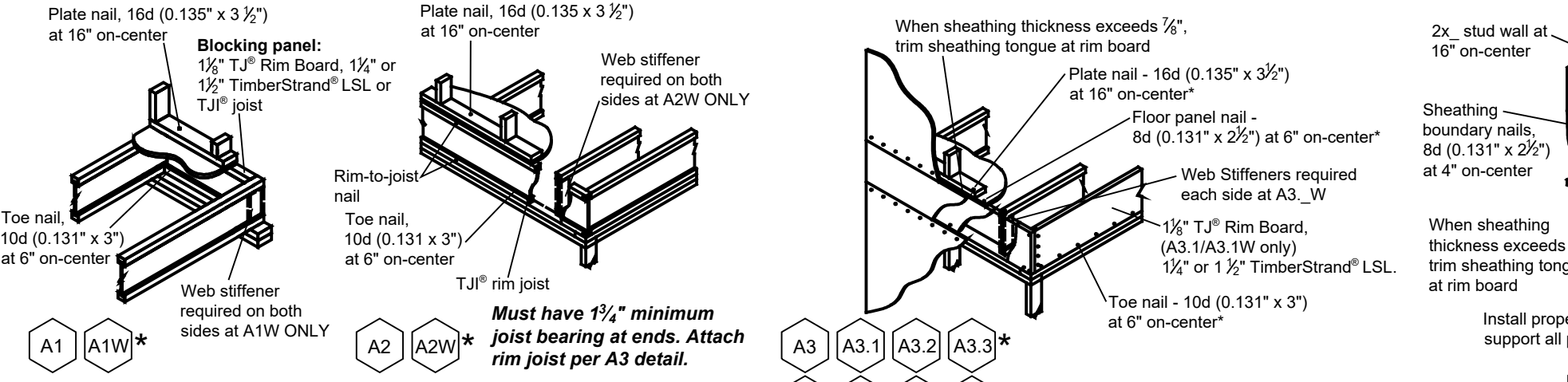
ROBERT MURPHY R.A.
LICENSE NUMBER: 023097

PROPOSED NEW ONE FAMILY HOUSE
FOR THE GLASSMAN RESIDENCE
24 ROCKWOOD LANE

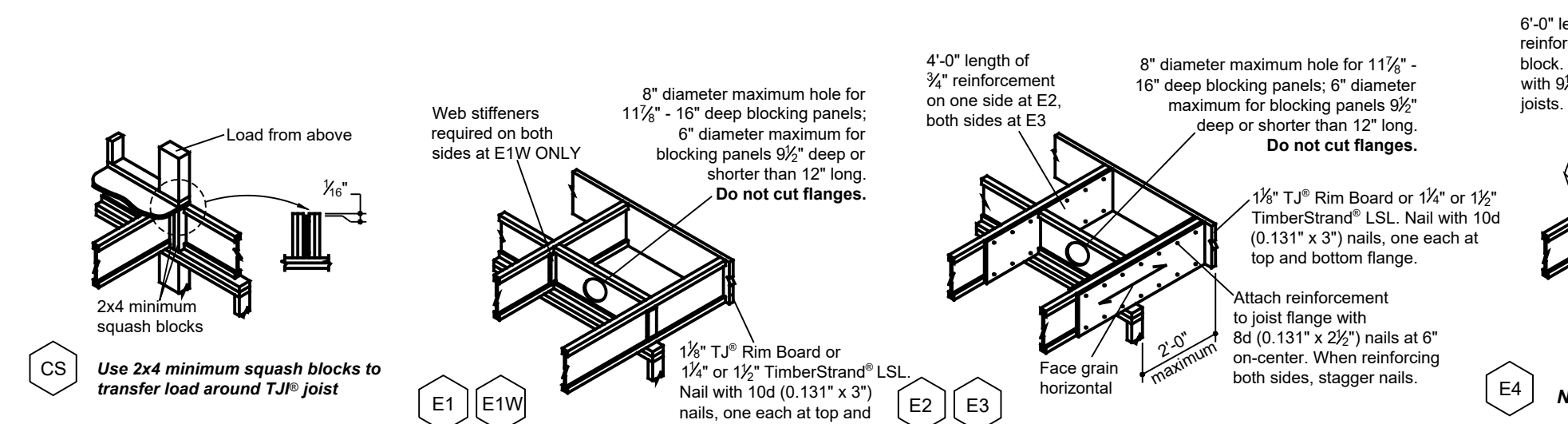
JOB ADDRESS
24 ROCKWOOD LANE
S.B.L. 32.19-2-4.13
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY
NEW YORK

DATE: 07-25-2025
PROJECT No: 1029
DRAWING BY: S.K.
CHK BY: R.M.
DWG No. 170524

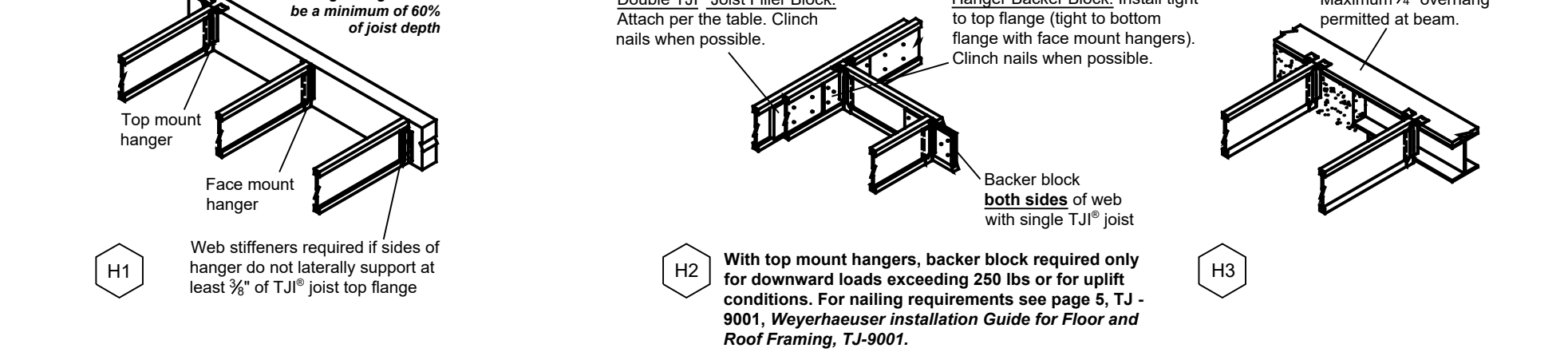
JOIST DETAILS



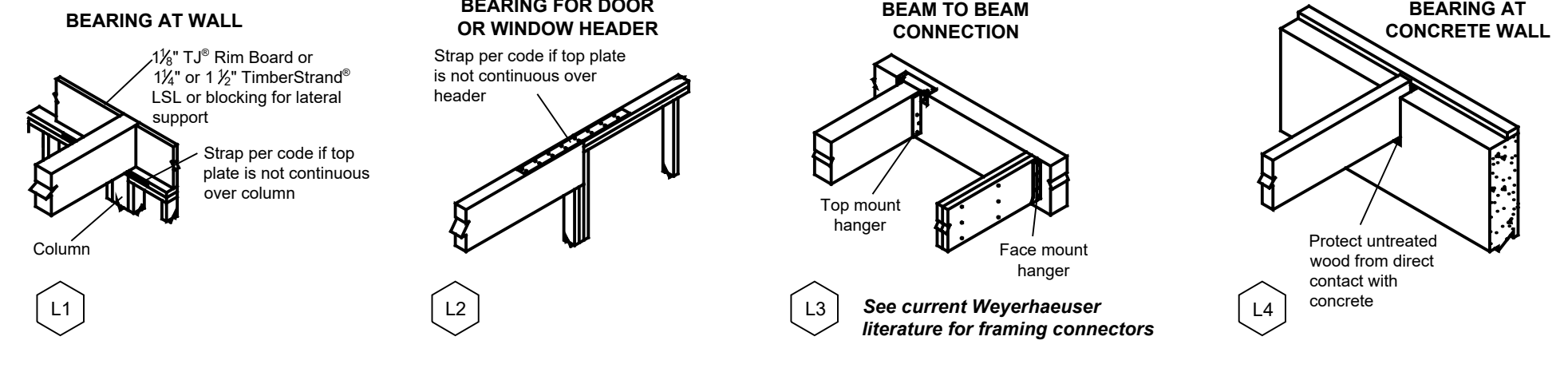
* For additional installation specifications see Rim Board Details and Installation in Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.



* For additional installation specifications see Rim Board Details and Installation in Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.



BEAM DETAILS



Multiple-Member Connections for Top-Loaded Beams

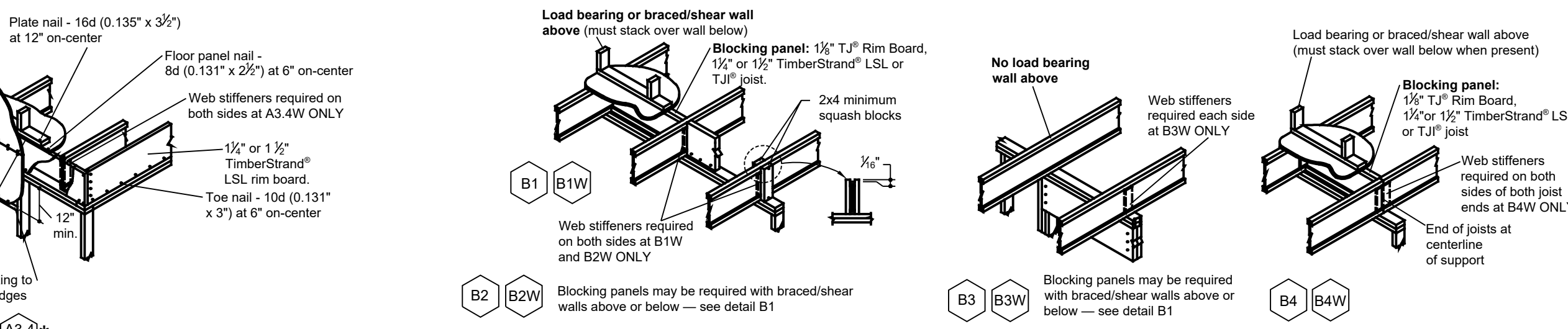
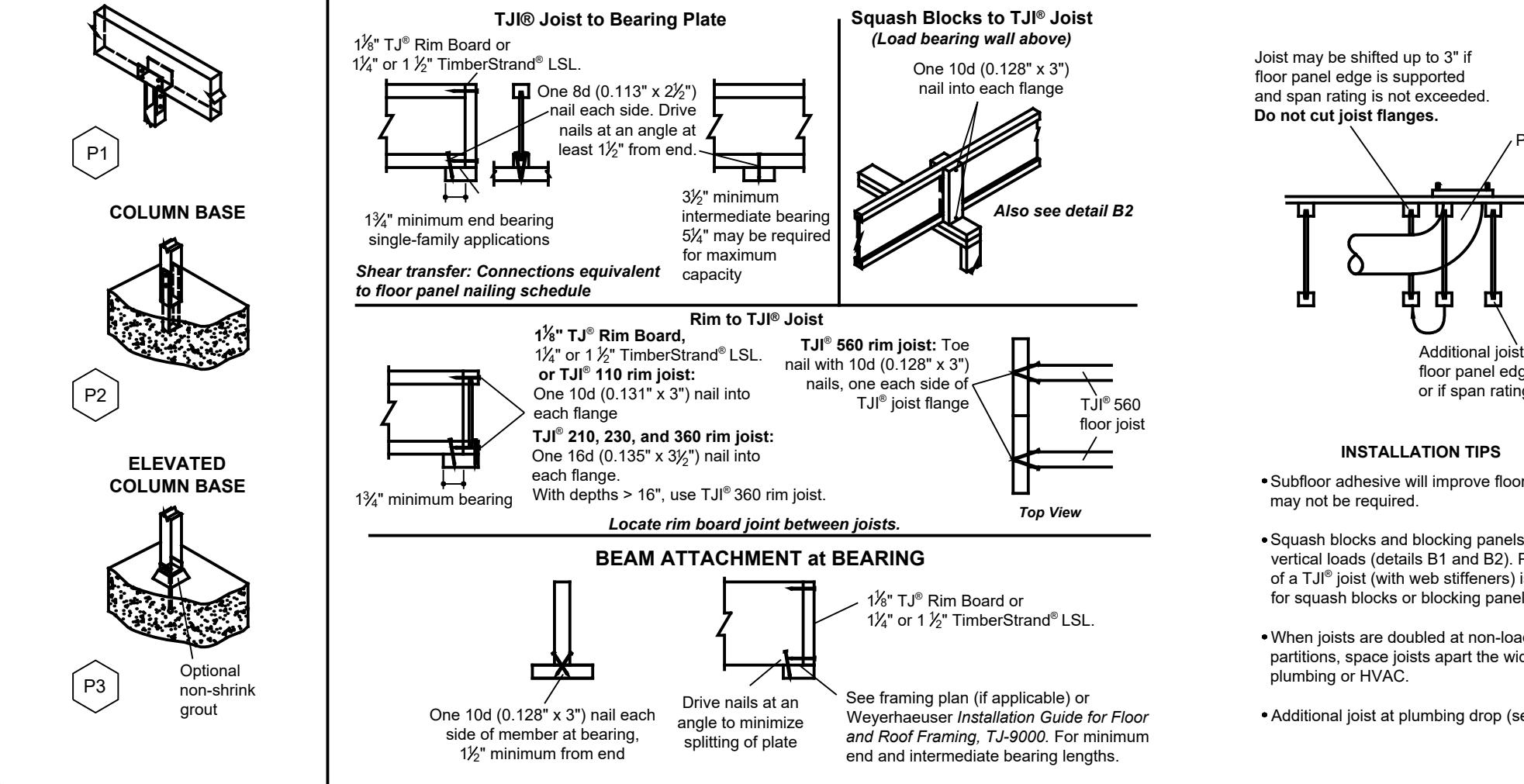
Place	# of Piles	Type	Min. Length	# Rows	O.C. Spacing	Location
1 1/2"	2	10d nails	3"	3"	12"	One side
		Screws	3 3/4" or 3 1/2"	2	24"	Both sides
	3	10d nails	3"	3"	12"	Both sides
		Screws	3 3/4" or 3 1/2"	2	24"	One side
	4	10d nails	3"	3"	12"	One side (per ply)
		Screws	5" or 6"	2	24"	Both sides
3/4"	2	Screws	5" or 6"	2	24"	Both sides
		3/8" bolts	8"	2	24"	One side

When fasteners are required on both sides, stagger fasteners on the second side so they fall halfway between fasteners on the first side.

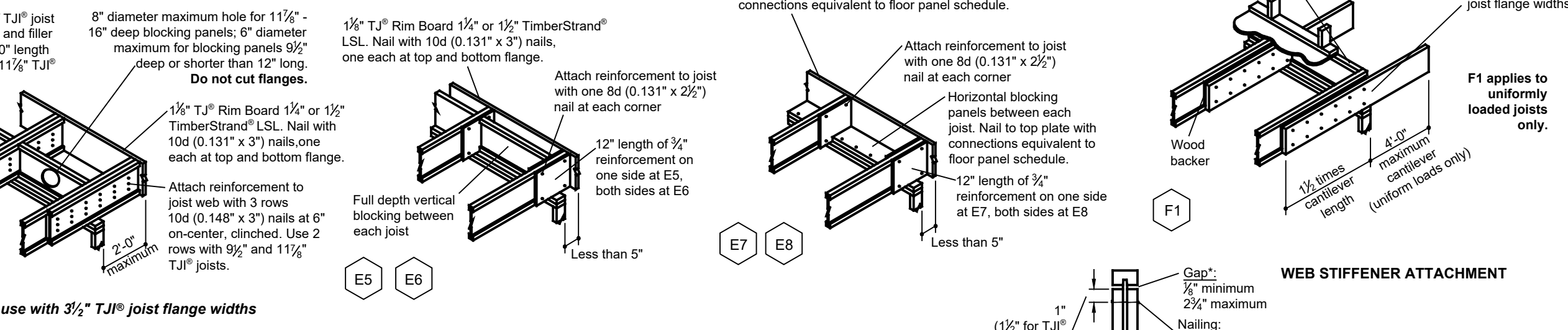
Load must be applied evenly across entire beam width. Otherwise, use connections for side-loaded beams.

Multiple pieces can be nailed or bolted together to form a header or beam of the required size, up to a maximum width of 7".

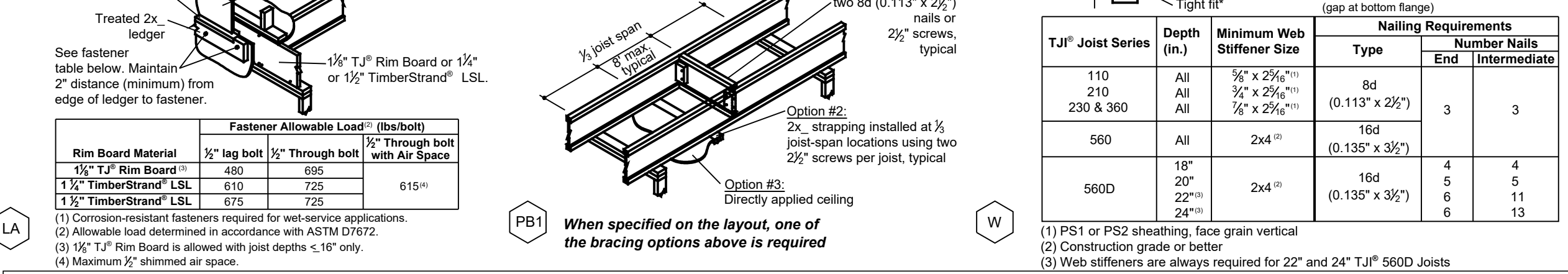
COLUMN DETAILS



* For additional installation specifications see Rim Board Details and Installation in Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.



* For additional installation specifications see Rim Board Details and Installation in Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.



* For additional installation specifications see Rim Board Details and Installation in Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.

FASTENING OF FLOOR PANELS
Guidelines for Closest On-Center Spacing per Row

Nail Size	110	210	360	560	660	560D
8d (0.113" x 2 1/2"), 8d (0.131" x 2 1/2")	4"	4"	4"	4"	4"	4"
10d (0.148" x 3"), 10d (0.148" x 3 1/4")	4"	4"	4"	4"	4"	4"
16d (0.162" x 3 1/2")	6"	6"	6"	6"	6"	6"

(1) Stagger nails when using 4" on-center spacing and maintain 3/4" joist and panel edge distance. One row of fasteners is permitted (two at abutting panel edges) for diaphragms. Fastener spacing for TJI joists in diaphragm applications cannot be less than shown in table. When fastener spacing for blocking is less than spacing shown above, rectangular blocking must be used in lieu of TJI joists.

(2) For non-diaphragm applications, multiple rows of fasteners are permitted if the rows are offset at least 1/2" and staggered.

(3) With 10d (0.148" x 3") nails, spacing can be reduced to 3" on-center for light gauge steel strips.

(4) Can be reduced to 5" on-center if nail penetration into the narrow edge is no more than 1/2" (to minimize splitting).

(5) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1/2" (to minimize splitting).

(6) Can be reduced to 3/4" on-center if nail penetration into the narrow edge is no more than 1/2" (to minimize splitting).

(7) Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements in engineered drawings supersede recommendations listed above.

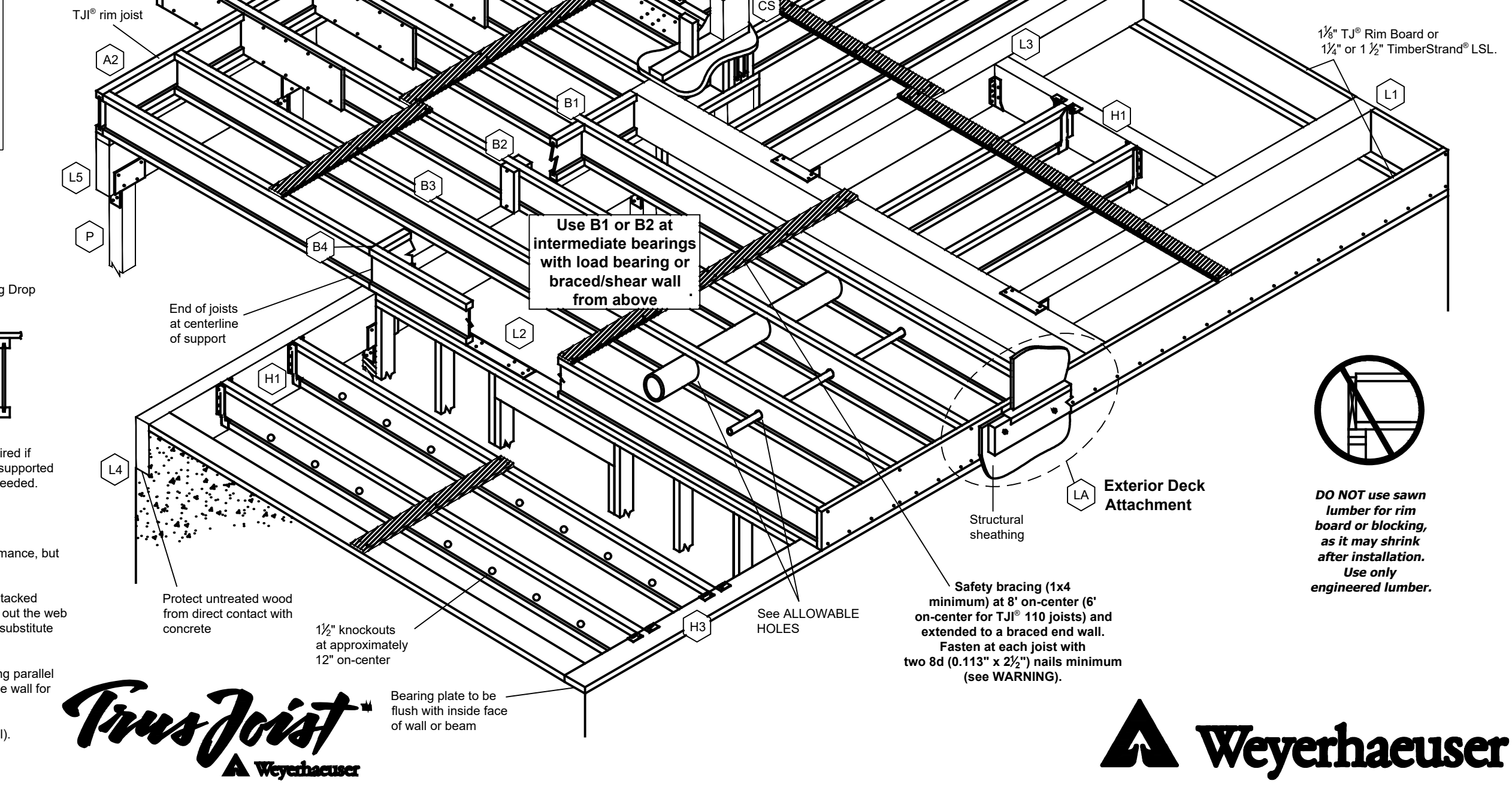
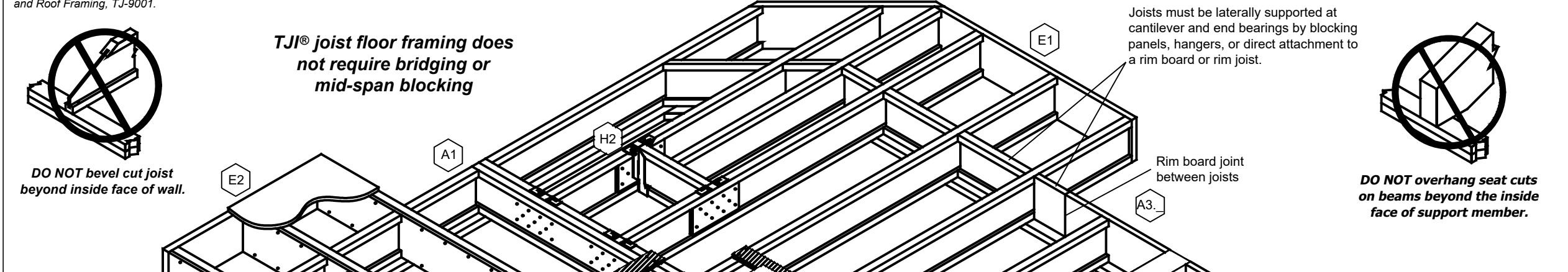
(8) Maximum nail spacing for TJI joists is 18" on-center.

(9) 14 ga. staples may be substituted for 8d (0.113" x 2 1/2") nails if minimum penetration of 1" into the TJI joist or rim board is achieved.

(10) To minimize splitting, maintain edge distance and row spacing of 2 1/2" x a nail diameter or 3/4", whichever is greater.

(11) Nailing rows must be offset at least 1/2" and staggered.

(12) For recommended nailing and adhesives, see INSTALLATION RECOMMENDATIONS on page 2 of the Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.



ALLOWABLE HOLES - TJI® Joists

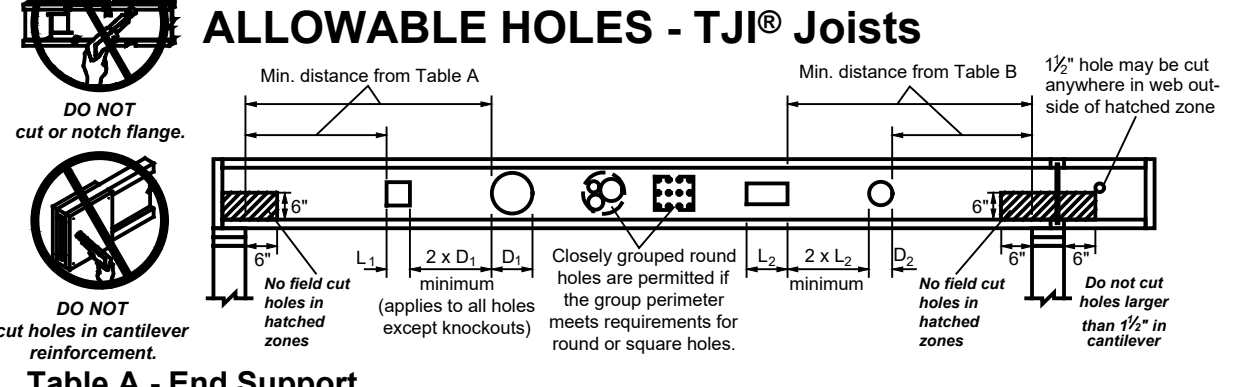


Table A - End Support
Minimum distance from edge of hole to inside face of nearest end support

JOIST DEPTH	TJI®	ROUND HOLE SIZE						SQUARE OR RECTANGULAR HOLE SIZE						
		2"	3"	4"	6"	8"	10"	2"	3"	4"	6"	8"	10"	
9 1/2"	110	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"
	210	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	
	360	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	
	560	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	
	660	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	

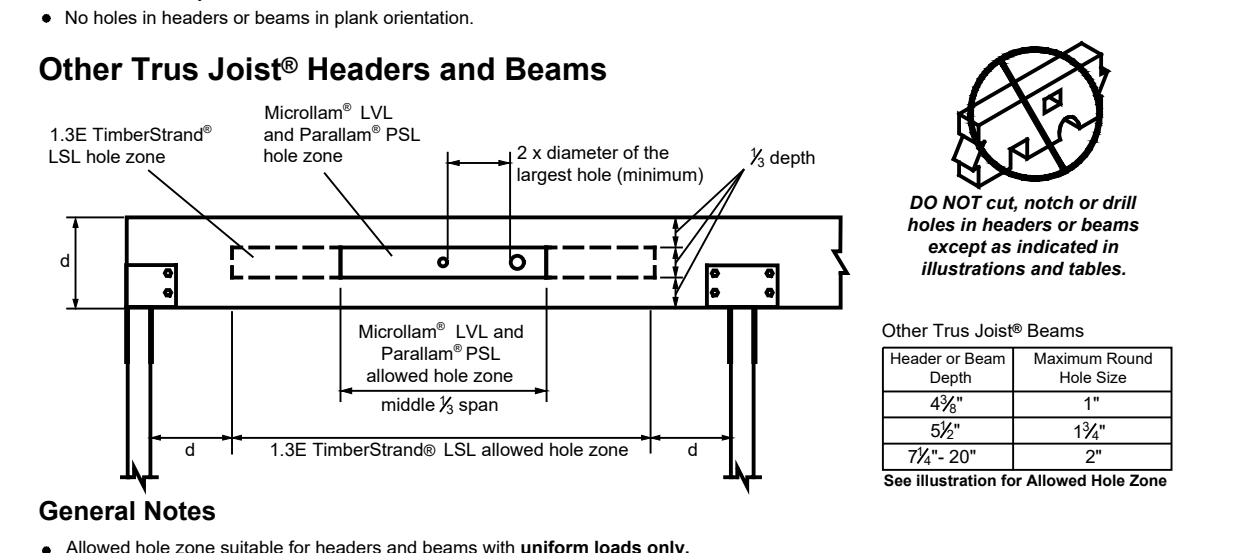
Table B - Intermediate or Cantilever Support
Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

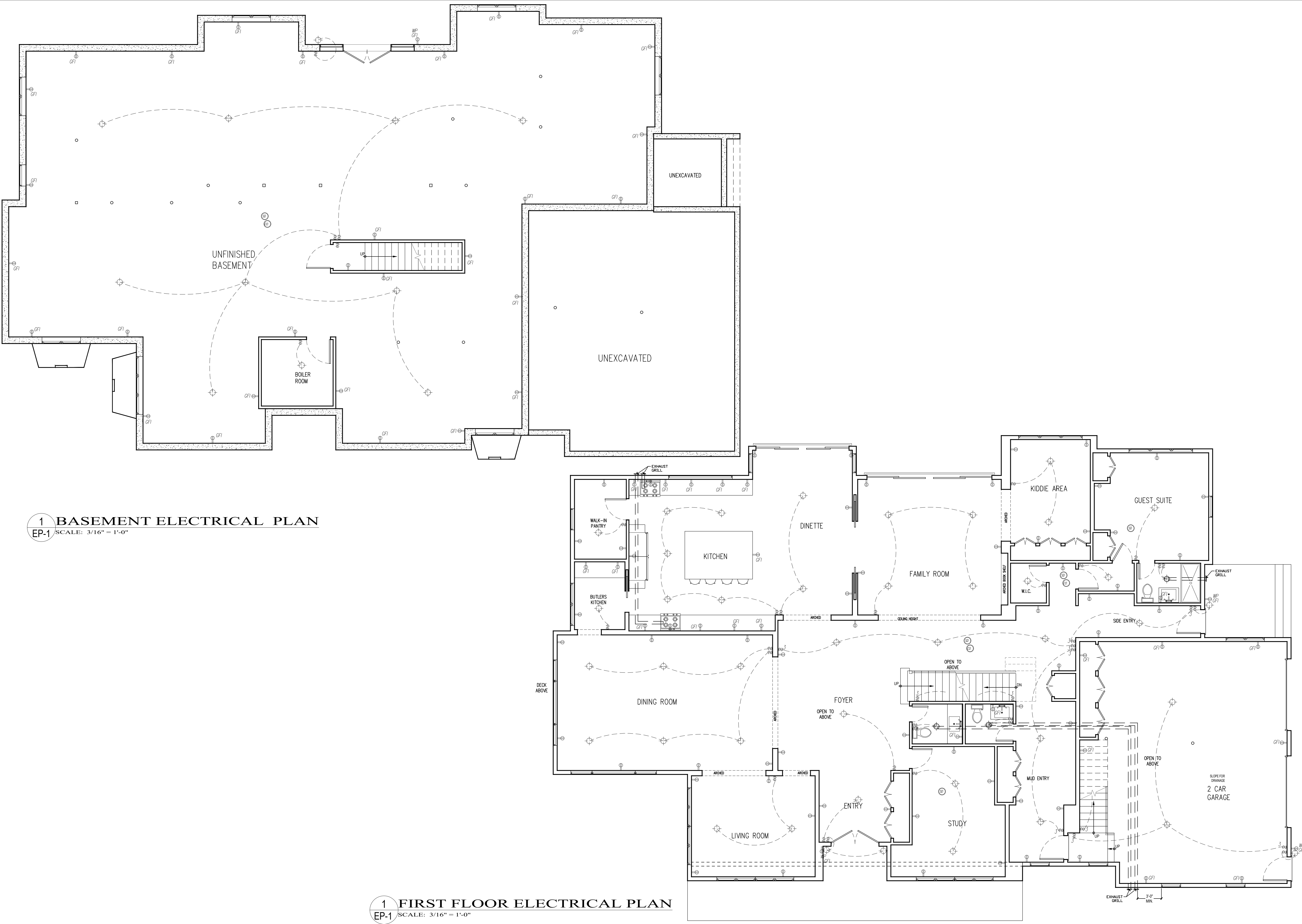
JOIST DEPTH	TJI®	ROUND HOLE SIZE						SQUARE OR RECTANGULAR HOLE SIZE					
		2"	3"	4"	6"	8"	10"	2"	3"	4"	6"	8"	10"
9 1/2"	110	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"
	210	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"
	360	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"
	560	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"
	660	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"

Table C - Intermediate or Cantilever Support
Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

JOIST DEPTH	TJI®	ROUND HOLE SIZE						SQUARE OR RECTANGULAR HOLE SIZE					
		2"	3"	4"	6"	8"	10"	2"	3"	4"	6"	8"	10"
9 1/2"	110	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"
	210	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"
	360	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"
	560	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"
	660	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"

ALLOWABLE HOLES - Headers and Beams





1 BASEMENT ELECTRICAL PLAN
 EP-1 SCALE: 3/16" = 1'-0"

1 FIRST FLOOR ELECTRICAL PLAN
 EP-1 SCALE: 3/16" = 1'-0"

SEAL OR SIGNATURE



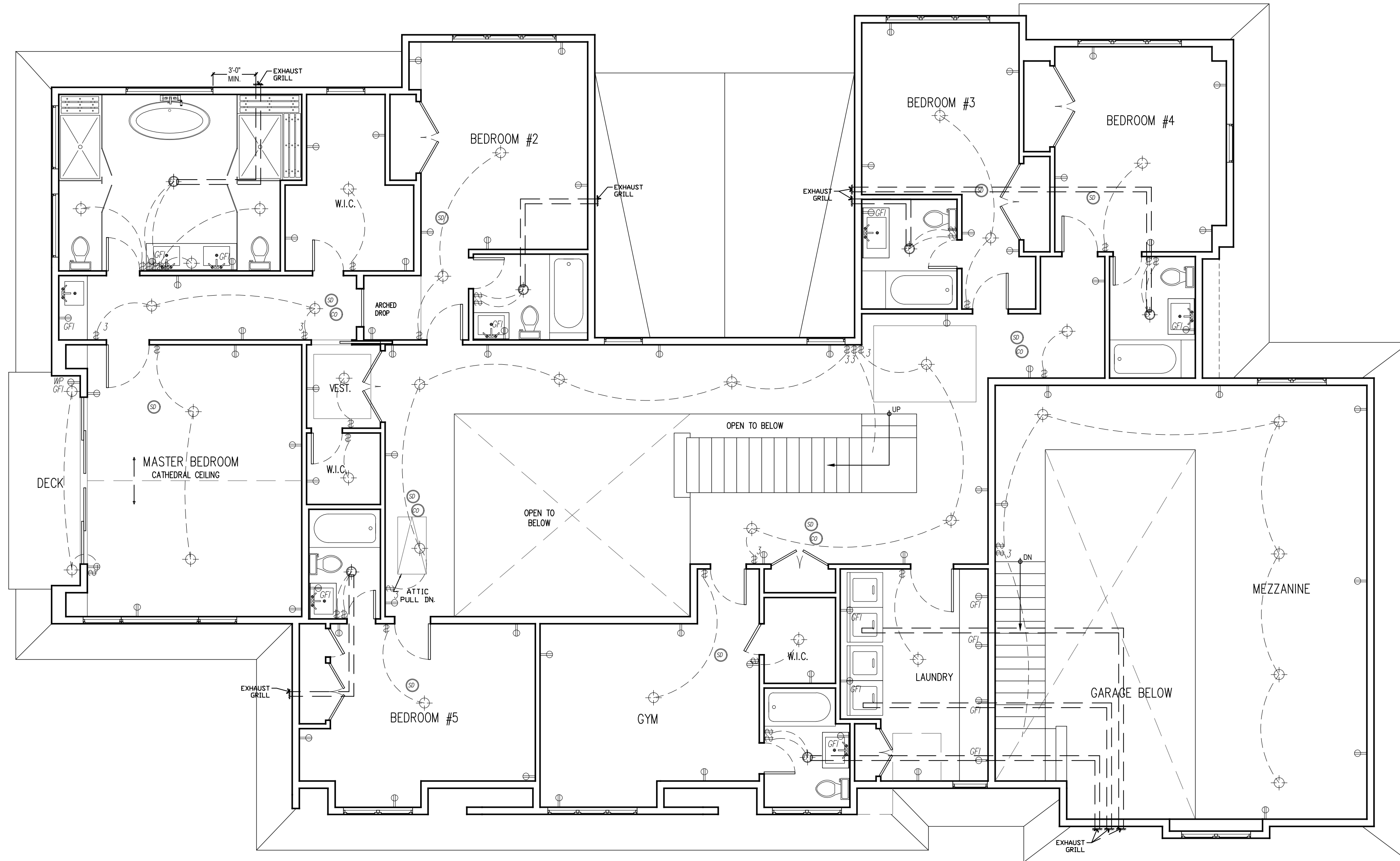
ROBERT MURPHY R.A.
 LICENSE NUMBER: 023097

PROPOSED NEW ONE FAMILY HOUSE
FOR THE GLASSMAN RESIDENCE
24 ROCKWOOD LANE

JOB ADDRESS
 24 ROCKWOOD LANE
 S.B.L. 32.19-2-4.13
 VILLAGE OF WESLEY HILLS
 ROCKLAND COUNTY
 NEW YORK

DATE: 07-25-2025
 PROJECT No: 1029
 DRAWING BY: S.K.
 CHK BY: R.M.
 DWG No. 170524

EP-1



1 SECOND FLOOR ELECTRICAL PLAN
 EP-2 SCALE: 3/16" = 1'-0"

ROOF

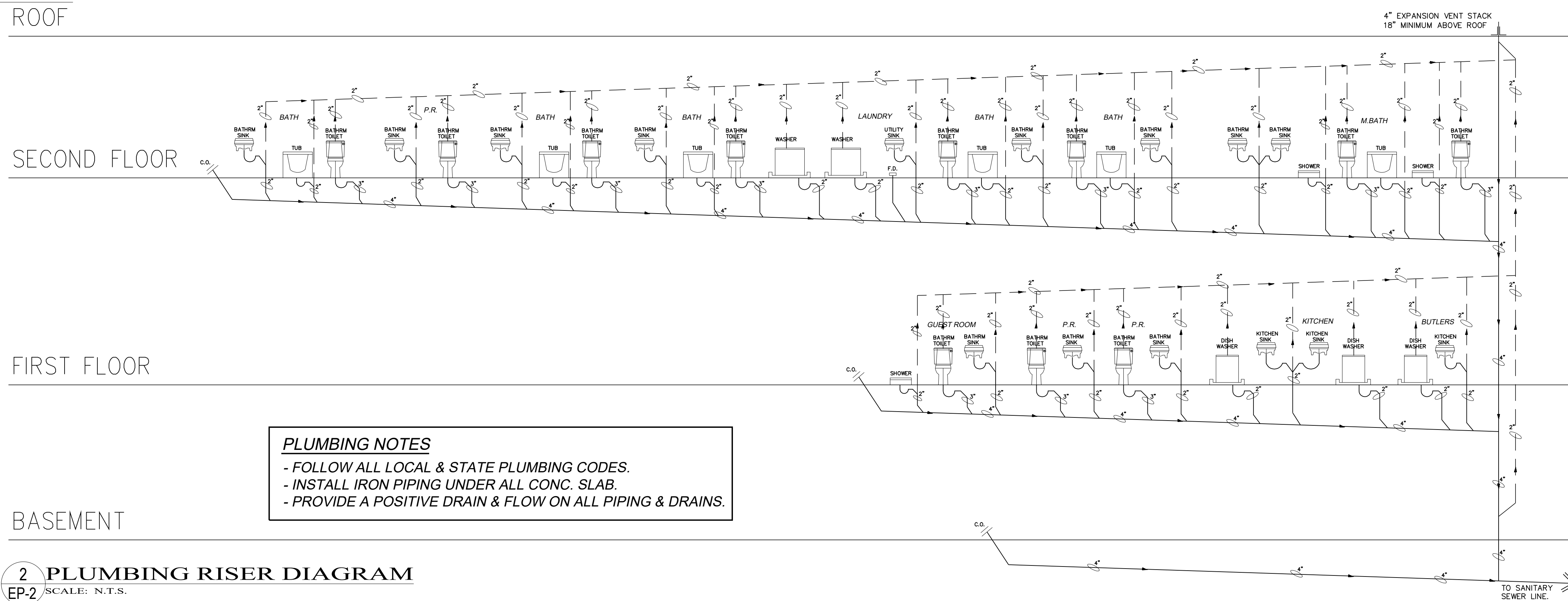
SECOND FLOOR

FIRST FLOOR

BASEMENT

PLUMBING NOTES
 - FOLLOW ALL LOCAL & STATE PLUMBING CODES.
 - INSTALL IRON PIPING UNDER ALL CONC. SLAB.
 - PROVIDE A POSITIVE DRAIN & FLOW ON ALL PIPING & DRAINS.

2 PLUMBING RISER DIAGRAM
 EP-2 SCALE: N.T.S.



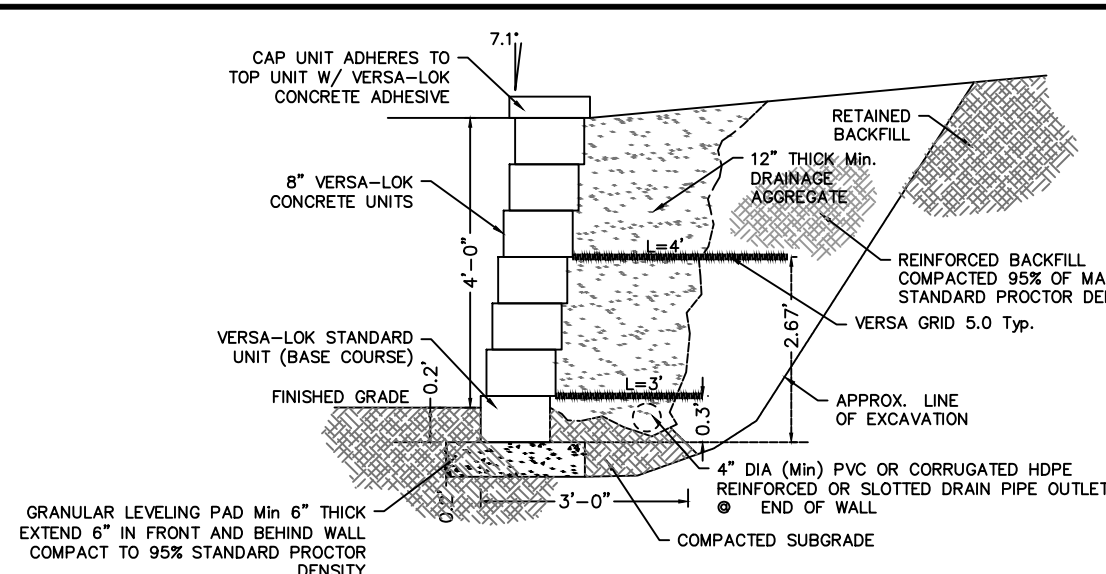
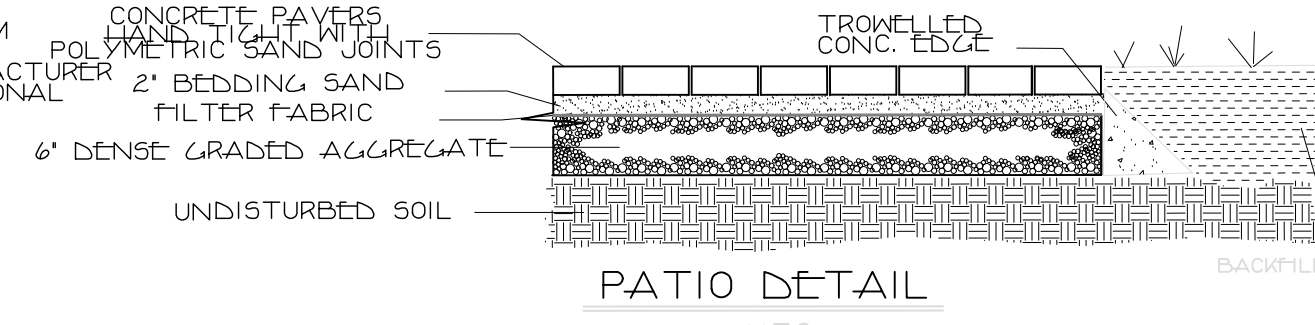
TAX LOT: SECTION 32.19, BLOCK 2, LOT 4.13

REFERENCES:
 ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN DATED JUNE 19, 2025

BEING KNOWN AS LOT 13 IN BLOCK 2 ON A CERTAIN MAP ENTITLED "FINAL PLAT SUBDIVISION FOR : 15 TERRACE ROAD, LLC, SECTION 32.19, BLOCK 2, LOT 4, 15 TERRACE ROAD, VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK" DATED 04/15/21, LAST REVISED 01/09/24 AS FM8646

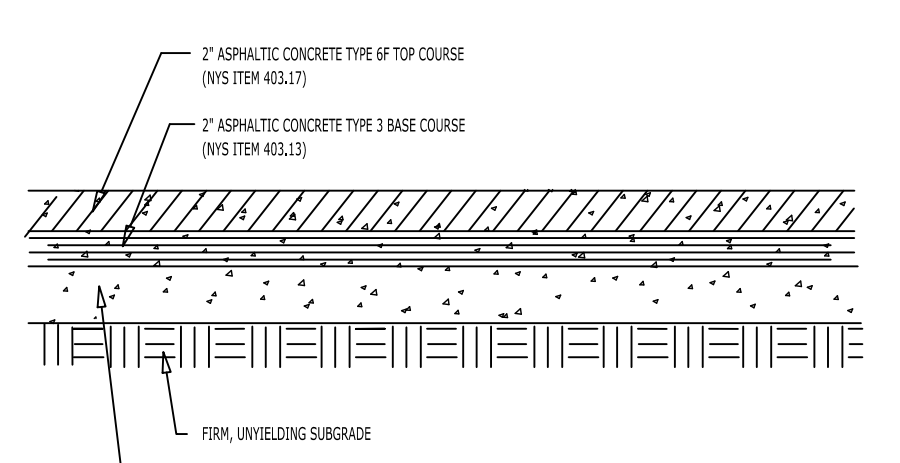
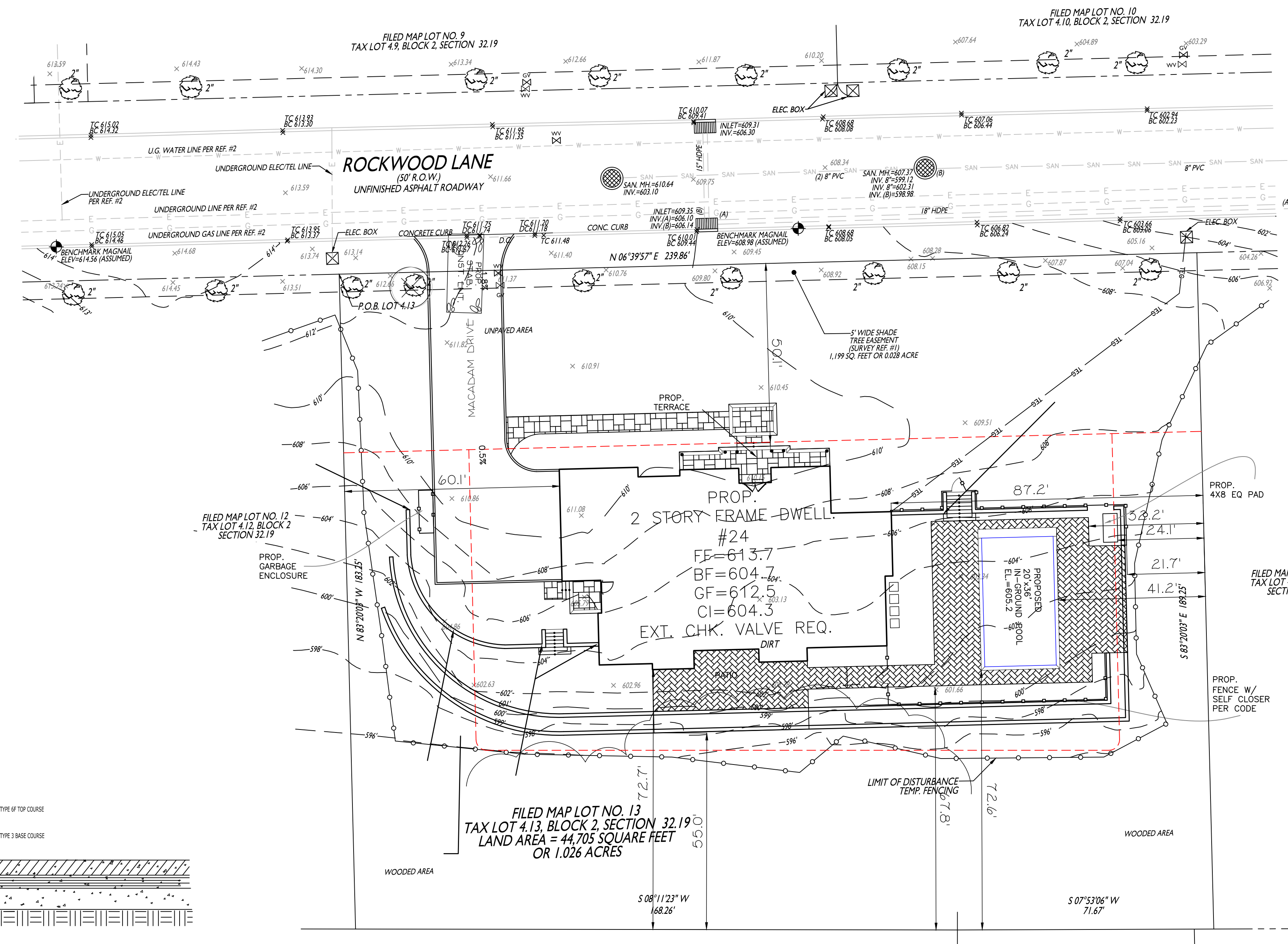
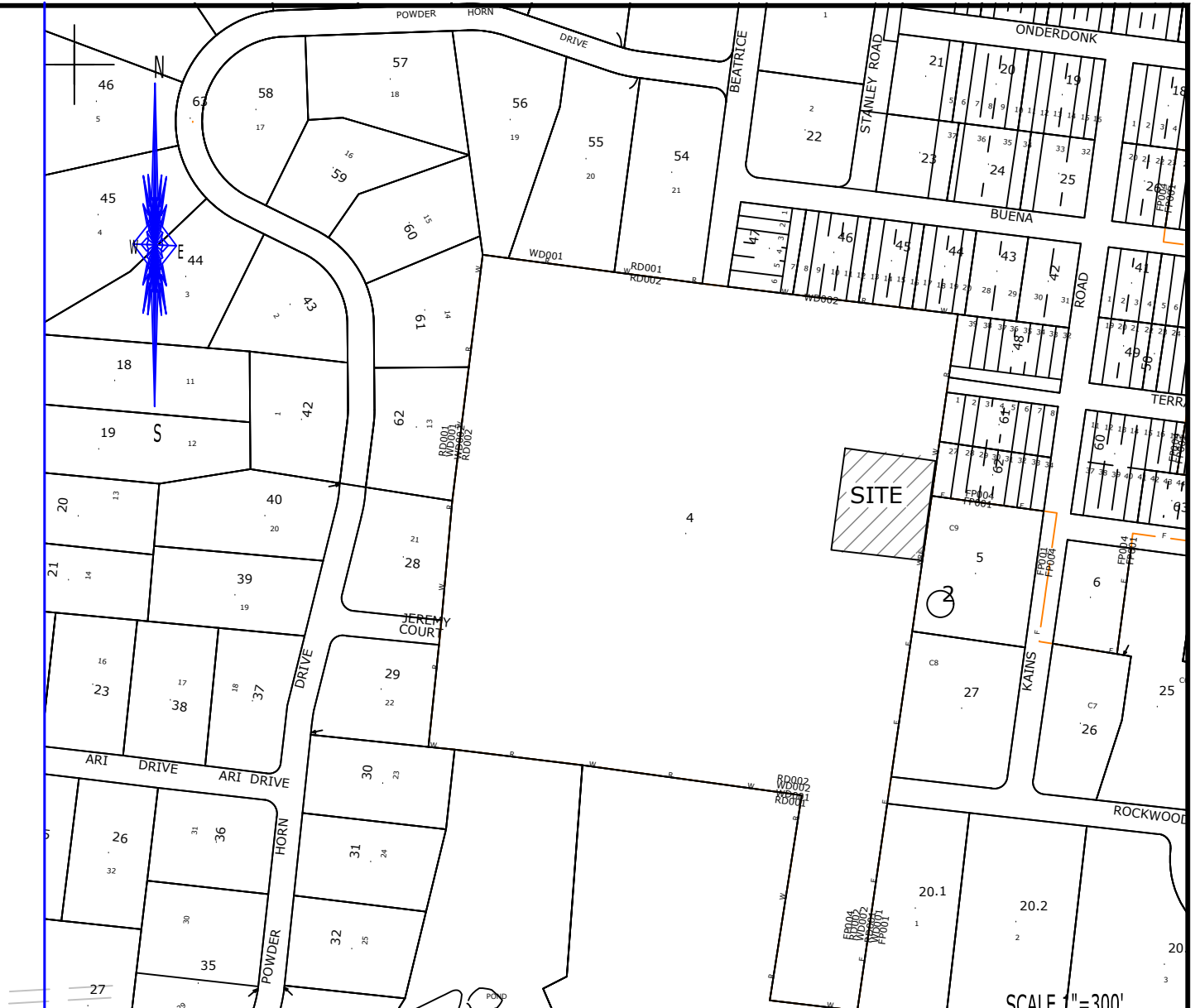
NOTES:

- IF LOWEST FLOOR TO BE SEWERED IS BELOW THE UPSTREAM RIM ELEVATION, AN EXTERIOR CHECK VALVE MUST BE INSTALLED.
- PERMEABLE PAVEMENT INSTALLATION MUST BE DONE PER MANUFACTURER'S SPECIFICATIONS AND MUST BE CERTIFIED BY LICENSED PROFESSIONAL ENGINEER. SOIL TESTING REQUIRED PER NYSDEC APPENDIX D.



NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

4.0FT. HIGH REINFORCED RETAINING WALL
 N.T.S.



PROP. COVERAGE:
 DWELLING = 4,536 SF
 FRONT TERRACE = 277 SF
 REAR PATIO = 943 SF
 DRIVEWAY & WALK = 2,775 SF
 SIDE ENTRANCE = 91 SF
 WALK = 25 SF
 REAR PATIO & POOL = 2,472 SF
 STAIRS = 104 SF
 POOL PAD = 32 SF
 ACS = 24 SF
 TOTAL IMPERVIOUS = 11,077 SF
 PRO. COV. = 11,077 SF / 44,705 SF = 0.248

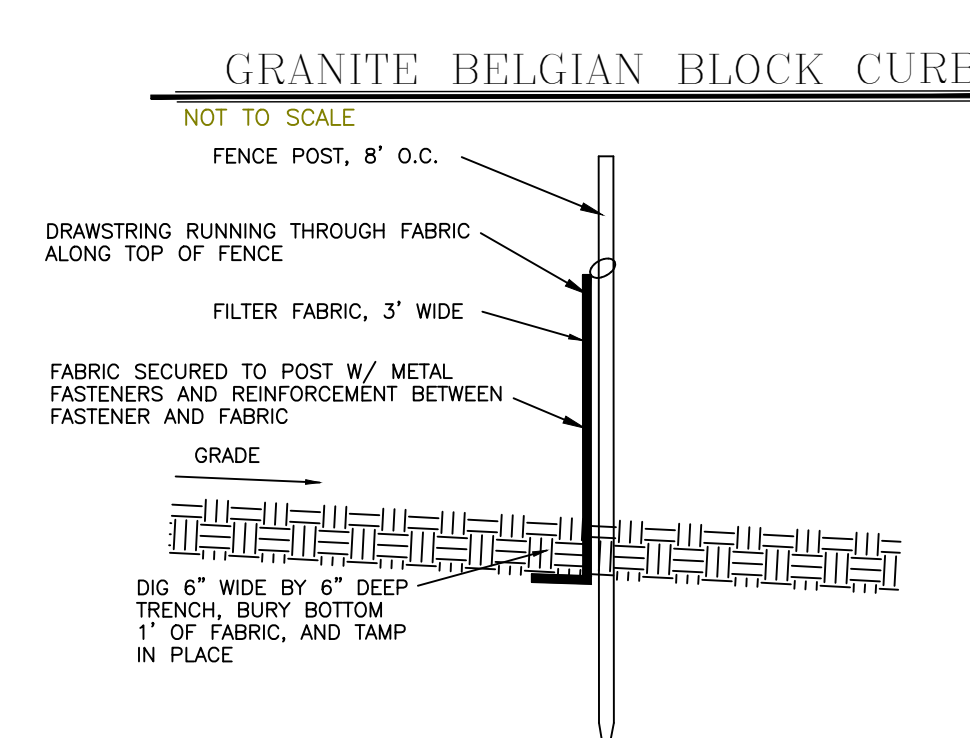
FRONT YARD IMPERVIOUS AREA:
 DRIVE & WALK = 1,516 SF
 AREA = 11,993 SF
 PROP. F.Y.I. = 1,516 SF / 11,993 SF = 0.126

MAXIMUM BUILDING COVERAGE CALCULATION PER ZONING LAW:
 SQUARE FOOTAGE OF BUILDINGS LESS THAN 10' HEIGHT OR 1-1/2 STORIES = 1511 SF
 TOTAL BUILDING AREA = 4,536 SF + 91 SF = 4,627 SF
 MAX ALLOWED = 91 SF / 4,627 SF = 0.020 + 0.101
 BLDG COVERAGE = 4,627 SF / 44,705 SF = 0.10

VILLAGE OF WESLEY HILLS BULK REQUIREMENTS
 ZONE R-50 (AVG DENSITY)
 SINGLE FAMILY DWELLING

	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)	SIDE YARD (FT) POOL/PATIO	REAR YARD (FT) POOL/PATIO	SIDE YARD (FT) CABANA	REAR YARD (FT) CABANA
REQD	40,000	90	125	125	50	25	60	50	0.25	0.20	0.10	25 / 25	40	15	15	6.3	16.7
EXIST.	44,705	244.9	244.9	183.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PROD.	44,705	244.9	244.9	183.2	50.1	60.1	147.3	72.7	0.248	0.126	0.10	2.0/24.8	37.5	32.2/21.7	12.6/16.8	21.7	77.3

BUILDING HT. CALCS:
 BUILDING HEIGHT =
 AVG EXIST. GRADE = 611.0 + 607.0 = 1218 / 2 = 609.0
 613.7 - 609.0 = 4.7 + 20.11 FT TO EAVE = 24.8'
 EXPOSED HEIGHT =
 AVG FINISHED GRADE REAR = 606.0 + 604.5 = 1210.5 / 2 = 605.3
 HEIGHT TO GRADE = 613.7 - 605.3 = 8.4'
 EXPOSED HT = 8.4 + 29.11 FT TO HIGHEST = 37.5'



SILT FENCE
 N.T.S.

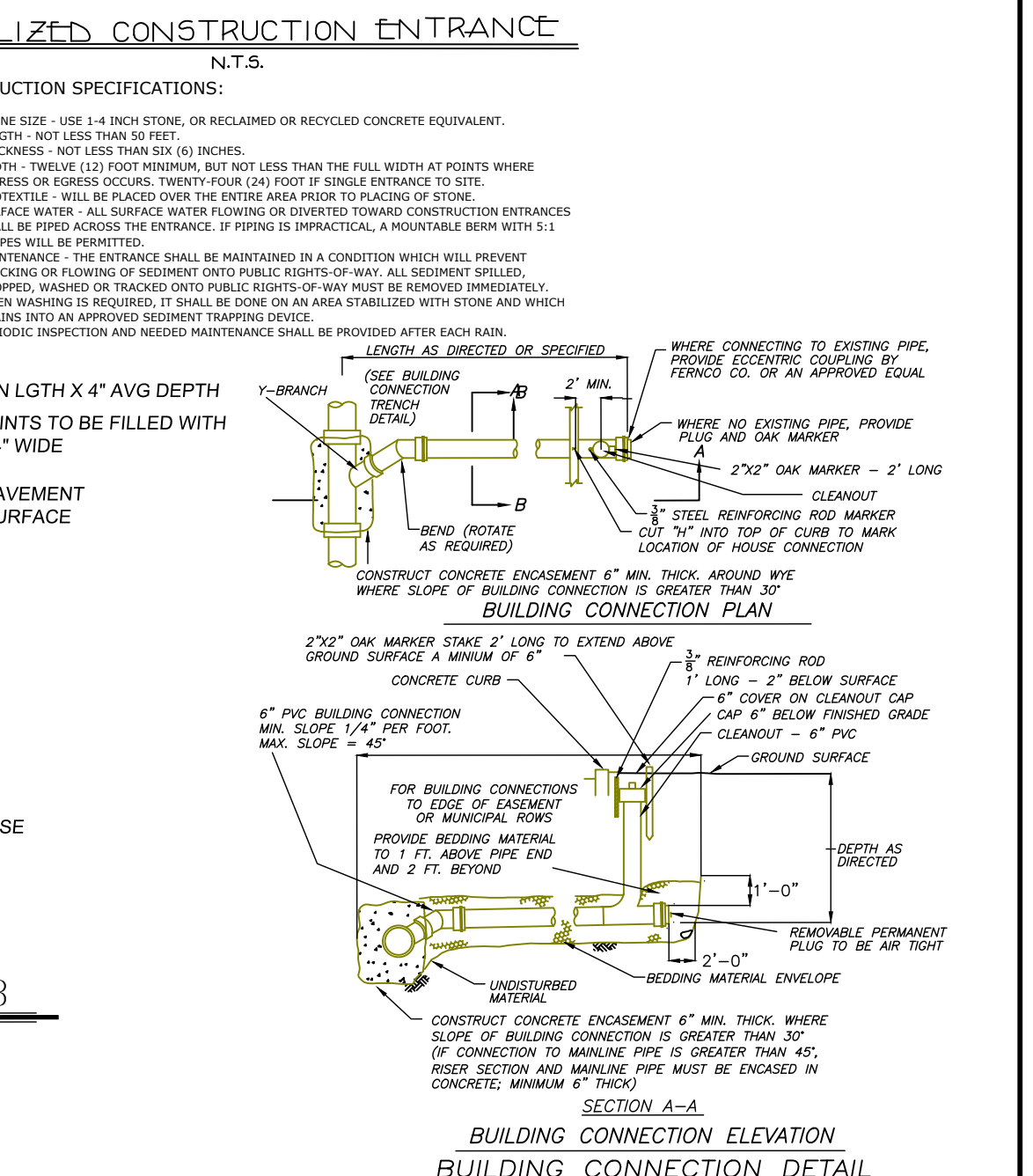
UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(12) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY AGENCY OR OFFICE IS AN UNAUTHORIZED VIOLATION OF FEDERAL AND STATE LAWS.

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

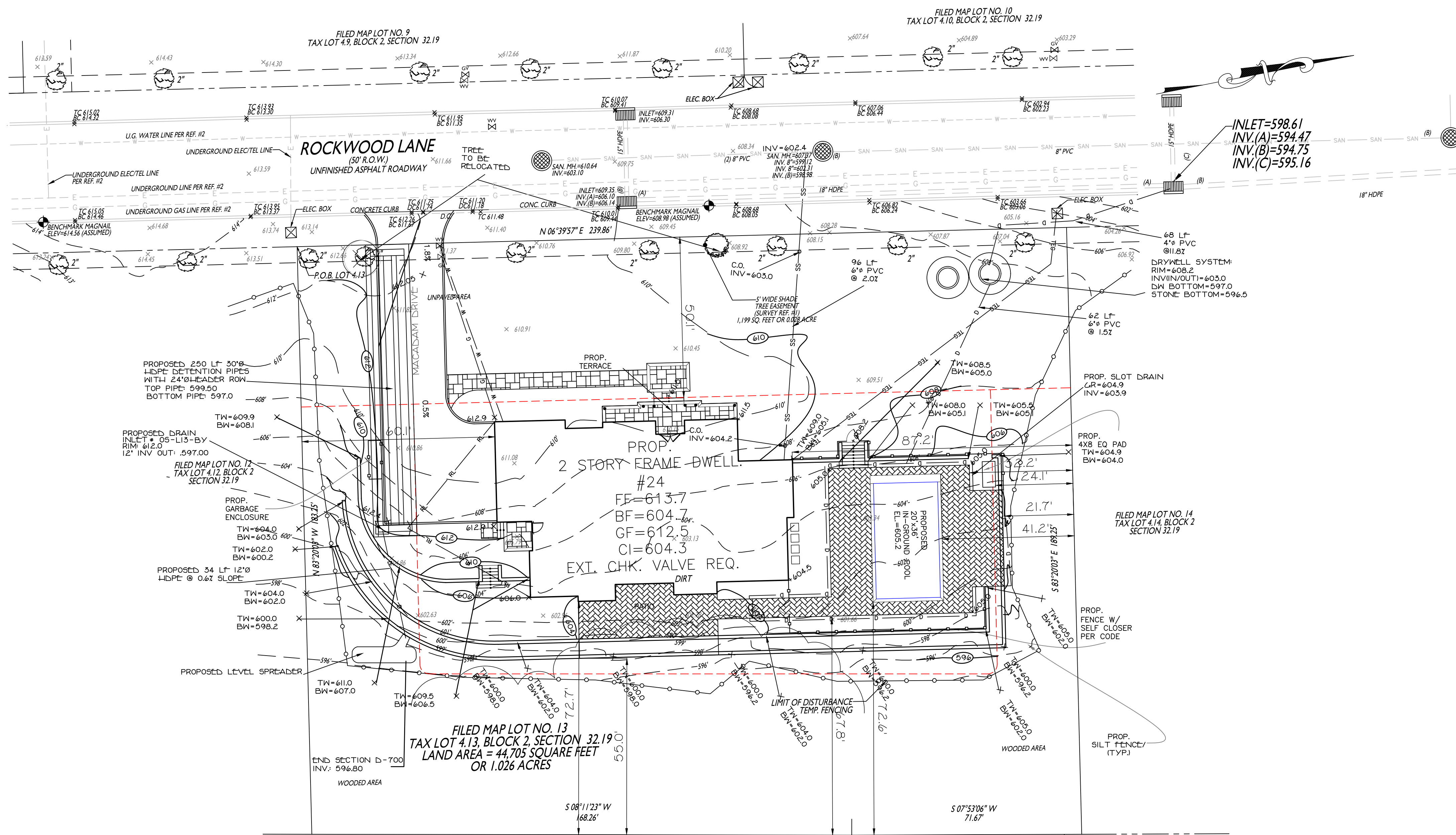
DATE: JULY 23, 2025
 SCALE: 1" = 20'
 DRAWING: 1 OF 4



CONSTRUCTION SPECIFICATIONS:
 1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET.
 3. THICKNESS - NOT LESS THAN 8 INCHES.
 4. WIDTH - TWELVE (12) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE OBSTACLES OR EGRESS OCCURS. TWENTY-FOUR (24) FEET OF SINGLE ENTRANCE TO SITE.
 5. GUTTERING - SHALL BE PLACED OVER THE ENTIRE AREA BEHIND THE STABILIZED CONSTRUCTION ENTRANCE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE SPREAD ACROSS THE ENTRANCE. 3\"/>

REVISIONS

LAYOUT PLAN FOR
GLASSMAN
 24 ROCKWOOD LANE
 TAX LOT 32.19-2-4.13
 LOCATED IN THE
 VILLAGE OF WESLEY HILLS
 ROCKLAND COUNTY, NEW YORK
 GRAPHIC SCALE



INLET=598.61
 INV.(A)=594.47
 INV.(B)=594.75
 INV.(C)=595.16

PROPOSED 250 LF 30%
 SLOPE DETENTION PIPES
 WITH 24\"/>

PROPOSED DRAIN
 INLET # 05-L13-BV
 RIM=612.0
 12\"/>

PROPOSED 54 LF 12\"/>
 SLOPE @ 0.6% SLOPE

PROPOSED LEVEL SPREADER

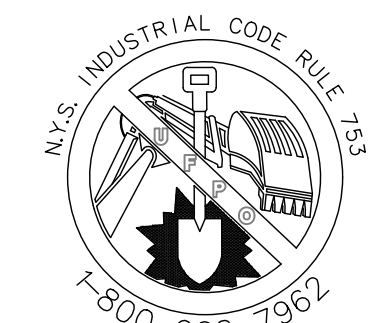
FILED MAP LOT NO. 13
 TAX LOT 4.13, BLOCK 2, SECTION 32.19
 LAND AREA = 44,705 SQUARE FEET
 OR 1.026 ACRES

PROP.
 2 STORY FRAME DWELL
 #24
 FF=613.7
 BF=604.7
 GF=612.5
 CI=604.3
 EXT. CHK. VALVE REQ.

LOT 5, BLOCK 2, SEC. 32.19
 REPUTED OWNER
 DAVID JUNGREIS

LOT 82, BLOCK 2, SEC. 32.19
 REPUTED OWNER
 AVROHOM ORLANSKY

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



CALL BEFORE YOU DIG, DRILL, OR BLAST
 NO LESS THAN TWO WORKING DAYS NOTICE
 IT'S THE LAW!



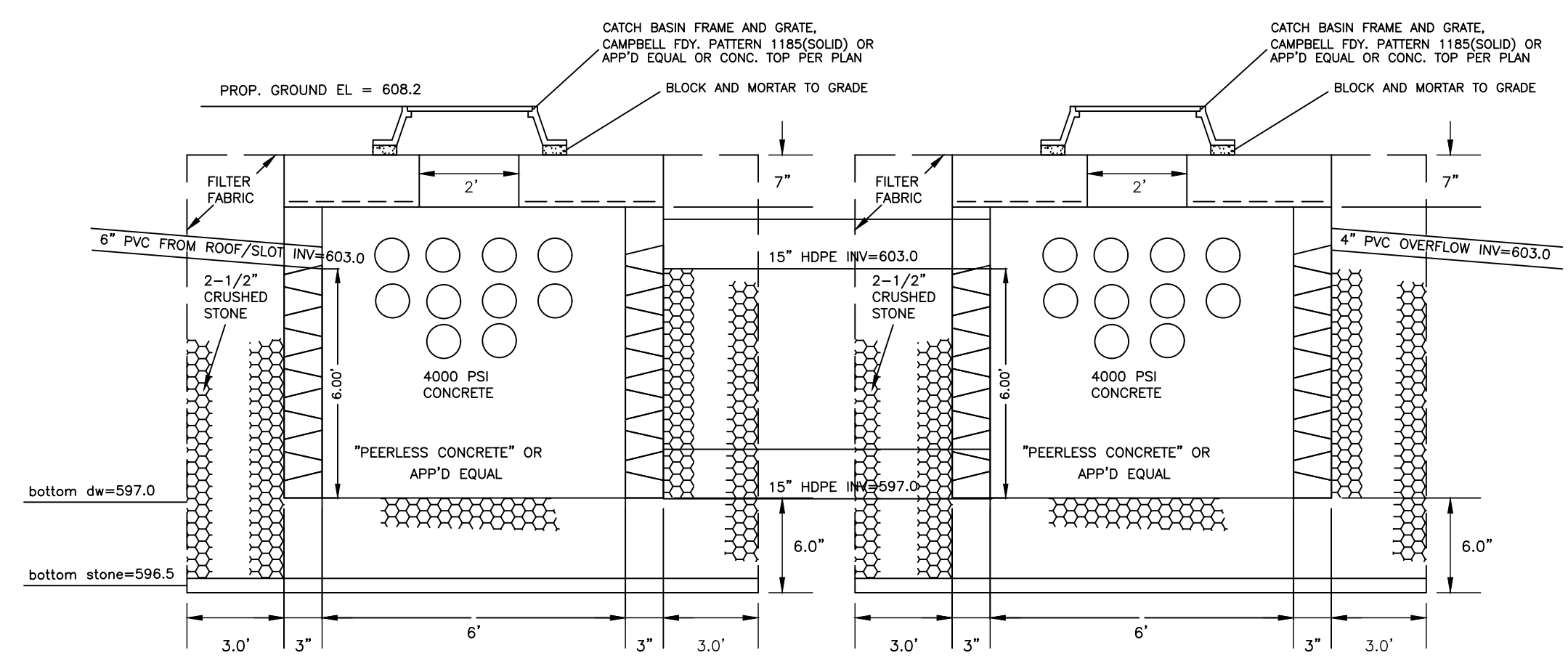
REVISIONS	

GRADING PLAN
 FOR
GLASSMAN
24 ROCKWOOD LANE
 TAX LOT 32.19-2-4.13
 LOCATED IN THE
 VILLAGE OF MESSEY HILLS
 ROCKLAND COUNTY, NEW YORK
 GRAPHIC SCALE

PAUL GDANSKI, PE, PLLC 3512 WHITTIER COURT MALDEN, N.J. 07430 TEL: (917) 418-0999	FILE # 24ROCK DATE JULY 23, 2025 SCALE 1" = 20' DWG # 2 OF 4
---	---

Drywell Design:
Wethersfield "C"

Development size =	0.0567 Acre
Undeveloped SCS Curve No. =	74.0000
Developed SCS Curve No. =	98.0000
1. Select Design Storm	
100 year, 24-hour	9.3000
2. Type of subsurface disposal system:	
Precast drywell with 3-3/4" crushed stone	
3. Determine Percolation Rate:	
Percolation Rate:	
Drop	1.0000 inches
Time	30.0000 minutes
a. Area of Percolation (Ap):	
Surface area of Cylinder	
Ac=Pi*Dhavg	
D=	1.0000 foot
havg=	8.5000 inches
Ac=	2.2253 Ft ²
Bottom Area	
Ab=Pi*r ²	
Ab=	0.7854 Ft ²
Volume of Percolation:	
Ap=Ac+Ab	
Ap=	3.0107 Ft ²
Vp=Ab*h	
Vp=	0.0654 Ft ³
Soil Percolation Rate	
S=volume/area/time	
S=	0.0007 Ft ³ /Ft ² /Min.
S=	1.0435 Ft ³ /Ft ² /day
S=(minus clogging factor of 25%)	
S=	0.7826 Ft ³ /Ft ² /day
4. Calculate Required Storage Volume:	
100yr, 24 hour rainfall=	9.3000 inches
From Table 2-1 of TR-55	
Existing CN=	74.0000 therefore depth V= 6.11 Inches
Proposed CN=	98.0000 therefore depth V= 9.10 Inches
DeltaVr=	
DeltaVr=	2.9900 Inches
Vs=deltaVr*Area	
Vs=	615.9400 Ft ³
5. Calculate Volume per Drywell:	
Vw=Pi*r ² *height	
Thickness of Stone=	3.0000 feet
Thickness of drywell wall=	0.3330 foot
Diameter of drywell=	6.0000 feet
Height of drywell=	6.0000 feet
Vw=	337.6500 Ft ³
6. Calculate 24-hour percolation volume per drywell (Vp):	
Vp=side surface area of drywell*soil percolation rate(Sr)	
Vp=Pi*D*h*Sr	
Vp=	98.6083 Ft ³ /day/drywell
*Note: Bottom of drywell not included	
7. Calculate the total 24-hour Volume per drywell (Vt):	
Vt=Volume of drywell(Vw)/percolation volume(Vp)	
Vt=	436.2583 Ft ³
8. Determine number of drywells required (DWr):	
DWr=Req. Volume of Storage(Vs)/Total Vol. per Drywell(Vt)	
DWr=	1.4
DWr=	USE 2



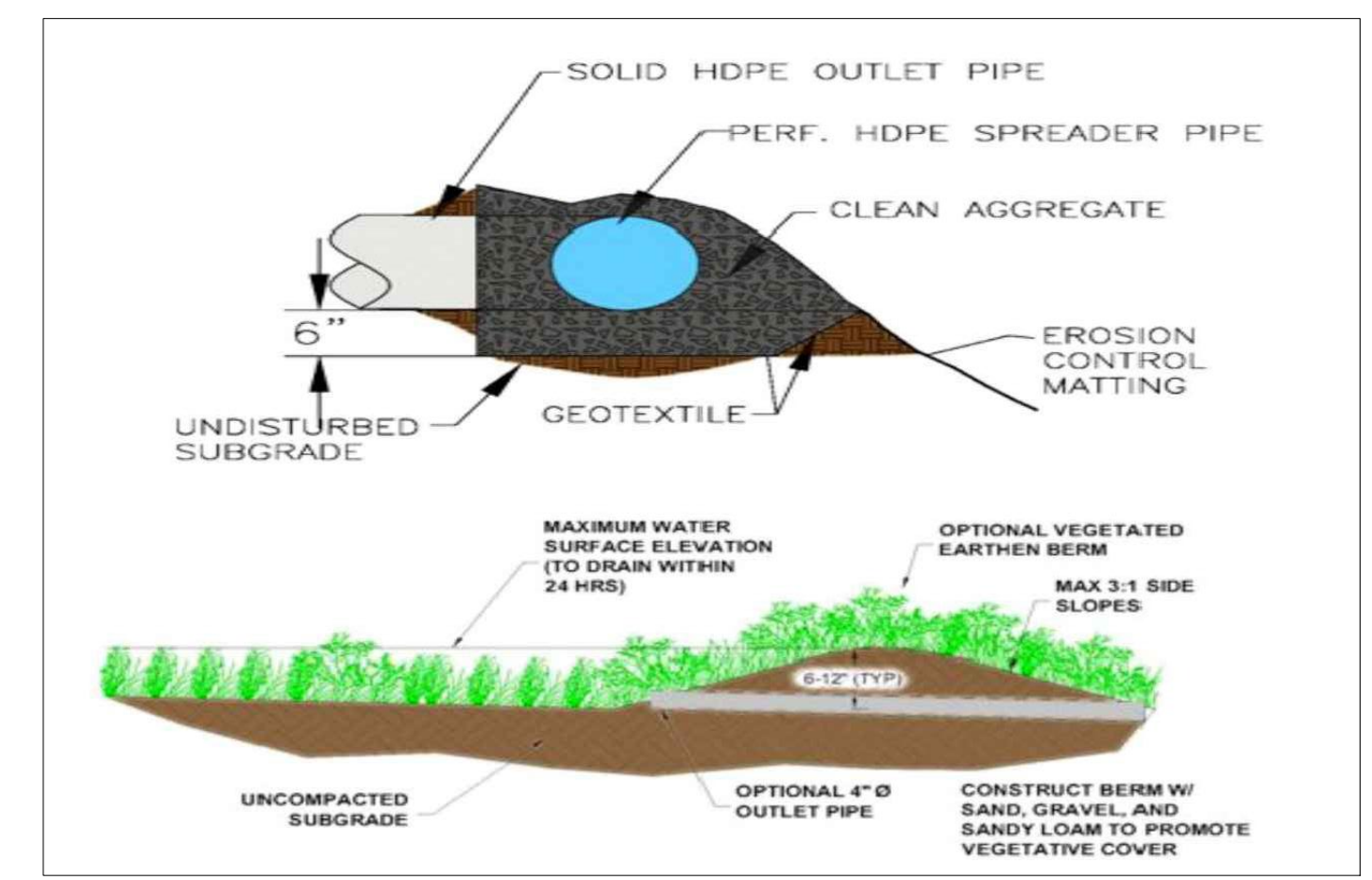
2 SEEPAGE PIT SYSTEM: 12.5' X 25.0'
N.T.S.

NOTES:

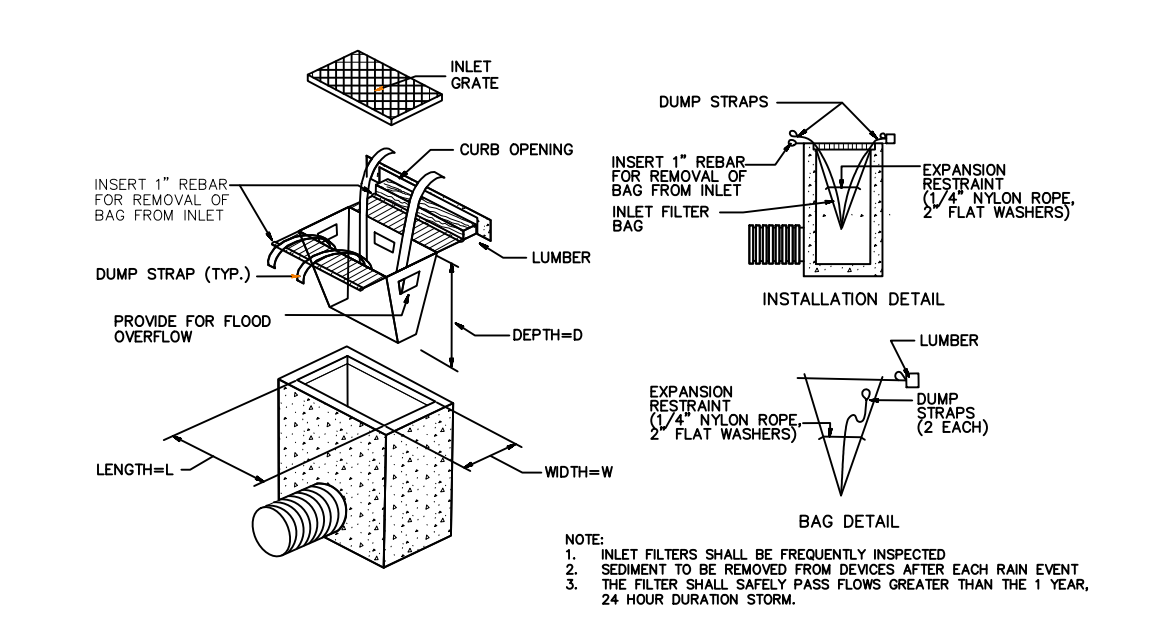
1. SET PIT IN 12.5'X25' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

SEEPAGE PIT MAINTENANCE NOTES

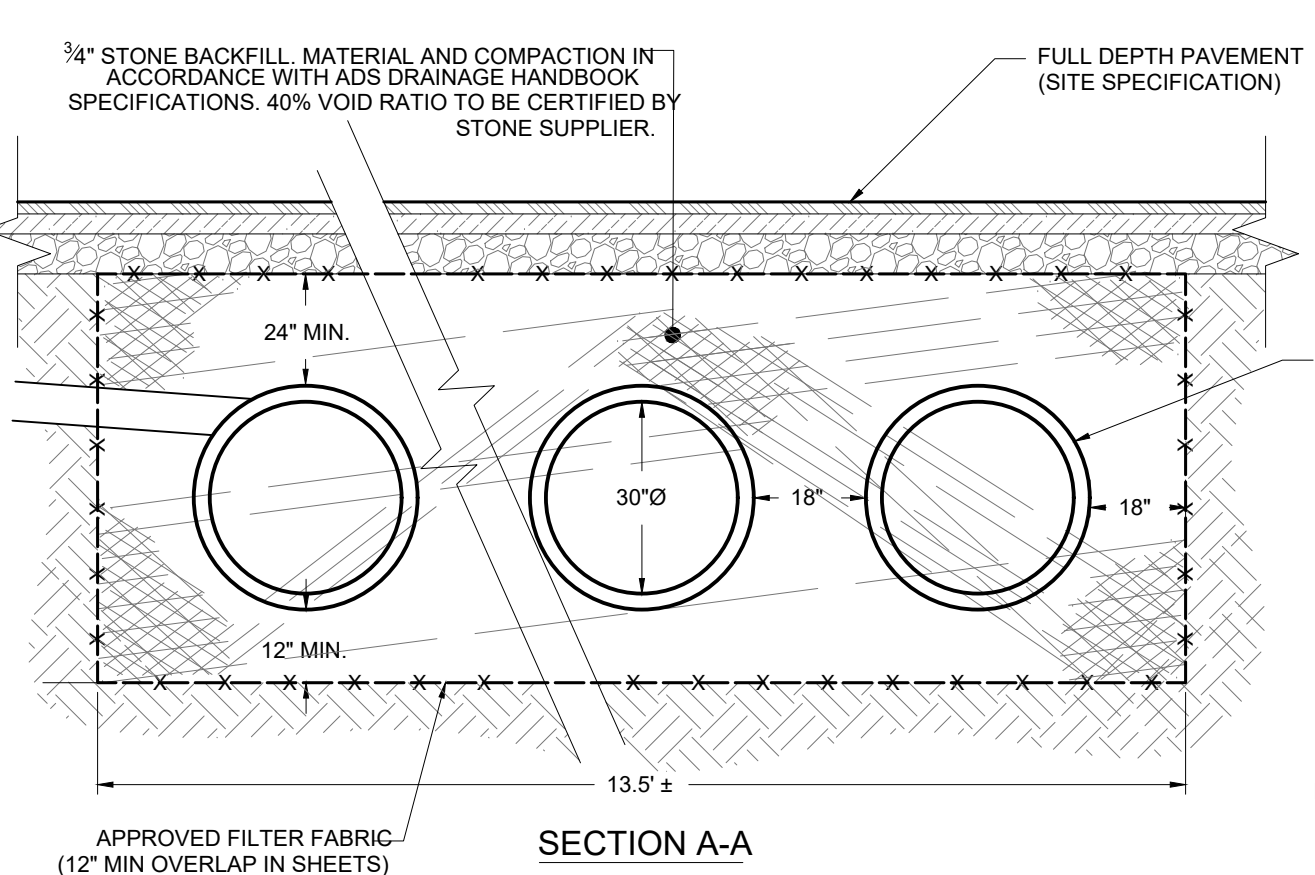
1. SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
2. SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
3. IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.



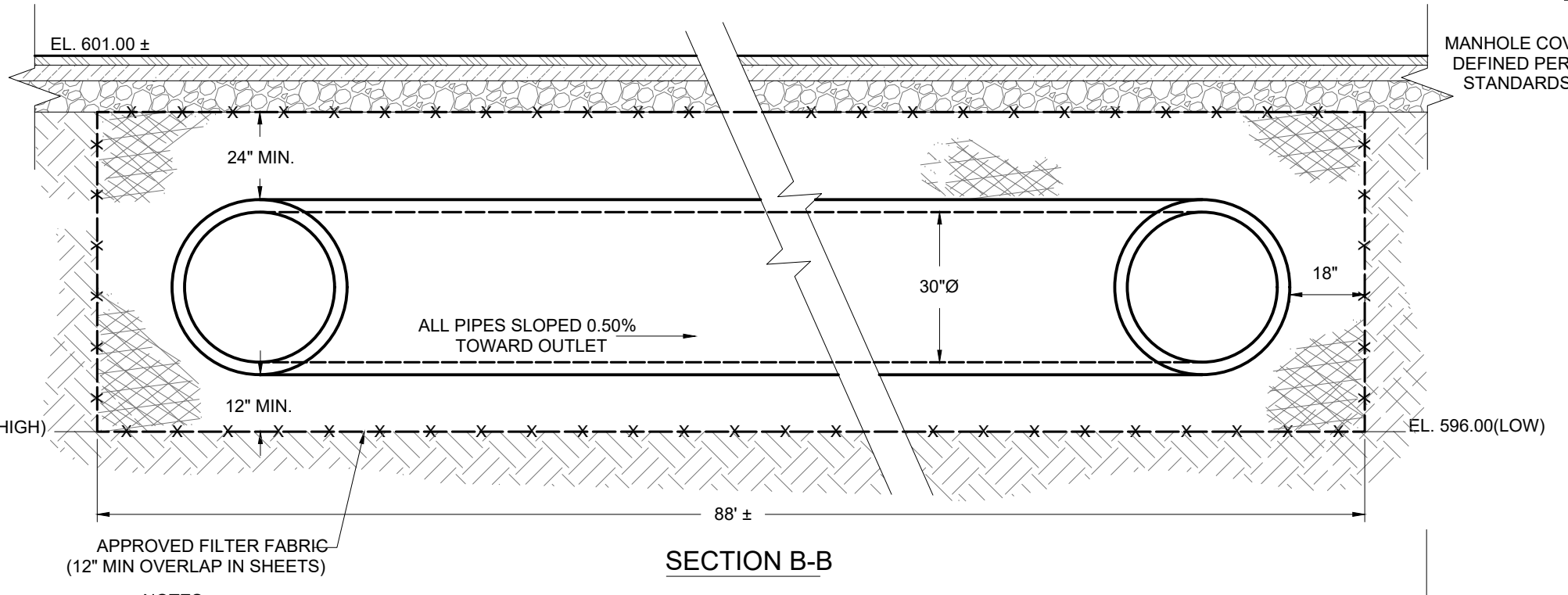
LEVEL SPREADER DETAIL
NOT TO SCALE



INLET SEDIMENT CONTROL DEVICE
SCALE: NTS



SECTION A-A

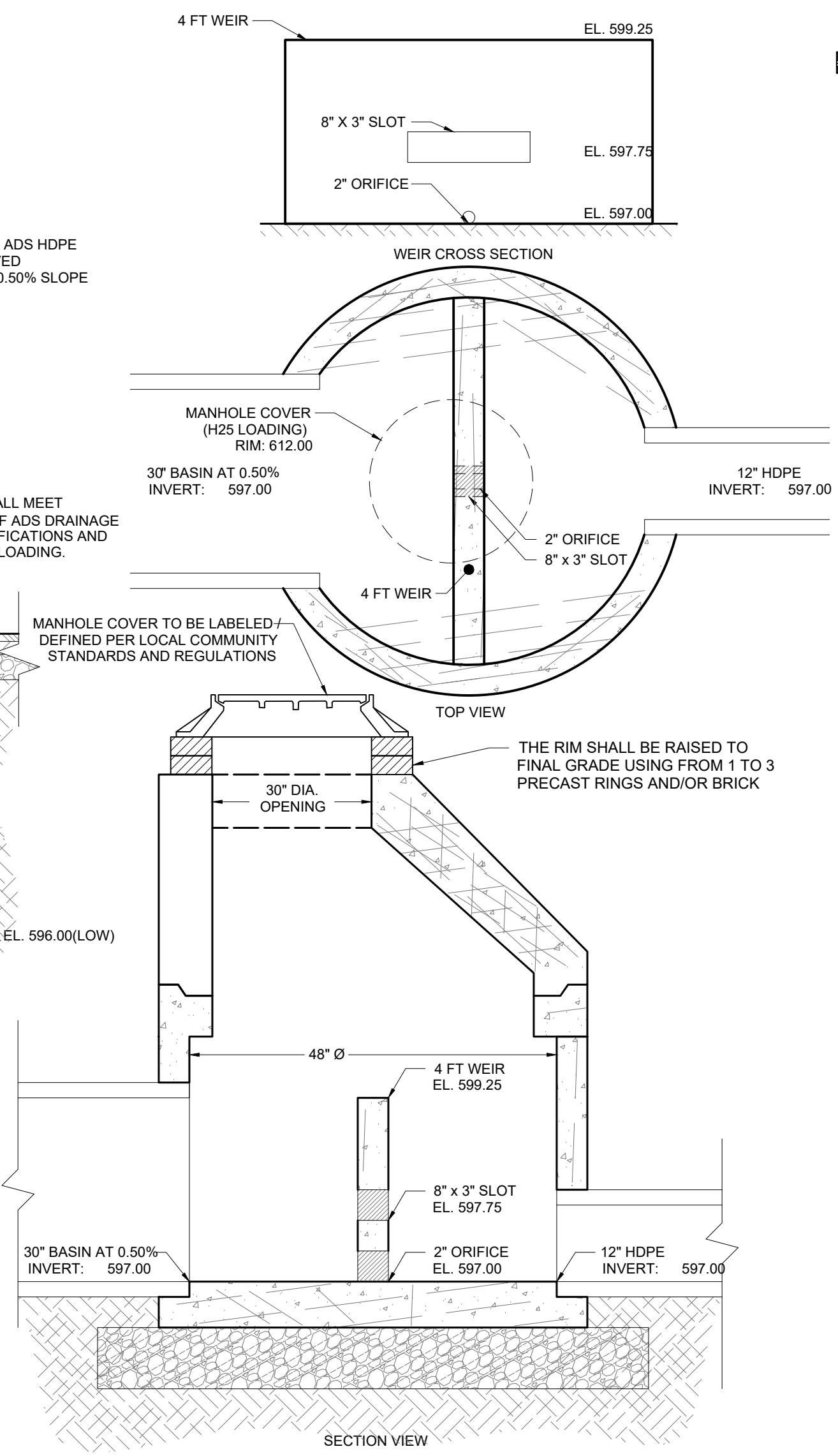


SECTION B-B

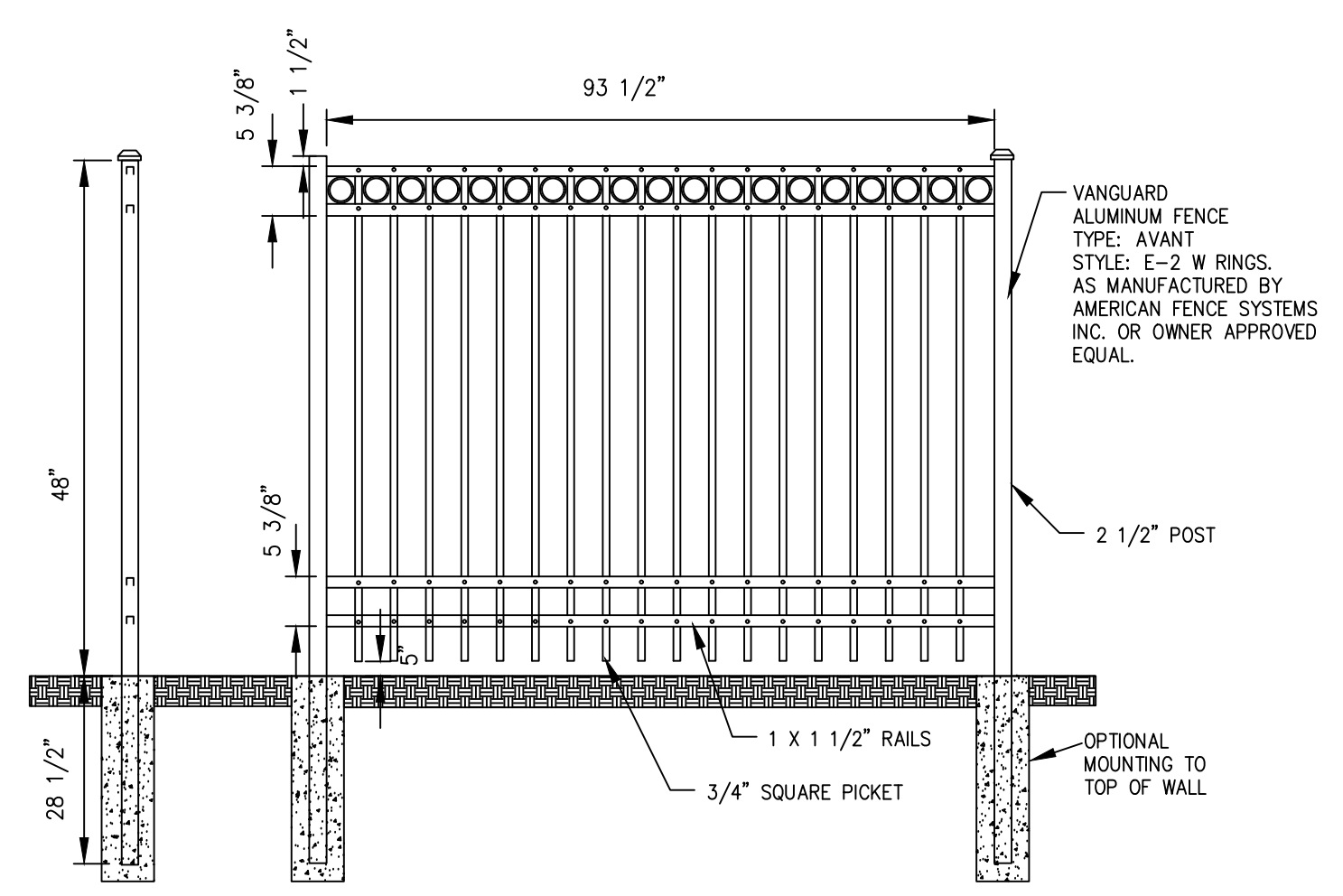
NOTES:

1. INSTALLATION SHALL MEET REQUIREMENTS OF ADS DRAINAGE HANDBOOK SPECIFICATIONS AND SHALL MEET H-25 LOADING.
2. CONTRACTOR REQUIRED TO PROVIDE ALL BASIN COMPONENTS INCLUDING ANY PIPE HEADERS, FITTINGS, REDUCERS, WYES, AND INSPECTION PORTS.

UNDERGROUND BASIN (B-L13-BY) DETAIL
NOT TO SCALE



UNDERGROUND OUTLET STRUCTURE (OS-L13-BY) DETAIL



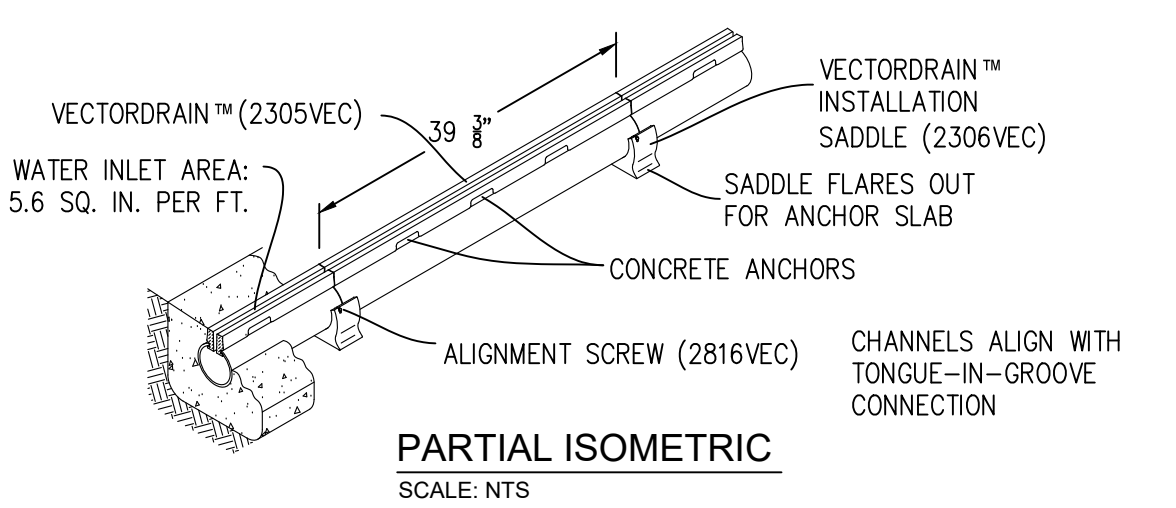
ALUMINUM FENCE DETAIL
N.T.S.

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

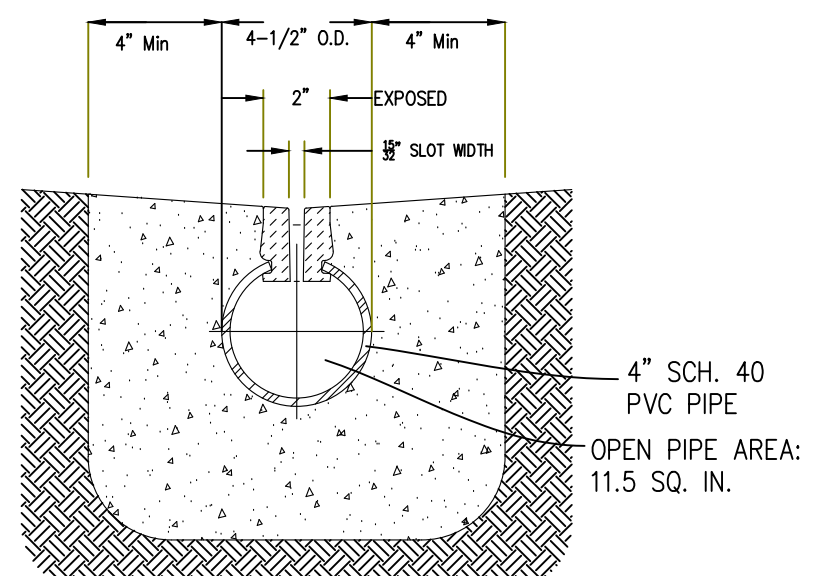
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY GOVERNMENT AGENCY OR OFFICE IS AN UNAUTHORIZED VIOLATION OF FEDERAL COPYRIGHT LAWS.

PAUL GDANSKI, PE, PLLC
REGISTERED PROFESSIONAL ENGINEER
NO. 0758
PAUL GDANSKI, PE, PLLC



SLOT DRAIN DETAIL
SCALE: NTS



CROSS SECTIONAL VIEW
SCALE: NTS

REVISIONS	DATE

DETAIL SHEET FOR
GLASSMAN
24 ROCKWOOD LANE
TAX LOT 3219-2-413
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE

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

DATE: JULY 23, 2025
SCALE: N.T.S.
DWS: 4 OF 4



AUG 15 2025

BUILDING,
PLANNING & ZONING

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Glassman residence			
Project Location (describe, and attach a location map): 24 Rockwood Ln. Suffern, NY 10901 Rockland County			
Brief Description of Proposed Action: Construction of new single family residence			
Name of Applicant or Sponsor: Eli Glassman		Telephone: 201-371-3299 E-Mail: eglassman01@gmail.com	
Address: 5A Ethan Allen Dr.			
City/PO: Suffern		State: NY	Zip Code: 10901
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building permit from The Village of Wesley Hills			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.026 acres	
b. Total acreage to be physically disturbed?		.10 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.026 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

Village of Wesley Hills
Public Hearing Notice

PLEASE TAKE NOTICE that a Public Hearing will be continued before the Planning Board of the Village of Wesley Hills on the 25th of September 2025 at 7:30 PM at the Village Hall, 432 Route 306, Wesley Hills, New York 10952, to consider the application submitted by Eli Glassman for architectural plan review for a new single-family home.

The subject premises are situated on the eastern side of Rockwood Lane, known as 24 Rockwood Lane, designated on the Town of Ramapo Tax Maps as Section 32.19, Block 2, Lot 4.13, in an R-50 Zoning District.

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

Date: Wesley Hills, New York
September 8, 2025

Alicia Schultz
Deputy Village Clerk

ACTUAL SIZE

Public Hearing Notice

PLEASE TAKE NOTICE that a Public Hearing will be continued before the Planning Board of the Village of Wesley Hills on the 25th of September 2025 at 7:30 PM at the Village Hall, 432 Route 306, Wesley Hills, New York 10952, to consider the application submitted by Eli Glassman for architectural plan review for a new single-family home.

The subject premises are situated on the eastern side of Rockwood Lane, known as 24 Rockwood Lane, designated on the Town of Ramapo Tax Maps as Section 32.19, Block 2, Lot 4.13, in an R-50 Zoning District.

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

Date: Wesley Hills, New York
September 8, 2025

Alicia Schultz
Deputy Village Clerk

1x9-11/28183

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

Applicant Name: 24 Rockwood Lane

CERTIFICATION OF MAILING

I, Stephanie Caputo, Planning & Zoning Clerk of the Village of Wesley Hills, hereby certify that on the 11th day of September 2025, I mailed the attached notice by regular first class mail in all envelopes submitted to me by the Applicant addressed to all those names appearing on the affidavit of Property Owners by depositing same in an official depository under exclusion care and custody of the United States Postal Office within the State of New York.

A handwritten signature in cursive script, reading "Stephanie Caputo", is written over a horizontal line.

Stephanie Caputo

Planning & Zoning Clerk

ROCKLAND COUNTY TIMES

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

Legal Notice:

(Ref. No.: 28183)

AFFIDAVIT OF PUBLICATION

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

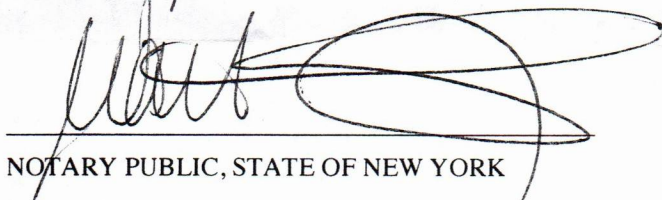
TERESA WARNER of the Town of Orangetown, County of Rockland, State of New York, being duly sworn says that she is the Principal Clerk of the **ROCKLAND COUNTY TIMES**, a newspaper published in the Town of Clarkstown, County of Rockland, State of New York, and that the legal notice of which the annexed is a copy was published in the issue of: *September 11, 2025.*

Teresa Warner

TERESA WARNER

Sworn to before me this

11 day of *September* 2025



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 continued before the Planning Board of the Village of Wesley Hills on the 25th of September 2025 at 7:30 PM at the Village Hall, 432 Route 306, Wesley Hills, New York 10952, to consider the application submitted by Eli Glassman for architectural plan review for a new single-family home.

The subject premises are situated on the eastern side of Rockwood Lane, known as 24 Rockwood Lane, designated on the Town of Ramapo Tax Maps as Section 32.19, Block 2, Lot 4.13, in an R-50 Zoning District.

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

Date: Wesley Hills, New York
September 8, 2025

Alicia Schultz
Deputy Village Clerk
1x9-11/28183

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF POSTING

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

Eli Glassman 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 24 Rockwood Ln., Wesley Hills, Town of Ramapo, Rockland County, New York.

That on the 12th day of September 2025, he/she posted the posters provided by the Planning Board of the Village of Wesley Hills giving notice of the hearing on this application in a conspicuous place visible from every street along the frontage of the plot affected by this application.

Eli Glassman

Sworn to before me this
12th day of Sept 2025

Eli Glassman
Notary Public

ELIEZER MARTIN
NOTARY PUBLIC, STATE OF NEW YORK
No. 01MA6334362
Qualified in Rockland County
Commission Expires Dec. 14, 20 27

July 10, 2025

To: Village of Wesley Hills
Building Dept. - ARB Division
432 NY-306,
Monsey, NY 10952

RECEIVED
VILLAGE OF WESLEY HILLS
JUL 18 2025
BUILDING,
PLANNING & ZONING

Re: 37 Rockwood Ln
Suffern, NY 10901
Tax lot: 32.19 - 2 - 4.10

This property is located between Cains Rd. and Lawrence Pl In the R-25 zone. The applicant is building a new single-family house.

This single family will have 2 stories plus a basement with an attached garage. No variances are being requested. The owner is building his house for his family in a modern fashion, which will enhance the beauty of the area in Wesley Hills.

The proposed square footage is as following:

<u>Garage</u>	207 sf
<u>First Floor</u>	2812 sf
<u>Second Floor</u>	2605 sf
<u>Total for FAR</u>	5624 sf.

See attached specs.

The following colors and materials will be used.

Roof shingles	Black	Vinyl
Siding	Fawn	Metal
Soffit	Black	Vinyl
Gutters	Black	Metal
Window	Black	Glass/metal
Stones	White	Limestone
Railing	NA	NA
Doors	Black	Wood
Garage doors	Black	Glass/ Aluminum
Lighting	Black	Glass/ Aluminum

Feel free to reach out to us for any questions at 845.222.1810. Thank you.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS

Date 7/11/25

Please check all that apply:

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

RECEIVED
VILLAGE OF WESLEY HILLS
JUL 18 2025
BUILDING,
PLANNING & ZONING

Applicant: Moshe Teigman Phone # 845 222 1810

Address: 37 Rockwood Ln Suffern, NY 10901
Street Name & Number (Post Office) Silbar builder@gmail.com

Project Name: 37 Rockwood Ln

Tax Map Lot No. 32.19-2-4.10 Map Date _____

Current Zoning _____

Location: On the west side of Rockwood,
1500 +/- feet of Cains in the
town of Ramapo hamlet/village of Wesley Hills

Acreage of Parcel _____ Zoning District _____
 School District _____ Postal District _____
 Fire District _____ Ambulance District _____
 Water District _____ Sewer District _____

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

See Attached Narrative

If subdivision:

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

If site plan:

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

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

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

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

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

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

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

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

Property Owner: Majer Arm Phone # 516 418 1398
Address: 7 Old Pamona Rd. Email: majer@rainbowtherapy.org

Engineer/Architect/Surveyor: Paul Gdanski Phone # 917 418 0999
Address: 3512 WHITTIER CT Email: pgski@earthlink.net

Attorney: _____ Phone # _____
Address: _____ Email: _____

Contact Person: Chanania Silber Phone # 845.222.1810
Address: 40 Skyline Terrace Email: silberbuilder@gmail.com

VILLAGE OF WESLEY HILLS

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

RECEIVED
VILLAGE OF WESLEY HILLS

JUL 18 2025

BUILDING,
PLANNING & ZONING

AFFIDAVIT OF OWNERSHIP

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

Maier Arm being duly sworn, deposes and
says that he/she resides at 37 Rockwood
Suffern, NY 10901

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

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

Owner: *M*
Address: 7 Old Pomona Rd
Suffern, NY 10901

Sworn to before me this
27 day of May 2025
[Signature]
Notary Public

David Orsini
Commissioned in Rockland County
Comm # 020R0013219
Comm Exp 04/07/2027

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Moshe Teigman
APPLICANT

7/14/25
DATED

RECEIVED
VILLAGE OF WESLEY HILLS

JUL 18 2025

BUILDING,
PLANNING & ZONING

11/32.18-2-19
KERN FAMILY 2020 TRUST
20 ROBLE RD
WESLEY HILLS, NY 10901

11/32.19-2-33
COHEN AARON M & GOLDA R
9 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-32
ADAMS MITRA & ZIVARI
SOHAYLA S
11 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-35
BELSKY FRANCES
12 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-20.3
HAGLER DARYL
1 HUNTERS RUN
SUFFERN, NY 10901

11/32.19-2-31
KIGLER MARVIN J & IRENE G
17 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-20.2
LEMPER ESTHER
11 ROCKWOOD LN
SUFFERN, NY 10901

11/32.19-2-20.1
GROSS JONATHAN E
15 ROCKWOOD LN
SUFFERN, NY 10901

11/32.19-2-36
BENDRIHEM YOSEF &
SHOSHANA
14 POWDER HORN DR
SUFFERN, NY 10901

11/41.07-1-6
CNTRL SCHL DSTRIC NO
245-302 OF THE TOWNS OF R
105 SO MADISON AV
SPRING VALLEY, NY 10977

11/41.07-1-5
WESLEY HILLS VILLAGE OF
432 ROUTE 306
MONSEY, NY 10952

11/32.19-2-30
WAITMAN ROBERT M &
PRINCE SHIRA
19 POWDER HORN DR
SUFFERN, NY 10901

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

11/32.19-2-29
JILLEBA FREDERICK &
UGHETTA
21 POWDER HORN DR
SUFFERN, NY 10901

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

11/32.19-2-37
CHESIR JOSHUA & FRANCINE
16 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-38
RATZKER GARY & ARLENE
3 ARI DR
SUFFERN, NY 10901

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

11/32.19-2-39
OLLECH MARCEL & BARBARA L
18 POWDER HORN DR
SUFFERN, NY 10901

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

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

11/32.19-2-28
KUNSTLINGER DANIEL &
WEISSMAN REBECCA
23 POWDER HORN DR
WESLEY HILLS, NY 10901

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

11/32.19-2-40
KOTCH BRETT & EVA
REVOCABLE TRUST
20 POWDER HORN DR
SUFFERN, NY 10901

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

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

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

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

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

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

11/32.19-2-42
COHEN LEVY SUSAN DIANE
LEGACY TRUST
24 POWDER HORN DR
WESLEY HILLS, NY 10901

11/32.18-2-18
WASSERMAN NEAL I &
ELEANOR N
22 ROBLE RD
SUFFERN, NY 10901

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

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

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

11/32.19-1-48
ROZENBERG KENNETH
3 HUNTERS RUN
SUFFERN, NY 10901

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

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

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

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

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

11/32.19-2-43
26 POWDERHORN DRIVE
REVOCABLE TRUST
26 POWDER HORN LN
SUFFERN, NY 10901

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

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

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

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

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

11/32.19-2-44
HOLZBERG BASYA & RONALD
PO BOX 500
MONTVALE, NJ 07645

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

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

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

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

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

11/32.19-2-59
BEACON SEVEN INC
C/O ROSENBERG SUSAN
130 ROUTE 59
SPRING VALLEY, NY 10977

11/32.19-1-23
YUNGEE LLC
22 BUENA VISTA RD
SUFFERN, NY 10901

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

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

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

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

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

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

11/32.19-2-58
CAREN MARK S & VANESSA B
33 POWDER HORN DR
SUFFERN, NY 10901

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

11/32.19-2-57
41 POWDERHORN LLC
41 POWDERHORN LLC
SUFFERN, NY 10901

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

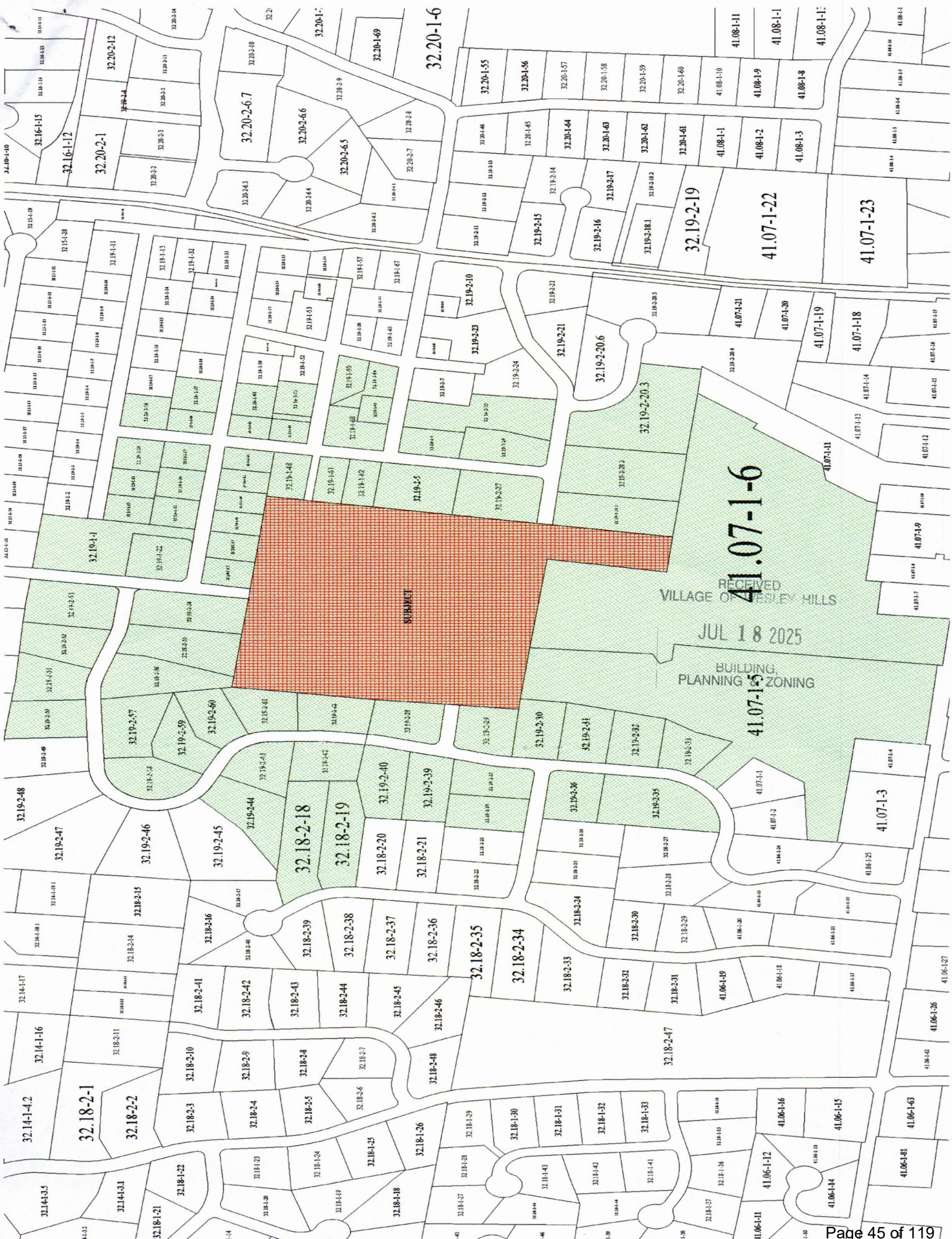
11/32.19-1-1
25 ONDERDONK LLC
527 MARCY AVE
BROOKLYN, NY 11206

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

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

11/32.19-2-51
SHAPIRO HADASSAH
44 POWDER HORN DR
SUFFERN, NY 10901


11/32.19-2-50
SCHOCHET CHAIM & SARAH
42 POWDER HORN DR
WESLEY HILL, NY 10901



SUBJECT

RECEIVED
VILLAGE OF LESLEY HILLS
JUL 18 2025
BUILDING
PLANNING ZONING

41.07-1-6

VILLAGE OF

Wesley Hills
 ESTABLISHED 1982

432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.gov
 Email: BuildingDept@wesleyhills.gov

RECEIVED
 VILLAGE OF WESLEY HILLS

JUL 18 2025

BUILDING,
 PLANNING & ZONING

MATERIALS LIST

	<u>COLOR</u>	<u>MATERIAL</u>	<u>MANUFACTURER</u>
ROOF:	Black	Vinyl	Davinci Roofs
SIDING:	Fawn	Metal	LUX
DECORATIVE SIDING:	Grey	Stone/Tile	Tile Bear
SOFFITS & FASCIA:	Black	Vinyl	RBP
WINDOWS:	Black	Glass/Metal	Sierra Pacific
TRIM:	NA	NA	NA
SHUTTERS:	NA	NA	NA
GARAGE DOORS:	Black	Glass/Metal	C.H.I.
DOORS:	Black	WOOD	Glenview
DECK:	NA	NA	NA
FIREPLACE:	NA	NA	NA
LIGHTING:	Black	metal	Maytoni
RAILINGS:	NA	NA	NA
OTHER:			

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
JUL 18 2025
BUILDING
PLANNING & ZONING

MULTI-WIDTH SLATE

DaVinci's Multi-Width Slate delivers the highest levels of beauty without the typical challenges of a natural slate roof.



SLATE BLACK

TECHNICAL SPECIFICATIONS

DaVinci products meet or exceed building industry standards. If you have questions or require further information, please [visit the document center](#) or [contact our sales associates](#) for any additional help.

SHINGLE DIMENSIONS

widths	12", 10", 9", 7", 6"	thickness at butt	1/2"
length	18"	thickness at tip	1/8"

HIP-RIDGE-STARTER

pieces / bundle	20	20	10	20	10
linear ft / bundle	5*	5*	10	20	10
pieces / linear ft	4*	4*	1	1	1
nails required	40/BDL	40/BDL	20/BDL	40/BDL	20/BDL
* At recommended 6" exposure Note: 9" pieces available for ridge; 4" pieces available for turrets.					

FIELD SHINGLES PER ROOFING SQUARE

Straight	6:12 or greater	8.0"	6.40	179	266 lbs
Straight	6:12 or greater	7.5"	6.80	191	283 lbs
Straight or Staggered	6:12 or greater	7.0"	7.30	204	304 lbs
Straight or Staggered	4:12 to 6:12	6.0"	8.50	238	354 lbs
Straight	3:12 to 4:12	6.0"	8.50	238	354 lbs

Note 1: All calculations are based on using the recommended 3/8" gap between shingles.
Note 2: Straight coursing may be used at any exposure up to 8.0" and staggered coursing may be used at any exposure up to 7.0"

TESTING & BUILDING CODE APPROVALS

- Fire: ASTM E 108, Class A ([Fire Classification Requirements](#))
- Impact: UL 2218, Class 4
- Wind: ASTM D 3161, Certified to 110mph
- High Velocity Hurricane Zone: TAS 125, up to 180mph
- ICC-ES ESR-2119
- Miami-Dade County, FL NOA
- CA Title 24
- Texas Dept. of Insurance
- CCMC 14094-R
- WUI 4175
- LEED Contribution



What's below your arches and eaves: a cut above the rest.

- A range of popular styles that can hang with any Royal siding
- Available in a variety of finishes that redefine the word "finish"
- Looks vary from traditional but never boring to borderline glamorous
- Available in UV-resistant standard colors and deep, rich ColorScapes® shades
- Matte finish Triple 3 1/3 Soffit .042" gauge available in solid and hidden vent
- Matte finish Beaded Panel .042" gauge available in solid and vented
- Matte finish Triple 4 Soffit .042" and .038" gauges available in solid, fully vented and center vented
- Brush finish Double 5 Soffit .042" and .038" gauges available in solid and fully vented

Royal® Building Products exists for one reason: to push the limits of what every type of exterior can be. We strive for best-in-Class manufacturing and industry-leading innovation. What drives us? Every homeowner who demands exteriors that add value, perform impeccably, look amazing and make their lives easier. Our goal is to bring more products, more styles, more technology, more design insight and more sustainable solutions to the attention of everyone who cares about creating the best exterior possible. Build Royal!™

Build



SELECT CELLULAR COMPOSITE SIDING



ZURI PREMIUM DECKING



ROYAL TRIM & MOLDINGS



ROYAL VINYL SIDING



HAVEN INSULATED SIDING



ROYAL SHUTTERS, MOUNTS & VENTS

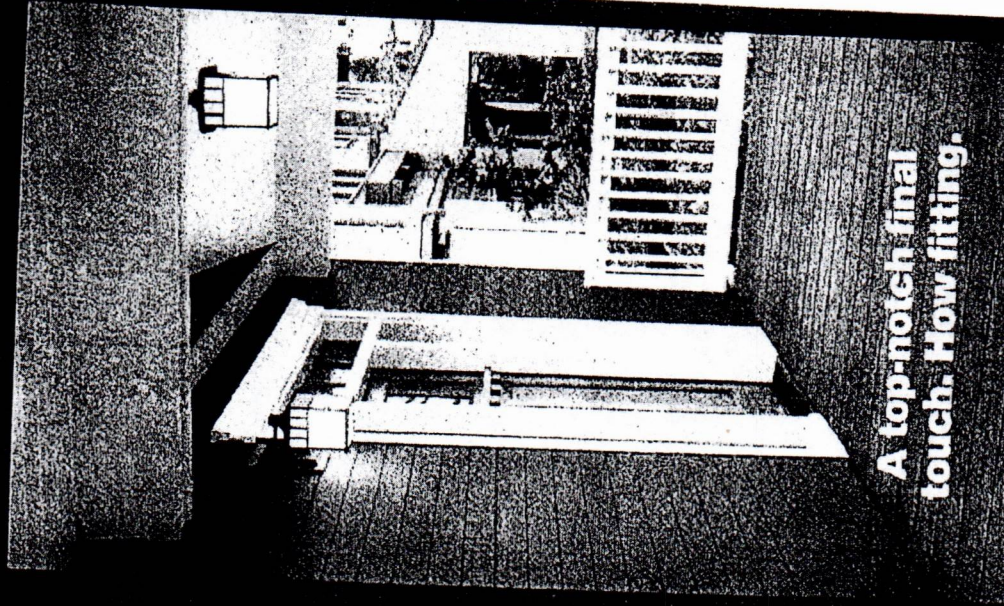


CEDAR RECTANGULAR ALUMINUM SIDING



PORTSMOUTH SHAKE & SHINGLES

Royal® Soffits



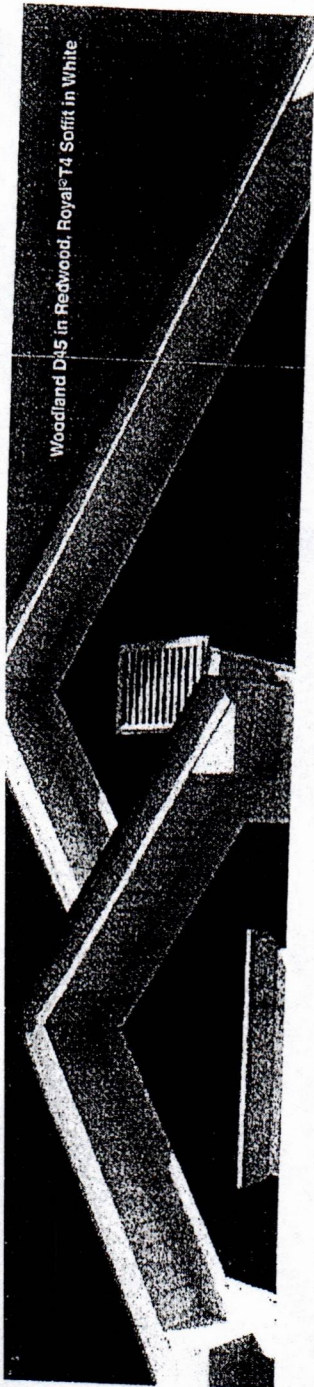
**A top-notch final
touch. How fitting.**

ROYAL Building Products
A MONROE ENERGY COMPANY

For product warranty details, please visit RBP.Warranty.com
© 2019 Royal Building Products

RoyalBuildingProducts.com

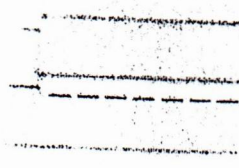
1-855-ROYALBS



See the upside to finishing homes top to bottom.

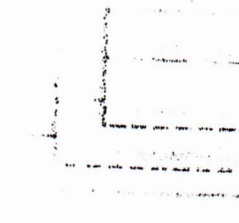
Our soffits may look like they're hanging around just taking it easy, but they're always working their fascias off. They protect the hard-to-paint areas of roof rafters by showing mold and mildew the door. They increase ventilation and keep insects out of attics. Plus, they never need painting, are virtually maintenance free and their low-gloss woodgrain, brush and matte finishes complement any architectural style.

Designer Soffit



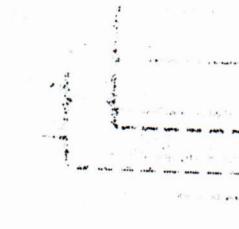
Triple 3 1/3
 .044"
 Matte Finish
 Solid and Hidden Vent
 T3 1/3 = 10 sq in / lin ft

Traditional Soffit



Triple 4
 .042"
 Matte Finish
 Solid, Fully Vented,
 Center Vented
 T4 = 7.7 sq in / lin ft
 T4 Center Vented = 2.55 sq in / lin ft

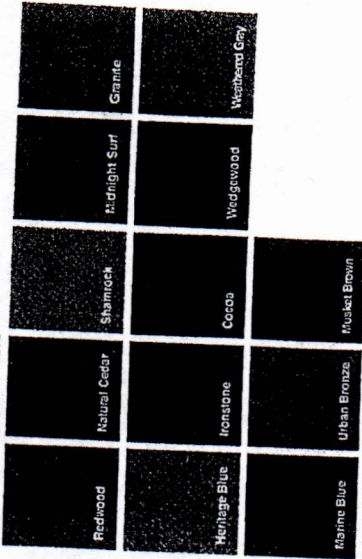
Builder Soffit



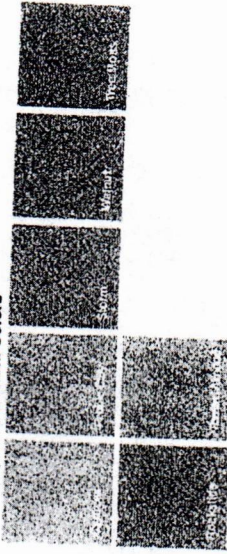
Triple 4
 .038"
 Matte Finish
 Solid, Fully Vented,
 Center Vented
 T4 = 7.7 sq in / lin ft
 T4 Center Vented = 2.55 sq in / lin ft

**Hard to paint? Never.
 Hard to pick? Possibly.**

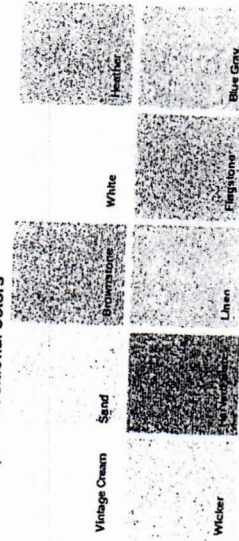
Colorscapes® Dark Colors



Colorscapes® Premium Colors



Colorscapes® Traditional Colors



Beaded
 .042"
 Matte Finish
 Solid and Vented
 Beaded = 2.4 sq in / lin ft

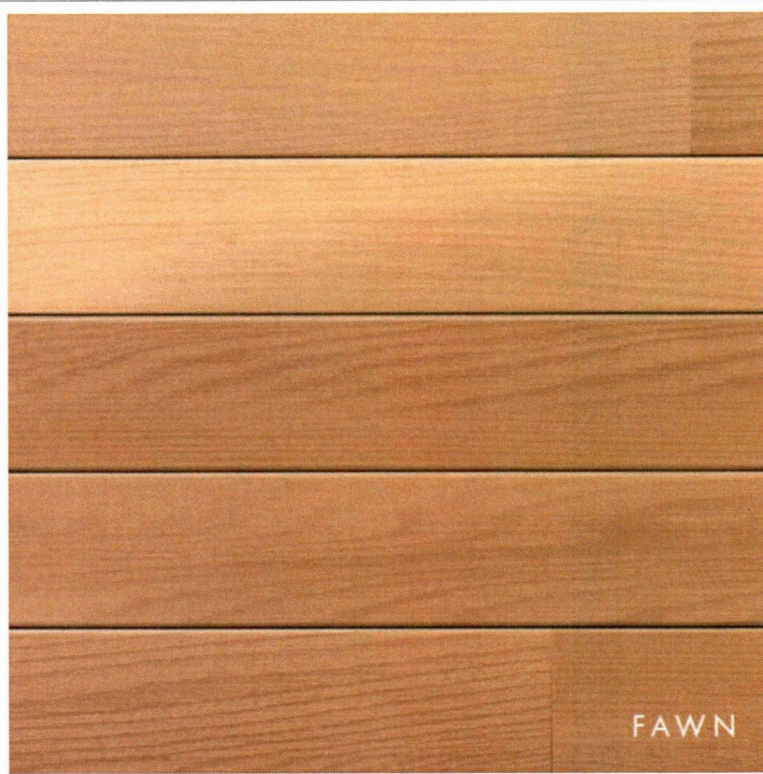
Double 5
 .038"
 Brush Finish
 Solid and Fully Vented
 D5 = 7.7 sq in / lin ft

Double 5
 .038"
 Brush Finish
 Solid and Fully Vented
 D5 = 7.7 sq in / lin ft

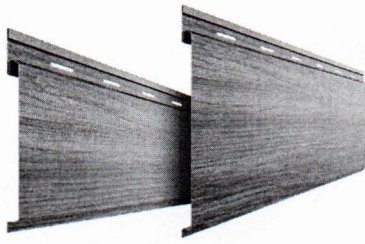
Sherrill Soit Maple

T3 1/3 Hidden Vent - available in Musket Brown, Pebble Clay, Sand, Brownstone, White, Heather, Wicker, Harvard Slate, Linen
 T3 1/3 Solid - only available in Musket Brown and White
 T4 Traditional Solid and Fully Vented - available in all colors
 T4 Center Vented - only available in white
 Beaded Soffits - only available in Musket Brown, Pebble Clay, Sand, White, Wicker, Harvard Slate, and Linen
 Beaded - only available in Pebble Clay, White, Wicker, Linen and Starling
 Traditional D5 - available in all Colorscapes Traditional Colors, plus Cypress, Pebble Clay, Walnut and Musket Brown

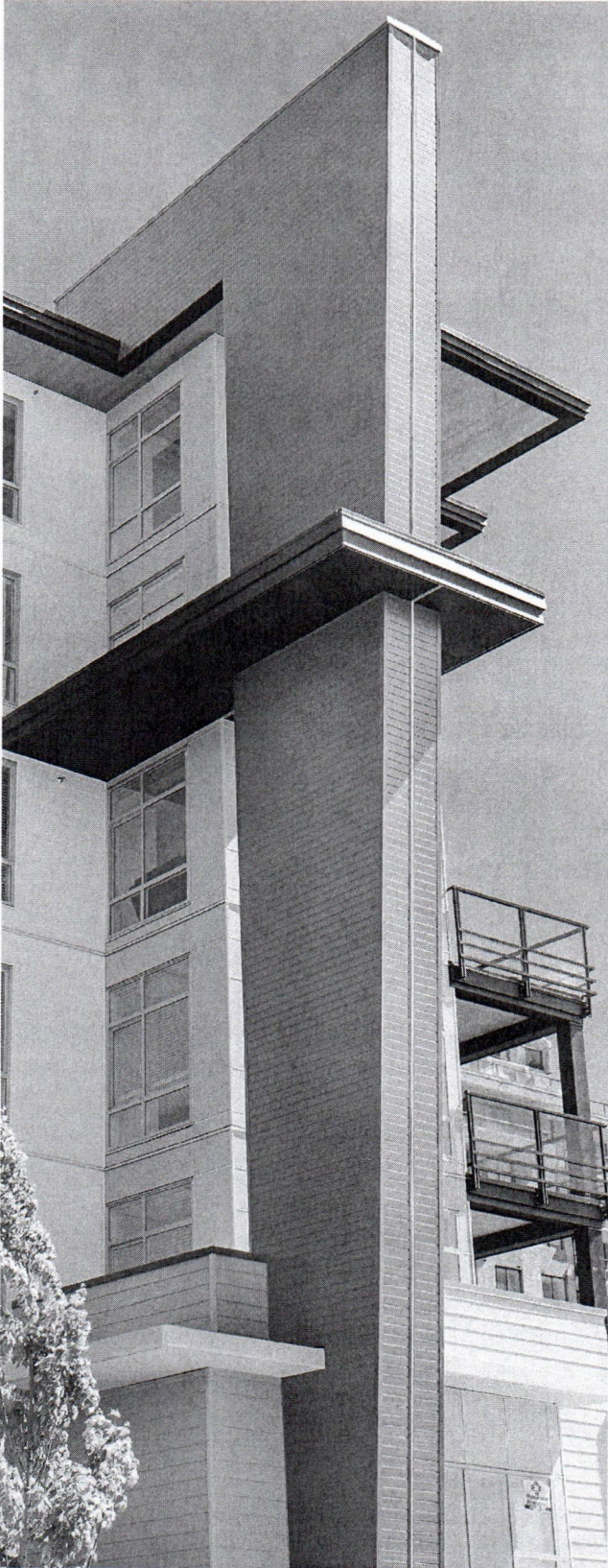
On Cover: Haven® D6 in Natural Cedar, Zur® Premium Decking in Chestnut, Royal® T3 1/3 Soffit in Linen, Royal™ Vinyl Trim in White



CUSTOM CUT V-GROOVE

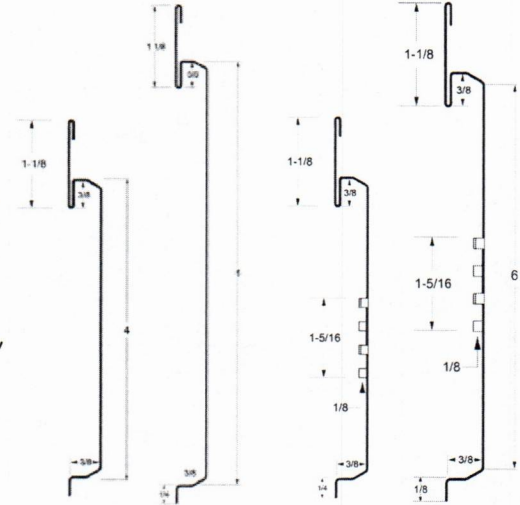


PRODUCT DATA SHEET



PROFILES:

- Available in either a 4" or 6" reveal
- Can be installed vertically, horizontally, diagonally or as soffit.
- Comes cut to any desired length from 4'-24' in 0.25" increments
- Available in smooth or perforated (soffit)



ATTRIBUTES:

24ga Galvalume Steel, with KYNAR 500 paint

Average 5 - 10 business days for Manufacturing

Available with wide array of trims both in 1 pc or 2pc

Available in a wide array of colours

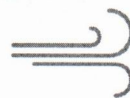
Total weight per SQFT: 4" = 1.625 lbs, 6" = 1.42 lbs

Installed 24" O.C. on girts, furring, or directly to sheathing

No minimum order per size or order

100% Recyclable - from 25% recycled material

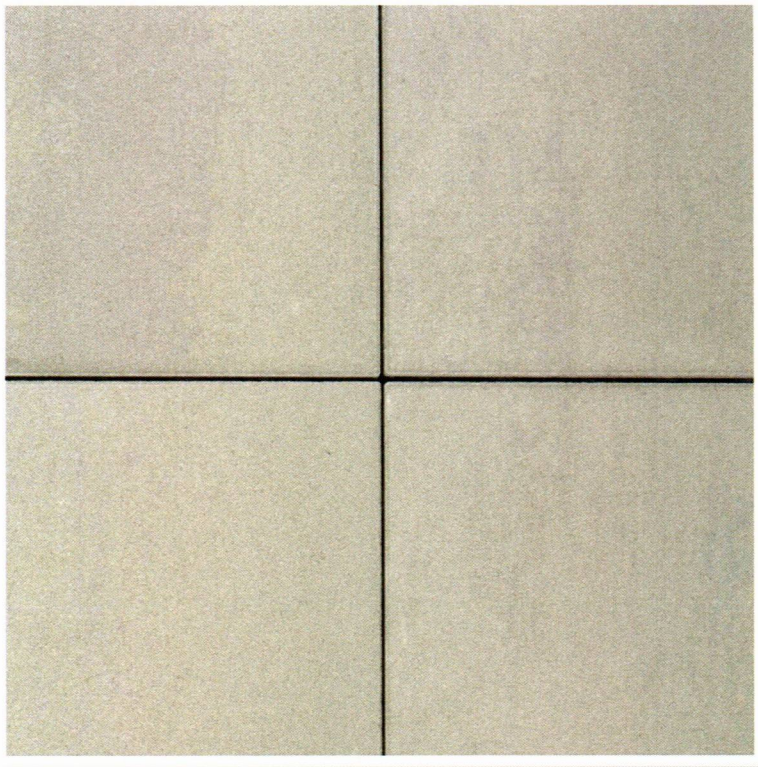
TESTING:



Class A fire rated / Non - Combustible
ASTM E84 / CAN/ULC S102-10
ASTM E 136 / CAN/ULC S114-05

Wind tested ASTM E330





Techo-Bloc Sleek Paver HD2 - Greyed Nickel

Technical Specifications

Product Name: Techo-Bloc Sleek Paver HD2 - Greyed Nickel

Collection: High-Definition (HD2) Smooth

Color: Greyed Nickel

Form Factor: Large-format rectangular slab

Dimensions: 15 7/8 in x 31 15/16 in x 90 mm (3 9/16 in) thickness

Surface Texture: Ultra-smooth (virtually invisible pores)

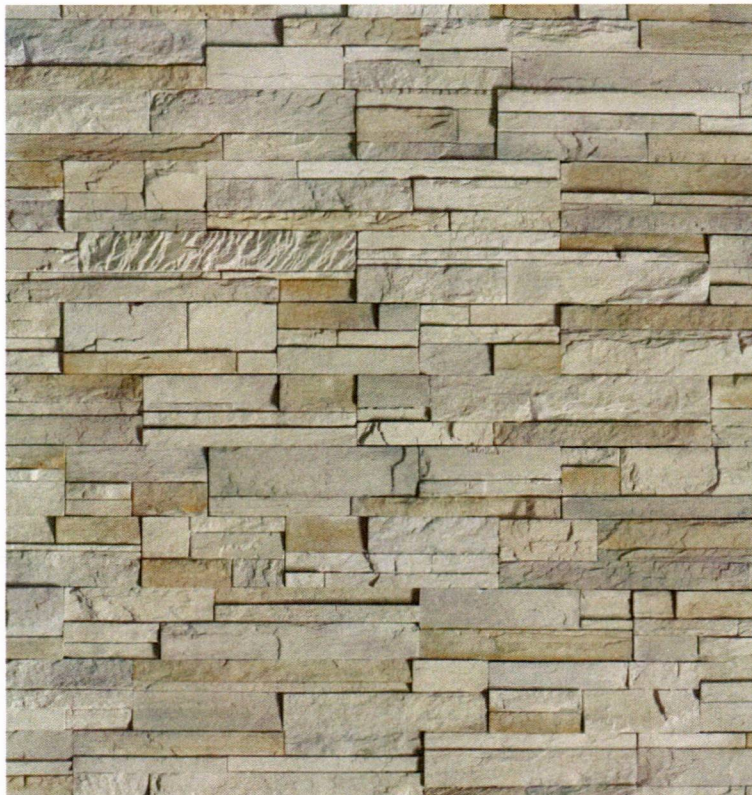
Material Specs: Dry-cast concrete; built to withstand de-icing salts and vehicle traffic

Typical Applications: Driveways, patios, terraces, gardens, pool decks

Pallet Coverage: Approximately 84.6 sq ft (7.86 m²) per pallet

Pallet Weight: Approx. 3,543 lbs (1,607 kg)

Source: <https://www.techo-bloc.com/shop/pavers/sleek-paver-hd-greyed-nickel>



Cultured Stone - Pro-Fit Ledgestone (Platinum)

Technical Specifications

Product: Pro-Fit Ledgestone - Platinum

Manufacturer: Cultured Stone

Stone Profile: Modular ledgestone panels with interlocking mortar groove (no grouted joints)

Stone Sizes (Flats): Height: 4 in; Lengths: 8 in, 12 in, 20 in

Thickness: 1/2 in - 1-1/2 in

Corner Sizes: Return lengths: 4 in, 8 in, 12 in

Carton Coverage & Weight (Flats): 11 sq ft, approx. 90 lb per carton

Carton Coverage & Weight (Corners): 8 In ft, approx. 77 lb per carton

Material: Concrete (manufactured stone veneer)

Texture: Textured, low-relief ledgestone

Applications: Interior & exterior use: fireplaces, feature walls, pools, planters, etc.

Warranty: Limited 50-Year Warranty

Source: <https://www.culturedstone.com/profile/pro-fit-ledgestone/#platinum>



New Rock Fossil - Dark Gray 48x48 Matte Porcelain Tile

Technical Specifications

Product Name: New Rock Fossil - Dark Gray

Manufacturer: TileBar

Colorway: Dark Gray

Material: Color-body porcelain (stone-look)

Finish: Matte, limestone texture

Size: 47.24 in x 47.24 in (nominal 48x48)

Available Formats: 2x2 mosaic, 3in hexagon, 4x21 chevron, 12x24, 24x24, 24x48, 48x48

Breaking Strength: >1300 N

Chemical Resistant: Yes

DCOF (Slip Resistance): ≥ 0.66

Frost Resistant: Yes

Mohs Hardness: 7

PEI Rating: 4 (heavy residential/light commercial use)

Applications: Floors and walls: residential and commercial (indoor/outdoor)

Made In: Italy

Source: <https://www.tilebar.com/new-rock-fossil-dark-gray-48x48-matte-porcelain-tile.html>

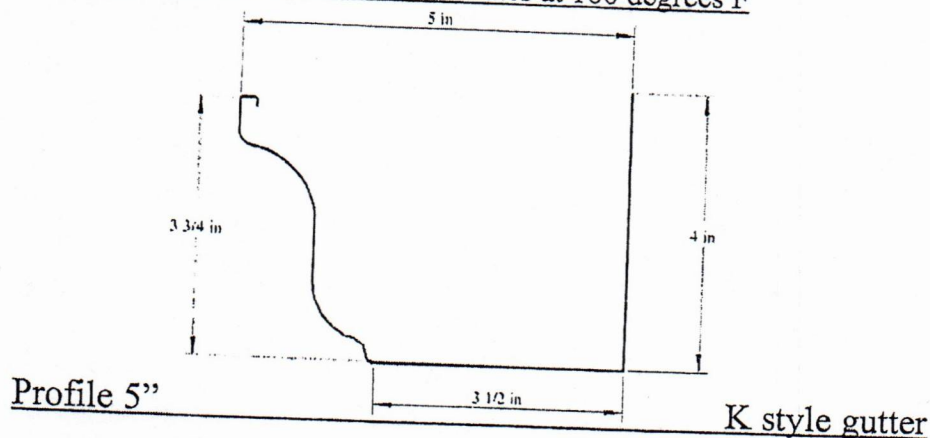
Specification Sheet

.027 x 11 3/4" – Gutter Coil
 .027 x 11 7/8" – Gutter Coil
 5K .027" Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .027, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils (1.0)
- Made in the USA
- The physical test used on our coated panels includes:
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F

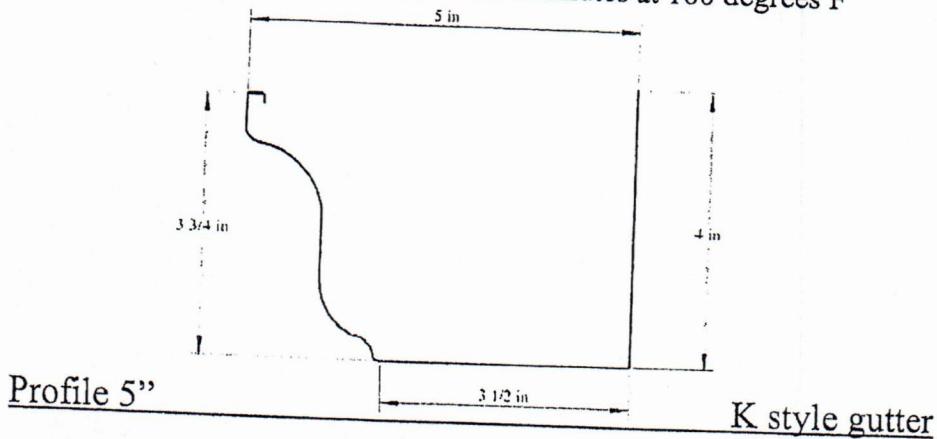


Specification Sheet

.032 x 11 3/4" – Aluminum Gutter Coil
 5K Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .032, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils (1.0)
- Made in the USA
- The physical test used on our coated panels includes:
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
 - Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F



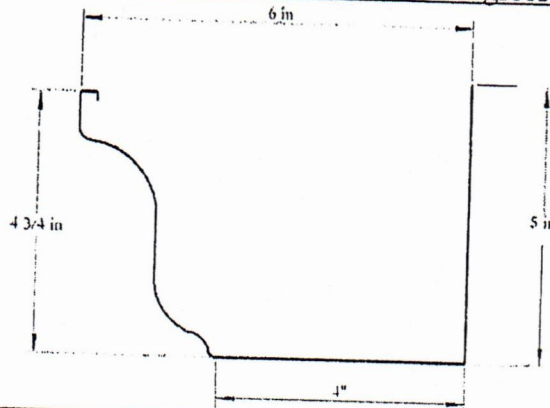
Specification Sheet

.027 x 15" – Aluminum Gutter Coil
 6K Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .027, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .1 mils (.7-.9)
- Made in the USA
- The physical test used on our coated panels includes:
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F



Profile 6"

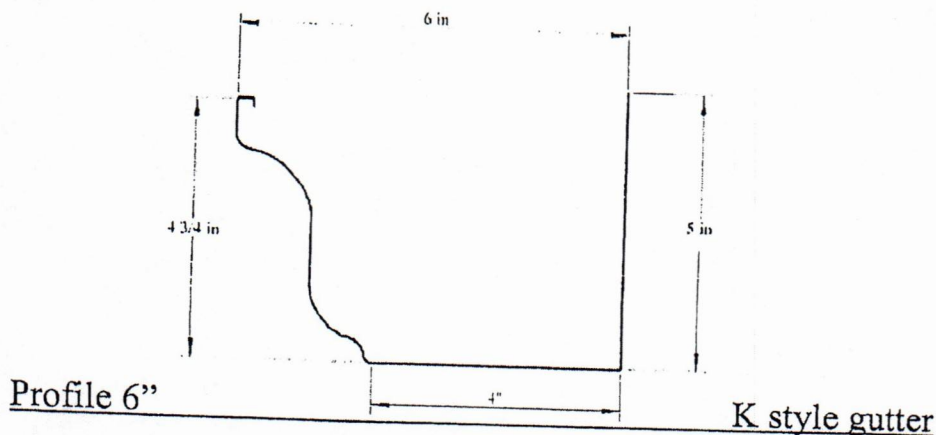
K style gutter

Specification Sheet

.032 x 15" – Aluminum Gutter Coil
6K Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .032, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .1 mils (.7-.9)
- Made in the USA
- The physical test used on our coated panels includes:
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
 - Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F 180 degree-2T tale, Scotch Brand #610



Specification Sheet

.027 x 11 3/4" – Aluminum Gutter Coil
6" Half Round Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .027, plus or minus .002.
 - The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
 - A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
 - The color range of the applied finish is .8 mils, plus or minus .2 mils (1.0)
 - Made in the USA
 - The physical test used on our coated panels includes:
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
- Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F

Specification Sheet

.019 x 10 1/2" Aluminum Downspout Coil
 2"x 3" Aluminum Downspout

Specifications on the paint, metal preparation, and finish coating for aluminum downspout coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the pipe is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes

180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)

Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)

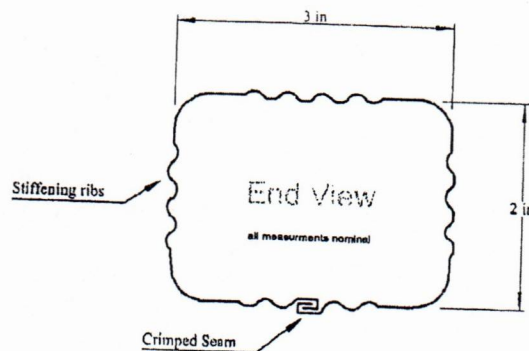
Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)

M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility - no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 10 or 15 feet, standard
- The pipe's opening is 2 x 3 inches nominal
- The pipe is corner crimped on one end for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA



Specification Sheet

.019 x 13 3/4" Aluminum Downspout Coil
 3"x 4" Aluminum Downspout

Specifications on the paint, metal preparation, and finish coating for aluminum downpipe coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the pipe is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes

180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)

Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)

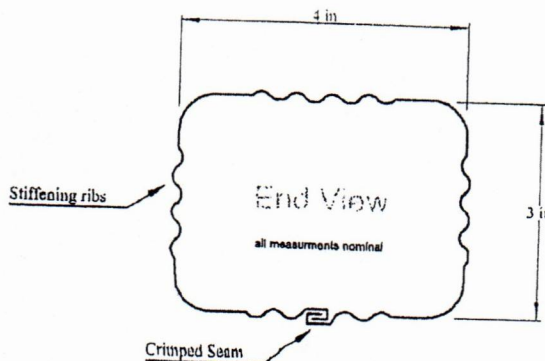
Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)

M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility - no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 10 or 15 feet, standard
- The pipe's opening is 2 3/4 x 4 inches
- The pipe is corner crimped on one end for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA



Specification Sheet

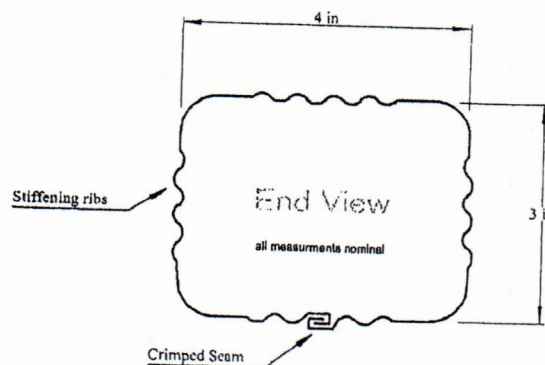
.027 x 13 3/4 " Aluminum Downspout Coil
.024 x 13 x 3/4 Aluminum Elbow Coil

Specifications on the paint, metal preparation, and finish coating for aluminum downpipe coil:

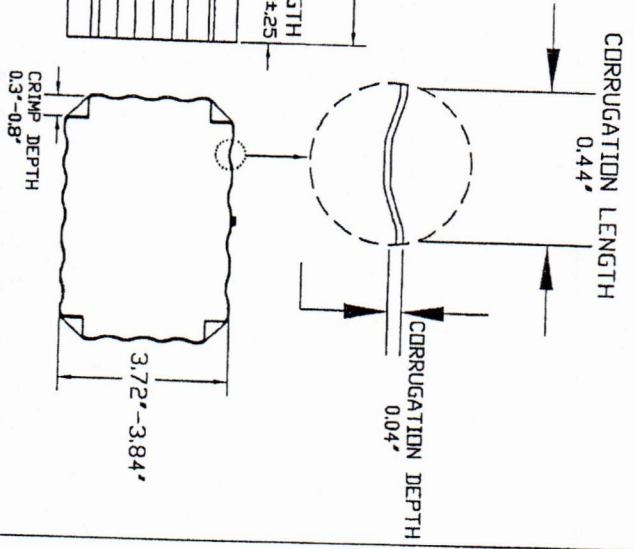
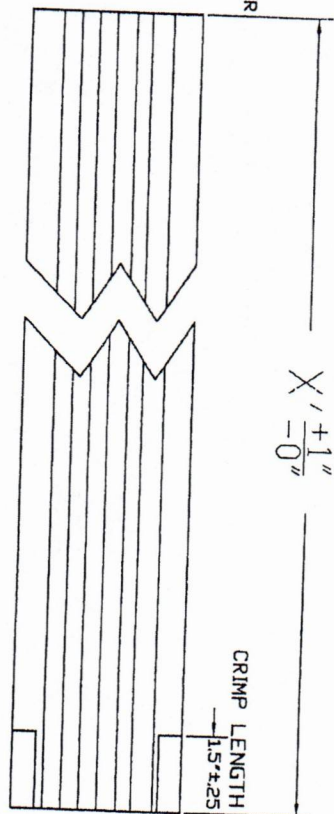
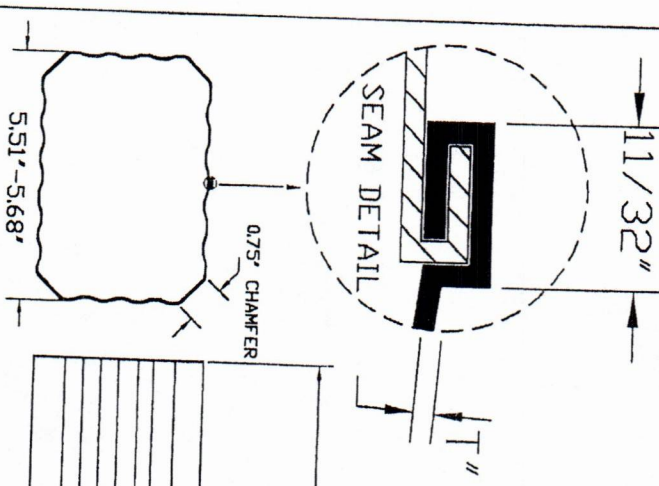
- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the pipe is .024, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove impurities and coated with Betz Metchum Permatreat 1500/3000 non-cyanide chromate conversion coating.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes
 - 180 degree- 2T tale, Scotch Brand #610
 - Reverse Impact- 2lbs./mil (positive tape) tape, Scotch Brand #610
 - Pencil Hardness-F minimum, Eagle Turquoise Brand
 - M.E.K.- 100 double rubs using cheesecloth-mesh size 28 x 24

Specifications & features of the finished product:

- The overall length is 10 or 15 feet, standard
- The pipe's opening is 2 3/4 x 4 inches
- The pipe is corner crimped on one end for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA



- Notes:
1. Blank width = 17.5625" ± .010 typ
 2. Surface shall be visually free from scratches, lines, spots or other imperfections.
 3. Seam shall be tight along the length of the product



MAT'L List	T'-Thickness	MAT'L List	T'-Thickness
GALV 24	0.023	LC 16oz CU	0.026
GALV 26	0.020	BRVN ALUM	0.022
GALV 28	0.017	DK BRZ ALUM	0.022
BRVN 26 STEEL	0.020	80 WHT ALUM	0.022
WHT 26 STEEL	0.020	MF ALUM	0.022
PG GALV 26	0.020		
S. STEEL	0.016		
16oz COPPER	0.022		
20oz COPPER	0.027		

General Tolerance

X-X' = ± 1/8"

X-X' = ± 0.25

X-X-X' = ± 0.003

Bow/Warp = 1/4" per 10ft

Twist = 1/8" per 3 ft

Work Center = 104

Drawn By: Blake Holmes

DATE: 5/23/2006

4x5 in. Square Corrugated Pipe w/ Crimped End		BERGER Quality Building Products Since 1874	
SIZE	FSCM NO.	DWG NO.	SHEET
A		SPC-5	1 of 1
SCALE	not to scale		REV
			-

ZONE	REV	DESCRIPTION	DATE	APPROVED

This drawing contains proprietary designs, specifications, and notes and is the property of Berger Building Products, Inc. The information may be used solely for purposes designated by DBP to evaluate tooling, part production, design feasibility or modification. It may not be used for any other purpose without permission of DBP.

Specification Sheet

.019 x 10 ½" Aluminum Elbow Coil
2"x 3" Aluminum Elbow

Specifications on the paint, metal preparation, and finish coating for aluminum elbow coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the elbow is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
 - Dry Heat flexibility - no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 10 inches
- The elbow opening is 2 ¼ x 3 inches
- The elbow has 6 crimps resulting in a 75 degree bend
- The elbow is corner crimped for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA

Specification Sheet

.019 x 13 ¾" Aluminum Elbow Coil
3"x 4" Aluminum Elbow

Specifications on the paint, metal preparation, and finish coating for aluminum elbow coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the elbow is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
 - Dry Heat flexibility - no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 12 inches
- The elbow opening is 2 ¾ x 4 inches
- The elbow has 7 crimps resulting in a 75 degree bend
- The elbow is corner crimped for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA

Specification Sheet

.019 x 13 1/8" Aluminum Downspout Coil
4" Round Aluminum Downspout

Specifications on the paint, metal preparation, and finish coating for aluminum downpipe coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the pipe is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies..
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
 - Dry Heat flexibility - no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 10 feet, standard
- The pipe's opening is roughly 4" round
- The pipe is corner crimped on one end for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA

Specification Sheet

.019 x 13 1/8" Aluminum Elbow Coil
4" Round Aluminum Elbow

Specifications on the paint, metal preparation, and finish coating for aluminum elbow coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the elbow is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
 - Dry Heat flexibility - no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 13 1/2" inches
- The elbow opening is roughly 4" round
- The elbow has 10 crimps resulting in a 75 degree bend
- The elbow is corner crimped for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA



Letter of Certification

3" x 4" Aluminum Elbow .019 Gauge Aluminum

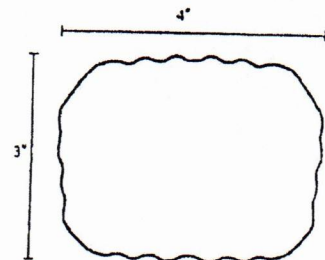
Spectra Metal Sales, Inc. is a member of the National Coil Coating Association and uses the NCCA's standards as guidelines for physical testing.

- The Aluminum used is alloy 3105-H15 or 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 2017" published by the Aluminum Association. The gauge of the Aluminum for this coil is .019, +/- .002.
- The Aluminum's inside and outside coating is a thermo polyester paint which is roll coated and baked per manufactures specifications.
- The paint specifications used for our smooth polyester coated coil are as follows:

Dry Film Thickness:	.17 +/- .05 mils
Gloss (60°):	10 +/- 2 Units
Solvent Resistance:	100 Double rubs (M.E.K.)
Flexibility:	.019 (+/- .003) 2 T Bend minimum
Impact (N.T.O.):	1-1/2 Times metal thickness in Inch-Lbs (ASTM D 2794)
Pencil Hardness:	F - 2H
Humidity Resistance:	No blistering, loss of adhesion after 1,000 hours exposure to 100% relative humidity. (ASTM D 2247)
Salt Spray Resistance:	No field blistering and no more than 1/16" creep from a score line after neutral salt spray testing for 1,000 Hours (ASTM B 117)
Weathering Resistance:	Will withstand ten years outdoor southern exposure in South Florida, without cracking, blistering, splitting or peeling.

Specifications & Features of the finished Product

- Overall Length is 13" standard.
- The elbow opening is 3 x 4 inches.
- The finished of this product is covered by a 20 year limited warranty.
- Made in the USA, using 97% post consumer material.







BILL TO:

SHIP TO:

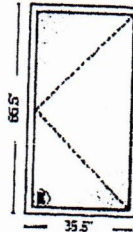
Phone
Email

Phone
Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1852463		26 SUTIN	SILBER		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 366	1	EA		

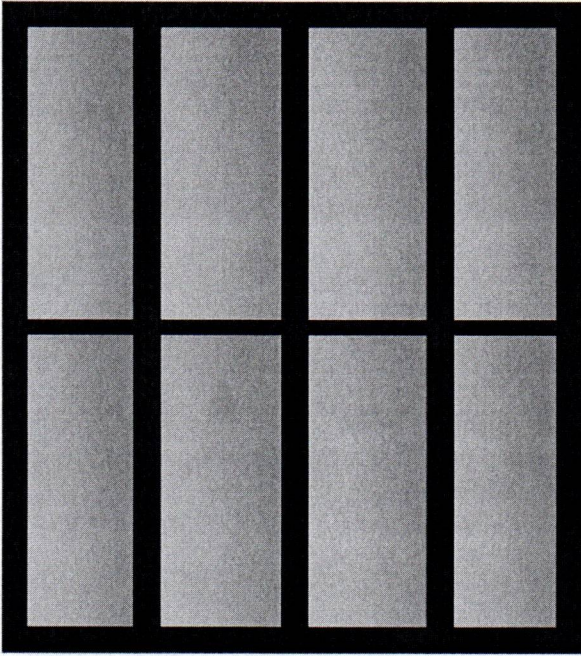
PK365
 MARCH 2ND, 2023 PRICEBOOK
 H3 Aluminum Clad Casement Windows 2.0 Casement Left 35.5 x 65.5
 36 x 66, Frame Width = 35.5, Frame Height = 65.5
 Complete Unit, CoreGuard Plus
 Frame = Black 023, Frame Clad Finish = AAMA 2604, Frame Interior Finish = Natural, Interior
 Wood Species = Pine, Standard Frame, Frame Jamb Flush
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2604, Sash-Panel Match Interior Finish =
 Yes, Natural, Sash-Panel Weatherstrip Color = Black
 Low-E, Argon Gas, Black Warm Edge Spacer, 3/4"
 No Screen, FlexScreen
 Ship Separately, Hdwe = White, 14" Hinge
 Jamb = 4-9/16"
 Integral Rigid Vinyl Nailing Fin, No Drip Cap
 U-Factor = 0.28, SHGC = 0.28, CR = 58, VT = 0.51, AI = <0.30/<1.5, CPD = SIE-N-136-03426-
 00001, GapFill1 = ARG, Can ER = 22, W m 2k = 1.59
 PG50, FBC = FL20064, TDI = WIN-2244
 Unit 1: Glass Width = 31.5, Glass Height = 61.5, Sash Width = 33.75, Sash Height = 63.75



Rough Opening: 36" X 66"
 Overall Unit Size: 35.5" X 65.5"
 Room Location: None Assigned

* All drawings are viewed from exterior of window.





Product Summary

Model 3297R

Size

Width: 9' 0" X Height: 8' 0"

Products

Full-View: Aluminum Full-View

Design

Full-View

Thermal Requirements / Construction

R-Varies / 2", Heavy Duty, Stile & Rail - Insulated, Polystyrene Insulated Rails

Color

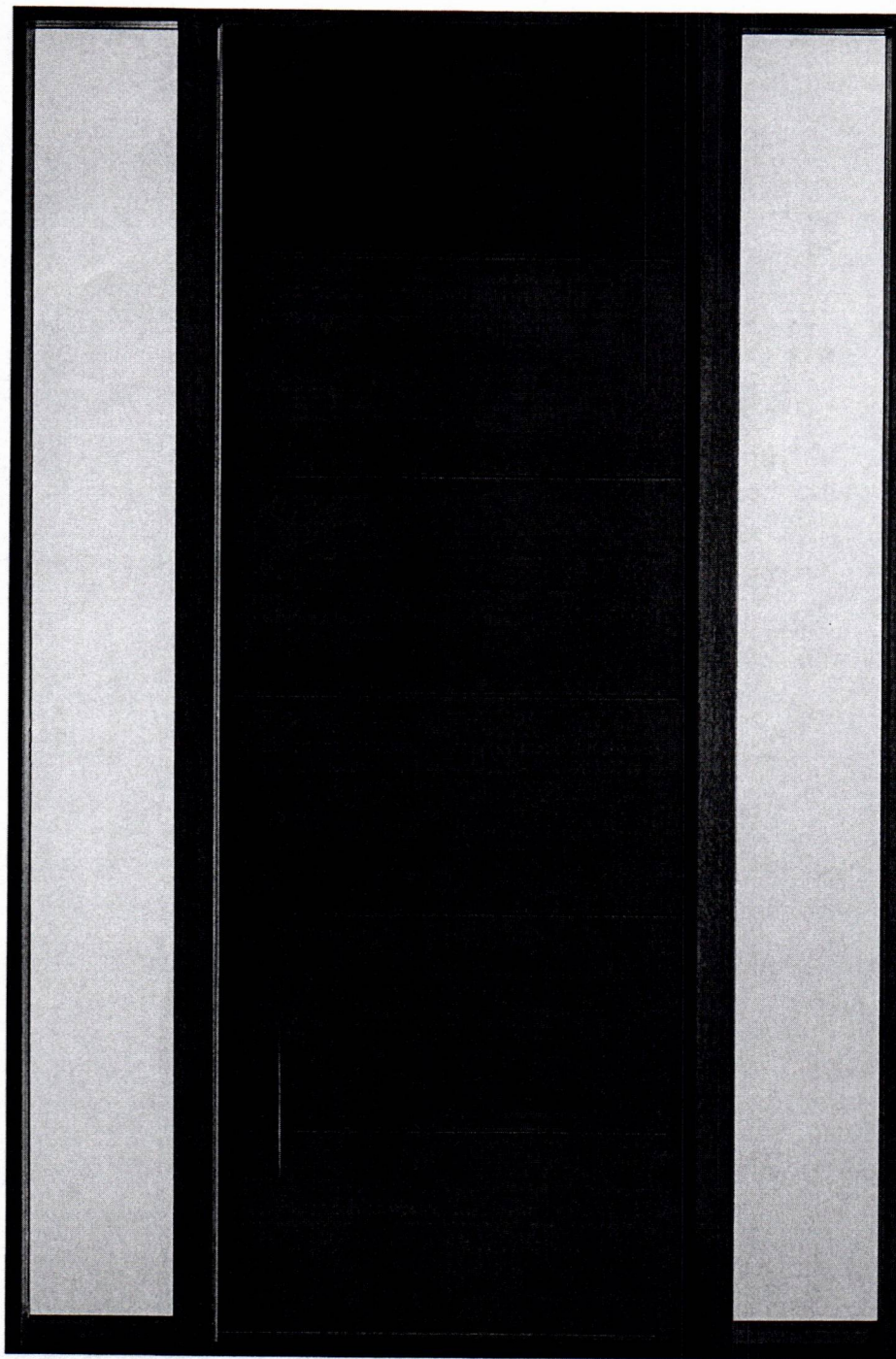
CHI Powder Coat: CHI Black

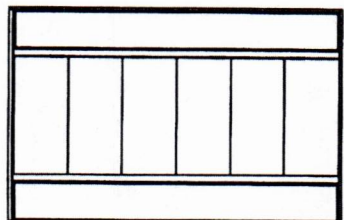
Windows

Position: FULL-VIEW

Glass: FULL-VIEW CLEAR

Please Note: These woodtones, colors, and door panels are to be used as an indication only. Some sizes not available in all models and configurations. Refer to your local C.H.I. Dealer for the exact look of your garage door and availability.





ORDER ZAMÓWIENIE GD23-POZ051

MODEL DB-EMD-A41-2SL-CST (RHS)
Konstrukcja: pływowa

GLASS SZYBA Satinno, no bevel
Satinno, bez fazy

VENER OKELENA SAPELI

QUANTITY ILOŚĆ 1

FINISH LEAF LAKER SKRZYDŁO EARTH (EH-01)

FINISH JAMB LAKER OŚCIEŃNICA EARTH (EH-01)

LOCK ZAMEK NO
ZAMEK NI

CARVED RZEZBIONE NO/NI

PREHUNG ZAWIESZONE YES/TAK

HINGERS ZAWIASY Ball bearing BLACK 4pcs

ALUMINIUM SHIELD OKŁADZINA ALU NO / Nie

SILL PRÓG Adjustable threshold BLACK / Próg regulowany CZARNY

DATE DATA 19.01.2024

REVISION REVIZJA -

DRAWING KRESZK DZ

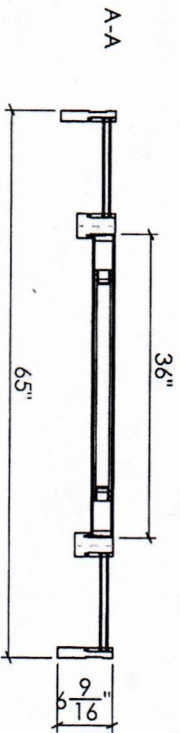
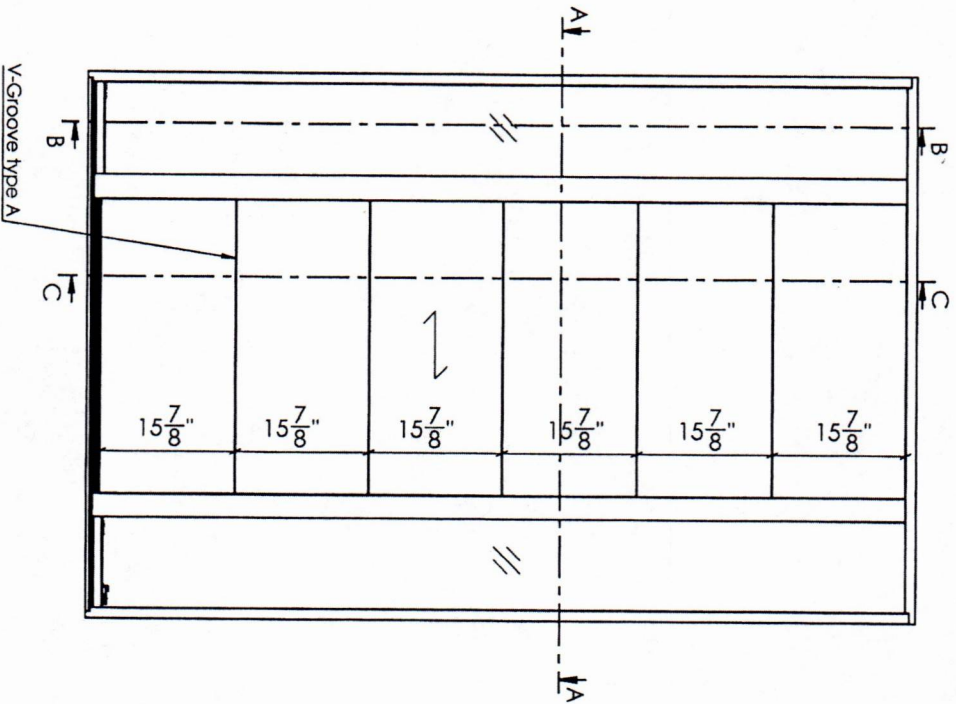
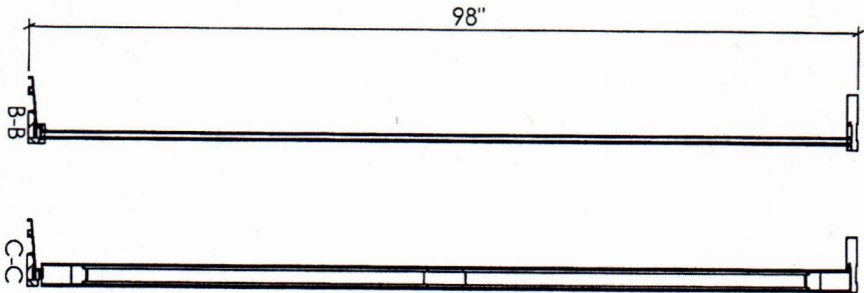
SHEET ARKUSZ 1/3

NO BORE BRAK WIERCEN
NO HANDLE BRAK KLAMKI

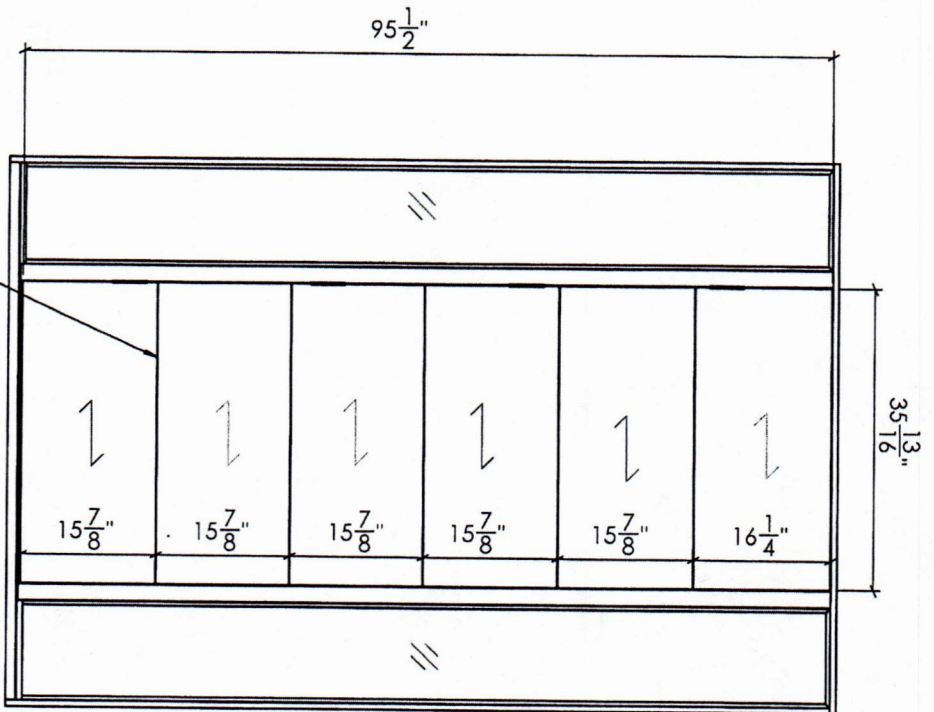
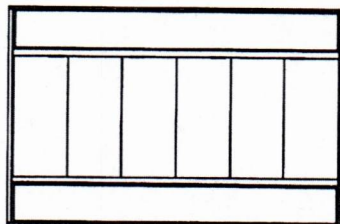
"V" GROOVE TYPE A
3/32"
3/64"



INTERIOR
EXTERIOR
RH INSWING ACTIVE
LEWE DO WENWATRZ



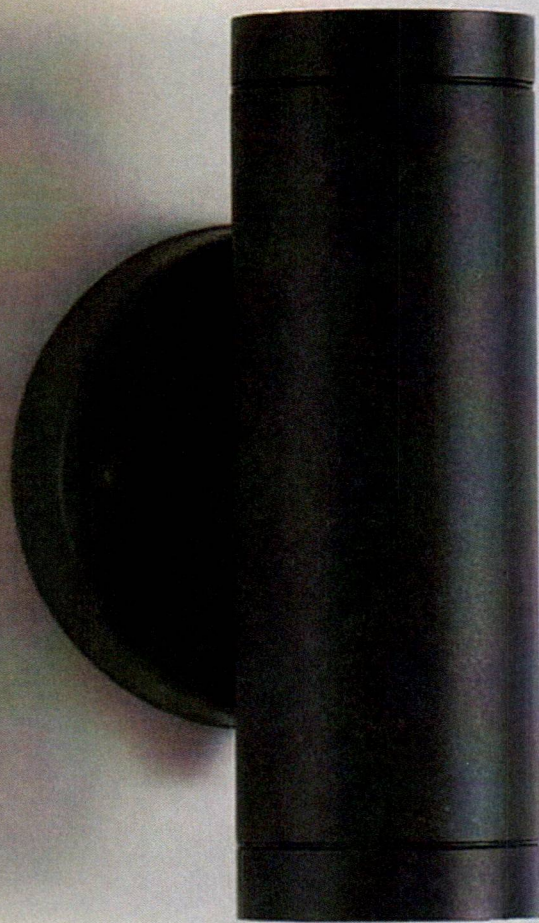
Glenniew
DOORS.



INTERIOR VIEW
Widok od wewnątrz



ORDER ZAMÓWIENIE	GD23-POZ051
MODEL	DB-EMD-A41-2SL-CST (RHS) Konstrukcja: płytowa
GLASS SZYBA	Satinato, no bevel Satinato, bez fazy
VENER OKLEINA	SAPÉLI
QUANTITY ILOŚĆ	1
FINISH LEAF LAKER SKRZYDŁO	EARTH (EH-01)
FINISH JAMB LAKER OŚCIEŻNICA	EARTH (EH-01)
LOCK ZAMEK	NO NE
CARVED RZEZBIONE	NO/NIE
PREHUNG ZAWIESZONE	YES/TAK
HINGES ZAWIASY	Ball bearing BLACK 4pcs
ALUMINIUM SHIELD OKRAJAZNA ALU	NO / Nie
SILL PROG	Adjustable threshold BLACK / Próg regulowany CZARNY
DATE DATA	19.01.2024
REVISION REWIZJA	-
DRAWING KRESLISZ	D2
SHEET ARKUSZ	2/3



YORKCARE Modern Outdoor Cylinder Up-Down Light

Product Specifications

Color: Black

Style Name: Modern

Light Fixture Form: Sconce

Material Type: Stainless Steel

Finish Types: Painted

Shade Material: Stainless Steel

Room Type: Garage, Bedroom

Specific Uses For Product: Garden, Home

Indoor/Outdoor Usage: Outdoor, Indoor

Dimensions (L x W x H): 4.29" x 4.29" x 7.29"

Number of Items: 1

Source: Amazon.com - Seller

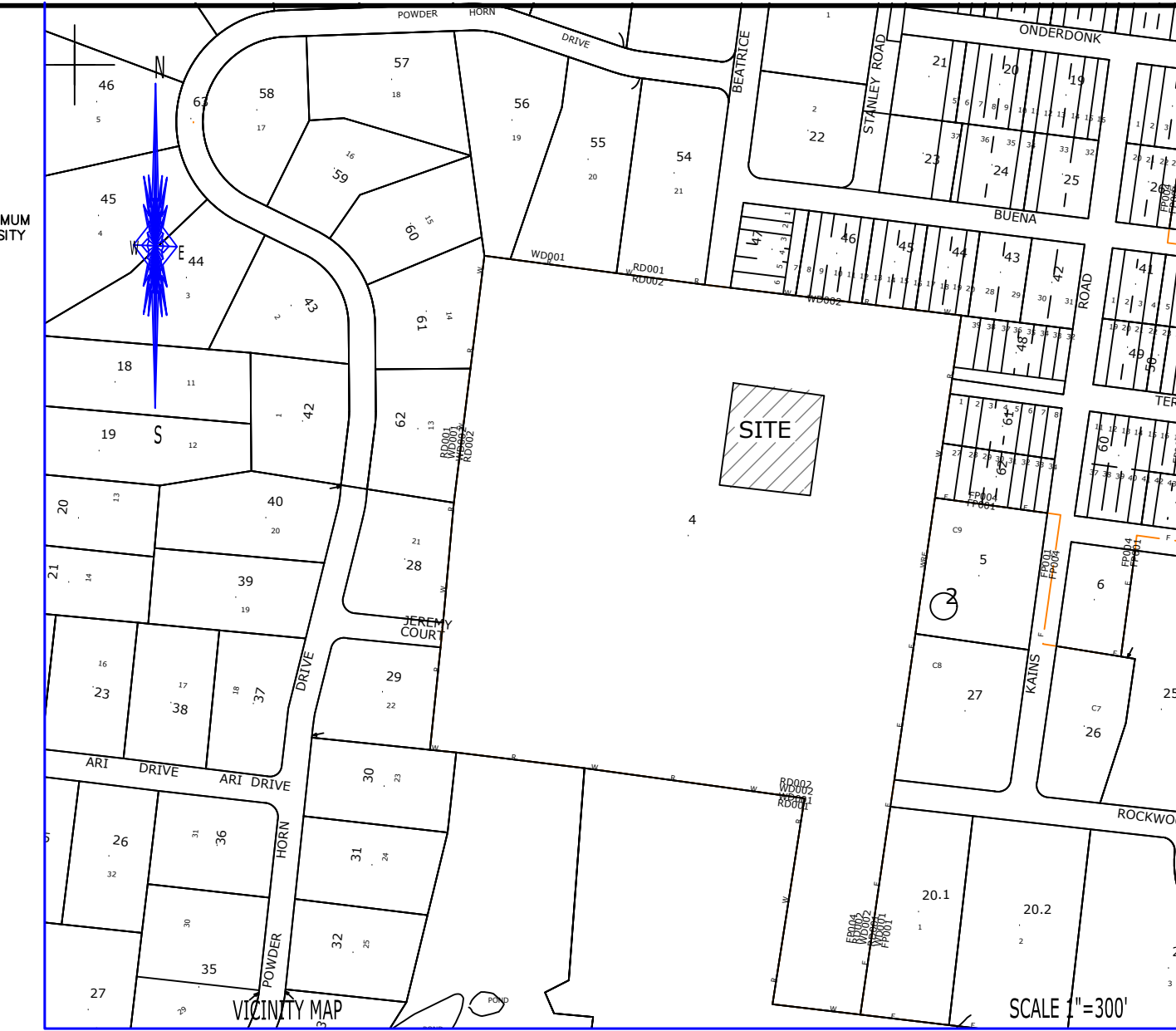
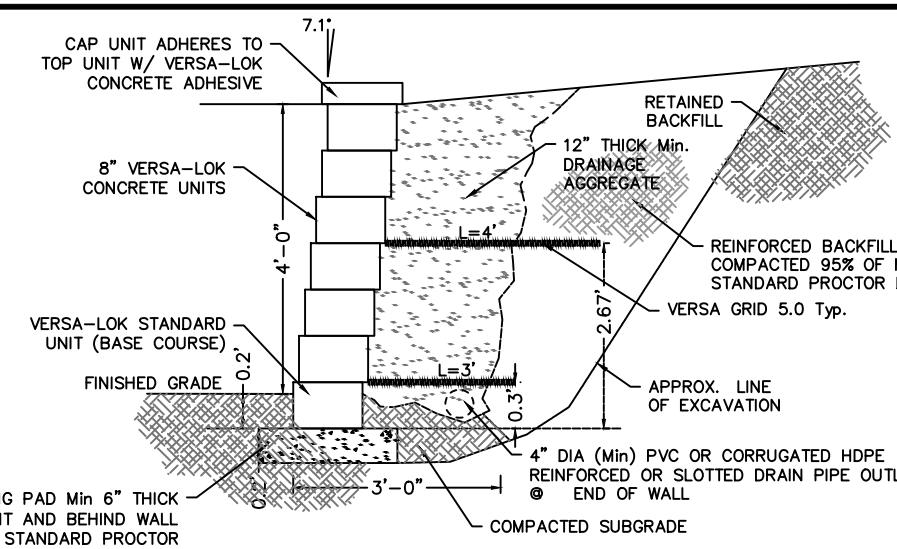
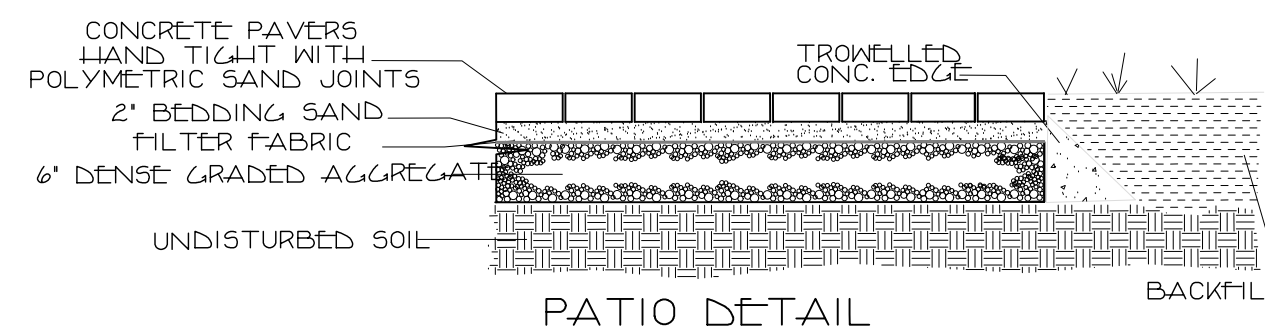
Product Description: Black Up and Down Lights Outdoor Cylinder Modern Outdoor Wall Lighting Stainless Steel Sconce Light Waterproof Exterior Light for Porch

TAX LOT: SECTION 32.19, BLOCK 2, LOT 4.10

REFERENCES:
 - ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN DATED AUGUST 6, 2024

- BEING KNOWN AS LOT 10 IN BLOCK 2 ON A CERTAIN MAP ENTITLED "FINAL PLAT SUBDIVISION FOR : 15 TERRACE ROAD, LLC, SECTION 32.19, BLOCK 2, LOT 4, 15 TERRACE ROAD, VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK" DATED 04/15/21, LAST REVISED 01/09/24 AS FM8646

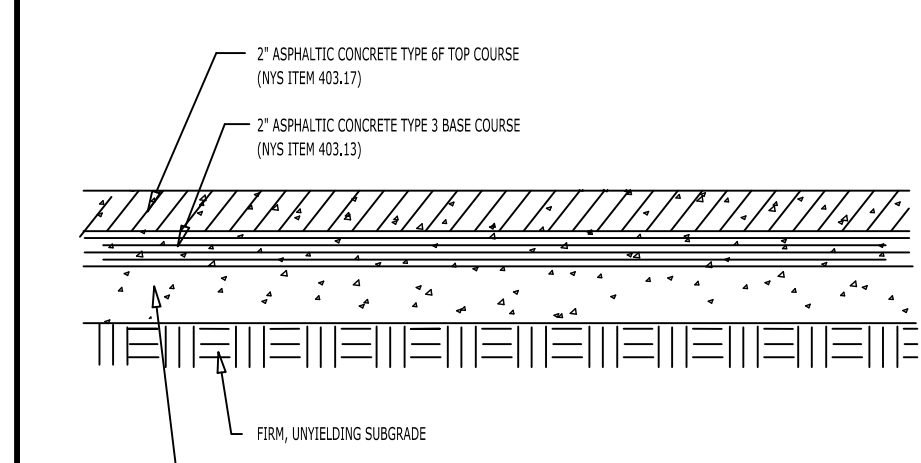
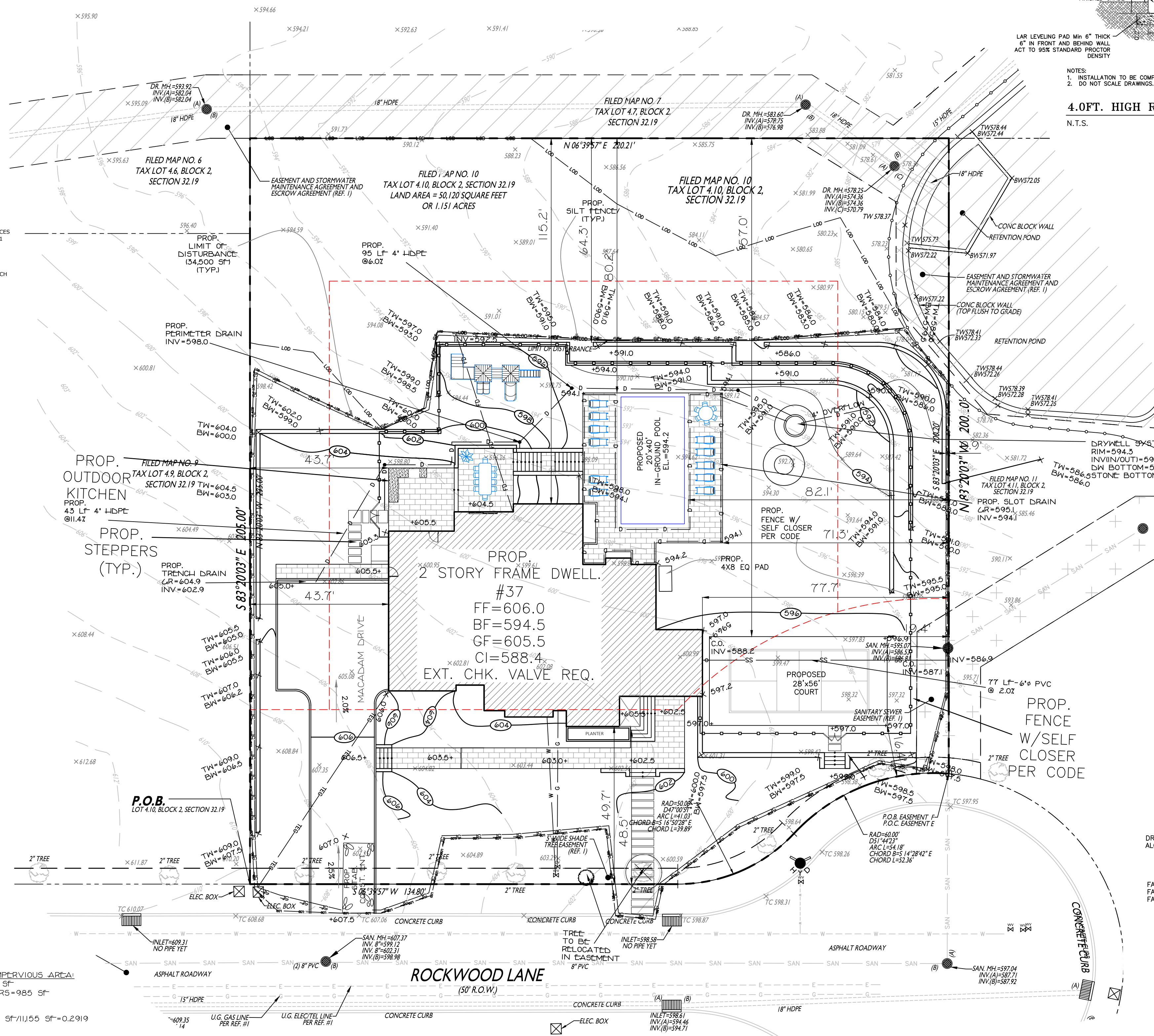
NOTES:
 1. IF LOWEST FLOOR TO BE SEWERED IS BELOW THE UPSTREAM RIM ELEVATION, AN EXTERIOR CHECK VALVE MUST BE INSTALLED.



STABILIZED CONSTRUCTION ENTRANCE
 N.T.S.

CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - 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 PROVIDED.
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, CLOGGED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



PROP. COVERAGES:
 DWELLING = 5007 SF
 COVERED ENTRANCE = 142 SF
 DRIVEWAY = 2,543 SF
 FRONT WALK = 821 SF
 FRONT STEPPERS = 167 SF
 SIDE ENTRANCE WALK = 187 SF
 SIDE STEPPERS = 168 SF
 REAR PATIO = 908 SF
 POOL = 1,198 SF
 POOL DECK = 32 SF
 FRONT STAIR/STEEPERS = 66 SF
 ACS = 36 SF
 COURT = 1,568 SF
 TOTAL IMPERVIOUS = 13,799 SF
 PRO. COV. = 13,799 SF / 50,120 SF = 0.2753

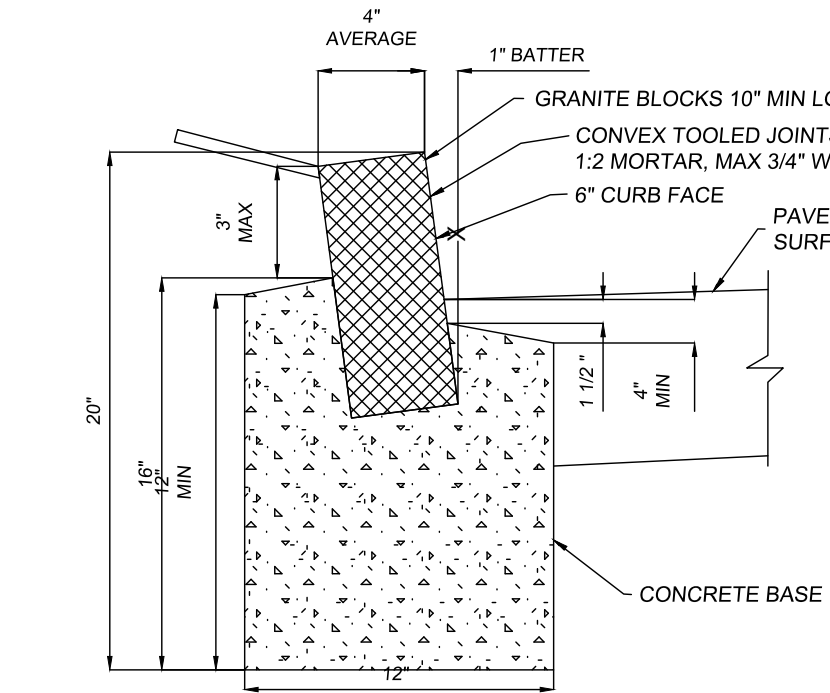
FRONT YARD IMPERVIOUS AREA:
 DRIVEWAY = 1,019 SF
 WALK & STEPPERS = 985 SF
 COURT = 1,292 SF
 AREA = 1,195 SF
 PROP. F.V.I. = 3,256 SF / 11,155 SF = 0.2919

MAXIMUM BUILDING COVERAGE CALCULATION PER ZONING LAW:
 SQUARE FOOTAGE OF BUILDINGS LESS THAN 15' HEIGHT OR 1-1/2 STORIES =
 TOTAL BUILDING AREA = 5,007 SF + 142 SF + 5,149 SF
 MAX ALLOWED = 142 SF / 5,149 SF * 0.05 + 0.10 = 0.101
 BLDG COVERAGE = 5,149 SF / 50,120 SF = 0.103

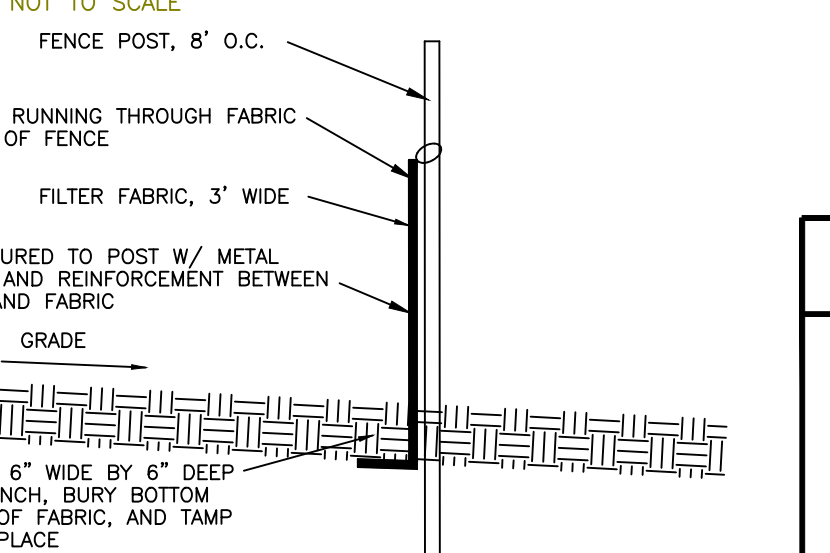
VILLAGE OF WESLEY HILLS BULK REQUIREMENTS
 ZONE R-50 (AVG DENSITY)
 SINGLE FAMILY DWELLING

	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM BUILDING HEIGHT (FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)	SIDE YARD (FT) POOL/PATIO	REAR YARD (FT) POOL/PATIO	SIDE YARD (FT) COURT	REAR YARD (FT) COURT	FRONT YARD (FT) COURT
REQD	40,000	90	125	125	50	25	60	50	0.25	0.20	0.10	2.5 / 25	40	15	15	15	15	15	50
EXIST.	50,120	238.1	238.0	200.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PROJ.	50,120	238.1	238.0	200.0	48.5*	43.7	121.4	115.2	0.28*	0.29*	0.103*	2.5/24.7'	34.9	82.1/71.3	80.2/80.2	19.4	157.0	16.4*	

* VARIANCE REQUIRED



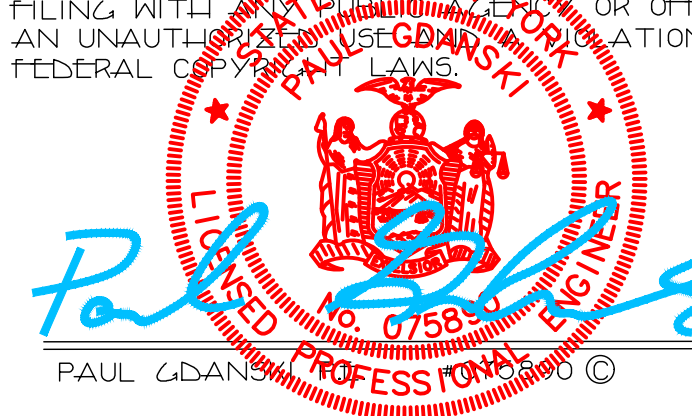
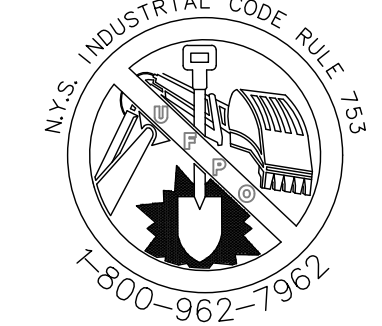
GRANITE BELGIAN BLOCK CURB
 NOT TO SCALE



SILT FENCE
 N.T.S.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(12) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT LEAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY AGENCY OR OFFICE IS AN UNAUTHORIZED ALTERATION OF THIS DOCUMENT.

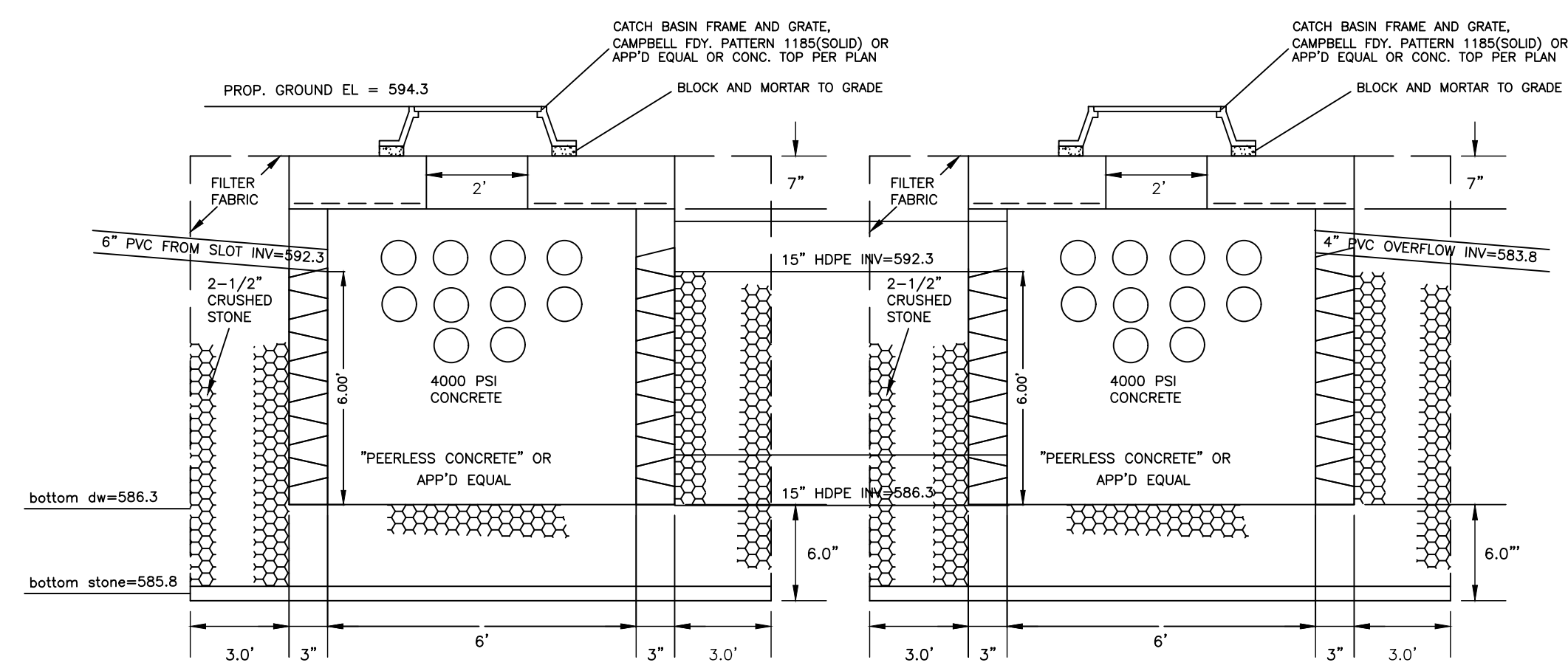


REVISIONS	

PLOT PLAN FOR ARM 37 ROCKWOOD LANE
 TAX LOT 32.19-2-4.10
 LOCATED IN THE VILLAGE OF WESLEY HILLS
 ROCKLAND COUNTY, NEW YORK
 GRAPHIC SCALE

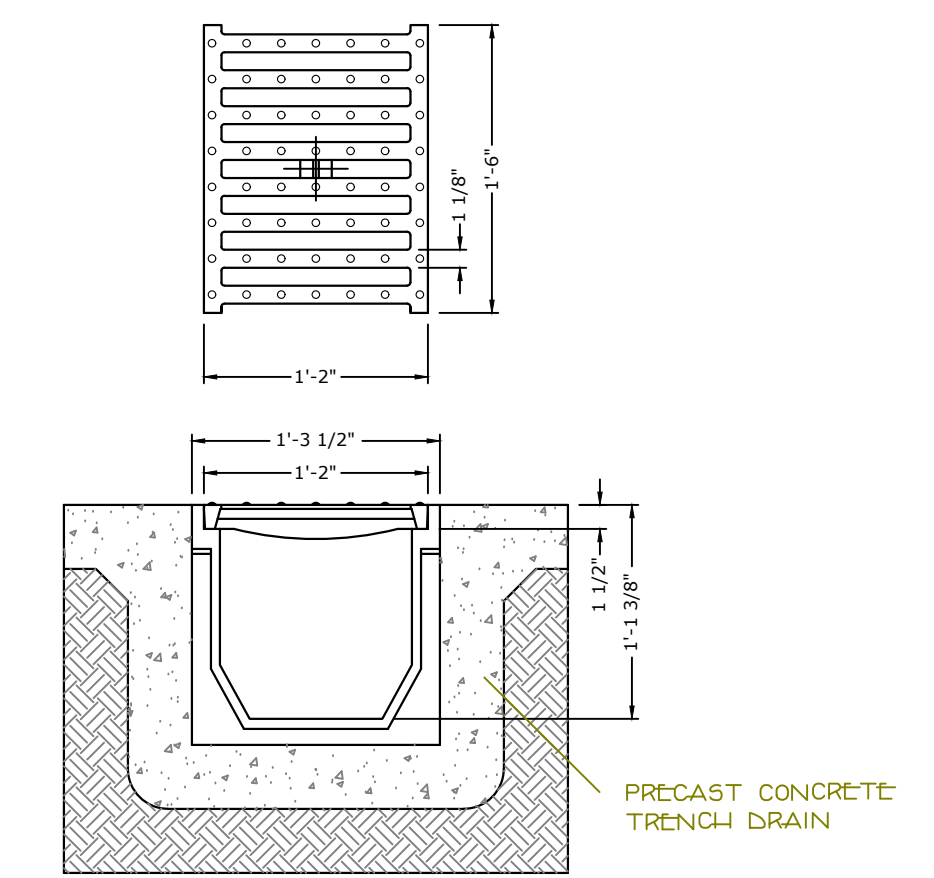
PAUL GDANSKI, PE, PLLC
 3512 WHITTIER COURT
 MAHAWAK, N.J. 07430
 TEL: (917) 418-0999

Drywell Design:	
Wetherfield "C"	
Development size =	0.0774 Acre
Undeveloped SCS Curve No. =	74.0000
Developed SCS Curve No. =	98.0000
1. Select Design Storm	
100 year, 24-hour	9.3000
2. Type of subsurface disposal system:	
Precast drywell with 3'-3/4" crushed stone	
3. Determine Percolation Rate:	
Percolation Rate:	
Drop	1.0000 inches
Time	30.0000 minutes
a. Area of Percolation (Ap):	
Surface area of Cylinder	
$Ac = \pi \cdot D \cdot h$	
D =	1.0000 foot
h =	8.5000 inches
Ac =	2.2253 Ft ²
Bottom Area	
$Ab = \pi \cdot r^2$	
Ab =	0.7854 Ft ²
Volume of Percolation:	
$Ap = Ac + Ab$	3.0107 Ft ²
$Vp = Ab \cdot h$	0.0654 Ft ³
Soil Percolation Rate	
$Sr = \text{volume}/\text{area}/\text{time}$	0.0007 Ft ³ /Ft ² /Min.
$Sr =$	1.0435 Ft ³ /Ft ² /day
$Sr =$ (minus clogging factor of 25%)	0.7826 Ft ³ /Ft ² /day
4. Calculate Required Storage Volume:	
100yr, 24 hour rainfall =	9.3000 inches
From Table 2-1 of TR-55	
Existing CN =	74.0000 therefore depth Vr = 6.11 Inches
Proposed CN =	98.0000 therefore depth Vr = 9.10 Inches
Delta Vr =	2.9900 Inches
$Vs = \text{delta Vr} \cdot \text{Area}$	
Vs =	839.9408 Ft ³
5. Calculate Volume per Drywell:	
$Vw = \pi \cdot r^2 \cdot \text{height}$	
Thickness of Stone =	3.0000 feet
Thickness of drywell wall =	0.3330 foot
Diameter of drywell =	6.0000 feet
Height of drywell =	6.0000 feet
Vw =	337.6500 Ft ³
6. Calculate 24-hour percolation volume per drywell (Vp):	
$Vp = \text{side surface area of drywell} \cdot \text{soil percolation rate} (Sr)$	
$Vp = \pi \cdot D \cdot h \cdot Sr$	
Vp =	98.6083 Ft ³ /day/drywell
*Note: Bottom of drywell not included	
7. Calculate the total 24-hour Volume per drywell (Vt):	
$Vt = \text{Volume of drywell} (Vw) / \text{percolation volume} (Vp)$	
Vt =	436.2583 Ft ³
8. Determine number of drywells required (DWR):	
$DWR = \text{Req. Volume of Storage} (Vs) / \text{Total Vol. per Drywell} (Vt)$	1.9
DWR =	USE 2

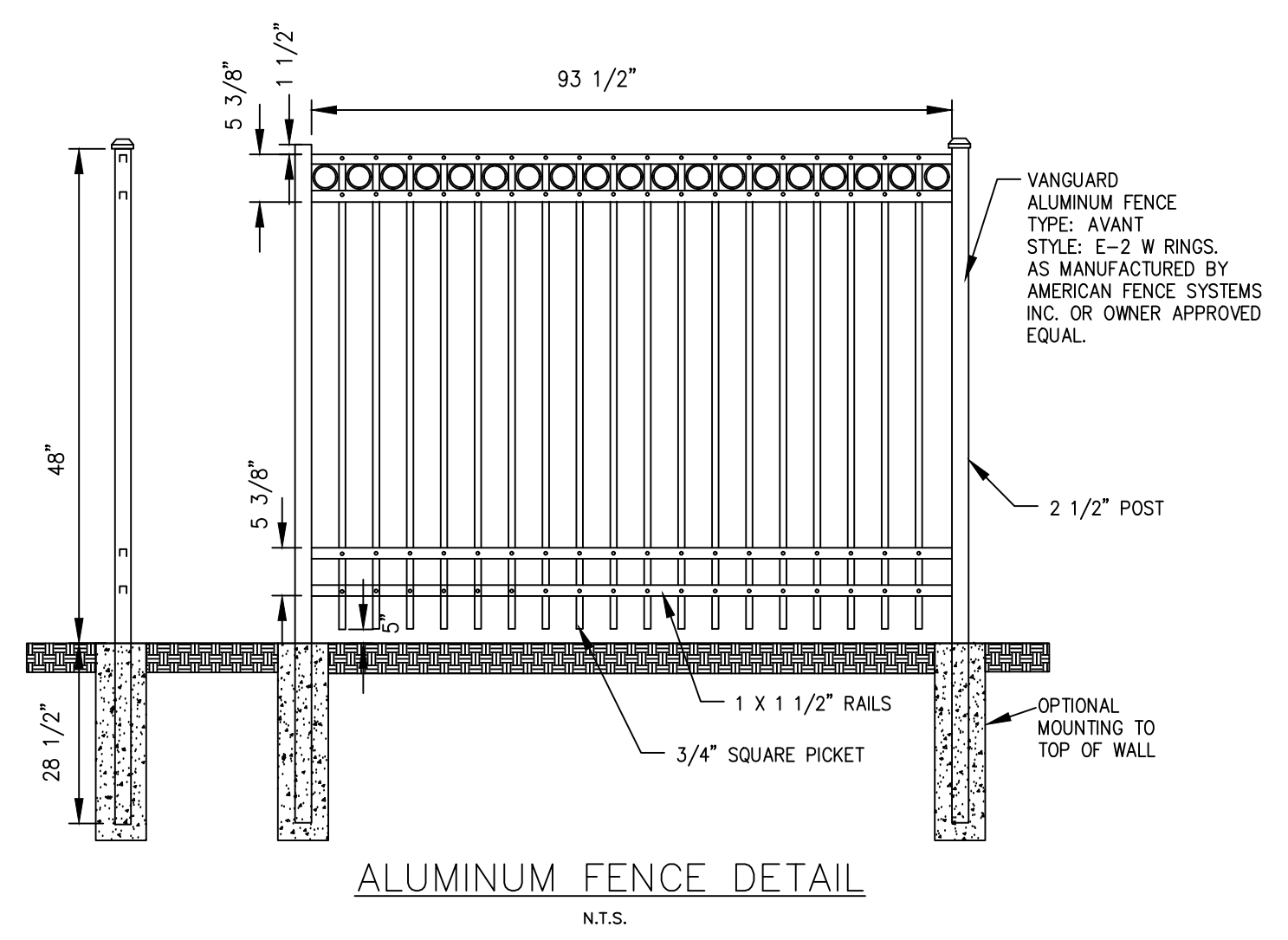


2 SEEPAGE PIT SYSTEM: 25' X 25.0'
N.T.S.

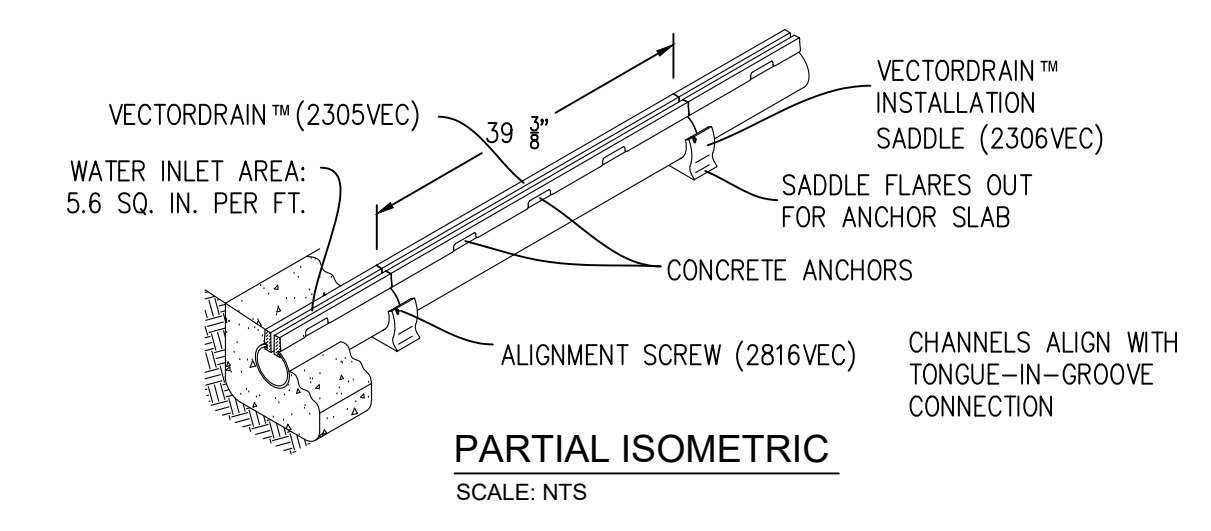
- NOTES:
- SET PIT IN 25'X25' OVERALL EXCAVATION. BACKFILL WITH ALL CLEAN STONE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER. AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.
- SEEPAGE PIT MAINTENANCE NOTES
- SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
 - SAD OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
 - IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.



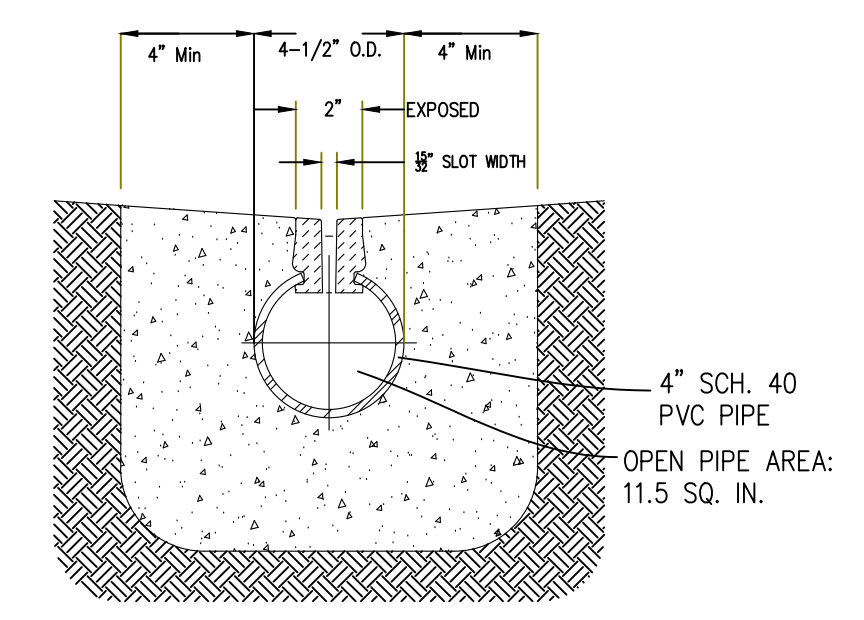
TRENCH DRAIN DETAIL
N.T.S.



ALUMINUM FENCE DETAIL
N.T.S.



PARTIAL ISOMETRIC
SCALE: NTS



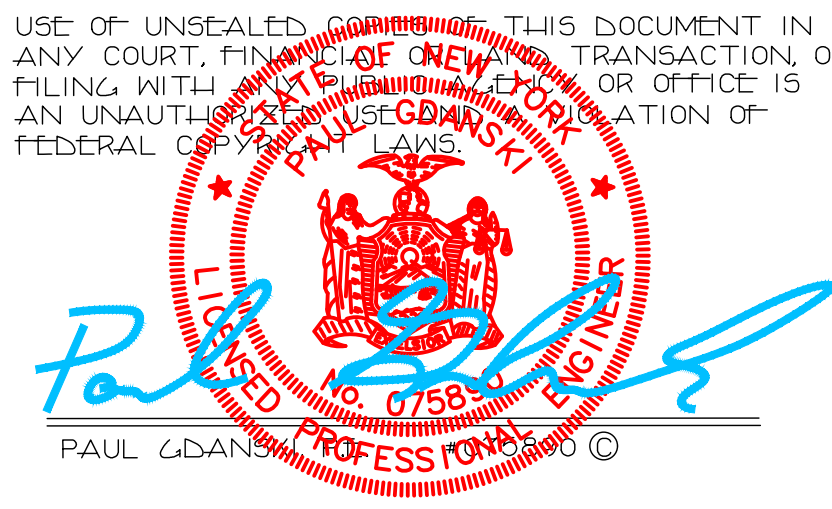
CROSS SECTIONAL VIEW
SCALE: NTS

SLOT DRAIN DETAIL
SCALE: NTS

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

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY FEDERAL, STATE, OR OFFICE IS AN UNAUTHORIZED VIOLATION OF FEDERAL COPYRIGHT LAWS.



REVISIONS	

DETAIL SHEET FOR
ARM
37 ROCKWOOD LANE
TAX LOT 32,19-2-4.10
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE

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

FILE # 37ROCK
DATE AUG. 1, 2025
SCALE 1" = 20'
DWS 2 OF 2

Village of Wesley Hills
Public Hearing Notice

PLEASE TAKE NOTICE that a Public Hearing will be continued before the Planning Board of the Village of Wesley Hills on the 25th of September 2025 at 7:30 PM at the Village Hall, 432 Route 306, Wesley Hills, New York 10952, to consider the application submitted by Moshe Teigman for architectural plan review for a new single-family home.

The subject premises are situated on the westerly side of Rockwood Lane, known as 37 Rockwood Lane, designated on the Town of Ramapo Tax Maps as Section 32.19, Block 2, Lot 4.10, in an R-50 Zoning District.

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

Date: Wesley Hills, New York
September 8, 2025

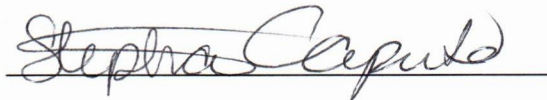
Alicia Schultz
Deputy Village Clerk

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

Applicant Name: 37 Rockwood Lane

CERTIFICATION OF MAILING

I, Stephanie Caputo, Planning & Zoning Clerk of the Village of Wesley Hills, hereby certify that on the 11th day of September 2025, I mailed the attached notice by regular first class mail in all envelopes submitted to me by the Applicant addressed to all those names appearing on the affidavit of Property Owners by depositing same in an official depository under exclusion care and custody of the United States Postal Office within the State of New York.



Stephanie Caputo

Planning & Zoning Clerk

ACTUAL SIZE

Public Hearing Notice

PLEASE TAKE NOTICE that a Public Hearing will be continued before the Planning Board of the Village of Wesley Hills on the 25th of September 2025 at 7:30 PM at the Village Hall, 432 Route 306, Wesley Hills, New York 10952, to consider the application submitted by Moshe Teigman for architectural plan review for a new single-family home.

The subject premises are situated on the westerly side of Rockwood Lane, known as 37 Rockwood Lane, designated on the Town of Ramapo Tax Maps as Section 32.19, Block 2, Lot 4.10, in an R-50 Zoning District.

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

Date: Wesley Hills, New York
September 8, 2025

Alicia Schultz
Deputy Village Clerk

1x9-11/28184

VILLAGE OF WESLEY HILLS

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

RECEIVED
VILLAGE OF WESLEY HILLS
SEP 11 2025
BUILDING,
PLANNING & ZONING

AFFIDAVIT OF POSTING

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

Mark Terzeman 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
37 Rockwood Ln, Wesley Hills, Town of Ramapo,
Rockland County, New York.

That on the 11 day of September 2025, he/she posted the
posters provided by the Planning Board of the Village of Wesley Hills
giving notice of the hearing on this application in a conspicuous place
visible from every street along the frontage of the plot affected by this
application.

M Terzeman

Sworn to before me this
11th day of Sept 2025
[Signature]
Notary Public

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

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

APPLICATION FOR WETLANDS PERMIT

NAME OF APPLICANT HENRY GONZALEZ FOR COOL POOL **PHONE** (845) 352-0110 EXT. 114

ADDRESS 85 SOUTH PASCACK ROAD NANUET NY 10954

PROJECT NAME DIWAN - 26 SPOOK ROCK ROAD WESLEY HILLS **TAX LOT #** SECTION 41.05 BLOCK 1 LOT 19

LOCATION 26 SPOOK ROCK ROAD WESLEY HILLS

DESCRIBE THE SPECIFIC PURPOSE, NATURE AND SCOPE OF THE ACTIVITY PROPOSED.

PROPOSED 14' X 34' INGROUND POOL WITH POOL COPING, 4'X'8' EQUIPMENT PAD, LED POOL LIGHTS,

PENTAIR INTELLICENTER WITH SALT GENERATOR, STA-RITE MAX-E THERM HEATER 333K BTU,

POLARIS POOL CLEANER, PENTAIR VARIABLE SPEED PUMP, STA-RITE MODULAR MEDIA FILTER SYSTEM,

EXISTING PAVERS TO REMAIN/ BE PERVIOUS. PROPOSED FUTURE ADDITION.

(Attach a separate piece of paper if necessary)

“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.”

SUBMIT THE FOLLOWING:

- 1) **A MAP SHOWING THE AREA OF WETLAND, WATER BODY OR WATERCOURSE DIRECTLY AFFECTED.**
- 2) **A TOPOGRAPHICAL AND PERIMETER SURVEY, HYDROLOGICAL COMPUTATION, ENGINEERING STUDIES AND OTHER FACTUAL OR SCIENTIFIC DATA AND REPORTS AS DEEMED NECESSARY BY THE PLANNING BOARD TO PERMIT IT TO ARRIVE AT A PROPER DETERMINATION.**
- 3) **FEE(S): \$100 for first 1,000 square feet of affected area, plus \$50 for each additional 1,000 square feet of affected area (as determined by Village Engineer), plus actual publication cost.**


HENRY GONZALEZ FOR COOL POOL
SIGNATURE (APPLICANT OR AGENT)

JULY 17, 2025
DATE

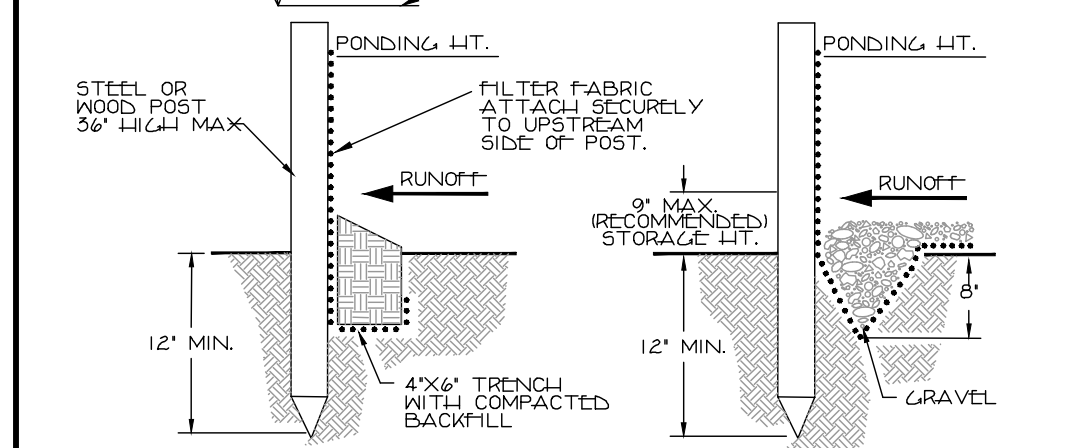
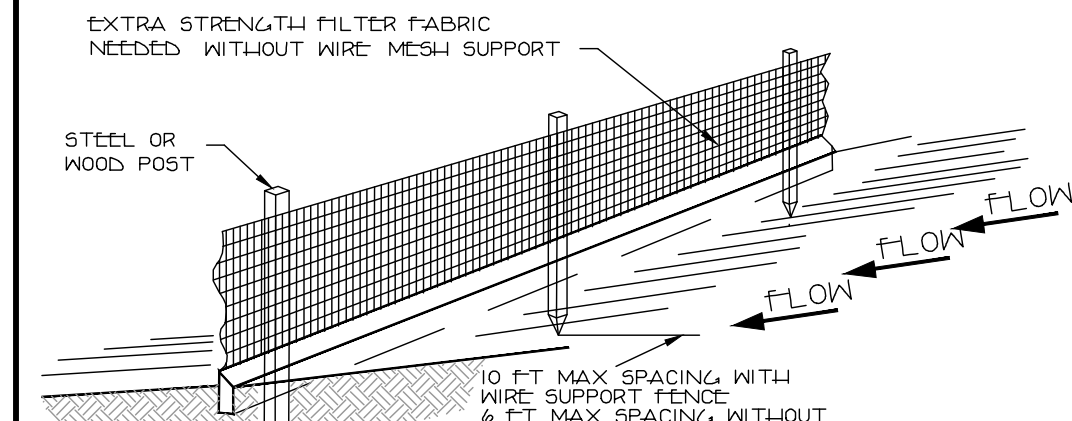
TAX LOT: SECTION 41.05, BLOCK 1, LOT 19
REFERENCES:

- ALL BOUNDARY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS DATED OCTOBER 27, 2024.

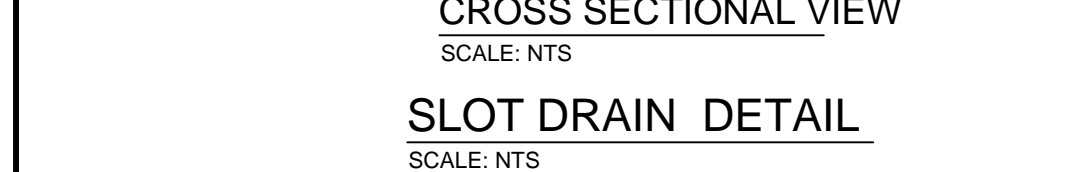
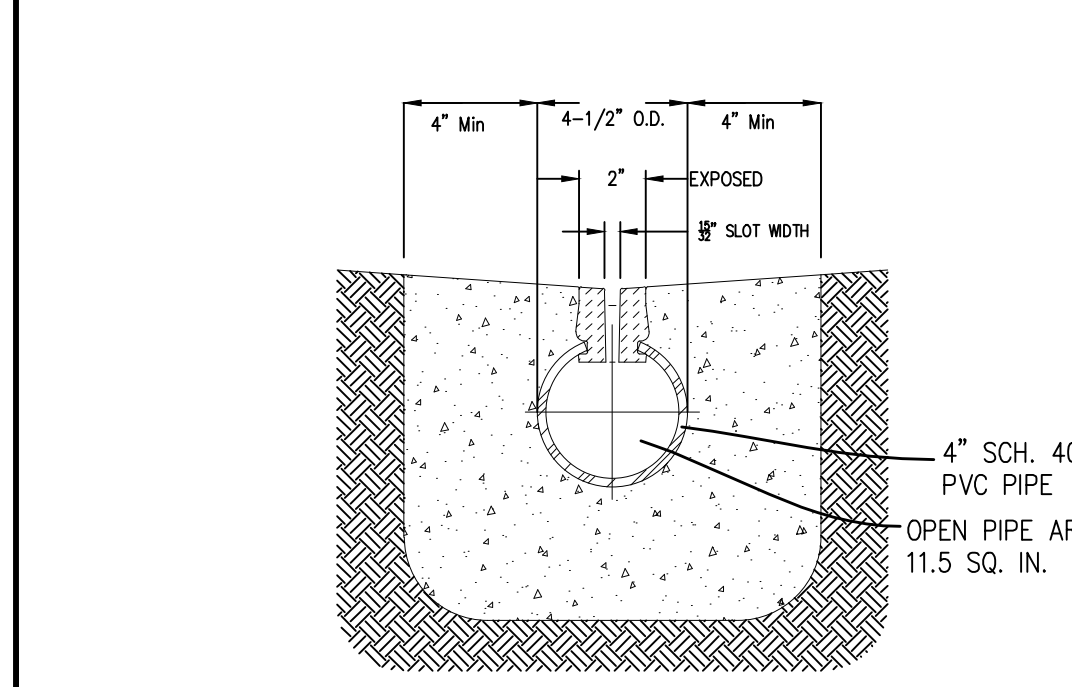
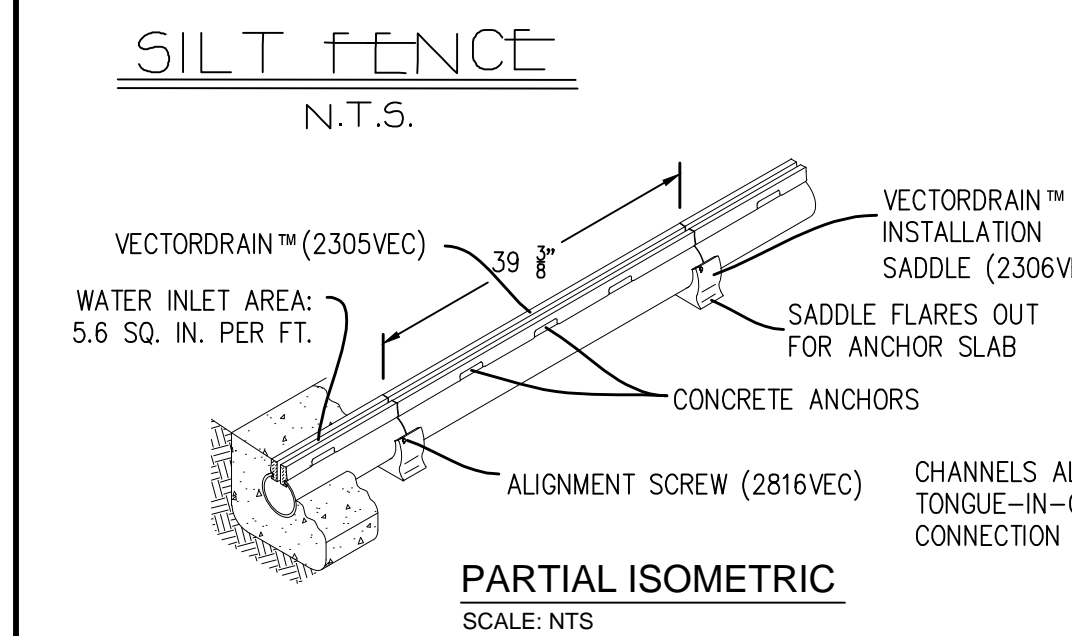
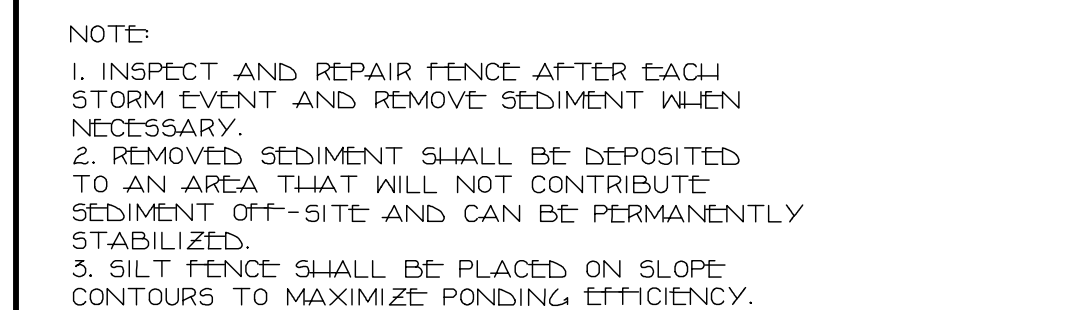
- BEING LOT 1 IN BLOCK A ON A CERTAIN MAP ENTITLED "SUBDIVISION OF VISTA CELESTE" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #3308 BOOK #69 PAGE #23 ON 02/11/1965.

NOTES:

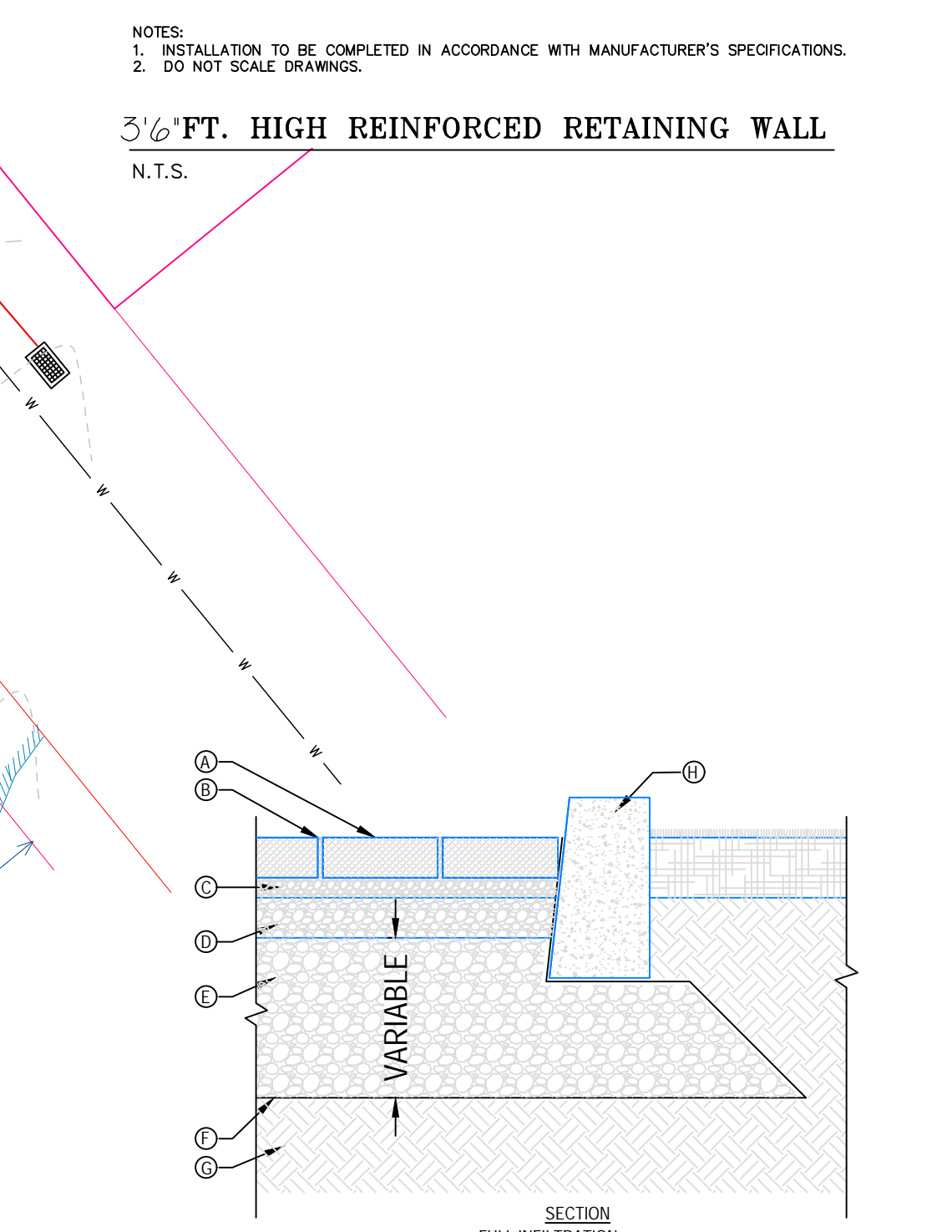
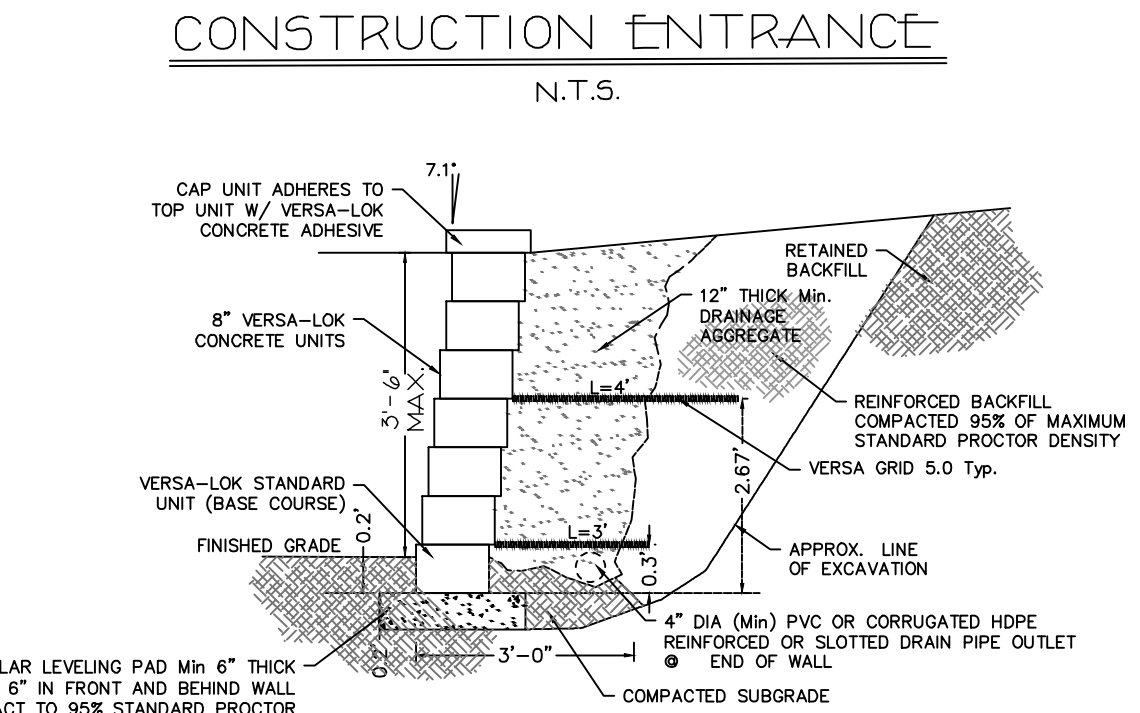
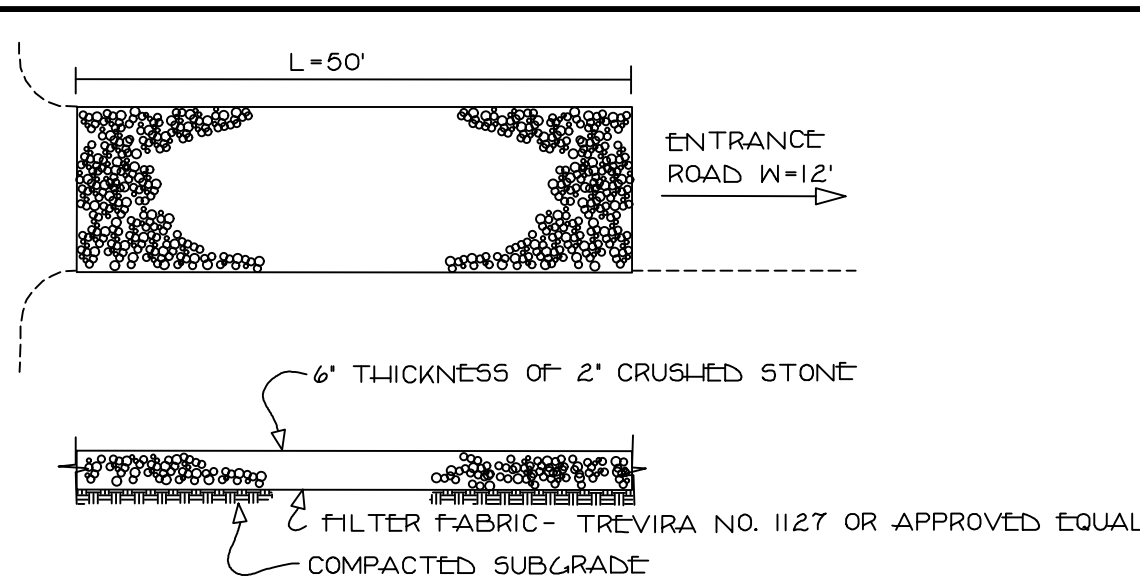
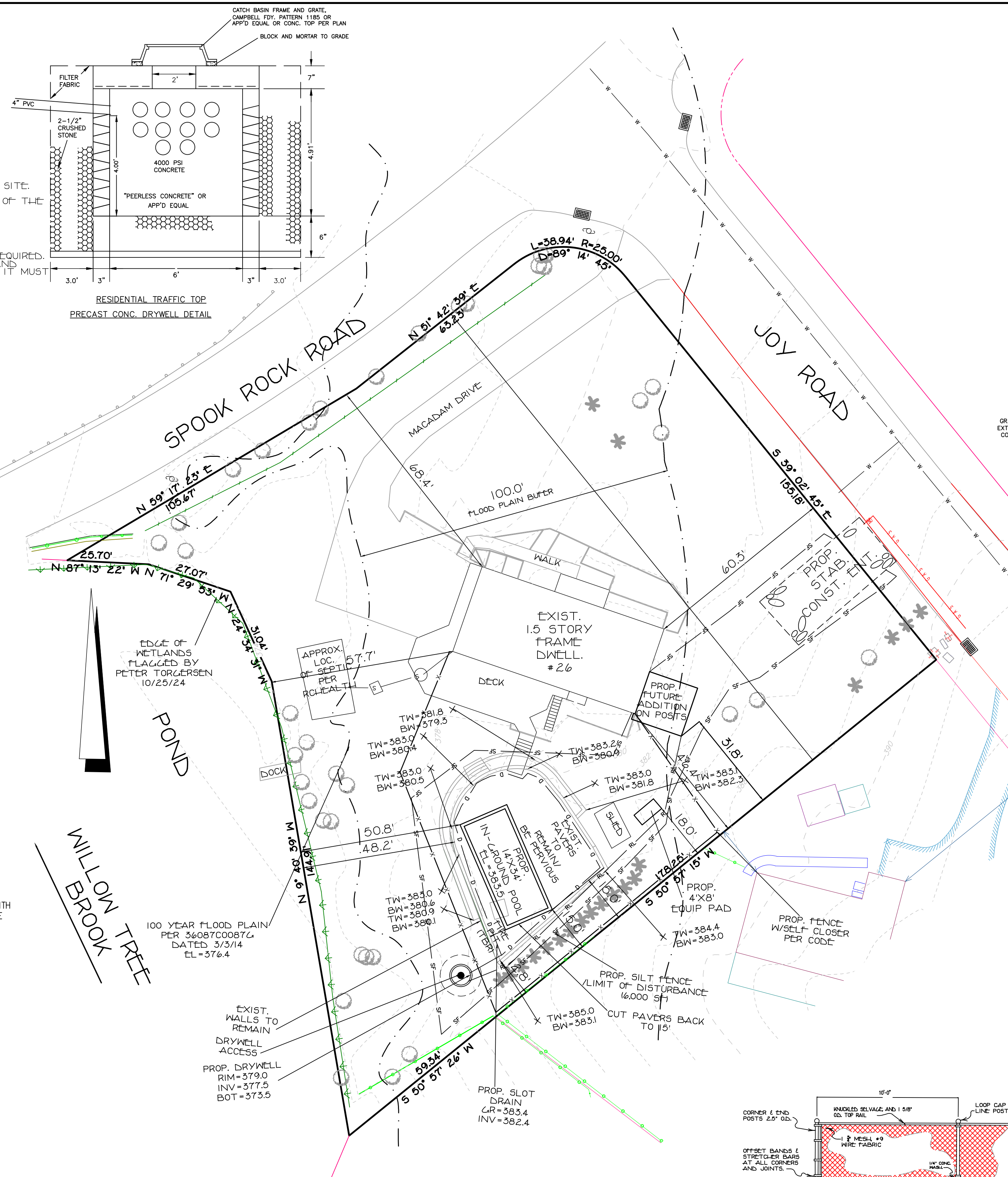
- ALL DISTURBED AREAS TO BE TOPSOILED AND SEEDED.
- ALL DIRT FROM THE EXCAVATION IS TO BE REMOVED FROM THE SITE.
- DATUM = NAVD 83
- THERE SHALL BE NO DIRECT DISCHARGE TO THE TRIBUTARY OF THE MAHAWA RIVER.
- OWNER: RAJIV & SHAILAR DIWAN 26 SPOOK ROCK ROAD SUFFERLY, NY 10991
- FLOOD PLAIN ELEVATION = 376.4 FEET (MOST UP TO DATE)
- CATCH BASIN FILTERS WILL BE UTILIZED SO NO BACKWASH IS REQUIRED.
- SOIL TESTING MUST BE DONE FOR THE PERMEABLE PAVERS AND DRYWELL TO CONFIRM RATES AND DEPTH TO GROUNDWATER. IT MUST BE WITNESSED BY THE VILLAGE ENGINEER.



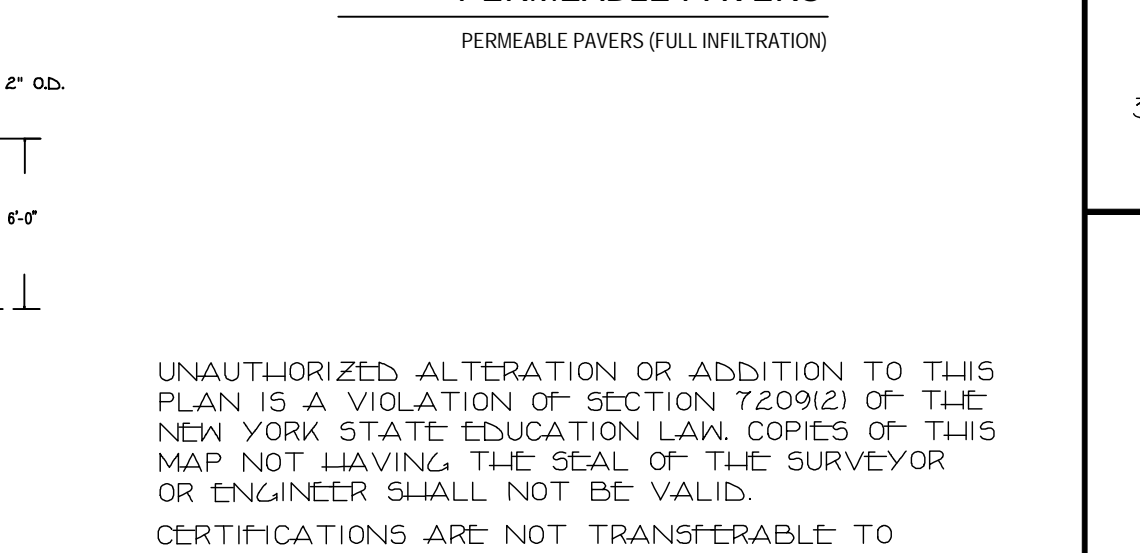
NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



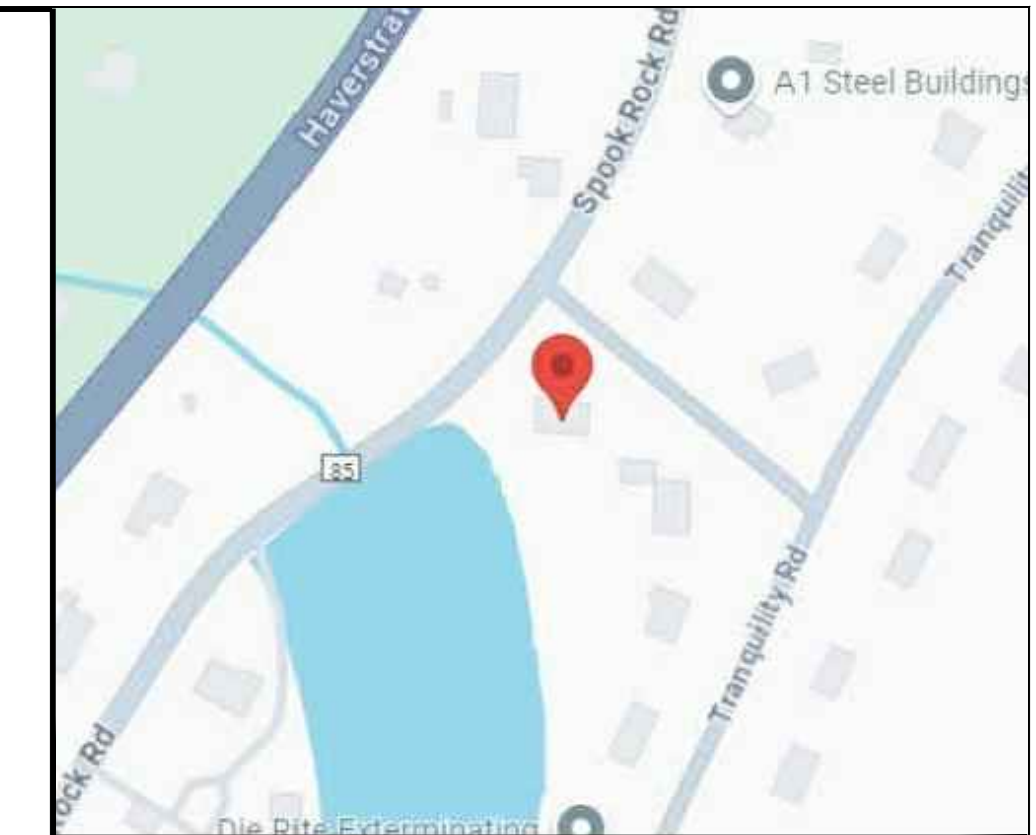
EXISTING IMPERVIOUS SURFACES:
DWELLING = 1,819 SF
DECK = 914 SF
DRIVEWAY & WALK = 2,713 SF
SLID = 85 SF
PAVERS = 1,745 SF
TOTAL = 7,276 SF
EX. COV. = 7,276 SF / 35,006 SF = 0.208
PROP. COVERAGE:
DWELLING = 1,819 SF
DECK = 914 SF
DRIVEWAY & WALK = 2,713 SF
SLID = 85 SF
PAVERS = 1,169 SF TO REMAIN & BE PERVIOUS
PROP. POOL = 976 SF
PROP. EQ. PAD = 32 SF
PROP. ADD = 257 SF
TOTAL IMPERVIOUS = 6,396 SF
PRO. COV. = 6,396 SF / 35,006 SF = 0.183



LEGEND:
① PERMEABLE PAVES FROM TECO-BLOC, 2 3/8" TO 3 1/4" (60 TO 100 MM) THICK INFLO, BUI 40, MISTA RANDOM, PURE, VICTORIAN PERMEABLE, VILLAGIO OR VILLAGIO GRANDE CONFORMING TO ASTM C 936
② JOINT FILLING MATERIAL NO. 8 FOR INFLO, PURE AND VILLAGIO) OR NO. 9 STONE (FOR MISTA RANDOM, VICTORIAN PERMEABLE AND VILLAGIO GRANDE) CONFORMING TO ASTM D 448
③ BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
④ BASE COURSE, 12" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
⑤ SUBGRADE, 8" THICK NO. 2 STONE CONFORMING TO ASTM D 448 (DEPENDING ON SOIL CONDITIONS)
⑥ TEXTILE FILTER FABRIC MIRA111P370
⑦ SUBGRADE
⑧ EDGE RESTRAINT
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. SOILS: WETHERFIELD 'C'



UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION OR FILING WITH ANY STATE, COUNTY OR OFFICE IS AN UNLAWFUL VIOLATION OF FEDERAL COPYRIGHT LAWS.



Drywell Design:

Watershed 'C'	
Development size =	0.0189 acre (Addition, pool(s) pad)
Undeveloped SCS Curve No. =	74.0000
Developed SCS Curve No. =	98.0000
1. Sited Design Storm	
100 year, 24-hour	9.3000
2. Type of subsurface disposal system:	
Precast drywell with 3-3/4" square stone	
3. Determine Percolation Rate:	
Percolation Rate:	1.0000 inches
Drop Time:	30.0000 minutes
4. Area of Percolation (A _p):	
Surface area of Cylinder	
A _p = πFD _{avg}	1.0000 sq ft
D =	9.0000 inches
A _p =	2.2503 Ft ²
Bottom Area	
A _b = πr ²	0.7854 Ft ²
Volume of Percolation	
A _p × A _b	3.0107 Ft ³
V _p = A _p × h	0.0654 Ft ³
Soil Percolation Rate	0.0007 Ft ³ /Ft ² /min
S _w = volume/area/time	1.0000 Ft ³ /Ft ² /day
S _w (minus digging factor of 25%)	0.7500 Ft ³ /Ft ² /day
5. Calculate Required Storage Volume:	
100yr, 24 hour rainfall	9.3000 inches
From Table 2-1 of TR-55	
Existing C _o =	74.0000 therefore depth V _{in} = 6.11 inches
Proposed C _o =	98.0000 therefore depth V _{in} = 9.10 inches
Delta V _{in}	2.9900 inches
V _s = delta V _{in} × Area	215.6282 Ft ³
6. Calculate Volume per Drywell:	
V _w = V _s / height	3.0000 feet
Thickness of Stone =	0.3330 feet
Thickness of drywell wall =	0.0000 feet
Diameter of drywell =	4.0000 feet
Height of drywell =	225.1000 Ft ³
7. Calculate 24-hour percolation volume per drywell (V _p):	
V _p = S _w × surface area of drywell × soil percolation rate (S _w)	
V _p = PD × S _w	98.0083 Ft ³ /day/drywell
Note: Bottom of drywell not included	
8. Calculate the total 24-hour volume per drywell (V _w):	
V _w = Volume of drywell (V _w) + percolation volume (V _p)	323.7083 Ft ³
9. Determine number of drywells required (D _w):	
D _w = Req. Volume of Storage (V _s) / Total Vol. per Drywell (V _w)	0.7
D _w =	USE 1

REVISIONS

8/30/25	REVISE
7/17/25	ADD FUTURE ADD.
6/5/25	REVISE
5/28/25	REVISE
3/18/25	ADD SEPTIC
3/8/25	REVISE
1/11/25	REVISE

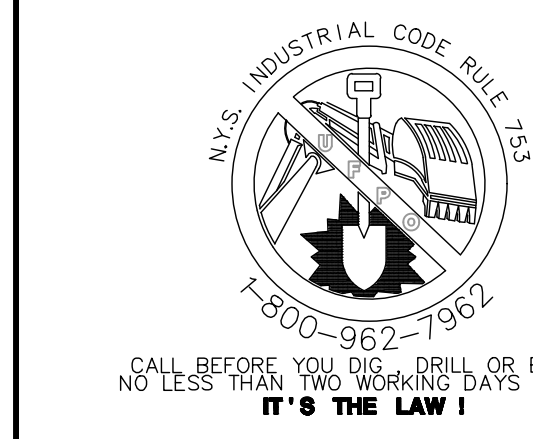
PLOT PLAN FOR DIWAN
26 SPOOK ROCK RD.
LOCATED IN THE VILLAGE OF WESLEY HILLS ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE: 1" = 20'

PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MALDEN, N.J. 07430
TEL: (917) 418-0999
DATE: NOV. 6, 2024
SCALE: 1" = 20'
SHEET: 1 OF 1

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

	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)	SIDE YARD POOL/PATIO (FT)	REAR YARD POOL/PATIO (FT)
REQD.	50,000	100	150	150	50	30	75	50	0.20	0.15	0.10	2.5 / 25	40	15	15
EXIST.	35,006*	363.0	180.5	150	60.3	46.4	NA	57.7	0.21*	NO CHANGE	0.081	NO CHANGE	NO CHANGE	NA/12.8*	NA/48.2
PROD.	35,006*	363.0	180.5	150	60.3	31.8	NA	57.7	0.183	NO CHANGE	0.088	NO CHANGE	NO CHANGE	15.0/15.0	50.8/48.2

* EXISTING NON-COMFORMING.

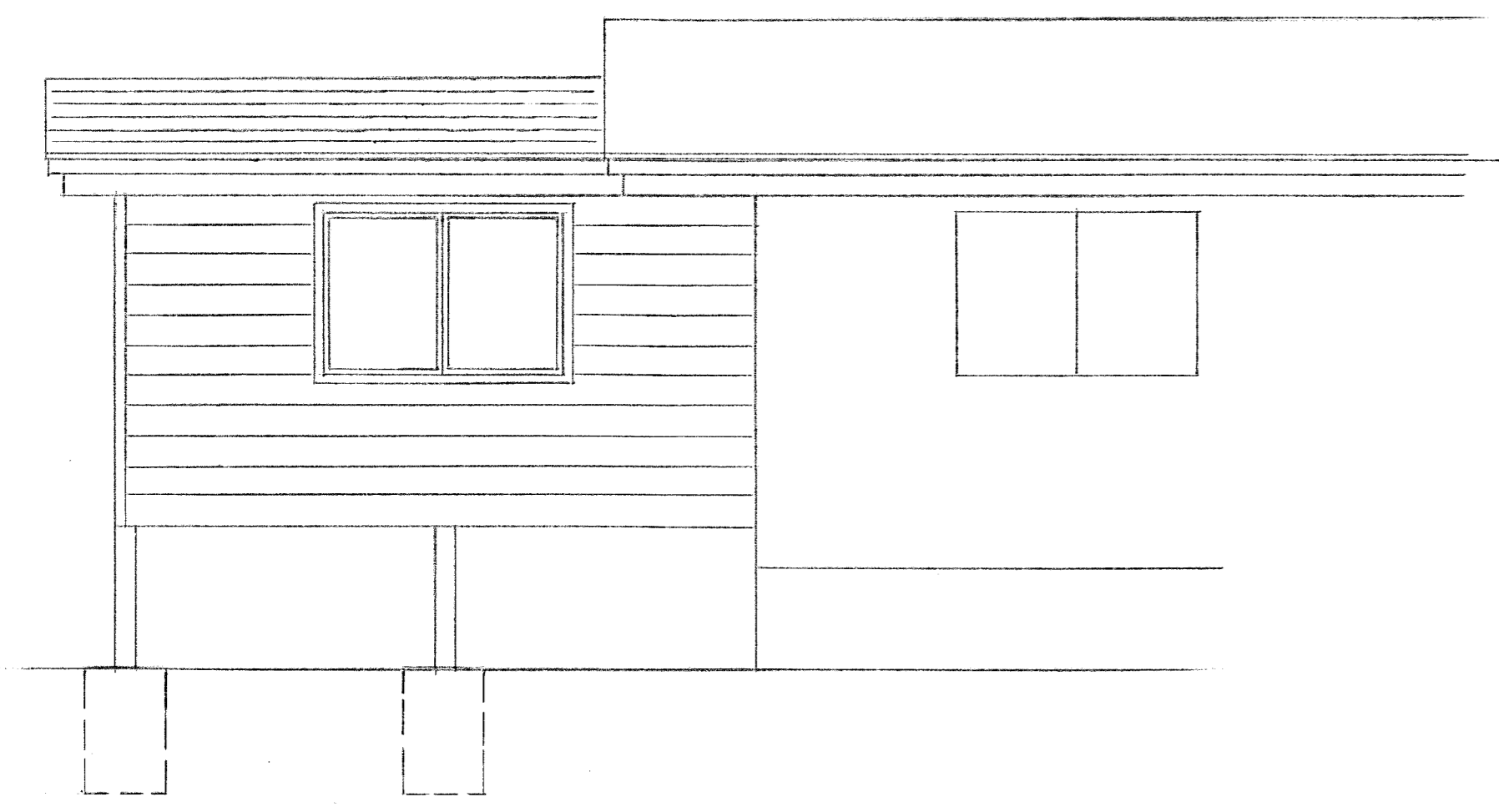


GENERAL SPECIFICATIONS

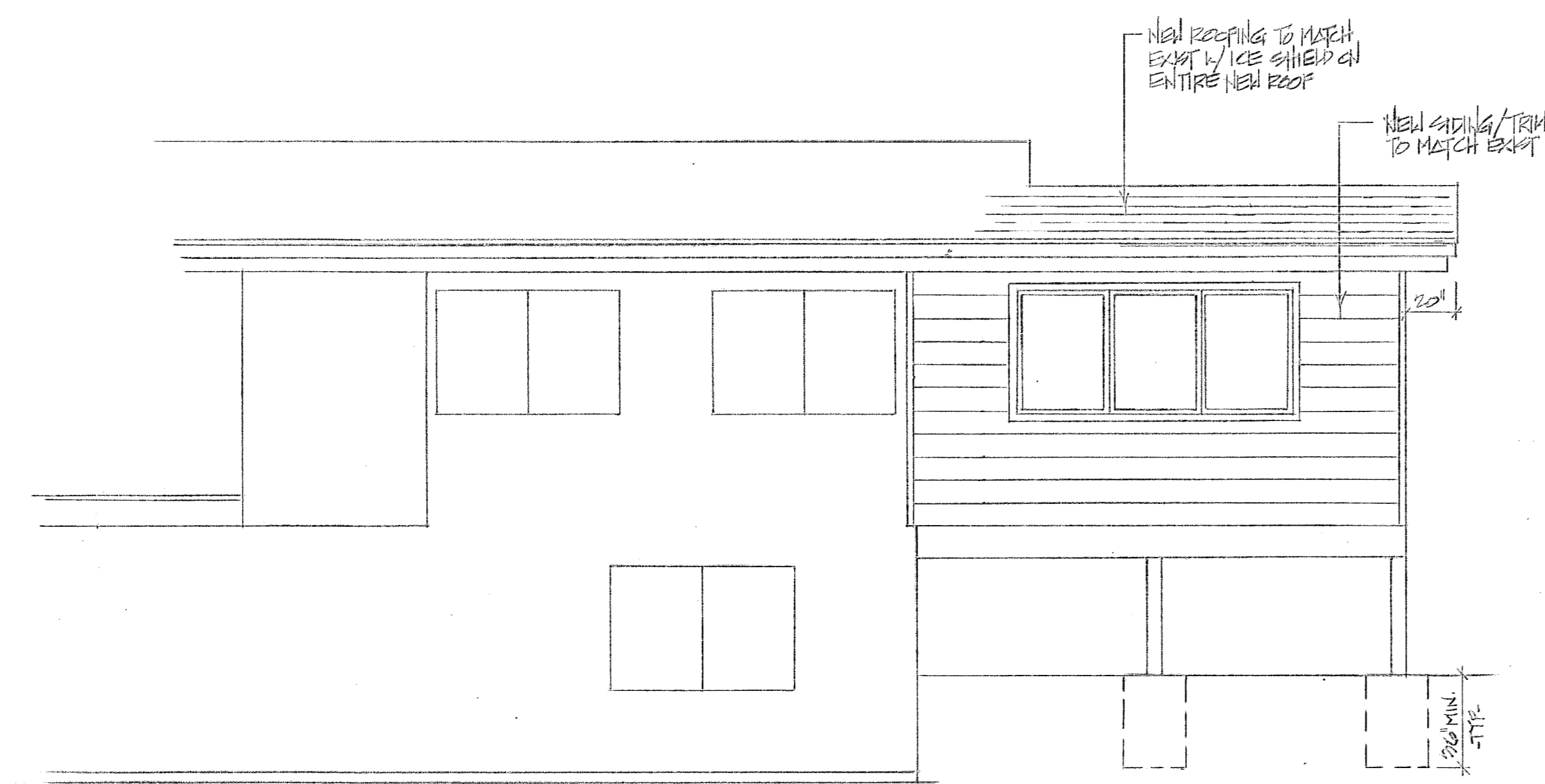
- GENERAL NOTES**
1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF WESLEY HILLS, AND THE N.Y.S. BUILDING AND ENERGY CODES.
 2. THESE PLANS ARE TO BE USED FOR PERMITS & CONSTRUCTION GUIDE ONLY. IT IS NOT INTENDED TO BE USED AS A CONTRACT DOCUMENT, UNLESS OTHERWISE INDICATED BY ARCHITECT.
 3. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATE OF INSURANCE.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 5. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITION.
 6. ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. IT REMAINS INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT OR THE ARCHITECT OF ANY DISCREPANCY OR CHANGE ON APPROVED PLANS AND OF ANY UNFORESEEN DEVELOPMENT THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION.
 7. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITIONS OPERATIONS AND METHODS.
 8. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED. ARCHITECT SHALL BE INFORMED OF ANY DISCREPANCIES, MATCH ALL EXISTING MATERIALS, DIMENSIONS, AND CONDITIONS AS THEY APPLY.
 9. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO START OF WORK. DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION PURPOSES.
 10. ALL CONSTRUCTION & MATERIALS SHALL BE NEW - UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED.
 11. ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT, IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK AND AS REQUIRED BY THE LOCAL GOVERNING AGENCY.
 12. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES.
 13. ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLAN ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING.
 14. PRIOR TO COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAP, DEBRIS, AND WASTE EXCEPT AS OTHERWISE NOTED BY THE OWNER.

- NOTE**
15. CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND VERIFYING LOCATION OF SAME UTILITY COMPANIES LINES, SERVICES AND OTHER POSSIBLE EQUIPMENT OF UTILITY COMPANY.
 16. ALL EXISTING CONDITIONS INDICATED ON THE PLANS TO BE REMOVED OR RELOCATED ARE TO BE SO EXECUTED IN A MANNER THAT WILL NOT DISTURB ADJACENT AREAS OR CONDITIONS WHICH ARE TO REMAIN.
 17. EXTREME CAUTION IS TO BE TAKEN DURING EXCAVATION AND/OR DEMOLITION. CONTRACTOR TO OBSERVE ANY VARIATIONS OR UNFORESEEN DISCREPANCIES IN THE PLANS AND REPORTED IMMEDIATELY TO THE OWNER.
 18. ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 2,000 P.S.F. AT 3' MINIMUM BELOW THE FINISHED GRADE.
 19. EARTH UNDER CONCRETE SLAB BE THOROUGHLY COMPACTED AND CLEANED OF DEBRIS, WATER AND OTHER MATTER. THE SUB-GRADE SHALL DROUGHT TO A TRUE PLANE & COMPACTED TO SOLID BEARING. ALL FILL MATERIAL SHALL BE SOIL OR SOIL-ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER OBJECTIONABLE MATERIAL. IT SHALL CONTAIN NO ROCKS OR LUMPS OVER SIX INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 4" IN GREATEST DIMENSION.
 20. DO NOT BACKFILL UNTIL MAIN FLOOR SYSTEMS, INCLUDING SLABS AND FLOOR DECKING ARE INSTALLED.
 21. BACKFILL AGAINST 8" POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7" OF AND 10" CONCRETE BLOCK WALLS MAXIMUM 6" OF ABOVE SLAB TO ADJACENT GRADE.
 22. TOP 4" OF NEWLY GRADED AREAS IS TO BE TOP SOIL RAKED FREE FROM DEBRIS, STICKS, STONES OVER 2" IN SIZE AND OBJECTIONABLE MATERIAL.
 23. GENERAL CONTRACTOR OR OWNER SHALL FIELD VERIFY ALL INVERT ELEVATIONS AND SEWER CONDITIONS INDICATED PRIOR TO CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR INFORMATION CONTAINED IN SURVEYS ON SEWER DEPT. RECORDS.
 24. FOOTING DRAINS TO BE PROVIDED WHERE REQUIRED AND APPROPRIATE THEY SHALL BE Laid IN SHELVE BED AND PROTECTED AT TOP WITH FILTER FABRIC AND PROVIDE POSITIVE OUTFLOW TO STORM DRAIN OR DRY WELL.
 25. FINISHED GRADE AND DRIVEWAY SHALL PITCH AWAY FROM THE BUILDING, SO THAT ALL SURFACE WATER FLOWS AWAY FROM IT.
 26. INSTALLATION OF GAS METERS SHALL BE IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
 27. INSTALLATION OF ELECTRIC METERS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
 28. FINISHED GRADE HEIGHT SHALL BE MINIMUM 8" BELOW ADJACENT FRAMING AND MAXIMUM (IF ANY) AS PER LOCAL CODES.

- CONCRETE AND MASONRY**
29. NEW POURED CONCRETE TO BE MINIMUM 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS. 40 BAGS OF CEMENT PER CUBIC YARD OF CONCRETE AND MAXIMUM 7 1/2 GALLONS OF WATER PER BAG OF CEMENT. 6 1/4 GALLONS OF WATER PER 34 POUND BAG OF CEMENT FOR AIR ENTRAINED CONCRETE. SUBMIT TESTING REPORTS PERFORMED BY APPROVED TESTING LABORATORY, AS REQUIRED BY LOCAL OFFICIALS.
 30. CONCRETE DESIGN, MATERIALS, AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STANDARDS & PRACTICES OF THE AMERICAN CONCRETE INSTITUTE. ALL MASONRY OR CONCRETE ANCHORS AND FASTENERS OF ANY KIND, TO BE GALVANIZED OR ZINC COATED.
 31. BLOCK FOUNDATION WALLS TO BE REINFORCED HORIZONTALLY WITH 6#-O-WALL EVERY SECOND COURSE AND VERTICALLY WITH (4) # 4 RE-BARS EVERY FOUR FEET (BARS SHALL BE FILLED SOLID WITH CONCRETE AROUND REINFORCING BARS). TOP COURSE OF BLOCK SHALL BE FILLED SOLID WITH CONCRETE AND 3/4" DIAMETER ANCHOR BOLTS SHALL BE PLACED 4'-0" TO 6'-0" O.C.

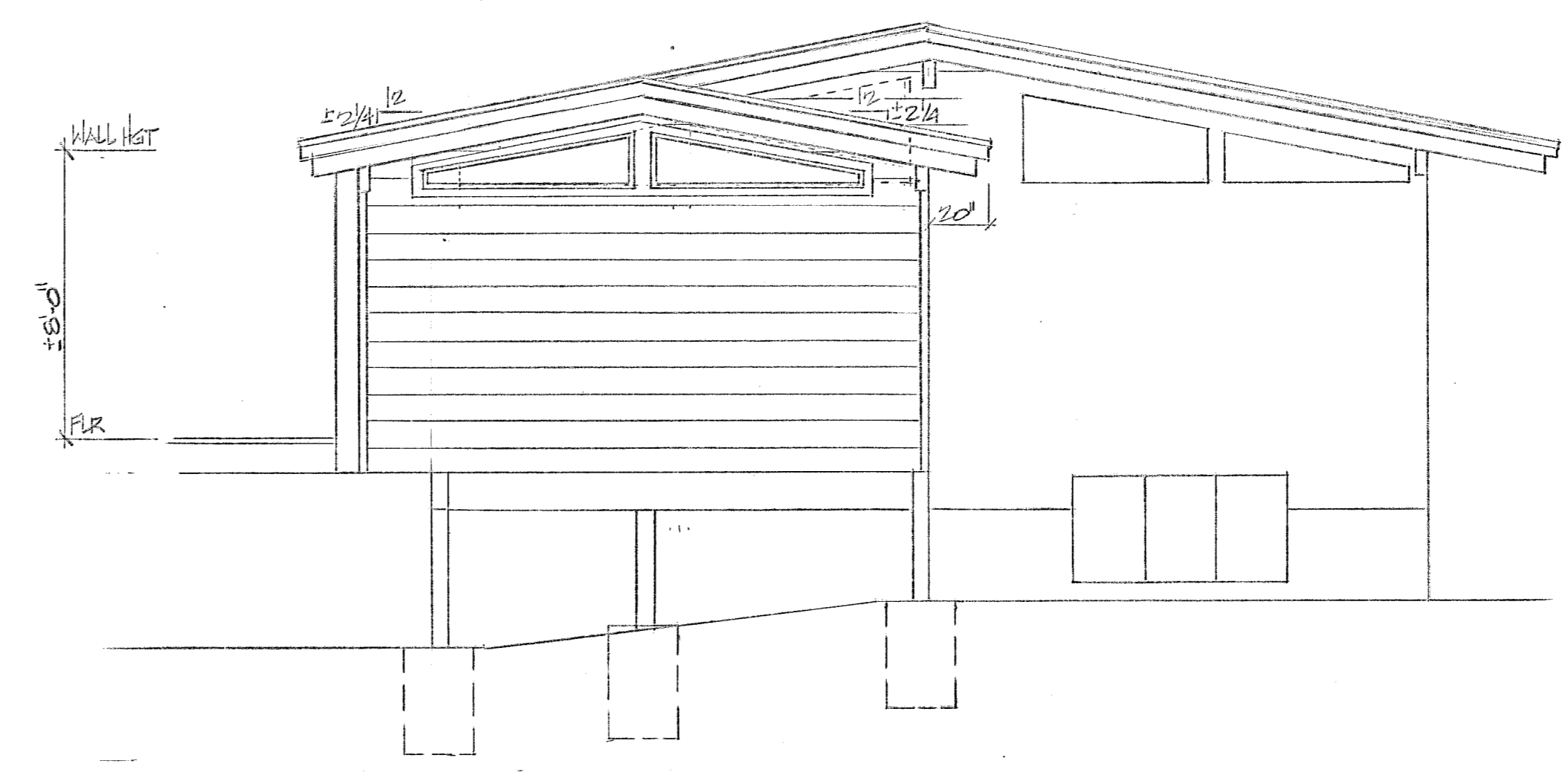


FRONT ELEVATION



REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

ENERGY CODE

TABLE R602.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT, ROCKLAND/ORANGE CLIMATE ZONE 5

CLIMATE ZONE	FENESTRATION U-FACTOR	GLAZING SOLAR HEAT GAIN COEFFICIENT	CEILING FENESTRATION AREA, %	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	CRAWL SPACE R-VALUE	CHIMNEY R-VALUE
4 except Marine	0.35	0.05	0.40	49	20 ft ² 13.5 h	8/13	19	10/13	10.2 ft	10/13	
0 city (Marine)	0.32	0.05	NR	49	20 ft ² 13.5 h	13/17	30 9	15/19	10.2 ft	15/19	

**DIWAN RESIDENCE
ONE-STORY ADDITION**

**26 S POOK ROCK ROAD
WESLEY HILLS, N.Y.**

HARRY J. GOLDSTEIN
ARCHITECT

N.Y.S. LICENSE NO. 023518
NOT VALID UNLESS SIGNED & SEALED

HARRY J. GOLDSTEIN
ARCHITECT
DESIGN & DEVELOPMENT

48 REGINA ROAD
MONSEN, NEW YORK 10952
(845) 356-7942 (914) 393-5787

PROJECT 240722
OCTOBER 17, 2024

1
O
F
2

GENERAL SPECS. CONTINUED

- FRAMING**
32. ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATTER, FREE FROM ROT, LARVAE AND COBWEB SPIDERS, AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZES INDICATED ON DRAWINGS. STUDS, SILL, POSTS, LINTELS AND RAFTERS SHALL BE HEAVYER 10% MAXIMUM GRADE EXCEPT IF NOTED OTHERWISE HEREINAFTER IN THIS SPECIFICATION OR ON THE DRAWINGS. THE MIN. UNIT STRESS FOR HEAVY LUMBER SHALL BE:
- | | |
|------------------------------------|-----------------|
| FIBER STRESS (F _b) | = 1500 PSI |
| HORIZONTAL SHEAR (F _v) | = 95 PSI |
| MODULUS OF ELASTICITY (E) | = 1,400,000 PSI |
- WHERE INDICATED ON THE DRAWINGS WITH THE NOTATION FB-1500 ONLY DOUGLAS FIR-LARCH-NORTH (10% MAX. MOISTURE) NO. 1 GRADE SHALL BE USED WITH THE FOLLOWING MIN. UNIT STRESSES:
- | | |
|------------------------------------|-----------------|
| FIBER STRESS (F _b) | = 1500 PSI |
| HORIZONTAL SHEAR (F _v) | = 95 PSI |
| MODULUS OF ELASTICITY (E) | = 1,800,000 PSI |
- CALCULATED DESIGN LOADS (ADD 10 PSI DEAD LOAD ALL SPANS):
- | | |
|--------|------------------------------------|
| ROOF | 20 PSI LIVE LOAD (L ₀) |
| FLOORS | 40 PSI LIVE LOAD (L ₀) |
| ATHS | 20 PSI LIVE LOAD (L ₀) |
| DECKS | 60 PSI LIVE LOAD (L ₀) |

33. ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY WALLS, SLABS, ETC. SHALL BE PRESSURE TREATED LUMBER (UNLESS OTHERWISE NOTED). SILL IDEAL SHALL BE OWENS CORNING SH-1 SEALER (OR APPROVED EQUAL). TERMITES SHALL BE INSTALLED WHERE REQUIRED BY SITE CONDITIONS AND BUILDING CODES.
34. DOUBLE JOISTS SHALL BE INSTALLED UNDER ALL PARTITIONS RUNNING PARALLEL WITH SPANS AND AROUND ALL FLOOR OPENINGS. DOUBLE STUDS SHALL BE INSTALLED AROUND ALL WALL OPENINGS. ONE ROW OF SOLO TRICING AT MID HEIGHT WITHIN ALL INTERIOR BEARING WALLS, DOUBLE FRAMING AROUND ALL SKYLIGHTS, ROOF AND FLOOR TRUSSES (EJ) AND L.V.L. (MASONRY) TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS. FLOOR JOISTS SHALL RECEIVE CROSSBRIDGING AT 7'-0" O.C. MAXIMUM SPACING.
35. INTERIOR SUBFLOOR SHALL BE 3/4" TONGUE AND GROOVE SHEATHING GLED AND WALLED OVER PREPARATED FLOOR TRUSSES OR TWO LAYERS OF 1/2" CDX PLY AND PERPENDICULAR TO EACH OTHER WITH BUILDING PAPER BETWEEN LAYERS GLED AND WALLED TO FLOOR JOISTS. EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR GRADE APPLIED HORIZONTALLY WITH VERTICAL JOINTS STAGGERED 4'-0". ROOF SHEATHING SHALL BE 1/2" EXTERIOR GRADE WOOD (UNLESS OTHERWISE NOTED).
36. EXTERIOR WALLS SHALL BE 2" X 4" WOOD FRAMING. INTERIOR PARTITIONS SHALL BE 2" X 4" WOOD FRAMING. STUDS SHALL BE PLACED AT 16" ON CENTER (UNLESS OTHERWISE NOTED) AND RECEIVE BLOCKING AT MID HEIGHT AS REQUIRED. STUDS AT GABLE ENDS UNDER CATHEDRAL CEILING SHALL RUN FULL HEIGHT FROM SOLE PLATE TO ROOF AND SHALL RECEIVE SOLID BLOCKING AT 4" ABOVE FLOOR. ALL BEARING WALLS AND PARTITIONS SHALL RECEIVE BLOCKING AT MID HEIGHT.
37. HEADERS OVER ALL DOORS, WINDOWS, AND OTHER OPENINGS UNDER 6" SHALL BE 2" X 10" (UNLESS OTHERWISE NOTED). HEADER OPENINGS 6" TO 8" SHALL RECEIVE 2" X 10" OR 2" X 12" HEADERS IN EXTERIOR WALLS UNLESS OTHERWISE NOTED.
38. ALL EXTERIOR DECKS SHALL BE FRAMED WITH PRESSURE TREATED LUMBER (UNLESS OTHERWISE NOTED). LUMBER SHALL HAVE THE FOLLOWING MINIMAL STRESS: F 1900 PSI AND E 1,800,000 PSI AND SHALL BE SOUTHERN YELLOW PINE OR APPROVED EQUAL. GALVANIZED HEAVY DUTY POST BASES SHALL BE PROVIDED AT BASE OF ALL WOOD COLUMNS. DECK JOISTS SHALL RECEIVE DIAGONAL CROSS BRACE OR DIAGONAL BRACING, ROUNDING AND RAIS TO BE NON-TOXIC LUMBER, I.E. DOUGLAS FIR, CEDAR OR EQUAL. RAILINGS TO BE CONSTRUCTED AT 36" HEIGHT AND WITH MAXIMUM 6" SPHERE OPENING, AS PER CODES.
39. ROOFING MATERIAL SHALL BE MINIMUM 30 YEAR FIBERGLASS SHINGLES (OWENS CORNING OR APPROVED EQUAL) OVER 1/2" ROOFING FELT. HALCY FLASHING AND OTHER APPROPRIATE FLASHING SHALL BE PROVIDED AS REQUIRED. ICE AND WATER SHIELD SHALL BE INSTALLED AS REQUIRED.
40. FASCIA BOARDS SHALL BE SCAPED AT A 45 DEGREE ANGLE OR 30 DEGREE ANGLE. FASCIA BOARDS SHALL BE COMMON PINE W/RAFTER IN ALUMINUM UNLESS OTHERWISE NOTED.
41. ALUMINUM OUTLETS AND LEADERS SHALL BE PROVIDED AS REQUIRED. SPLASH BLOCKS SHALL BE PROVIDED AT OUTLETS UNLESS OTHER PROVISIONS FOR WATER USE PERSON ARE PROVIDED. ALL WATER MUST DRAIN AWAY FROM STRUCTURE SO AS NOT TO CONTRIBUTE TO GROUND WATER SEEPAGE AT FOUNDATION.

- DOORS AND WINDOWS**
42. WINDOWS SHALL BE SIZE, TYPE AND A.P.C. AS INDICATED ON PLANS, WITH SCREENS AND HARDWARE PROVIDED. GLAZING LESS THAN 18" ABOVE FLOOR SHALL BE TEMPERED. OPTIONS SUCH AS GLAZING, GRILLS, COLORED, ETC. SHALL BE SELECTED BY OWNER AND/OR BUILDER PRIOR TO CONSTRUCTION. HEAD HEIGHT SHALL BE 6'-10", UNLESS OTHERWISE NOTED.
43. EXTERIOR DOORS TO BE OF THE MANUFACTURER, TYPE, SIZE, AND STYLE AS INDICATED ON THE DRAWINGS. ANY MANUFACTURER'S OPTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL DOORS SHALL BE 6'-8" HEIGHT UNLESS OTHERWISE NOTED. PROVIDE WEATHER STRIP SANDS ON ALL EXTERIOR DOORS. PROVIDE ALUMINUM SANDS ON ALL INTERIOR PERSONNEL GARAGE DOORS.

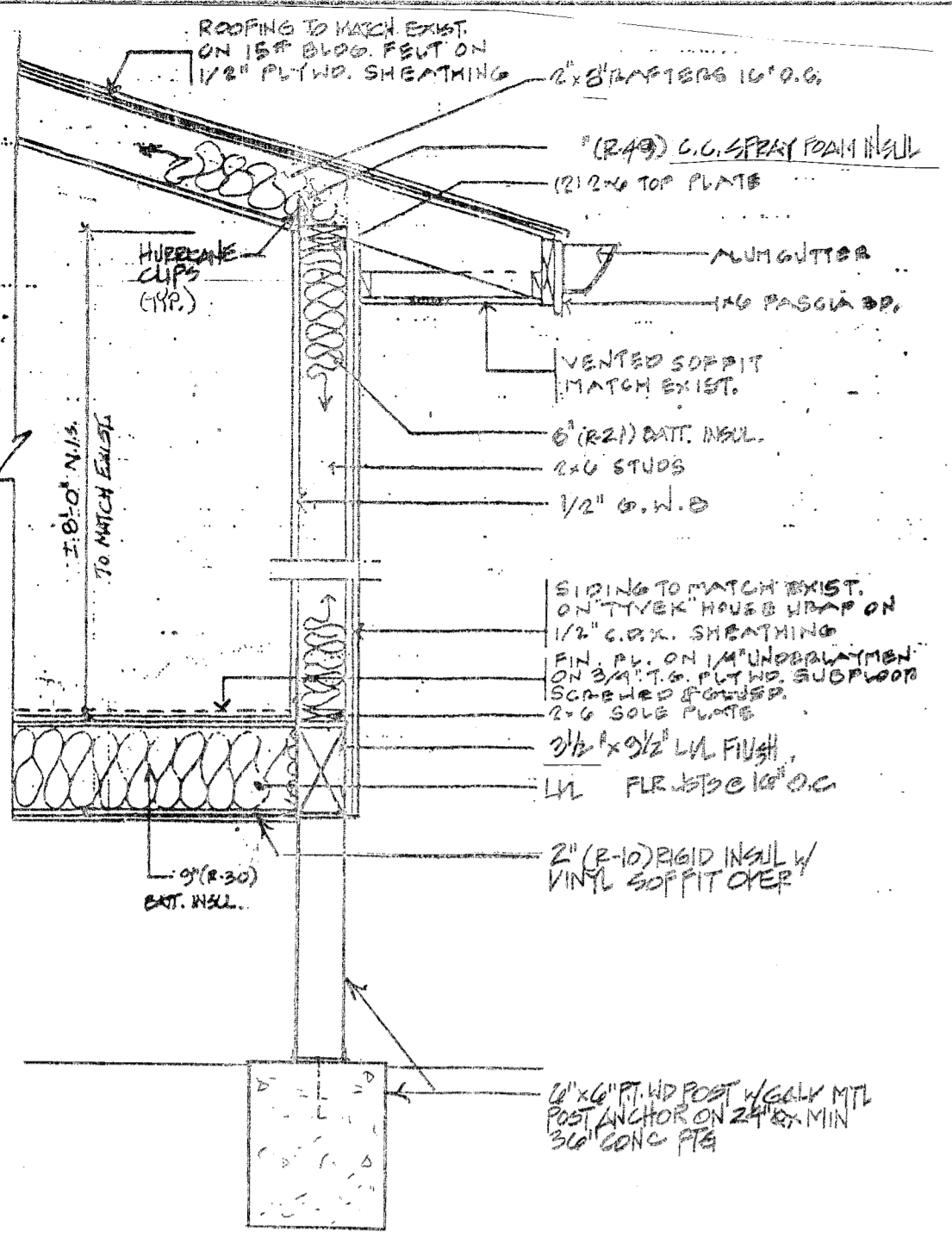
- PLUMBING**
44. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR. PLUMBING WORK SHALL BE PROVIDED BY CONTRACTOR. BATHROOM FIXTURES SHALL BE KOLEX, AMERICAN STANDARD, OR APPROVED EQUAL. OWNER SHALL SELECT FIXTURES AND COLORS. PLUMBING FIXTURES TO BE MANUFACTURED BY:
- ELECTRICAL

45. ALL ELECTRICAL WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE N.Y.S.P.U. AND LOCAL UTILITY COMPANY. GROUND FAULT INTERRUPTERS, DUPLEX RECEPTACLES, ETC. SHALL BE INSTALLED AS REQUIRED ACCORDING TO KITCHEN AND/OR BATH LAYOUTS AND CODE REQUIREMENTS.
- HEATING, VENTILATING / AIR CONDITIONING**
46. ALL HEATING AND AIR CONDITIONING WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE LOCAL AND STATE BUILDING CODES. THE HEATING AND AIR CONDITIONING SYSTEM SHALL MEET ALL REQUIREMENTS OF THE NEW JERSEY STATE ENERGY CONSERVATION CONSTRUCTION CODE AS THEY APPLY.

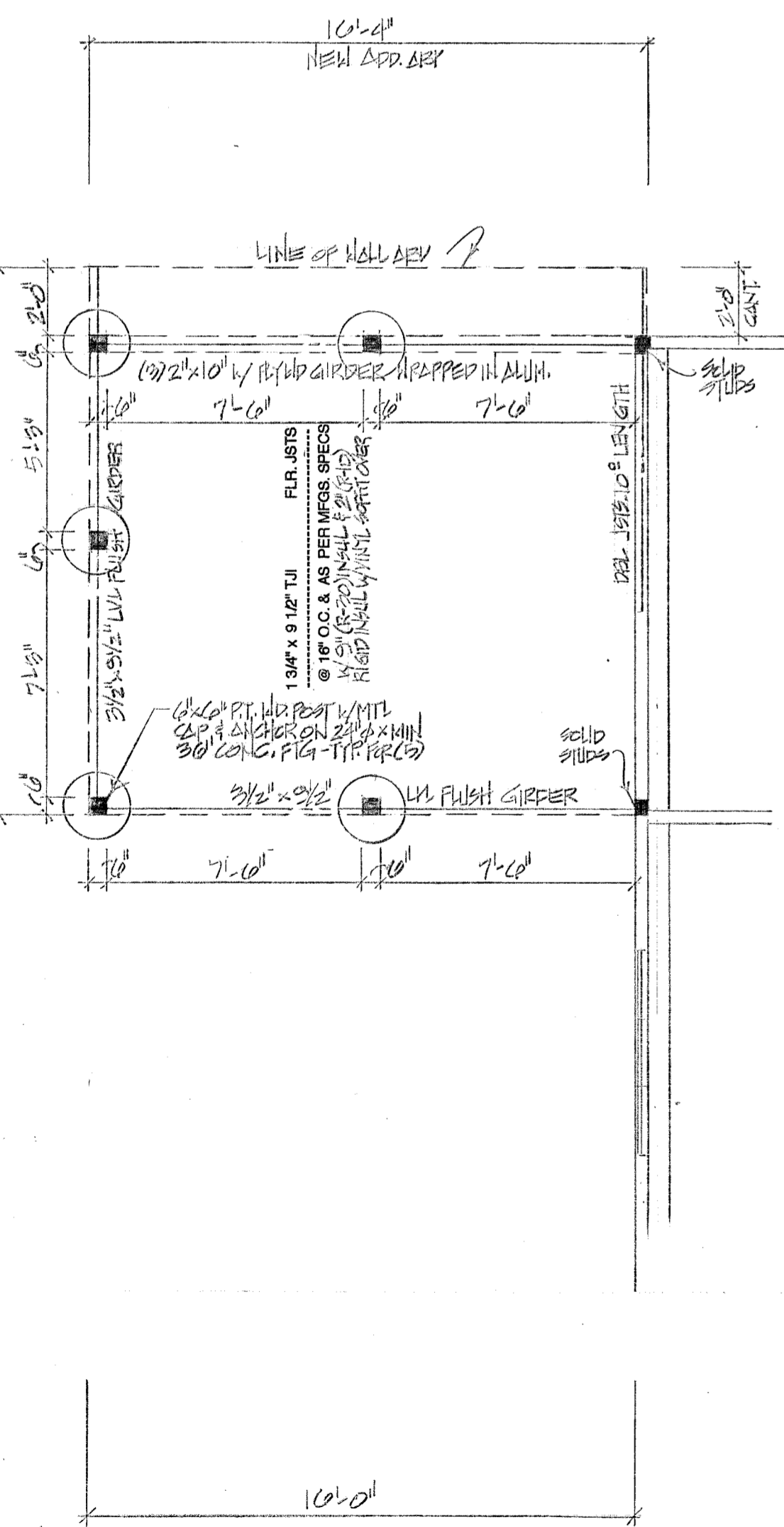
- THERMAL AND MOISTURE PROTECTION**
47. APPLY FOUNDATION DAMPROOFING OR WATERPROOFING ON ALL BACKFILL FACES OF WALLS BELOW EARTH GRADE.
48. PROVIDE 1/2" BUILDING FELT, TYVEK, TYFAR, OR EQUAL, BEHIND ALL SIDING, WINDOW AND DOOR CASINGS, NAIL TRIMS, ETC.
49. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHER STRIPPED OR OTHERWISE PROPERLY SEALED.
50. ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED AS INDICATED ON PLANS AND AS PER CODES. INSULATION SHALL BE FOL, OR WEAFT FIBERGLASS BATT INSULATION. RIDGE VENTS SHALL BE INSTALLED IN CATHEDRAL CEILING AS REQUIRED.

- INTERIOR**
51. ALL GYPSUM BOARD SHALL BE SCREWED ON CEILING AND NAILED TO WALLS TO RECEIVE THREE COATS OF SPACKLE. FINISHES TO BE APPROVED BY OWNER. TWO COATS OF PAINT AND ONE COAT OF PRIMER, COLORS BY OWNER. BATHROOMS SHALL RECEIVE WATERPROOF SHEETS BEHIND TILE, MASONRY AND WOODWORK OR APPROVED EQUAL. SHOWN TILE IN BATH AND SHOWER AREAS.
52. FLOORING, TRIM, CLOSET SHELVING, CABINETS, APPLIANCES, FIXTURES, HARDWARE, ETC. SHALL BE SELECTED BY OWNER AND INSTALLED BY BUILDER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
53. INTERIOR DOORS SIZED AS INDICATED ON DRAWINGS, STYLE AND TYPE BY OWNER/CONTRACTOR.

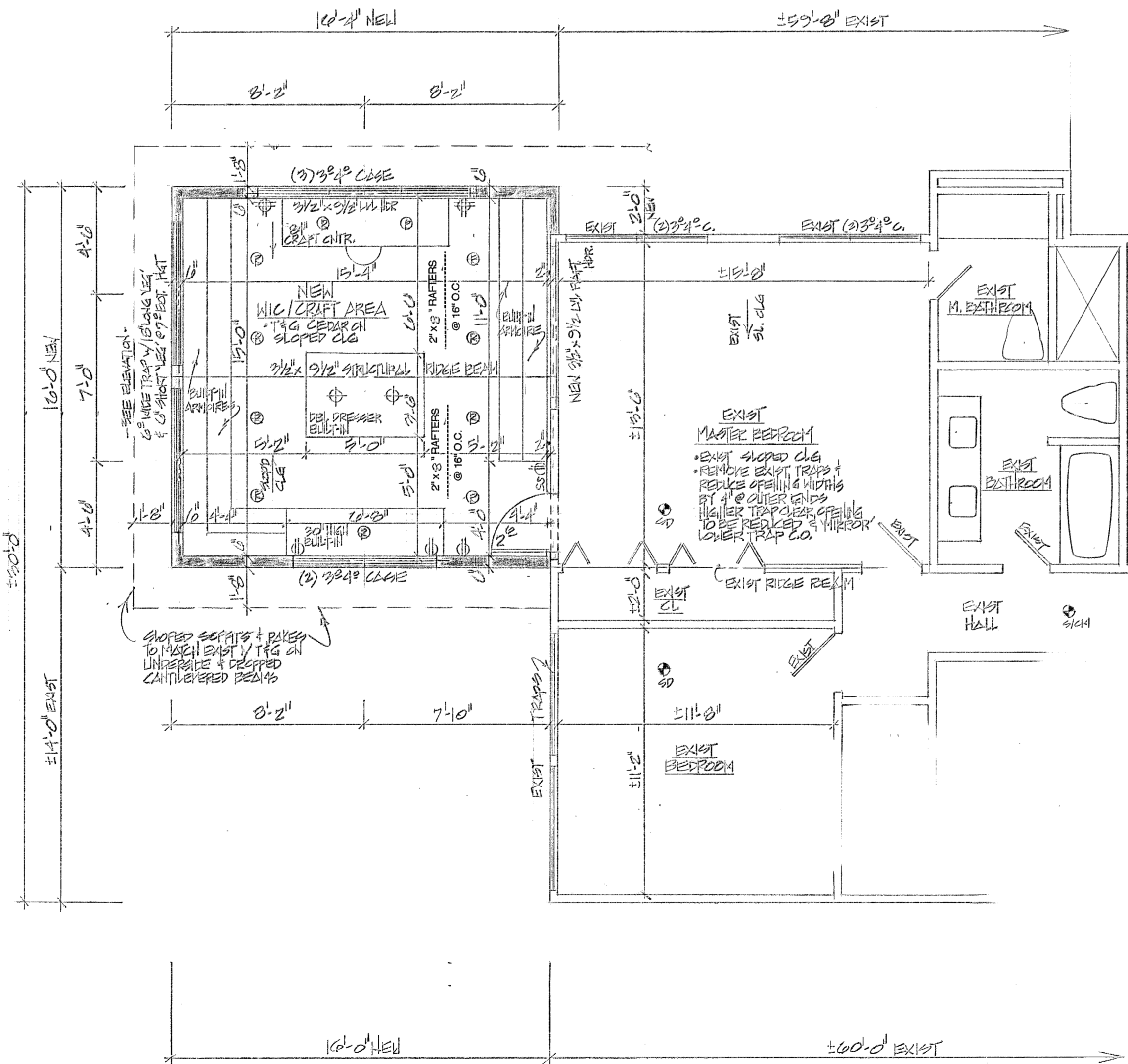
54. CERAMIC TILE OR MARBLE FLOORS IN THE AREA INDICATED ON PLANS SHALL BE INSTALLED IN A "B" BASE.
55. OAK HARDWARE FLOORS SHALL BE INSTALLED MINIMUM 3 DAYS AFTER DELIVERY AND BUILDING TO BE HEATED. OAK FLOORS TO RECEIVE TWO COATS OF POLYURETHANE, GYM SEAL OR EQUAL.
56. STAIRS TO BE AS INDICATED ON DRAWINGS WITH A MINIMUM OF 9" TREAD AND A MAXIMUM RISE OF 8". MATERIAL AND STYLE BY OWNER, UNLESS OTHERWISE INDICATED, AND SHALL BE INSTALLED AS PER STATE AND LOCAL CODES. ALL RAILINGS TO BE 30" HIGH (MINIMUM). STYLE AND MATERIAL TO BE SELECTED BY OWNER, AND SHALL CONFORM TO ALL STATE AND LOCAL CODES, 9" SPHERE MAXIMUM OPENING. ALL EXPOSED WOOD AND TRIM TO RECEIVE ONE COAT OF STAIN AND OPTIONAL TWO COATS POLYURETHANE.



TYPICAL WALL SECTION SCALE: 1/4" = 1'-0"



BASEMENT/FOOTING PLAN



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

DIWAN RESIDENCE
ONE-STORY ADDITION
26 S POOK ROCK ROAD
WESLEY HILLS, N.Y.

HARRY J. GOLDSTEIN
ARCHITECT

HARRY J. GOLDSTEIN
ARCHITECT
DESIGN & DEVELOPMENT

REGINA ROAD
MONSEY, NEW YORK 10952
(845) 356-7942 (914) 393-5787

N.Y.S. LICENSE NO. 023518
NOT VALID UNLESS SIGNED & SEALED

PROJECT # 00782
OCTOBER 17, 2024

2
O
F
2



Memorandum

To: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

From: William C. Brady, AICP
Gerard Chesterman, Planner

Re: **Diwan** – 26 Spook Rock Road Wetlands Permit
26 Spook Rock Road, Wesley Hills, New York
SBL# 41.05-1-19; R-50 Zoning District

Date: August 25, 2025

cc: Stewart Strow, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Alicia Schultz, Deputy Village Clerk
John Layne, Building Inspector
Mark Friedman, Applicant

Received and reviewed for this memorandum:

- Application for Wetlands Permit, prepared and signed by Henry Gonzalez, dated July 7, 2025
- Plot Plan for Diwan, prepared, stamped, and signed by Paul Gdanski, P.E., dated November 6, 2024, last revised July 17, 2025

Project Summary

The applicant is proposing to build a 14' by 34' in-ground pool in the backyard of a single-family home. The applicant is also proposing an addition to the southeast side of the house. The applicant has submitted a wetlands permit application as both the pool and the addition are proposed to be within the 100' wetlands buffer area.

The proposed activity is located at 26 Spook Rock Road, on SBL 41.05-1-19, and in the R-50 Zoning District.

Zoning Comments

1. It appears that the applicant will need to apply to the ZBA for variances for this proposed construction. The Bulk table indicates the variances needed are:
 - a. Maximum Impervious Surface: 0.20 required, 0.21 proposed.
 - b. Minimum Pool Side Yard: 15' required, 12.8' proposed.

Wetland Permit Comments

2. The applicant must provide confirmation whether a permit is required from the NYSDEC. As noted by the Planning Board's engineer, the NYSDEC has expanded its jurisdiction over freshwater wetlands.
3. Section 221-7.C requires the Planning Board to consider whether an application for a wetlands permit to construct within a wetland buffer is not contrary to the purposes of §221-2 of the chapter. It also directs the

Planning Board to investigate whether prohibiting such construction or disturbance in the buffer would cause undue hardship to the property owner. The section states in full:

The Planning Board may grant a permit, subject to such terms and conditions as it shall reasonably impose upon finding that such activity is not contrary to the purposes of § 221-2 of this chapter. Said Board may also, in its discretion, permit any activity otherwise prohibited by this chapter to be done, except with respect to property designated on the State Wetlands Map or otherwise regulated by the state, provided that the Planning Board determines after investigation that to prohibit such activity would cause undue hardship to the property owner.

4. We will defer to the Planning Board Engineer regarding the engineering specifications of the wall construction and required drainage improvements.

Please let me know if you have any questions or comments regarding this review.



Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

August 26, 2025

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

Attn: Planning Board

Re: 26 Spook Rock Road
Wetland Permit Review
Tax Lot 41.05-1-9
CDW #WH25-302

Dear Members of the Planning Board,

Our office has received and reviewed a wetland permit submission for the above referenced project. The following information was provided for our review:

- Application for Wetlands Permit, prepared and signed by Henry Gonzalez, dated July 7, 2025
- Plot Plan for Diwan, prepared by Paul Gdanski, P.E., last revised July 17, 2025
- Letter from Rockland County Drainage Agency dated May, 29, 2025.
- E-mail from Paul Gdanski, sent to Village of Wesley Building Department on August 22, 2025

The proposed project features the construction of a swimming pool in an area that is currently developed as a patio. A plot plan submittal for this project was reviewed by our office on February 3, 2025. In that review, we requested that the wetland be shown on the plot plan. We also asked the applicant to confirm whether permitting was required from the Rockland County Drainage Agency and NYSDEC.

The letter from the Rockland County Drainage Agency dated May, 29, 2025 appears to indicate that the Drainage Agency is prepared to issue a permit subject to several conditions.

The email from Paul Gdanski includes a message from NYSDEC Bureau of Ecosystem Health. In summary, the email from NYSDEC states that "based on the information we have at our disposal" it does not appear that a wetland permit would be required. We do not know what information was provided to NYSDEC about this project, or what other information was available at their disposal. Additionally, the email notes that it is not an "official" determination" and that if an official determination is required by the local government, a Jurisdictional Determination request must be submitted to NYSDEC.

We offer the following engineering review comments:

1. The wetland line is now shown on the plan. The date of the delineation and identify of the person that delineated the wetland should be added to the plan.
2. The latest revision to the plan shows a "proposed future addition on posts" on the easterly side of the existing structure. The applicant must clarify whether this addition is part of the current application. We note that the addition is reflected in the bulk table (side setback) but it is not reflected in the drainage calculations.
3. The project proposes installation of permeable pavers and a drywell. Soil testing will be required to confirm the soil infiltration rates and depth to groundwater.

4. The project proposes the construction of a retaining wall with a maximum height of less than 3 feet. A typical retaining wall detail should be added to the plan.
5. The Wetland Permit application was completed by the swimming pool contractor. The project description includes detailed information about the swimming pool equipment, but it does not include any information that describes the project in respect to the wetland.

The subject property includes development within the 100-foot wetland buffer. That development includes the dwelling, driveway, patio and septic system. The proposed pool is located in area that is currently developed as a patio. We do not anticipate any adverse impacts to the wetland as result of this construction if the erosion control measures are properly installed and maintained.

The applicant was previously advised that as of January 1, 2025 NYSDEC has expanded their jurisdiction over freshwater wetlands. Per Sections 221-7-C of the Village Code, the Planning Board can reasonably impose terms and conditions in granting a permit.

If the Planning Board is inclined to grant this permit request, we recommend that the Planning Board should require an official determination from NYSDEC regarding their jurisdiction over the wetland.

Please contact our office if you have any questions.

Very truly yours,



Civil Design Works, LLC
Stuart Strow, P.E.
Principal

W:\Projects\WH\2025\WH25-302 - 26 Spook Rock Road\Correspondence\Review Letters\2025-08-26 26 Spook Rock Road - wetland permit review.docx

Paul Gdanski, PE, PLLC

3512 Whittier Court
Mahwah, NJ 07430
(917) 418-0999
Email: pgski@earthlink.net

August 30, 2025

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

Attn: Alicia Schultz, Deputy Village Clerk

Re: 26 Spook Rock ó Review Letters

To Whom It May Concern:

We have received the following letters and addressed the comments as follows:

Nelson Pope Voorhis letter dated August 25, 2025

1. It appears that the applicant will need to apply to the ZBA for variances for this proposed construction. The Bulk table indicates the variances needed are:
 - a. Maximum Impervious Surface: 0.20 required, 0.21 proposed.
 - b. Minimum Pool Side Yard: 15ørequired, 12.8øproposed.**The variances were existing and we are bringing it in to conformance as indicated on the bulk table.**
2. The applicant must provide confirmation whether a permit is required from the NYSDEC. As noted by the Planning Board's engineer, the NYSDEC has expanded its jurisdiction over freshwater wetlands.
We have received confirmation from NYSDEC that the wetlands are not theirs.
3. Section 221-7.C requires the Planning Board to consider whether an application for a wetlands permit to construct within a wetland buffer is not contrary to the purposes of §221-2 of the chapter. It also directs the Planning Board to investigate whether prohibiting such construction or disturbance in the buffer would cause undue hardship to the property owner.
The pool construction takes place on all ready disturbed area with pavers. The addition is significantly away from the wetlands and is on posts. The only true disturbance will be the drywell which is underground and the area above will be restored to grass as it is now.
4. We will defer to the Planning Board Engineer regarding the engineering specifications of the wall construction and required drainage improvements.
All the walls are existing and will remain.

Civil Design Works letter dated August 26, 2025

- 1) The wetland line is now shown on the plan. The date of the delineation and identify of the person that delineated the wetland should be added to the plan.
It has been added to the plan.

- 2) The latest revision to the plan shows a proposed future addition on postsö on the easterly side of the existing structure. The applicant must clarify whether this addition is part of the current application. We note that the addition is reflected in the bulk table (side setback) but it is not reflected in the drainage calculations.

The addition is in the drainage calculations. The applicant is planning on doing the addition in the future and rather than return again, we felt it would be best to show it now.

- 3) The project proposes installation of permeable pavers and a drywell. Soil testing will be required to confirm the soil infiltration rates and depth to groundwater.

A note has been added.

- 4) The project proposes the construction of a retaining wall with a maximum height of less than 3 feet. A typical retaining wall detail should be added to the plan.

No retaining walls are proposed as they are all existing. A detail has been added.

- 5) The Wetland Permit application was completed by the swimming pool contractor. The project description includes detailed information about the swimming pool equipment, but it does not include any information that describes the project in respect to the wetland.

As mentioned in this response, only already disturbed areas are being disturbed.

All areas will be restored when completed and no work is taking place in the wetlands.

Very truly yours,

Paul Gdanski

Paul Gdanski, P.E.



LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

07/08/2025

Paul Gdanski

3512 Whittier Ct, Mahwah, NJ, 07430, USA

Sent via email to: pgski@earthlink.net

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel 39261141.05-1-19, Rockland County.

Dear Paul Gdanski,

Based on the parcel(s) identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that there are no DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel(s) referenced above. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required. Pursuant to ECL section 24-0703, this letter shall remain valid for a period of five years from the date it is issued (through 07/06/2030).

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email FWWjurisdiction@dec.ny.gov.

Wetlands Permit Application Narrative

Village of Wesley Hills Planning Board

RE: 39 Wilder Road, Wesley Hills, NY 10952

Date: July 23, 2025



Dear Members of the Planning Board,

This narrative is regarding the Wetlands Permit Application for the property at 39 Wilder Road, owned by the Offman family. The site currently includes a primary residence and a swimming pool, part of which lies within the regulated wetlands buffer.

The Offmans are seeking to enhance their property's recreational amenities with the addition of two features:

- A pool cabana, planned for construction adjacent to the existing swimming pool.
- A sports court, proposed for the northwest corner of the property.

It is important to note that while both proposed improvements are outside the actual delineated wetland boundary, they are located within the 100-foot regulated wetlands buffer, thus necessitating this permit application.

Key Points for Your Review:

- The proposed pool cabana does not comply with the required side yard setback and will therefore be the subject of a separate variance application to the Zoning Board of Appeals (ZBA).
- In adherence to the Village Engineer's recommendation, a Parcel Jurisdictional Determination request has been submitted to the New York State Department of Environmental Conservation (NYSDEC) to officially confirm both jurisdiction and the wetland delineation status.

We respectfully request your consideration of this application and are prepared to provide any further documentation or clarification you may require.

Sincerely,

Stanley Mayerfeld

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

APPLICATION FOR WETLANDS PERMIT

NAME OF APPLICANT Stanley Mayerfeld PHONE (917)573-1369

ADDRESS 39 Wilder Road, Monsey, NY 10952

PROJECT NAME 39 Wilder TAX LOT # 41.06-1-70

LOCATION 39 Wilder Road, Monsey, NY 10952

DESCRIBE THE SPECIFIC PURPOSE, NATURE AND SCOPE OF THE ACTIVITY PROPOSED.

Proposed pool cabana and sports court located

in the wetlands buffer

(Attach a separate piece of paper if necessary)

“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.”

SUBMIT THE FOLLOWING:

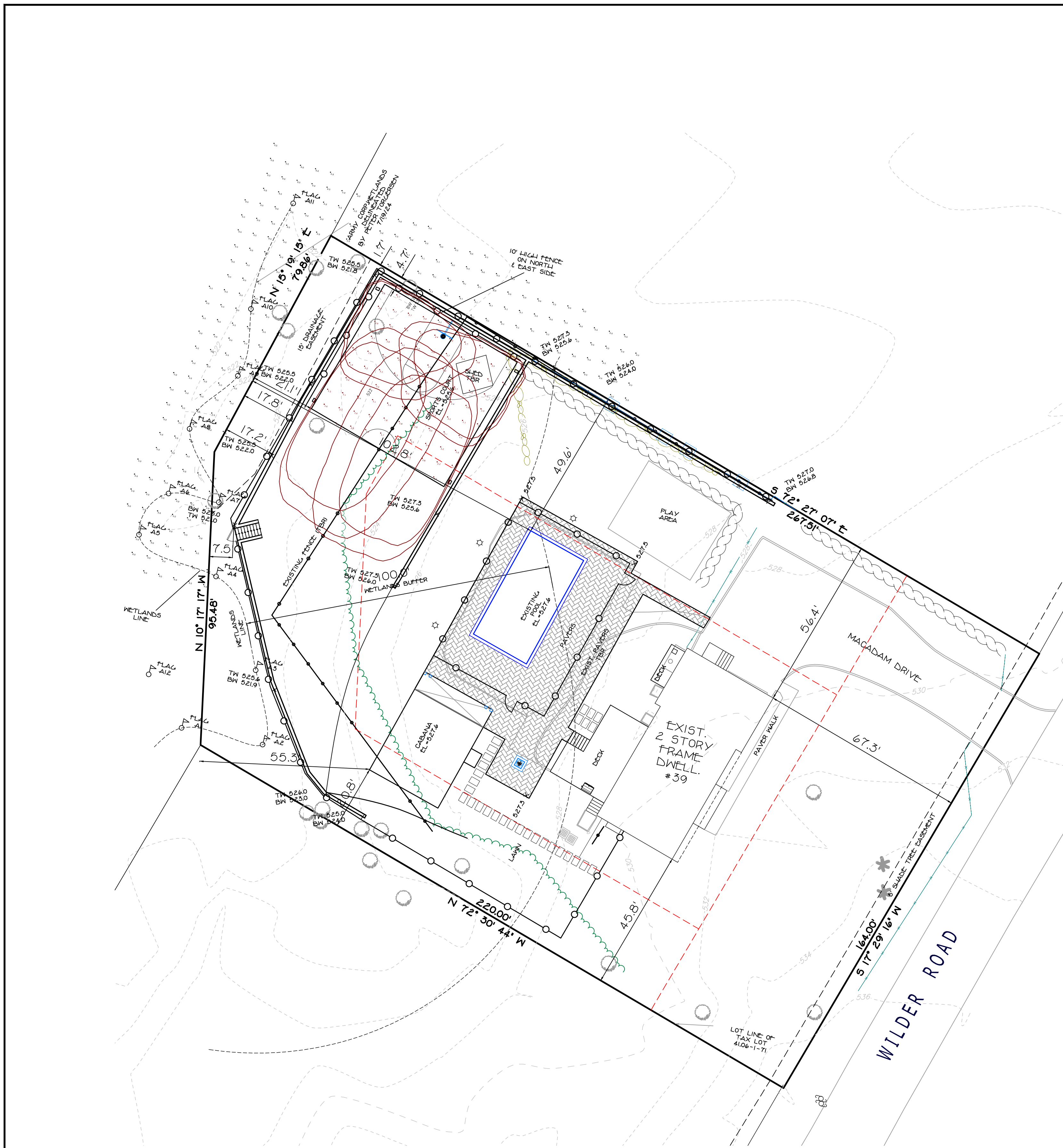
- 1) **A MAP SHOWING THE AREA OF WETLAND, WATER BODY OR WATERCOURSE DIRECTLY AFFECTED.**

- 2) **A TOPOGRAPHICAL AND PERIMETER SURVEY, HYDROLOGICAL COMPUTATION, ENGINEERING STUDIES AND OTHER FACTUAL OR SCIENTIFIC DATA AND REPORTS AS DEEMED NECESSARY BY THE PLANNING BOARD TO PERMIT IT TO ARRIVE AT A PROPER DETERMINATION.**

- 3) **FEE(S): \$100 for first 1,000 square feet of affected area, plus \$50 for each additional 1,000 square feet of affected area (as determined by Village Engineer), plus actual publication cost.**


SIGNATURE (APPLICANT OR AGENT)

05/28/2025
DATE



Item	Description	Quantity	Unit	Price	Total
B	Lithonia Lighting	2	10000	1.00	20000.00
C	Lithonia Lighting	1	10000	1.00	10000.00
D	Lithonia Lighting	1	10000	1.00	10000.00

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
TRESPASS	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Court	+	2.4 fc	4.0 fc	1.1 fc	3.6:1	2.2:1

NOTE:
LIGHT BY ACUTY BRANDS



BULK REQUIREMENTS

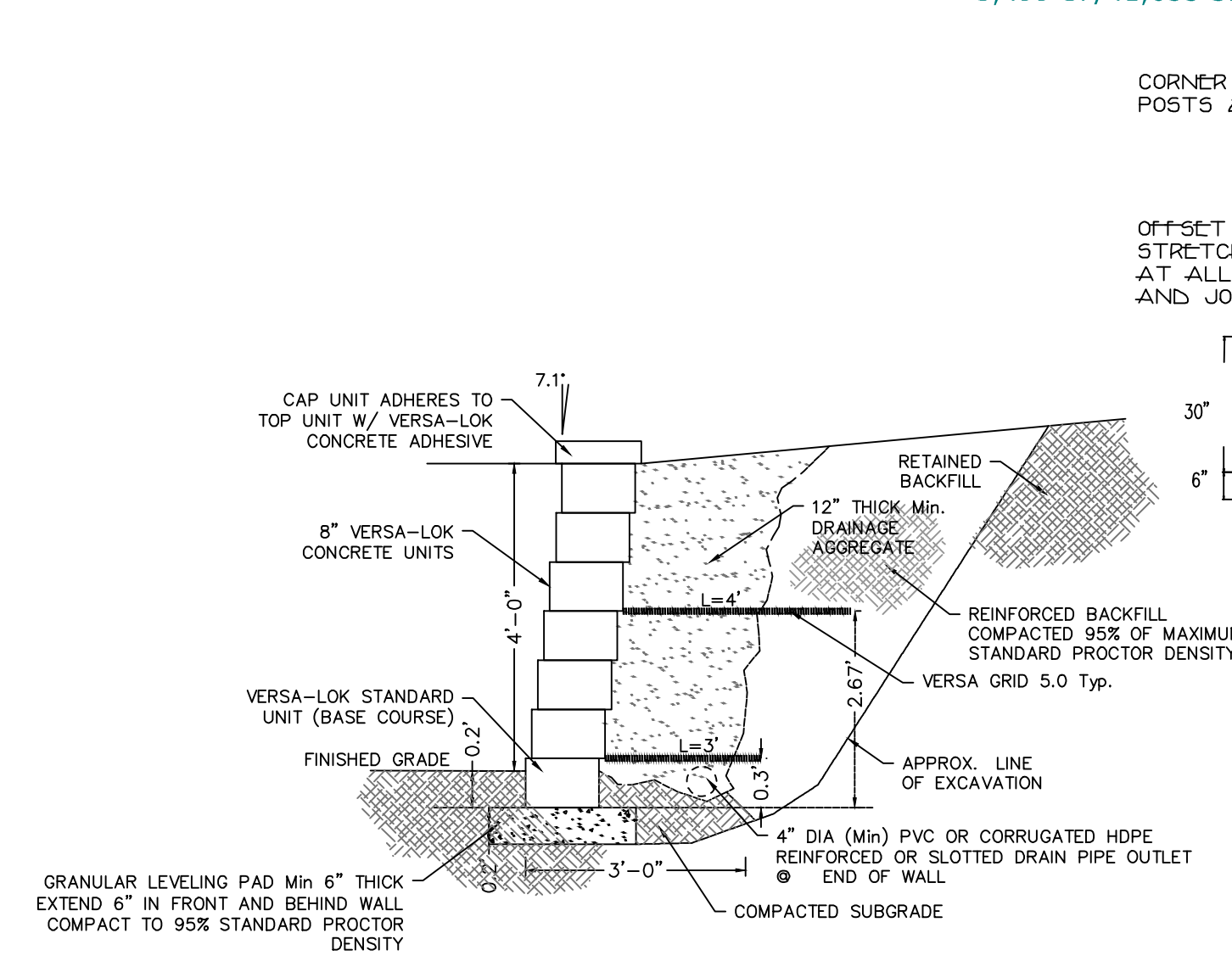
USE GROUP	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH	EFFECTIVE SQUARE	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAXIMUM BUILDING COVERAGE	IMPERVIOUS SURFACE RATIO	FRONT YARD IMPERVIOUS RATIO	MAXIMUM HEIGHT	MAXIMUM EXPOSED BUILDING HEIGHT	SIDE YARD POOL	REAR YARD POOL	SIDE YARD CABANA	REAR YARD CABANA	SIDE YARD COURT	REAR YARD COURT	SIDE YARD WALL	REAR YARD WALL
REQUIRED	50,000 S.F.	100'	150'	150'	30'	30'	75'	50'	50%	0.20	0.15	25'	40'	15'	15'	30'	50'	30'	50'	7.0 FT. MIN. 6.0 FT. MAX.	7.0 FT. MIN. 6.0 FT. MAX.
EXISTING	41,655 S.F.	164.0'	164.0'	190'	67.3'	45.8'	102.2'	129.8'	0.081	0.206*	0.159*	2'	NC	NC	49.8'	102.8'	NA	NA	NA	NA	NA
PROPOSED	41,655 S.F.	164.0'	164.0'	190'	67.3'	45.8'	102.2'	129.8'	0.084	0.307**	0.159**	2'	NC	NC	49.8'	102.8'	20.8**	55.2'	4.7**	21.1**	17.0-15.5**

ZONE: R-50 (SINGLE FAMILY RESIDENTIAL)

FRONT YARD SURFACE RATIO:
EXIST./PROP.
DRIVEWAY & WALK=1,743
AREA=10,982.9 SF
FYIR=1,743 SF/10,982.9 SF=0.159

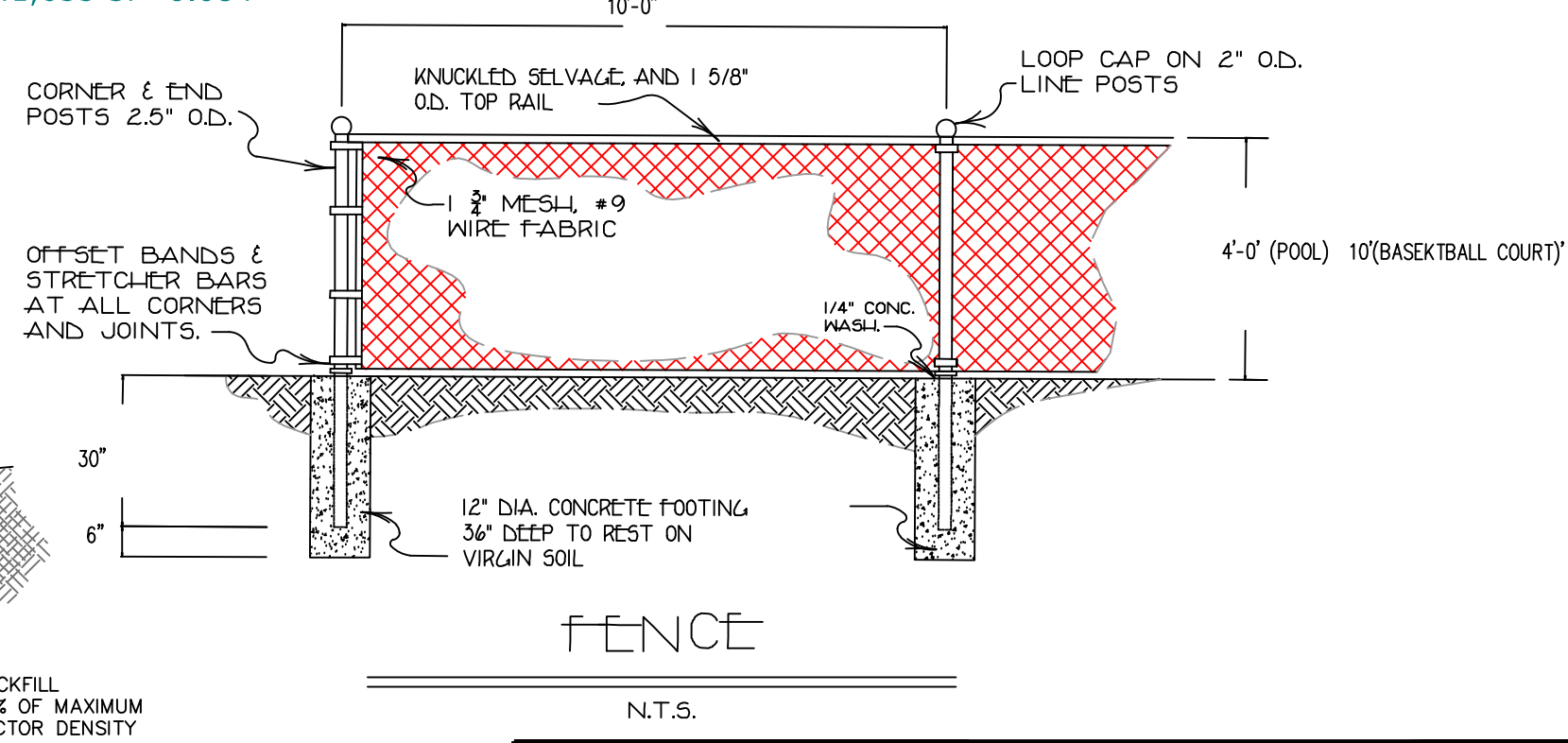
EXIST. IMPERVIOUS SURFACE RATIO:
DWELLING & DECK=2,538 SF
DRIVEWAY & WALK=3,039 SF
EQ PAD=2 SF
POOL & PATIO=2,883 SF
CONC. LANDING=25 SF
SHED=102 SF
TOTAL=8,589 SF
ISR=8,589 SF/41,655 SF=0.2062=0.206
BUILDING COVERAGE:
EXIST:
2,538 SF/41,655 SF=0.061
PROP.
3,499 SF/41,655 SF=0.084

PROP. IMPERVIOUS SURFACE RATIO:
DWELLING & DECK=2,538 SF
DRIVEWAY & WALK=3,039 SF
EQ PAD=2 SF
POOL & PATIO=3,670 SF
CONC. LANDING=25 SF
STEPPERS=180 SF
CABANA=935 SF
LANDNG=20 SF
COURT=2,350 SF
DECK STAIRS=26 SF
TOTAL=12,785 SF
ISR=12,785 SF/41,655 SF=0.3069=0.307



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

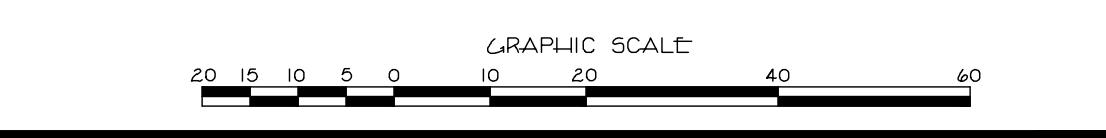
4.0FT. HIGH REINFORCED RETAINING WALL
N.T.S.



REVISIONS

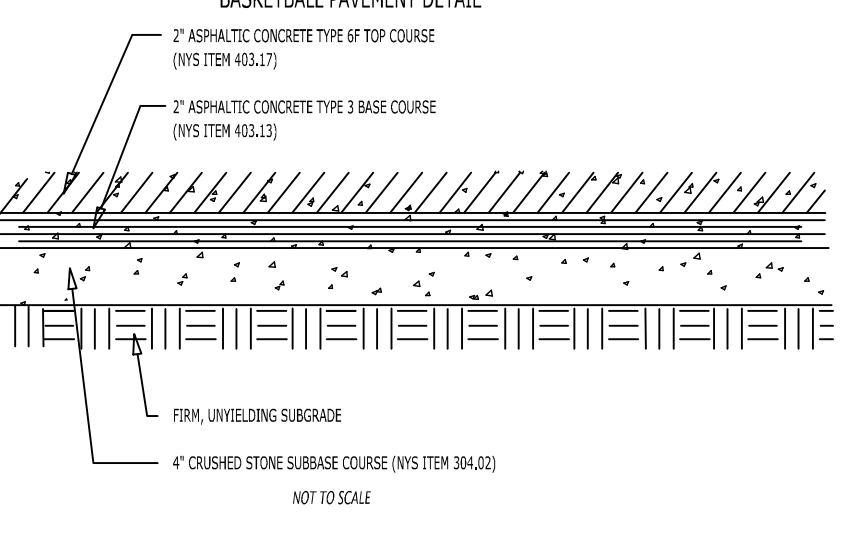
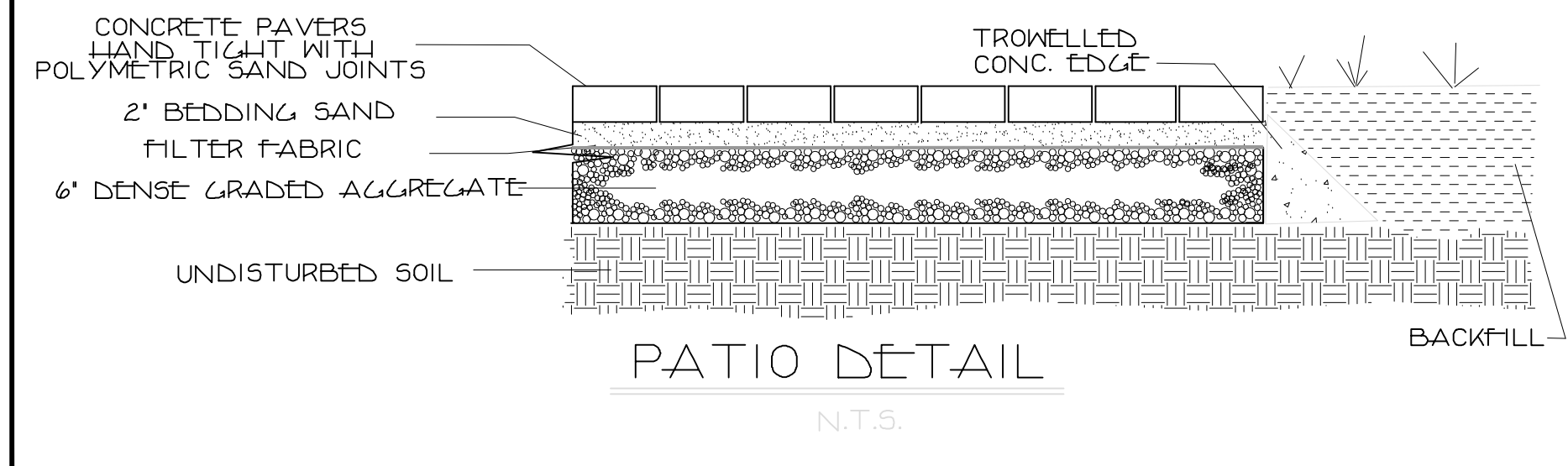
NO.	DATE	REVISION
1	7/23/25	REVISE

PLOT PLAN
FOR
39 WILDER ROAD
41.06-1-70
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK



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

DATE: JAN. 16, 2025
SCALE: 1" = 20'
SHEET: 1 OF 1



UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FEDERAL OR STATE, IN CONNECTION WITH ANY TRANSACTION OR FILING WITH ANY AGENCY OR OFFICE IS AN UNAUTHORIZED VIOLATION OF FEDERAL COPYRIGHT LAW.



Memorandum

To: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

From: William C. Brady, AICP
Gerard Chesterman, Planner

Re: **Mayerfeld** - 39 Wilder Road Wetlands Permit
39 Wilder Road, Wesley Hills, New York
SBL# 41.06-1-70; R-50 Zoning District

Date: August 25, 2025

cc: Stewart Strow, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Alicia Schultz, Deputy Village Clerk
John Layne, Building Inspector
Mark Friedman, Applicant

Received and reviewed for this memorandum:

- Application for Wetlands Permit, prepared and signed by Stanley Mayerfeld, dated May 28, 2025.
- Letter from the Rockland County Sewer District No. 1, prepared and signed by Lorelei Greene Tinston, Engineer I, dated July 14, 2025.
- Letter from the Rockland County Center for Environmental Health, prepared and signed by Elizabeth Mello, P.E., dated July 16, 2025.
- Letter from the Rockland County Department of Planning, prepared and signed by Douglas J. Schuetz, Acting Commissioner of Planning, dated July 21, 2025.
- Plot Plan for Diwan, prepared, stamped, and signed by Paul Gdanski, P.E., dated January 16, 2025.

Project Summary

The applicant is proposing to build a pool cabana and sports court in the back-yard of a single-family home. The applicant has submitted a wetlands permit application as the proposed action is within 100' of a wetlands area.

The proposed activity is located at 26 Spook Rock Road, on SBL 41.05-1-19, and in the R-50 Zoning District. A 15' wide drainage easement is at the rear of the property. Also, the rear of the property abuts the Mitch Miller Town Park.

Submission Comments

1. Please clearly identify the proposed features on the plot plan, as the cabana and sport court are not indicated as being "proposed." It is also unclear which fences and walls are existing or proposed.
2. Please include a north arrow on the Plot Plan, as this was missing.

Zoning Comments

3. It appears that the applicant will need to apply to the ZBA for variances for this proposed construction. The Bulk table indicates the variances needed for:
 - i. Maximum Impervious Surface Ratio
 - ii. Maximum Front Yard Impervious Surface
 - iii. Minimum Side Yard Cabana
 - iv. Minimum Side Yard Court
 - v. Minimum Rear Yard Court
 - vi. Side Yard Wall
 - vii. Rear Yard Wall

Planning Comments

4. Consider the use of pervious concrete for the sports court and the cabana floor, as that could allow the proposal to meet the impervious surface ratio requirements.
5. Consider reducing the size of the cabana and relocate it to the north of the play area so that it is not in the 100' wetlands buffer area.

Wetland Permit Comments

6. The applicant must provide confirmation whether a permit is required from the NYSDEC.
7. Section 221-7.C requires the Planning Board to consider whether an application for a wetlands permit to construct within a wetland buffer is not contrary to the purposes of §221-2 of the chapter. It also directs the Planning Board to investigate whether prohibiting such construction or disturbance in the buffer would cause undue hardship to the property owner. The section states in full:

The Planning Board may grant a permit, subject to such terms and conditions as it shall reasonably impose upon finding that such activity is not contrary to the purposes of § 221-2 of this chapter. Said Board may also, in its discretion, permit any activity otherwise prohibited by this chapter to be done, except with respect to property designated on the State Wetlands Map or otherwise regulated by the state, provided that the Planning Board determines after investigation that to prohibit such activity would cause undue hardship to the property owner.

8. We will defer to the Planning Board Engineer regarding the engineering specifications of the wall construction and required drainage improvements.

SEQRA and GML Comments

9. We agree with the contents of the Rockland County Department of Planning GML review that:
 - a. The applicant should request a parcel jurisdictional determination from the DEC, and if the DEC returns a positive jurisdictional determination, then the applicant must coordinate with the regional DEC staff to determine if a wetlands permit.
 - b. Compliance with both the July 14, 2025 Rockland County Sewer District No. 1, and the July 16, 2025 Rockland County Center for Environmental Health.
 - c. A review by the Rockland County Highway Department must be completed.

Please let me know if you have any questions or comments regarding this review.

August 26, 2025

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

Attn: Planning Board

Re: 39 Wilder Road
Wetland Permit Review
Tax Lot 41.06-1-70
CDW #WH25-605

Dear Members of the Planning Board,

Our office has received and reviewed a wetland permit submission for the above referenced project. The following information was provided for our review:

- Application for Wetlands Permit, prepared and signed by Stanley Mayerfeld, dated May 28, 2025
- Plot Plan for 39 Wilder Road, prepared by Paul Gdanski, P.E., dated January 16, 2025

The proposed project features the construction of a sports court and pool cabana in the rear yard of the property. The wetland is located slightly west of the rear property line, but the proposed cabana and sports court are within the 100-foot wetland buffer.

We offer the following engineering review comments:

1. The project requires several variances, which are noted in the memo from Nelson Pope Voorhis dated August 25, 2025.
2. The plot plan must be clarified to more clearly denote existing and proposed features.
3. The project increases the impervious surfaces on the property by 4,166 square feet. Drainage calculations and provisions for controlling additional stormwater runoff from the sports court must be provided.
4. Retaining wall details must be provided. Any retaining wall exceeding four-feet in height requires certification from a Professional Engineer.
5. Erosion control measures, notes and details must be provided.
6. The rear of the property includes a 15-foot drainage easement. The
7. As of January 1, 2025 NYSDEC has expanded their jurisdiction over freshwater wetlands. Per Sections 221-7-C of the Village Code, the Planning Board can reasonably impose terms and conditions in granting a permit. We recommend that the Planning Board should require an official determination from NYSDEC regarding their possible jurisdiction over the wetland.
8. Potential impacts to the wetland cannot be evaluated without the drainage calculations, stormwater system design and erosion control measures.

Please contact our office if you have any questions.

Very truly yours,

A handwritten signature in blue ink that reads "Stuart Strow". The signature is written in a cursive style with a large initial "S".

Civil Design Works, LLC

Stuart Strow, P.E.

Principal

W:\Projects\WH\2025\WH25-605 - 39 Wilder Road\Correspondence\Review Letters\2025-08-26 39 Wilder Road - wetland permit review.docx

ROCKLAND COUNTY SEWER DISTRICT NO. 1

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

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

July 14, 2025

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

Re: 39 Wilder Road, Monsey
Tax Lot 11/41.06-1-70 (formerly 9./21/BB8)

Dear Ms. Schultz:

Our office has received and reviewed a site plan that was last revised on January 16, 2025, which Paul Gdanski, PE, PLLC prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Approval of this application and the variances for a new cabana and sports in the wetlands buffer on a 41,655 square foot lot with an existing in-ground pool in the R-50 District does not require the applicant to pay an impact fee, in accordance with the Rockland County *Sewer Use Law* as last amended in 2010. **However, if the use or occupancy of the property exceeds one (1) unit (e.g., if the pool is rented out to the public, or with additional dwelling units, a guest suite, a house of worship, a school, a daycare center, or a home occupation), the District will require further review and the owner will have to pay an impact fee.**
2. Pursuant to Section 902(B)(19) of the *Sewer Use Law*, the discharge of swimming pool drainage (not filter backwash) into the sanitary sewer system is specifically prohibited.
3. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
4. Details for the sanitary sewer connection are subject to approval by the Town of Ramapo.
5. Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete.

Rocklandgov.com

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

Very truly yours,



Lorelei Greene Tinston
Engineer I

cc: M. Saber M. Dolphin M. Castro D. Gregory
Michael Sadowski, P.E. – Town of Ramapo DPW
Paul Gdanski, PE, PLLC – 3512 Whittier Court, Mahwah, NJ 07430
Stanley Mayerfeld – 39 Wilder Road, Monsey, NY 10952

File: TOR 41.06-1-70– 39 Wilder Road
Reader



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

MARY P. LEAHY, MD, MHA
Commissioner of Health

RECEIVED
VILLAGE OF WESLEY HILLS
SAMUEL O. RULLI, PE
Director, Environmental Health
JUL 18 2025
BUILDING,
PLANNING & ZONING

July 16, 2025

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

Re: 39 Wilder Road
Proposed Pool Cabana & Sports Court in Wetland Buffer
Tax lot 41.06-1-70
GML-25-0351

Dear Ms. Schultz:

We have received an application and plans as prepared by Paul Gdanski, P.E., PLLC, revised through January 16, 2025, for the above referenced project. Comments are as follows:

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

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

Very truly yours,

Elizabeth Mello, P.E.
Senior Public Health Engineer
melloe@co.rockland.ny.us
(845) 364-2616

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

DEPARTMENT OF PLANNING

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

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

July 21, 2025

Wesley Hills Planning Board
432 Route 306
Wesley Hills, NY 10952

Tax Data: 41.06-1-70

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

Map Date: 01/16/2025

Date Review Received: 06/26/2025

Item: *39 Wilder Road (GML-25-0351)*

Wetlands permit to allow a pool cabana and sports court to be constructed within a wetlands buffer located in the rear yard of an existing single-family dwelling. The 0.96-acre site is within the R-50 and R-35 zoning districts.

39 Wilder Road
Monsey, New York 10952

Reason for Referral:

Wilder Rd (County Route 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

- 1 Recent amendments to the New York State Freshwater Wetlands Act, which took effect on January 1, 2025, have expanded the jurisdictional authority of the New York State Department of Environmental Conservation (DEC) to include small wetlands of unusual importance. As a result, wetlands of any size meet the jurisdictional criteria for protection if they possess any of eleven characteristics of unusual importance, including being situated within an urban area, as defined by the US Census Bureau. Since the property is located within a defined urban area, any wetlands on the site, including the wetlands buffer, would be subject to DEC regulation. The applicant must request a parcel jurisdictional determination from the DEC. If the DEC returns a positive jurisdictional determination, then the applicant must coordinate with regional DEC staff to determine if a wetland permit is needed.
- 2 The applicant must comply with the comments made by the County of Rockland Department of Health in their letter dated July 16, 2025 to ensure compliance with the Rockland County Sanitary Code, Article XIX,

39 Wilder Road (GML-25-0351)

Mosquito Control.

- 3 The applicant must comply with the comments made by the County of Rockland Sewer District No. 1 in their letter dated July 16, 2025.
- 4 A review must be completed by the County of Rockland Highway Department, all comments or concerns addressed, and all required permits obtained.
- 5 We request the opportunity to review any variances that may be needed to implement the proposed project, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).
- 6 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
- 7 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
NYS Department of Environmental Conservation
Rockland County Department of Health
Rockland County Highway Department
Rockland County Planning Board
Rockland County Sewer District No. 1
United States Army Corps of Engineers
Paul Gdanski, P.E., PLLC

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

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

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

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

12 Marcus Drive, Monsey, NY 10952

SBL: 41.12 - 1 - 40

Attached you will find an application to the Planning Board a for the above address.

We are looking to obtain a Wetlands Permit which would be a prerequisite to obtaining a pool permit for this property.

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

APPLICATION FOR WETLANDS PERMIT

NAME OF APPLICANT Nancy Rubin PHONE 845-424-0244

ADDRESS 12 Marcus Dr, Monsey, NY 10952

PROJECT NAME _____ TAX LOT # 41.12-1-40

LOCATION Located on the West side of Marcus Dr 7,000 feet away from Village Green

DESCRIBE THE SPECIFIC PURPOSE, NATURE AND SCOPE OF THE ACTIVITY PROPOSED.

We are looking to obtain a wetlands permit which would be a prerequisite to obtaining a pool permit for this property.

(Attach a separate piece of paper if necessary)

"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."

SUBMIT THE FOLLOWING:

- 1) **A MAP SHOWING THE AREA OF WETLAND, WATER BODY OR WATERCOURSE DIRECTLY AFFECTED.**
- 2) **A TOPOGRAPHICAL AND PERIMETER SURVEY, HYDROLOGICAL COMPUTATION, ENGINEERING STUDIES AND OTHER FACTUAL OR SCIENTIFIC DATA AND REPORTS AS DEEMED NECESSARY BY THE PLANNING BOARD TO PERMIT IT TO ARRIVE AT A PROPER DETERMINATION.**
- 3) **FEE(S): \$100 for first 1,000 square feet of affected area, plus \$50 for each additional 1,000 square feet of affected area (as determined by Village Engineer), plus actual publication cost.**


SIGNATURE (APPLICANT OR AGENT)

2/7/25
DATE



PLANNING BOARD MEETING MINUTES

August 27, 2025 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

Present: Chairman Lon Lieberman, Albert Tew, Neal Wasserman, Joshua Scheinberg, Tzvee Rotberg- 2nd Alternate

Absent: Vanessa Caren, Joseph Zupnik- 1st Alternate,

Also Present: Bruce Minsky-Deputy Village Attorney, Bill Brady- Village Planner, Alicia Schultz-Deputy Village Clerk

DISCUSSION ON THE APPLICATION SUBMITTED BY COOL POOL FOR RAJIV DIWAN FOR A WETLANDS PERMIT. Affecting property located on the southeastern side of Spook Rock Road, 0 feet from the intersection of Joy Road. Designated on the Town of Ramapo Tax Map as Parcel ID#41.05-1-19. Subject property is located at 26 Spook Rock Road.

Chairman Lieberman read the item into the record.

Henry Gonzalez for Cool Pool, the applicant's contractor, was present. Mr. Gonzalez stated that the applicant would like to put a pool and small addition at the rear of the property. Mr. Gonzalez stated that the entire property is in a wetlands buffer area, as there is a pond on the western side of the property. Mr. Gonzalez presented the Board with a letter from the New York State Department of Environmental Conservation (NYSDEC) stating that they do not take jurisdiction over the wetlands area on the property, therefore they will not be needed during the application process.

Bill Brady stated that the Village must review the received letter from the NYSDEC, as well as some revisions need to be made to the plan and resubmitted to the Village Professionals for review.

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

No one from the public chose to speak.

Chairman Lieberman made a motion to adjourn this item to the September 25, 2025 Planning Board meeting, seconded by Albert Tew. Upon vote, the motion was carried unanimously.

PUBLIC HEARING ON THE APPLICATION SUBMITTED BY WILLOW TREE MANAGEMENT FOR ARCHITECTURAL PLAN REVIEW. Affecting property located on the western side of Rochelle Lane, 0 feet from the intersection of East Willow Tree Road. Designated on the Town of Ramapo Tax Map as Parcel ID #41.08-1-58.1. Subject property located at 1 Rochelle Lane.

Chairman Lieberman read the item into the record.

Sol Menche, of Willow Tree Management, was present. Mr. Menche presented samples of stone, accompanied by a color rendering and elevations of the home currently under construction. Bill Brady stated that the materials presented are satisfactory, and they are not too similar nor too dissimilar in kind to the neighboring properties. Mr. Brady stated that Bruce Minsky stated that the application does not require GML review from the County.

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

No one from the public chose to speak.

All persons wishing to be heard being heard, Chairman Lieberman made a motion to close the Public Hearing, seconded by Neal Wasserman.

Albert Tew made a motion to approve the following resolution, seconded by Neal Wasserman:

RESOLUTION 25-13
ARCHITECTURAL REVIEW
1 ROCHELLE LANE- WILLOW TREE MANAGEMENT

WHEREAS, WILLOW TREE MANAGEMENT LLC has applied to the Planning Board pursuant to the Zoning Law of the Village of Wesley Hills - Section 230-36(E)(5) for approval of architectural plans for a new single-family residence. Architectural Plan, by Mayerfeld Architecture, PLLC, 12/28/23, the subject premises are situated/are commonly known as 1 Rochelle Lane, Wesley Hills, NY 10952 and is designated on the Town of Ramapo Tax Map as Section 41.08, Block 1 , Lot 58.1; and

WHEREAS, a duly advertised public hearing was held on said Application at the Village Hall, 432 Route 306, Wesley Hills, New York, on August 27, 2025 at which time

- (i) the Applicant appeared in person and by its representative(s) and testified for the Application;
- (ii) at the public hearing, as in the previous scheduled hearings, if applicable, the Planning Board gave access to a public hearing and *no members of the public appeared and/or no one opposed the Application*, and,
- (iii) the Planning Board considered all input from the public, and with the Planning Board consulting with its professionals [Planner, Engineer, Legal];

WHEREAS, the proposed action is defined as a Type II Action requiring no further review under the State Environmental Quality Review Act ("SEQRA");

WHEREAS, the proposed action at the Premises is not subject to General Municipal Law review;

NOW, THEREFORE, BE IT RESOLVED, that the architectural plans for the Premises on said lot entitled Architectural Plan – Residence at 1 Rochelle Lane, prepared by Mayerfeld Architecture, PLLC, dated 12/28/23, are hereby approved, subject to incorporation of the materials presented to and incorporated by the Planning Board on the Hearing Date, and subject to the letters/comment from Nelson Pope Voorhis’ letter dated August 25, 2025, and those items described in the Minutes of that meeting on the Hearing Date;

NOW, THEREFORE, BE IT FURTHER RESOLVED, the approval(s) herein are subject to compliance with all local laws and ordinances of the Village of Wesley Hills, as well as other applicable laws/regulations, and any other requirements/conditions imposed by the Village, as well as compliance with the contents of the NPV Letter and those items described in the Minutes of that meeting on the Hearing Date;

The Planning Board gives no approval of any building plans; the Plans submitted to this Planning Board solely for the purposes of the approval(s) being requested as per the Application.

Upon vote, the motion carried unanimously.

DISCUSSION ON THE APPLICATION SUBMITTED BY STANLEY MAYERFELD FOR A WETLANDS PERMIT. Affecting property located on the western side of Wilder Road, 500 feet from the intersection of Carter Lane. Designated on the Town of Ramapo Tax Map as Parcel ID#41.06-1-70. Subject property is located at 39 Wilder Road.

Chairman Lieberman read the item into the record.

Stanley Mayerfeld, the applicant's architect, was present. Mr. Mayerfeld stated that the applicant is proposing a cabana and sports court requiring a wetlands permit, as well as variances from the Zoning Board of Appeals for side yard setback. Mr. Mayerfeld stated that while both proposed improvements are outside the actual delineated wetland boundary, they are located within the 100-foot regulated necessitating this permit application. Mr. Mayerfeld stated that a Parcel Jurisdictional Determination request has been submitted to the New York State Department of Environmental Conservation (NYSDEC) to officially confirm both jurisdiction and the wetland delineation status but have not received any corresponding information as of yet.

Bill Brady read his 8/25/2025 review letter, as well as the Village Engineer's 8/26/2025 review letter, into the record. Mr. Brady stated that the drainage information needs to be revised by their engineer, as well as the plans themselves need to be cleaned up. Mr. Brady stated that the NYSDEC has 90 days from day of submission to respond.

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

No one from the public chose to speak.

Chairman Lieberman made a motion to adjourn this item to the September 25, 2025 Planning Board meeting, seconded by Albert Tew. Upon vote, the motion was carried unanimously.

APPROVAL OF MINUTES- JULY 23, 2025

Chairman Lieberman made a motion to approve the July 23, 2025 minutes, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

ADJOURNMENT

Chairman Lieberman made a motion to adjourn the meeting, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

Respectfully Submitted,
Alicia Schultz