



ZONING BOARD OF APPEALS MEETING AGENDA

September 17, 2025 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

ROLL CALL

PUBLIC HEARING

1. Application submitted by Eliyahu Feig for variances from the provisions of Section 230-17 Attachment I and Section 230-14L(3) and (4) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence, inground swimming pool and cabana having impervious surface ratio of .273 instead of the maximum permitted of .20, front yard impervious surface ratio of .167 instead of the maximum permitted of .15, building coverage of .111 instead of the maximum permitted of .106, rear yard for the cabana of 23.5 feet instead of the minimum required of 50 feet and side yard of 1.5 feet for the wall instead of the minimum required of 7.9 feet.

The subject premises are situated on the north side of Maurice Lane approximately 251 feet west of Steinway Court, known as 5 Maurice Lane, designated on the Tax Map as Section 32.18 Block 1 Lot 5, in an R-50 Zoning District.

2. The application submitted by Maier Arm for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single-family residence, inground swimming pool and pickleball court having front yard of 48.5 feet for the residence instead of the minimum required of 50 feet, front yard of 16.4 feet for the pickleball court instead of the minimum required of 50 feet, impervious surface ratio of .28 instead of the maximum permitted of .25, front yard impervious surface ratio of .29 instead of the maximum permitted of .20 and building coverage of .103 instead of the maximum permitted of .10.

The subject premises are situated on the north side of Rockwood Lane approximately 1100 feet west of Cains Road, known as 37 Rockwood Lane, designated on the Tax Map as Section 32.19 block 2 lot 4.10 in an R-50 Zoning District.

3. Application submitted by IJJ, LLC-John Wickes for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the maintenance and use of an arborist facility having impervious surface ratio of .46 instead of the maximum permitted of .25.

The subject premises are situated on the south side of McNamara Road 0 feet west of Union Road, known as 11 McNamara Road, designated on the Tax Map as Section 42.13 Block 1 Lot 22, in an R-35 Zoning District.

CONTINUED PUBLIC HEARING

4. Application submitted by Brett & Eva Kotch for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, *to* permit the construction, maintenance and use of a front porch having a front yard of 46 feet instead of the minimum required of 50 feet.

The subject premises are situated on the west side of Powder Horn Drive approximately 450 feet north of Ari Drive, known as 20 Powder Horn Drive, designated on the Tax Map as Section 32.19 Block 2 Lot 40, in an R-50 Zoning District.

5. Application submitted by Pomona Enterprises Corp on behalf of Jay Court Holdings, LLC on appeal of a determination of the Building Inspector or, in the alternative, for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit a two lot subdivision, proposed Lot No. 1 having lot frontage of 35 feet on East Willow Tree Road and 86 feet on Charlotte Drive instead of the minimum required of 100 feet on each of said roads.

The subject premises are situated on the north side of East Willow Tree Road approximately 305 feet west of Deerwood Road, known as 106 East Willow Tree Road/ 2 Charlotte Drive, designated on the Tax Map as Section 41.08 Block 1 Lot 35, in an R-35 Zoning District.

APPROVAL OF MINUTES

6. July 16, 2025

ADJOURNMENT

File Attachments for Item:

1. Application submitted by Eliyahu Feig for variances from the provisions of Section 230-17 Attachment I and Section 230-14L(3) and (4) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence, inground swimming pool and cabana having impervious surface ratio of .273 instead of the maximum permitted of .20, front yard impervious surface ratio of .167 instead of the maximum permitted of .15, building coverage of .111 instead of the maximum permitted of .106, rear yard for the cabana of 23.5 feet instead of the minimum required of 50 feet and side yard of 1.5 feet for the wall instead of the minimum required of 7.9 feet.

The subject premises are situated on the north side of Maurice Lane approximately 251 feet west of Steinway Court, known as 5 Maurice Lane, designated on the Tax Map as Section 32.18 Block 1 Lot 5, in an R-50 Zoning District.

Short Environmental Assessment Form Part 1 - Project Information

RECEIVED
VILLAGE OF WESLEY HILLS
AUG 21 2025
BUILDINGS
PLANNING & ZONING

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: 5 Maurice Lane			
Project Location (describe, and attach a location map): 5 Maurice Lane, Wesley Hills NY			
Brief Description of Proposed Action: Proposed single family dwelling			
Name of Applicant or Sponsor: Stanley Mayerfeld		Telephone: (917) 573-1369 E-Mail: stanley@r-m.studio	
Address: 146 Beach 5th Street Unit A			
City/PO: Far Rockaway		State: NY	Zip Code: 11691
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input checked="" type="checkbox"/>
		1.02 acres 1.02 acres 1.02 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			

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

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

Shoreline Forest Agricultural/grasslands Early mid-successional

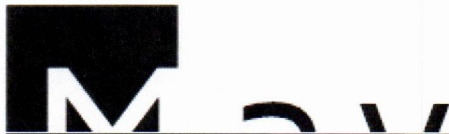
Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ Storm water will be directed into drywells		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: Stanley Mayerfeld Date: 8/20/25

Signature: _____ Title: Architect



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

August 15, 2025

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

Re: Feig Residence
5 Maurice Lane
Suffern, NY 10901

R-50 District
32.18-01-05

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

Narrative

As the project manager at Mayerfeld Architecture, I, Stanley Mayerfeld, am representing the homeowners, Mr. and Mrs. Feig, of 5 Maurice Lane. Our firm has been retained to represent them in connection with a proposed in-ground pool, pool cabana, and covered pergola at their residence.

Due to the existing site conditions, the proposed design includes the installation of retaining walls, and the overall scope of the project will require multiple variances from the Village zoning code.

We respectfully request variances from Village code sections 230-17 and 230-14 (O)(6) as follows:

Requested variances:

	Required	Provided
• Maximum Impervious surface ratio	.20	.273
• Maximum Front Yard Impervious surface ratio	.15	.167
• Maximum Building Coverage	.106	.111
• Side Yard (Pool)	15	12.4'
• Rear Yard (Accessory Structure- pergola)	50'	17.2'
• Side Yard (Wall)	7.9	1.5'
• 230-14 (O)(6) "The maximum number of accessory buildings allowed on any lot shall be two" Three accessory structures are being proposed (pool cabana, pergola and pool).		

See submitted drawings dated by Paul Gdanski

Sincerely,

Stanley Mayerfeld

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 17th day of September, 2025 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Eliyahu Feig for variances from the provisions of Section 230-17 Attachment I and Section 230-14L(3) and (4) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence, inground swimming pool and cabana having impervious surface ratio of .273 instead of the maximum permitted of .20, front yard impervious surface ratio of .167 instead of the maximum permitted of .15, building coverage of .111 instead of the maximum permitted of .106, rear yard for the cabana of 23.5 feet instead of the minimum required of 50 feet and side yard of 1.5 feet for the wall instead of the minimum required of 7.9 feet.

The subject premises are situated on the north side of Maurice Lane approximately 251 feet west of Steinway Court, known as 5 Maurice Lane, designated on the Tax Map as Section 32.18 Block 1 Lot 5, in an R-50 Zoning District,

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

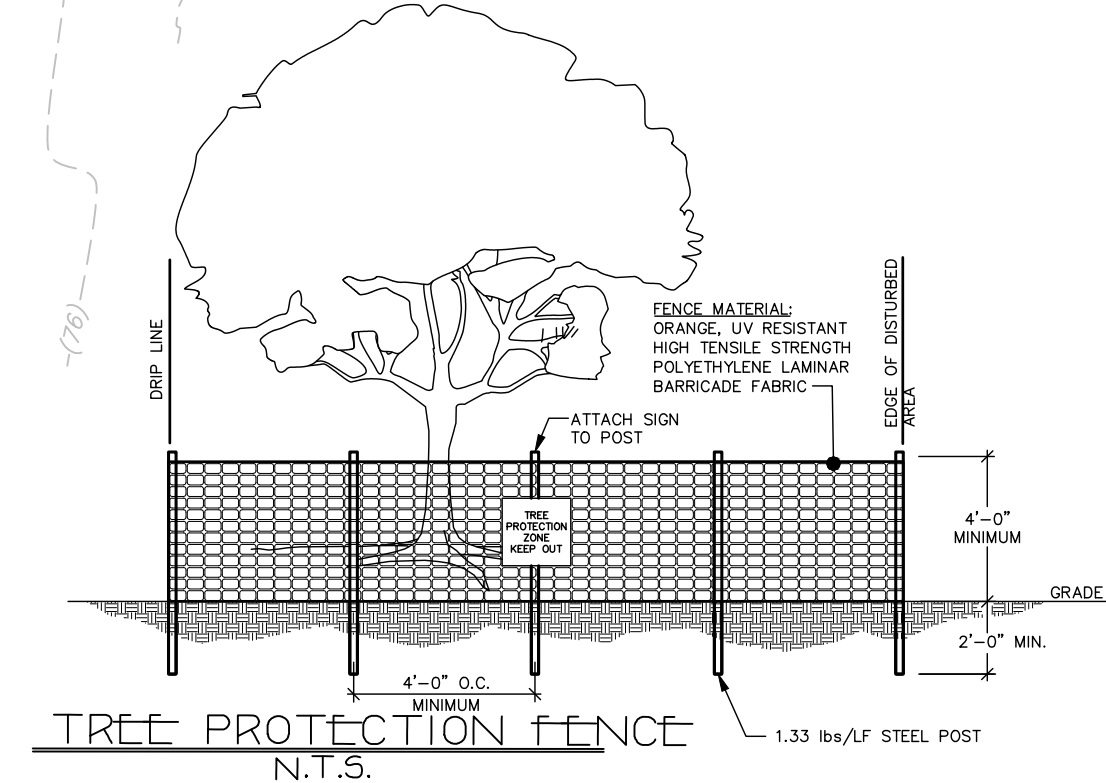
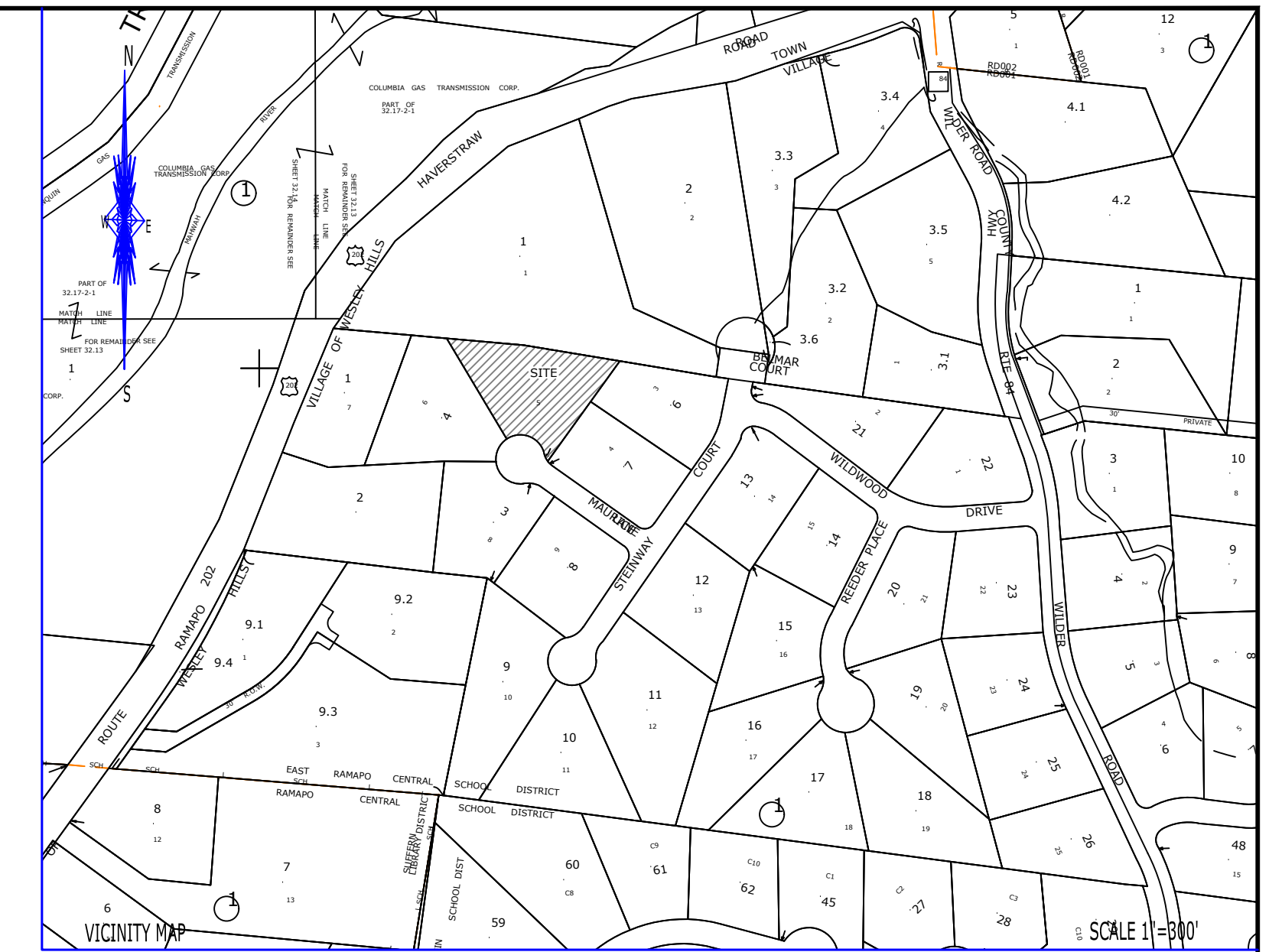
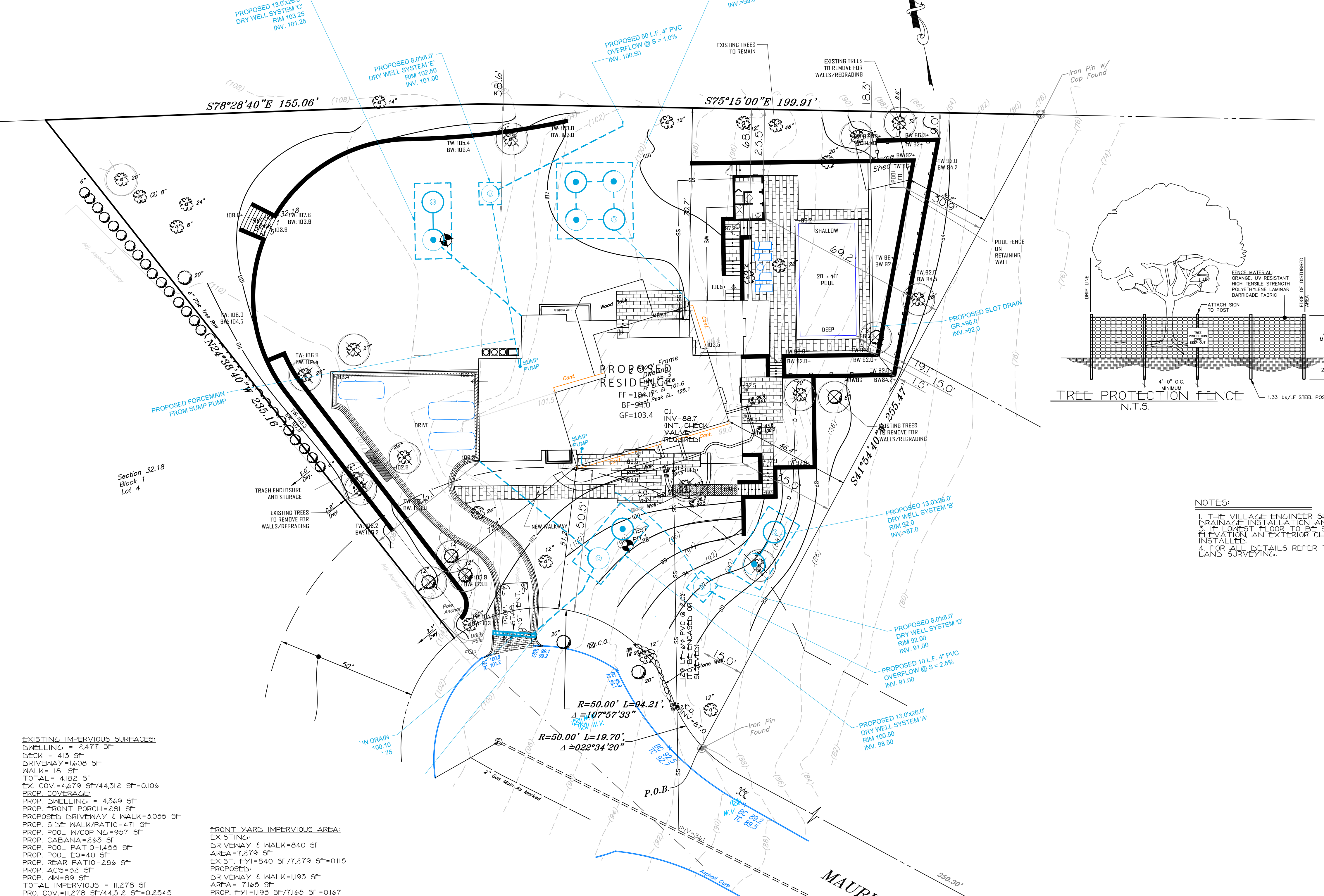
Dated: Wesley Hills, New York
September 2, 2025

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

TAX LOT: SECTION 32.18, BLOCK 1, LOT 5
REFERENCES:

-ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY AFR ENGINEERING & LAND SURVEYING PC LAST REVISED DECEMBER 29, 2023, PROVIDED BY OWNER.
-BEING KNOWN AS LOT 5 IN BLOCK W ON A MAP TITLED "SUBDIVISION MAP WILLOWOOD ESTATES, TOWN OF RAMAPO, ROCKLAND CO. N.Y." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MAY 31, 1962 AS FILED MAP 3127.
-BEING KNOWN AS LOT 5 IN BLOCK W ON A MAP TITLED "REVISED SUBDIVISION PLAT LOTS 5, 6, AND 7 IN BLOCK W WILLOWOOD ESTATES, TOWN OF RAMAPO, ROCKLAND CO. N.Y." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1963 AS FILED MAP 3198.

Section 32.14
Block 1
Lot 1



- NOTES:
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH: "TREE PROTECTION ZONE, KEEP OUT".
4. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

NOTES:
1. THE VILLAGE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO DRAINAGE INSTALLATION AND WITNESSED APPROVED.
2. IF LOWEST FLOOR TO BE SEWERED IS BELOW THE UPSTREAM RIM ELEVATION AN EXTERIOR CHECK VALVE MUST BE INSTALLED.
3. FOR ALL DETAILS REFER TO APPROVED PLANS BY AFR ENGINEERING & LAND SURVEYING.

Table with columns for 'Drywell Design: Chesine "B"', 'Development size = 0.1705 Acre', and various engineering calculations for percolation rate and volume.

EXISTING IMPERVIOUS SURFACES:
DWELLING = 2,477 SF
DECK = 413 SF
DRIVEWAY = 1,608 SF
WALK = 181 SF
TOTAL = 4,679 SF

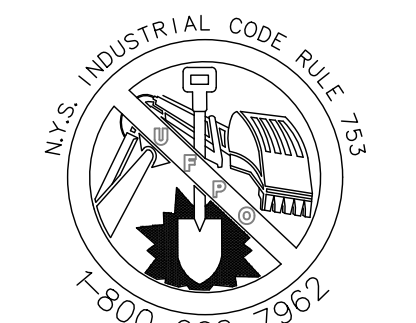
FRONT YARD IMPERVIOUS AREA:
EXISTING:
DRIVEWAY & WALK = 840 SF
AREA = 7,279 SF

MAXIMUM BUILDING COVERAGE (CALCULATION PER ZONING LAW):
TOTAL BUILDING AREA = 4,369 SF + 281 SF + 263 SF = 4,913 SF
MAX ALLOWED = 281 SF + 263 SF + 4,913 * 0.05 + 0.10 = 0.1055
BLDG COVERAGE = 4,913 / 44,312 = 0.111

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

Table with 18 columns: MINIMUM LOT AREA, MINIMUM LOT FRONTAGE, MINIMUM LOT WIDTH, MINIMUM EFFECTIVE SQUARE, FRONT YARD, SIDE YARD, TOTAL SIDE YARD, REAR YARD, MAXIMUM IMPERVIOUS SURFACE RATIO, MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO, MAXIMUM BUILDING COVERAGE, MAXIMUM BUILDING HEIGHT, MAXIMUM EXPOSED BUILDING HEIGHT, SIDE YARD POOL, REAR YARD POOL, SIDE YARD ACC, REAR YARD ACC, SIDE YARD WALL, REAR YARD WALL.

* EXISTING CONDITION
* VARIANCE REQUIRED
** VARIANCE OF SECTION 230-14-L.4 (GREATER THAN 11.8)



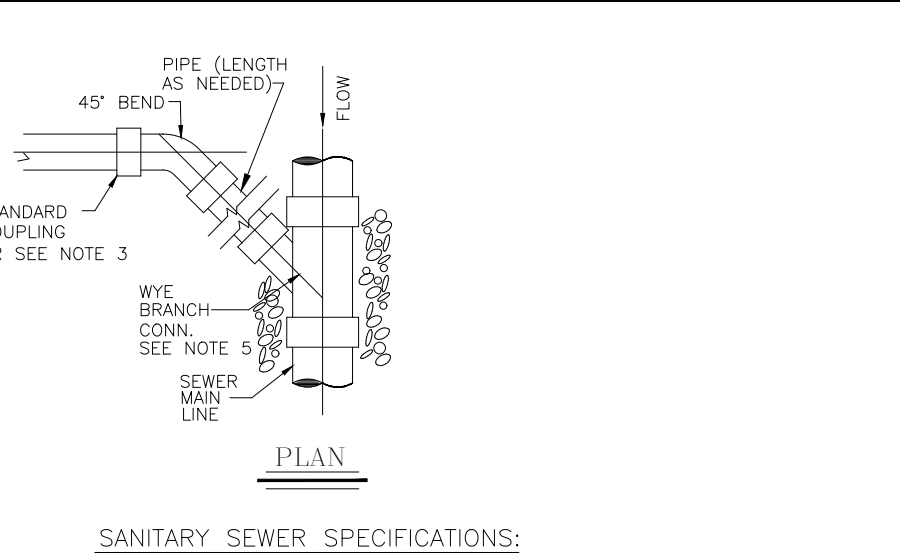
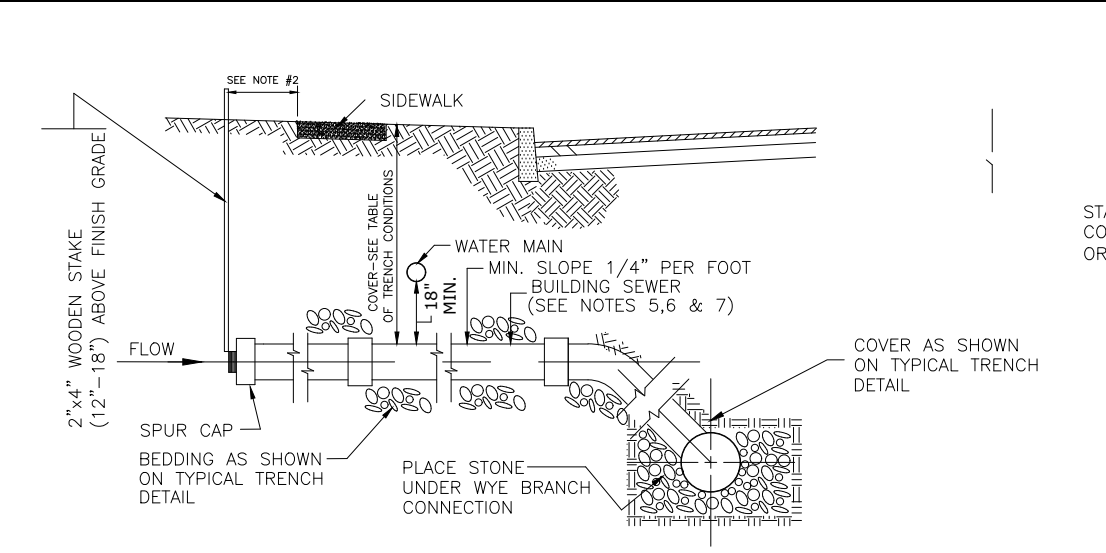
UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

USE OF UNSCALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY STATE OR FEDERAL AGENCY OR OFFICE IS AN UNAUTHORIZED ALTERATION OF THIS DOCUMENT.

Table with 2 columns: REVISIONS, and a section for PLOT PLAN FOR 5 MAURICE LANE.

Project information including 'PAUL GDANSKI, PE, PLLC', '3512 WHITTIER COURT MALDEN, N.J. 07430', and 'DATE JAN. 19, 2025'.

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

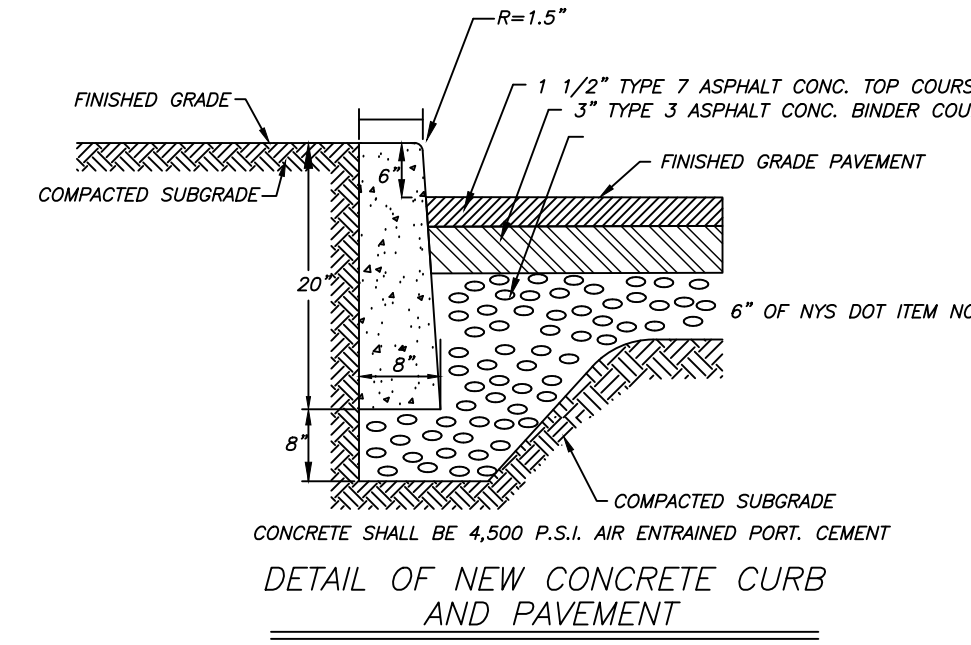
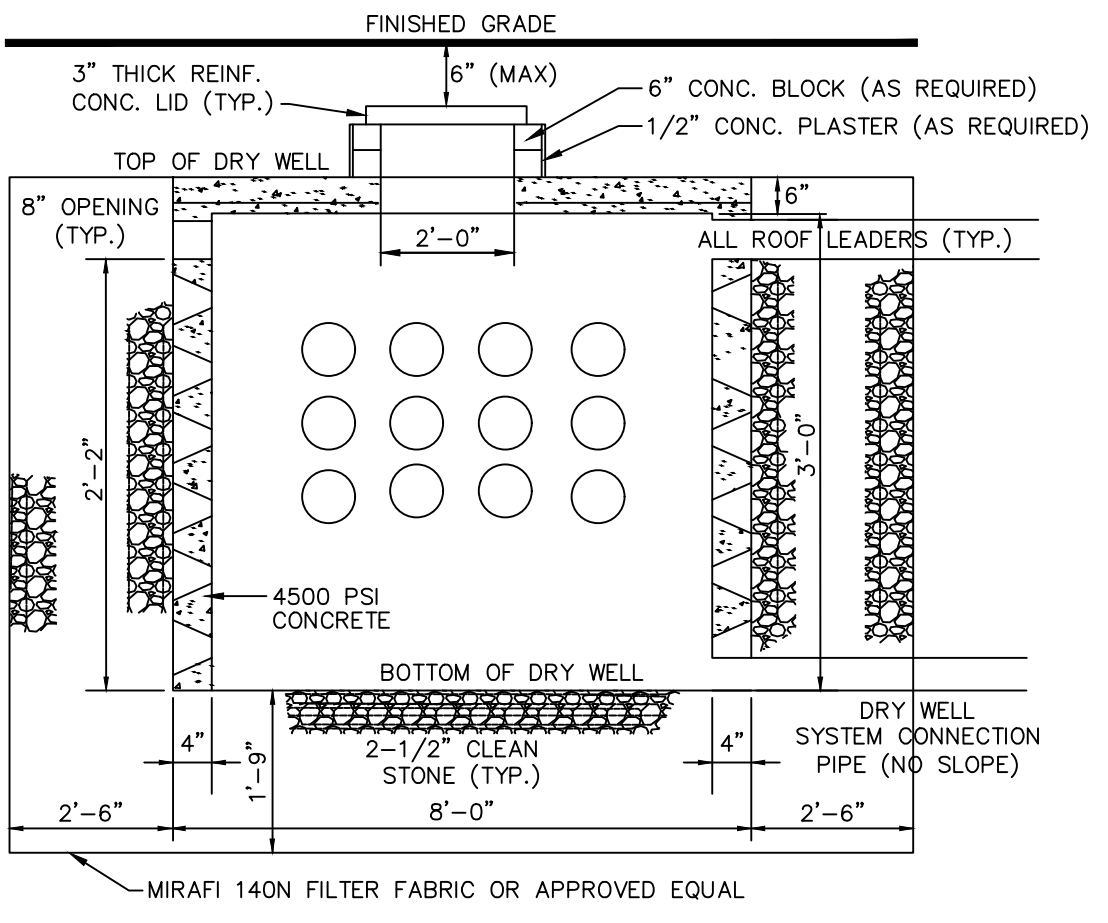


BUILDING SEWER CONNECTION
N.T.S.

- NOTES**
- ALL APPROVED BUILDING SEWER PIPE MATERIALS FOR EACH CONNECTION MADE, SHALL BE CONSTRUCTED FROM THE SAME MATERIAL.
 - MINIMUM HORIZONTAL SEPARATION BETWEEN SPUR CAP AND SIDEWALK SHALL BE 2.0 FT. IN ALL CASES THE SPUR CAP LOCATION SHALL EXTEND A MINIMUM HORIZONTAL DISTANCE OF 2.0 FT. ONTO ALL BUILDING LOT PROPERTIES.
 - TRANSITION BETWEEN DIFFERENT PIPE MATERIAL (AS APPROVED) SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 62 DRESSER COUPLING OR DRESSER STYLE 262 NYMAX COUPLING (OR APPROVED EQUAL).
 - WYE BRANCH CONNECTION SHALL BE A FITTING CONSTRUCTED SPECIFICALLY FOR THE INSTALLED MAIN LINE SEWER MATERIAL CLASS (OR APPROVED EQUAL).
 - THE BUILDING SEWER SHOWN FROM THE MAIN LINE SOURCE WYE BRANCH CONNECTION FITTING TO THE SPUR CAP SHALL MEET THE SPECIFICATIONS SHOWN FOR (1) BUILDING LATERAL SEWER.
 - 4" BUILDING LATERAL SEWER MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLING ONLY. ALL OTHER BUILDING LATERAL SEWERS (INCLUDING ALL COMMERCIAL USES) SHALL BE 6" IN DIAMETER.
 - EACH 6" BUILDING SEWER SHALL PROVIDE SERVICE FOR NO MORE THAN TWELVE(12) EQUIVALENT LIVING UNITS, AS DETERMINED BY OSD #1. UNLESS A REQUESTED DEVIATION IS APPROVED IN WRITING BY OSD #1.

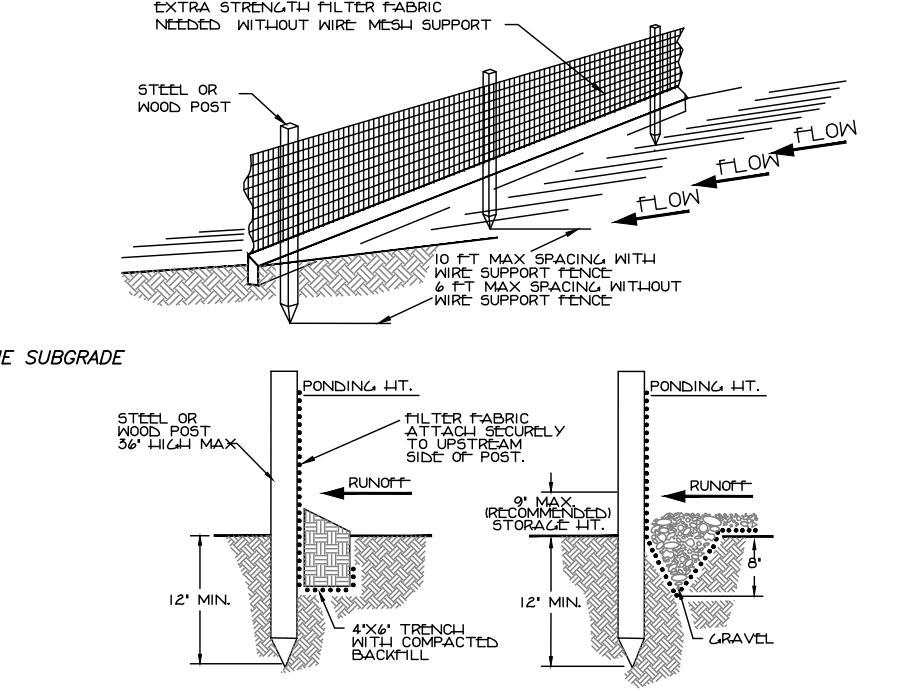
SANITARY SEWER SPECIFICATIONS:
(FOR BUILDING SEWERS AND SEWER MAIN LINE)

- REQUIRED SEWER MAIN LINE (OR APPROVED EQUAL) :
 - ABS - TRUSS PIPE:
 - PIPE: STAMPED ASTM D2680
 - FITTINGS: STAMPED ASTM D2680
 - JUNTS: SOLVENT WELD ASTM D2235
 - PVC - TRUSS PIPE:
 - PIPE: STAMPED ASTM D2680
 - FITTINGS: STAMPED ASTM D2680
 - JUNTS: SOLVENT WELD ASTM D2564 OR ELASTOMERIC GASKET
 - PVC - SDR 26 HEAVY WALL PIPE:
 - PIPE (8"-15" 4"): STAMPED ASTM D3034 PIPE (18" & GREATER) STAMPED ASTM F679
 - FITTINGS: STAMPED ASTM D3034 OR F679
 - JUNTS: SOLVENT WELD ASTM 2564 OR ELASTOMERIC GASKET
 - PVC - SDR 35 SOLID WALL PIPE:
 - PIPE (8"-15" 4"): STAMPED ASTM D3034
 - FITTINGS: STAMPED ASTM D3034 OR F679
 - JUNTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564
- REQUIRED 4" OR 6" (AS APPROVED) BUILDING LATERAL SEWER (OR APPROVED EQUAL):
 - PVC - SDR 35 SOLID WALL PIPE:
 - PIPE: STAMPED ASTM D3034 AND SDR 35
 - FITTINGS: STAMPED SDR 35 AND ASTM D3034
 - JUNTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564
 - SDR - 26 HEAVY WALL PIPE:
 - PIPE: STAMPED ASTM D3034 AND SDR 26
 - FITTINGS: STAMPED D3034 AND SDR 26
 - JUNTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564
 - SDR - 23.5 SOLID WALL PIPE:
 - PIPE: STAMPED ASTM D2751 AND SDR 23.5
 - FITTINGS: STAMPED ASTM D2751 AND SDR 23.5
 - JUNTS: SOLVENT WELD, ASTM D2235 D3034 OR SOLVENT WELD ASTM D2564
- OTHER REQUIRED PIPE MATERIALS FOR BUILDING LATERAL AND SEWER MAIN LINE (OR APPROVED EQUAL):
 - CAST IRON, EXTRA HEAVY, COATED, HUB & PLAIN END, ASTM C-74 WITH ELASTOMERIC COMPRESSION GASKET (ASTM C-564)



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

- CONSTRUCTION SPECIFICATIONS:**
- STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 - GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BEAM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



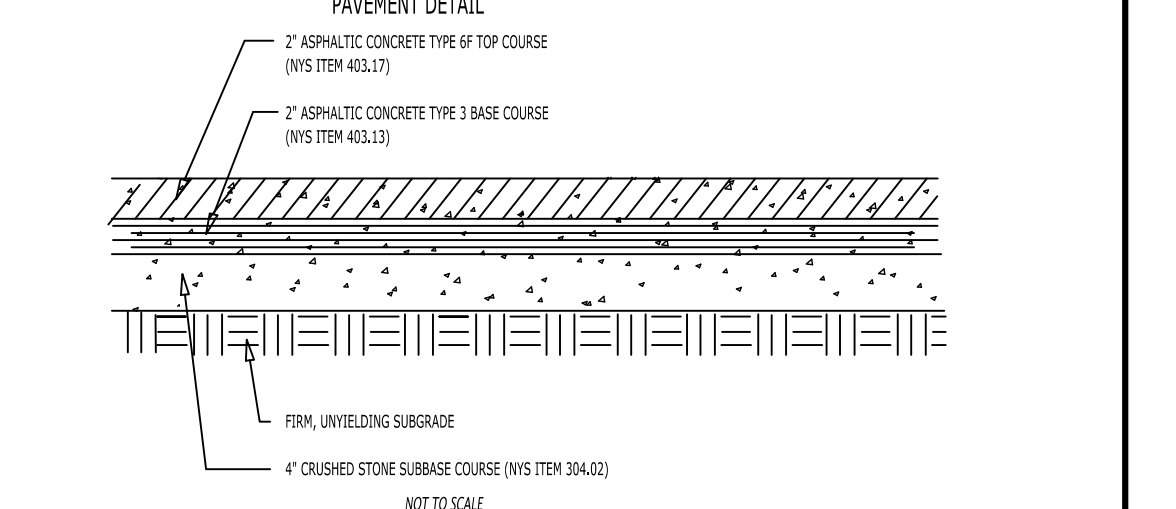
STANDARD EROSION CONTROL NOTES:

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING, AS APPLICABLE:

- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO ENSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS; SUCH STRUCTURES WILL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
- ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED WITH 1 LB. OF RYE GRASS OR WHEAT CHAFF WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET AND TEMPORARY DIVERSION DITCHES ARE TO BE PLACED WHERE NECESSARY AS DETERMINED BY THE VILLAGE ENGINEER. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
- SILT THAT LEAVES THE SITE IN SITU OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.

- EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE:**
- ALL EROSION AND SEDIMENT CONTROL MEASURES, EXCLUDING CATCH-BASIN MEASURES, SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND/OR UTILITIES.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
 - INSTALL SILT FENCE AND/OR HAY BALE BARRIERS DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
 - CONSTRUCT BERMS, TEMPORARY SWALES AND PIPES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
 - CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED. STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILE TOPSOIL WITH TEMPORARY RYE GRASS COVER.
 - PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDS WITH TEMPORARY RYE.
 - INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS. GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH WILL PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
 - INSTALL INLET PROTECTION AROUND ALL CURB AND FIELD INLETS. ALL INLET PROTECTION SHALL BE TREATED WITH THE CATCH BASIN FILTER FABRIC DETAIL.
 - CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVEMENT AREAS. RAISE GRATES OF CURB AND FIELD INLETS ACCORDINGLY.
 - COMPLETE FIRE GRADING.
 - RAISE GRATES OF CURB AND FIELD INLETS TO FINAL ELEVATIONS. INSTALL SURFACE COURSE OF PAVEMENT.
 - UPON COMPLETION OF CONSTRUCTION DISTURBED AREAS ARE TO BE SEEDS. REFER TO LANDSCAPING PLAN FOR PERMANENT SEEDING SPECIFICATIONS. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
 - SILT FENCE AND CONSTRUCTION STABILIZED PADS ARE TO BE PROVIDED FOR EACH BUILDING PAD DURING CONSTRUCTION.

- EROSION AND SEDIMENT CONTROL PLAN - MAINTENANCE PROCEDURE:**
- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR SUITABILITY AND OPERATION FOLLOWING EVERY RAINFALL PRODUCING RAINFALL, BUT IN NO CASES LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THEIR APPROPRIATE PHASE OF THE PROJECT.
 - SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAP AND BLOCK AND GRAVEL INLET PROTECTION DEVICE WHEN STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT FENCE NO LONGER DRAINS PROPERLY.
 - SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES ABOUT 0.5 FT DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. WHEN NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERCOURSES.
 - ALL SEEDS AREAS WILL BE FERTILIZED, AND RE-SEEDS AS NECESSARY.

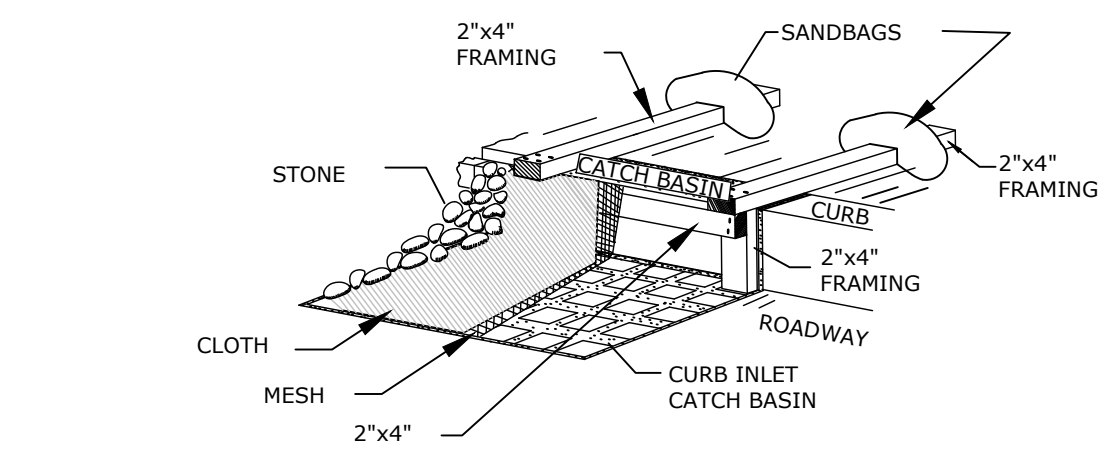


UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT LEAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

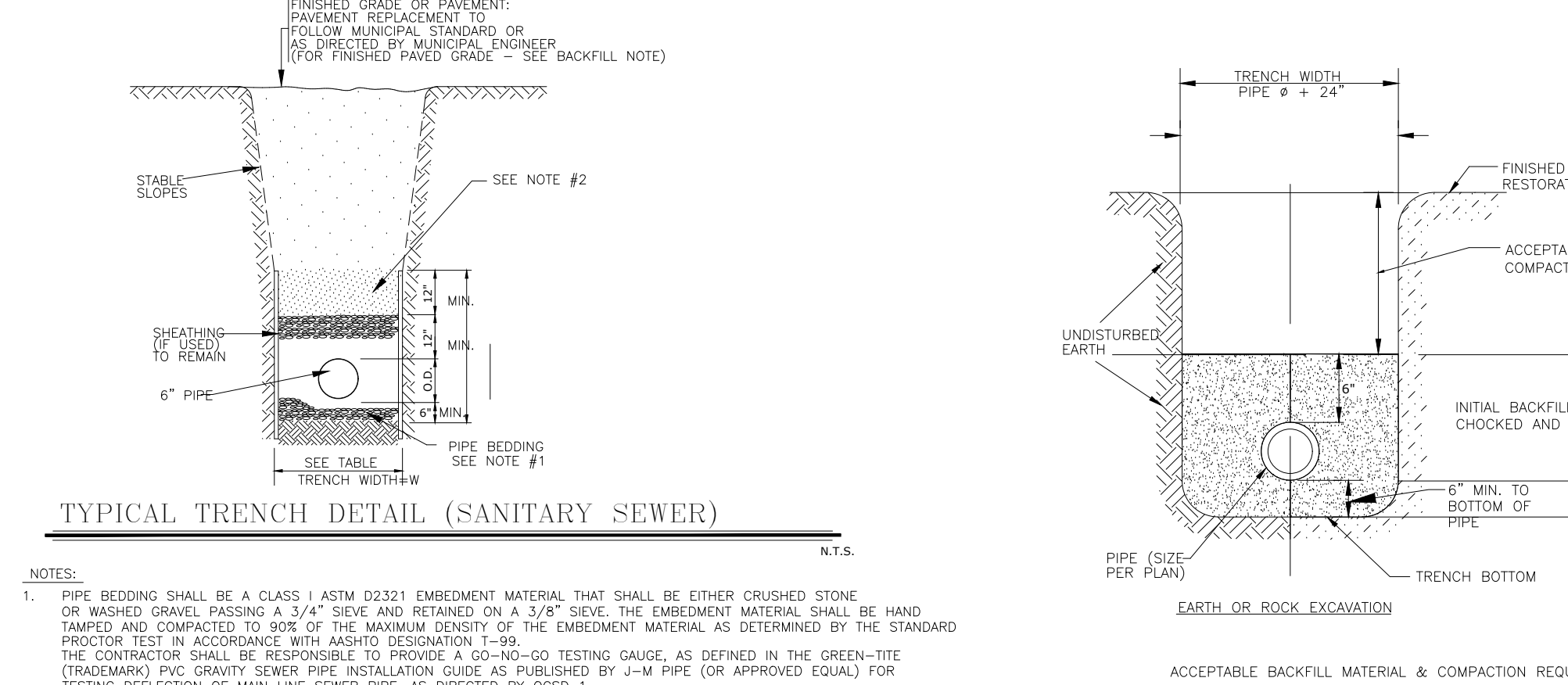
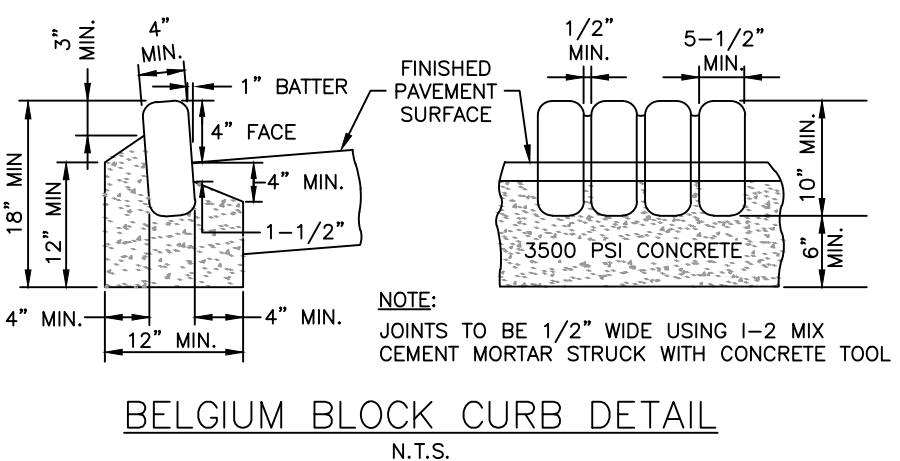
USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY FEDERAL, STATE, OR OFFICE IS AN UNAUTHORIZED VIOLATION OF FEDERAL COPYRIGHT LAWS.

PAUL GDANSKI, PE, PLLC
PAUL GDANSKI, PROFESSIONAL ENGINEER



- CONSTRUCTION SPECIFICATIONS**
- FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
 - WOODEN FRAME SHALL BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
 - THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2"x4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE CURB AND SIDEWALK AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.
- MAXIMUM DRAINAGE AREA 1 ACRE

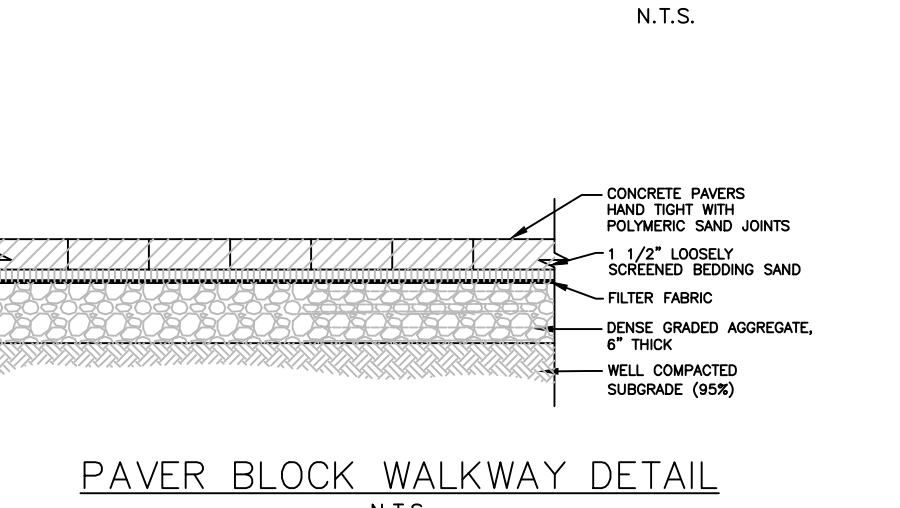
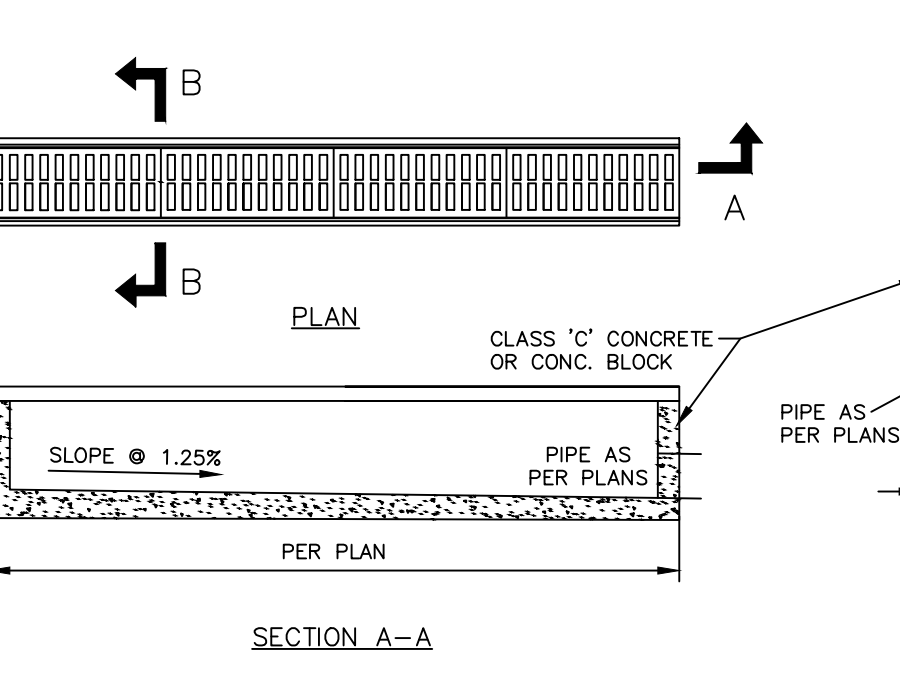
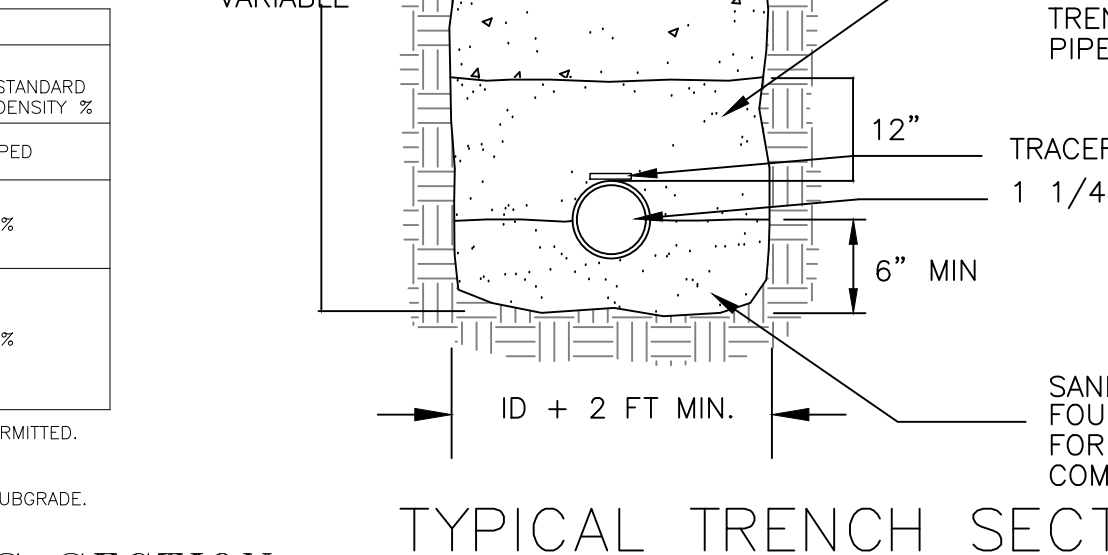
STORM DRAIN INLET PROTECTION DETAIL FOR CURB INLETS
NOT TO SCALE



- NOTES:**
- PIPE BEDDING SHALL BE A CLASS I ASTM D2321 EMBEDMENT MATERIAL THAT SHALL BE EITHER CRUSHED STONE OR WASHED GRAVEL PASSING A 3/4" SIEVE AND RETAINED ON A 3/8" SIEVE. THE EMBEDMENT MATERIAL SHALL BE HAND TAMPED AND COMPACTED TO 90% OF THE MAXIMUM DENSITY OF THE EMBEDMENT MATERIAL AS DETERMINED BY THE STANDARD PROCTOR TEST IN ACCORDANCE WITH ASPHOTO DESIGNATION T-99. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A GO-NO-GO TESTING GAUGE, AS DEFINED IN THE GREEN-TIE (TRADEMARK) PVC GRAVITY SEWER PIPE INSTALLATION GUIDE AS PUBLISHED BY J-M PIPE (OR APPROVED EQUAL) FOR TESTING DEFLECTION OF MAIN LINE SEWER PIPE, AS DIRECTED BY OSD#1. MAXIMUM MAIN LINE SEWER DEFLECTION SHALL BE NO GREATER THAN 5%.
 - BACKFILL FROM 12 IN. TO 24 IN. ABOVE THE PIPE EMBEDMENT MATERIAL SHALL BE FINE EARTH FREE FROM CLINDERS AND SHALL BE MECHANICALLY COMPACTED. REMAINING BACKFILL SHALL BE FREE FROM LARGE CLODS, ROCKS, AND CHOKERS.
 - PLACE EMBEDMENT MATERIAL BY HAND AND HAND COMPACT UNDER AND AROUND SIDES OF PIPE. PLACE EMBEDMENT MATERIAL IN 6" LAYERS ABOVE TOP OF PIPE, AND HAND COMPACT TO A POINT 12" MINIMUM ABOVE THE TOP OF PIPE. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPETENT PERSON DURING ALL PHASES OF CONSTRUCTION WHOSE DUTY SHALL BE TO INSURE THAT ALL PHASES OF CONSTRUCTION ARE IN FULL COMPLIANCE WITH OSD#1 SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, CODES, RULES, REGULATIONS AND LAWS INCLUDING, BUT NOT LIMITED TO UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND N.Y.S. DEPARTMENT OF LABOR FOR OSHA SECTIONS 1910.146-HENRY EQUIPPED CONFINED SPACE ENTRY, 1904.650-EXCAVATION GENERAL PROTECTION REQUIREMENTS AND 1926.651-TRENCHING AND SHORING, STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) FIRE PROTECTION CODES.
 - ALL APPROVED MAIN LINE SEWER PIPE SHALL BE THE SAME MATERIAL FROM MANHOLE TO MANHOLE.
 - FILL SECTION AREA MUST BE GRADED WITH THE PLACEMENT OF SUITABLE SOIL MATERIAL AS DETERMINED BY THE PROJECT SITE ENGINEER IN 12 INCH (MAX.) LAYERS COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DENSITY OF THE FILL SOIL AS DETERMINED BY THE STANDARD PROCTOR TEST (ASPHOTO DESIGNATION T-99) TO 2 FEET (MIN.) ABOVE THE TOP OF PIPE AT A MINIMUM WIDTH OF 0.0 + 4" BEFORE TRENCH EXCAVATING. (ANY FILL SECTION AREA THAT DOES NOT CONFORM TO THIS FILL SECTION AREA COMPACTION STANDARD SHALL REQUIRE THE INSTALLATION OF CLASS 52 D.P.R. TAR COATED INSIDE AND OUT, FROM MANHOLE TO MANHOLE FOR SEWER MAINS AND INSIDE AND OUT, FROM MANHOLE TO MANHOLE FOR BUILDING LATERAL SEWERS) ALL FILL SECTION AREAS SHALL REQUIRE REVIEW AND APPROVAL BY OSD#1 BEFORE INSTALLING PIPE.
 - WHERE ROCK IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT MUST BE MADE BETWEEN 12 INCH (MIN.) TO 24 INCH (MAX.)
 - WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT TO SUITABLE MATERIAL, (AS APPROVED).

ACCEPTABLE BACKFILL MATERIAL & COMPACTION REQUIREMENTS

DESCRIPTION	ASTM D2321	SOIL CLASSIFICATION	ASTM D2487	AASHTO M43	MINIMUM STANDARD PROCTOR DENSITY %
GRADED OR CRUSHED, CRUSHED STONE, GRAVEL	CLASS I	-	-	56	DUMPED
SAND, GRAVELS AND GRAVEL/SAND MIXTURES, SILTY OR CLAY SANDS, SAND/CLAY OR SAND/SILT MIXTURES	CLASS II	GW GP SW SM	GM GC SC	57 6	85%
SILTY OR CLAYEY GRAVELS, GRAVEL/SAND/SILT OR GRAVEL AND CLAY MIXTURES, SILTY OR CLAYEY SANDS, SAND/CLAY OR SAND/SILT MIXTURES	CLASS III	GM GC SM SC	GM GC SM SC	<10% (FINE)	90%



REVISIONS

NO.	DATE	DESCRIPTION
1		

DETAIL SHEET FOR 5 MAURICE LANE

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) 418-0909

DATE: JAN. 19, 2025
SCALE: 1" = 20'
DWS: 2 OF 2

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

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date August 15, 2025

Please check all that apply:

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

Project Name: 5 Maurice Lane

Applicant: Eliyahu Feig Phone # 845-546-3636

Address 5 Maurice Lane Suffern, NY 10901
Street Name & Number (Post Office) State Zip code

Property Owner: Eliyahu Feig and Aydelle Ciment Phone # 845-546-3636

Address 5 Maurice lane NY 10901
Street Name & Number (Post Office) State Zip code

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

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

Attorney: _____ Phone # _____

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

Contact Person: Stanley Mayerfeld Phone # 917-573-1369

Address 17 Bruck Court Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 32.18 Block 1 Lot(s) 5
Section _____ Block _____ Lot(s) _____

Location: On the North side of Maurice Lane,
251 feet West of Steinway Court.

Acreage of Parcel 44,312 sf **Zoning District** R-50
School District East Ramapo **Postal District** 10977

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

Proposed site improvements including a pool, pool cabana, and pergola that do
not comply with the bulk regulations set forth in §230-17 of the Village Code. In
addition, the number of proposed accessory structures exceeds the maximum
permitted under §230-14(O)(6) of the Village Code. See attached plot plan and
narrative for further details.

If subdivision:

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

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

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

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

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

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

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

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

List name(s) of facility checked above.

NIJS Rte. 202 - Pom/Ran. (?) - park other side 202

Applicant's Signature and Certification

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

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

Mailing Address 5 Maurice Lane
Suffern, NY 10901

SWORN to before this 21 day of August, 2025

[Signature]
Notary Public

ELLIOT APPEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AP6247824
Qualified in Rockland County
Commission Expires Sep 6th 2027

Affidavit of Ownership/Owner's Consent

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

I, Eliyahu Feig being duly sworn, hereby
depose and say that I reside at: 5 Maurice Lane Suffern, NY 10901

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

I am the * sole owner in fee simple of premises located at:
5 Maurice Lane Suffern, NY 10901

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber 67 of conveyances, page 50.

Said premises have been in my/its possession since 19 June 2017. Said premises are
also known and designated on the Town of Rockland Tax Map as:
section 32.18 block 1 lot(s) 5

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

Owner Eliyahu Feig
Mailing Address 5 Maurice Lane
Suffern, NY 10901

SWORN to before this
2 day of August, 2020

[Signature]
Notary Public

ELLIOT APPEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AP6247824
Qualified in Rockland County
Commission Expires Sep 6th 2027

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

Affidavit Pursuant to Section 809 of the General Municipal Law

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

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

1. Print or type full name and post office address

5 Maurice Lane
Suffern, NY 10901

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

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

Application, petition or request is hereby submitted for:

- Variance or modification from the requirement of Section 230-17 + 230-14 (O)(6);
- Special permit per the requirements of Section _____;
- Review and approval of proposed subdivision plat;
- Exemption from a plat or official map;
- An order to issue a certificate, permit or license;
- An amendment to the Zoning Ordinance or Official Map or change thereof;
- Other (*explain*) _____;

To permit construction, maintenance and use of _____
Proposed site improvements including a pool, pool cabana, and pergola that do not comply with the bulk regulations set forth in §230-17 of the Village Code. In addition, the number of proposed accessory structures exceeds the maximum permitted under §230-14(O)(6) of the Village Code. See attached plot plan and narrative for further details.

3. Premises affected are in a R-50 zone and from the town of Ramapo tax map, the property is know as Section 32.18, Block, 1, Lot(s) 5.

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

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

(if none, so state)

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

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

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

Mailing Address

5 Maurice Lane

Suffern, NY 10901

SWORN to before this

20 day of August, 2025

Notary Public

ELLIOT APPEL
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01AP6247824
 Qualified in Rockland County
 Commission Expires Sep 6th 2027

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

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

Eliyahu Feig being duly sworn, deposes and
says that he/she resides at 5 Maurice Lane 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. 32.18 Lot No. 1-5 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: Eliyahu Feig
Address: 5 Maurice Lane
Suffern, NY 10901

Sworn to before me this
20 day of August 2025

Notary Public

ELLIOT APPEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AP6247824
Qualified in Rockland County
Commission Expires Sep 6th 2027

Wesley Hills

Zoning
Wesley Hills
5 Maurice Lane Suffern, NY 10901

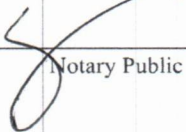
That the following are all of the owners of property 750 feet (distance) from the premises as to which this application is being taken.

SECTION/BLOCK/LOT NAME ADDRESS

See Attached

SWORN to before this

20 day of August, 2025


Notary Public

ELLIOT APPEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AP6247824
Qualified in Rockland County
Commission Expires Sep 6th 2027

11/32.18-1-10
FEINSOD BENJAMIN D. &
SPIRA HADASSA
APT G
221 KEARSING PARKWAY
MONSEY, NY 10952

11/32.18-1-61
GLOTZER IRA & REGINA
17 DOE DR
SUFFERN, NY 10901

11/32.18-1-60
GELLMAN DANIEL
99 OVERLOOK ROAD
POMONA, NY 10970

11/32.17-1-7
MCFADYEN CATHLEEN
971 HAVERSTRAW RD
WESLEY HILLS, NY 10901

11/32.18-1-16
KEMPER MOISEY & LARIZA
5 REEDER PL
SUFFERN, NY 10901

11/32.18-1-19
HAMERMAN TEHILLA
32 WILDER RD
MONSEY, NY 10952

11/32.17-1-9.3
ROSENBLATT MARC J &
THORNTON SERENE
983 HAVERSTRAW RD
SUFFERN, NY 10901

11/32.18-1-11
SOMMER AVRAHAM & SHARON
TEICH
6 STEINWAY CT
SUFFERN, NY 10901

11/32.18-1-9
SAMUELS NETHANEL & DEENA
7 STEINWAY CT
SUFFERN, NY 10901

11/32.18-1-15
REYNOLDS CATHERINE A
TRUST DTD 8/21/03
3 REEDER PL
SUFFERN, NY 10901

11/32.17-1-9.2
TOKARSKI JOHN &
SKROCE ELIZABETH
987 HAVERSTRAW RD
SUFFERN, NY 10901

11/32.17-1-9.1
TAUBER MIRIAM
PO BOX 699
MONSEY, NY 10952

11/32.18-1-20
PINSKY AVRAHAM M &
BERNFELD CHANA
2 REEDER PL
SUFFERN, NY 10901

11/32.18-1-12
AMBROSIO JAMES J &
LEE LILA
4 STEINWAY CT
WESLEY HILLS, NY 10901

11/32.18-1-8
FISCHER JUNE LIVING TRUST
5 STEINWAY CT
SUFFERN, NY 10901

11/32.18-1-14
KATZ STANLEY & JOYCE F
1 REEDER PL
SUFFERN, NY 10901

11/32.18-1-3
ELBAUM YITZCHOK ISAAC &
ESTHER
8 MAURICE LN
SUFFERN, NY 10901

11/32.18-1-2
TOPAL EMANUEL M + ARLENE
1007 HAVERSTRAW RD
SUFFERN, NY 10901

11/32.18-1-13
FASANO CHRISTINE
2 STEINWAY CT
SUFFERN, NY 10901

11/32.18-1-22
JAFFE VIOLETTA & JONATHAN
81 WILDER RD
SUFFERN, NY 10901

11/32.18-1-7
GOLDGRAB JOSEPH &
NETTA
3 STEINWAY CT
SUFFERN, NY 10901

11/32.18-1-21
KIECK JUDITH &
IRIZARRY SAMUEL
2 WILDWOOD DR
SUFFERN, NY 10901

11/32.18-1-6
FRIED JACOB & ESTHER
1 STEINWAY CT
SUFFERN, NY 10901

11/32.18-1-5
FEIG ELIYAHU & AYDELLE M
CIMENT
5 MAURICE LANE
SUFFERN, NY 10901

11/32.18-1-4
YANIV MATTHEW &
TZIPORAH
6 MAURICE LA
SUFFERN, NY 10901

11/32.18-1-1
TOPAL EMANUEL M + ARLENE
1007 HAVERSTRAW RD
SUFFERN, NY 10901

11/32.14-1-3.1
JACOB DINA
83 WILDER RD
SUFFERN, NY 10901

11/32.14-1-3.2
WESTREICH SAMUEL ZEV
141-25 70TH AVENUE
FLUSHING, NY 11367

11/32.14-1-3.5
SONAS HOLDINGS LLC
12 PARKER BLVD
MONSEY, NY 10952

11/32.14-1-1
SCHOENBERGER ILAN & RHODA
1 BELMAR CT
SUFFERN, NY 10901

Item 1.

11/32.14-1-2.2
BELMAR ESTATES LLC
C/O FARKAS CHAIM
5 BELMAR COURT
SUFFERN, NY 10901

89/32.17-2-1
NYS PALISADES INT PK COMM
C/O COUNTY FINANCE DEPT
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

11/32.14-1-3.3
SAMET ISRAEL &
WEISS MALKA
6 BELMAR CT
WESLEY HILLS, NY 10901

11/32.14-1-3.4
APTER SHRAGA &
DAVIDOVITZ SARA
4 BELMAR CT
WESLEY HILLS, NY 10901

89/32.14-2-2
HAV 1070 LLC
7 DENMARK LANE
JACKSON, NJ 08527

11/32.14-1-2.1
3 BELMAR CT LLC
3 BELMAR CT
SUFFERN, NY 10901

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Elizah Ferry
APPLICANT

8/20/25
DATED

PART II

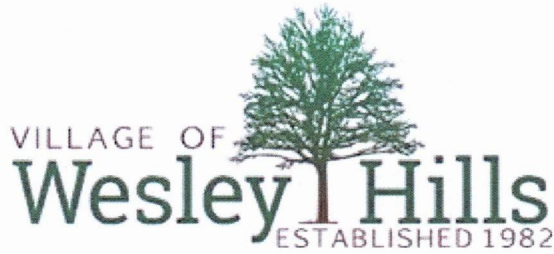
Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Variance from the requirement of Section 230-17 + 230-14 (O)(6);
- Special permit per the requirements of Section _____;
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (*explain*) _____;

To permit construction, maintenance and use of _____

Proposed site improvements including a pool, pool cabana, and pergola that do not comply with the bulk regulations set forth in §230-17 of the Village Code. In addition, the number of proposed accessory structures exceeds the maximum permitted under §230-14(O)(6) of the Village Code. See attached plot plan and narrative for further details.



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.gov

Dated: September 4, 2025

Tax Parcel ID: 32.18-1-5

Address: 5 Maurice Lane

Applicant: Eliyahu Feig

BUILDING AND ZONING DEPARTMENT:

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

- **Maximum front yard impervious surface ratio of .167 where .15 is required.**
- **Maximum impervious surface ratio of .273 where .20 is required.**
- **Maximum building coverage of 0.111 whereas 0.106 is required.**
- **Minimum side yard (wall) of 1.5' where 7.9' is required.**
- **Minimum rear yard (cabana) of 23.5 feet where 50 feet is required.**

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

John Layne
Building Inspector

cc: Zoning Board of Appeals

File Attachments for Item:

2. The application submitted by Maier Arm for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single-family residence, inground swimming pool and pickleball court having front yard of 48.5 feet for the residence instead of the minimum required of 50 feet, . front yard of 16.4 feet for the pickleball court instead of the minimum required of 50 feet, impervious surface ratio of .28 instead of the maximum permitted of .25, front yard impervious surface ratio of .29 instead of the maximum permitted of .20 and. building coverage of .103 instead of the maximum permitted of .10.

The subject premises are situated on the north side of Rockwood Lane approximately 1100 feet west of Cains Road, known. as 37 Rockwood Lane, designated on the Tax Map as Section 32.19 block 2 lot 4.10 in an R-50 Zoning District.

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 17th day of September, 2025 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Maier Arm for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence, inground swimming pool and pickleball court having front yard of 48.5 feet for the residence instead of the minimum required of 50 feet, front yard of 16.4 feet for the pickleball court instead of the minimum required of 50 feet, impervious surface ratio of .28 instead of the maximum permitted of .25, front yard impervious surface ratio of .29 instead of the maximum permitted of .20 and building coverage of .103 instead of the maximum permitted of .10.

The subject premises are situated on the north side of Rockwood Lane approximately 1100 feet west of Cains Road, known as 37 Rockwood Lane, designated on the Tax Map 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 Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, New York 10952 between the hours of 9 A.M. and 4 P.M. Mondays through Fridays exclusive of holidays.

Dated: Wesley Hills, New York
September 2, 2025

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



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

August 15, 2025

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

Re: Arm Residence
37 Rockwood Lane
Suffern, NY 10901
Village of Wesley Hills

R-50 District
32.19-2-4.10

Narrative

As the project manager at Mayerfeld Architecture, I, Stanley Mayerfeld, am representing the homeowners, Mr. and Mrs. Arm, of 37 Rockwood Lane. Our firm has been retained to represent them in connection with a proposed 2 story residence, in-ground pool and pickle ball court.

Due to the existing site conditions, the proposed design includes the installation of retaining walls, and the overall scope of the project will require multiple variances from the Village zoning code.

We respectfully request variances from Village code sections 230-17 and 230-14 (O)(6) as follows:

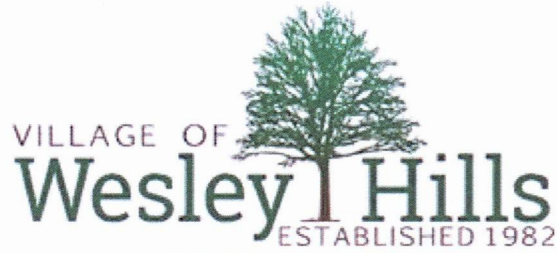
Requested variances:

	Required	Provided
• Front	50'	48.5
• Maximum Impervious surface ratio	.25	.28
• Maximum Front Yard Impervious surface ratio	.20	.29
• Maximum Building Coverage	.10	.103
• Front Yard (Court)	50	16.4
• 230-14 (O)(6) "The maximum number of accessory buildings allowed on any lot shall be two" Three accessory structures are being proposed (pool, swing set and court).		

See submitted drawings dated by Paul Gdanski

Sincerely,

Stanley Mayerfeld



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.gov

Dated: September 4, 2025

Tax Parcel ID: 32.19-2-4

Address: 37 Rockwood Lane

Applicant: Maier Arm

BUILDING AND ZONING DEPARTMENT:

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

- **Maximum front yard impervious surface ratio of .29 where .20 is required.**
- **Maximum impervious surface ratio of .28 where .25 is required.**
- **Maximum building coverage of 0.103 where 0.10 is required.**
- **Minimum front yard (pickleball court) of 16.4' where 50' is required.**
- **Minimum front yard (residence) of 48.5' where 50' is required.**

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

John Layne
Building Inspector

cc: Zoning Board of Appeals

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: 37 Rockwood Lane			
Project Location (describe, and attach a location map): 37 Rockwood Lane, Wesley Hills NY			
Brief Description of Proposed Action: Proposed single family dwelling			
Name of Applicant or Sponsor: Stanley Mayerfeld		Telephone: (917) 573-1369 E-Mail: stanley@r-m.studio	
Address: 146 Beach 5th Street Unit A			
City/PO: Far Rockaway		State: NY	Zip Code: 11691
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____		1.15 acres	
b. Total acreage to be physically disturbed? _____		1.15 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		1.15 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			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ Storm water will be directed into drywells _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: Stanley Mayerfeld Date: 8/20/25

Signature: _____ Title: Architect

ACTUAL SIZE

VILLAGE OF WESLEY HILLS PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 17th day of September, 2025 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Maier Ann for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence, inground swimming pool and pickleball court having front yard of 48.5 feet for the residence instead of the minimum required of 50 feet, front yard of 16.4 feet for the pickleball court instead of the minimum required of 50 feet, impervious surface ratio of .28 instead of the maximum permitted of .25, front yard impervious surface ratio of .29 instead of the maximum permitted of .20 and building coverage of .103 instead of the maximum permitted of .10.

The subject premises are situated on the north side of Rockwood Lane approximately 1100 feet west of Cains Road, known, as 37 Rockwood Lane, designated on the Tax Map as Section 32.19 block 2 lot 4.10 in an R-50 Zoning District.

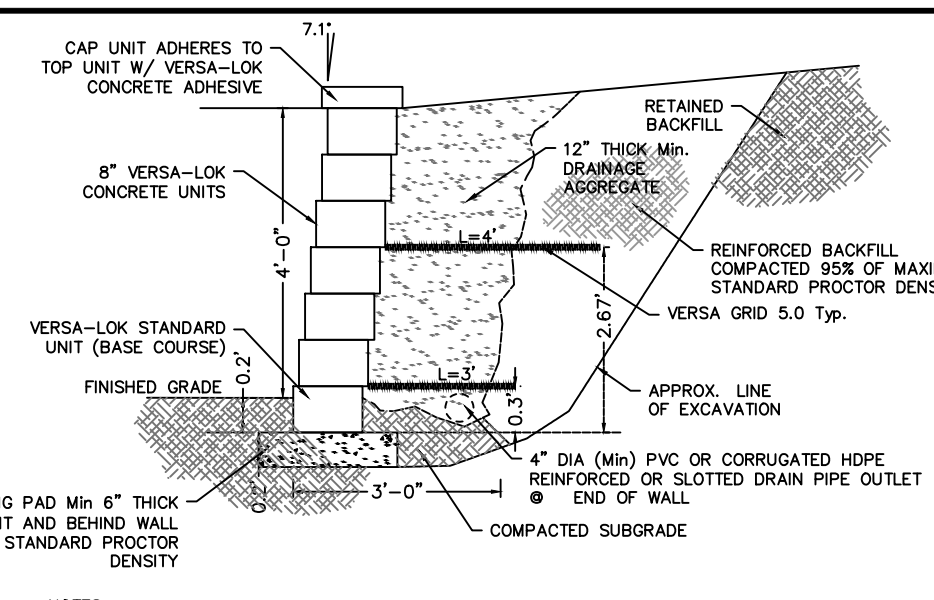
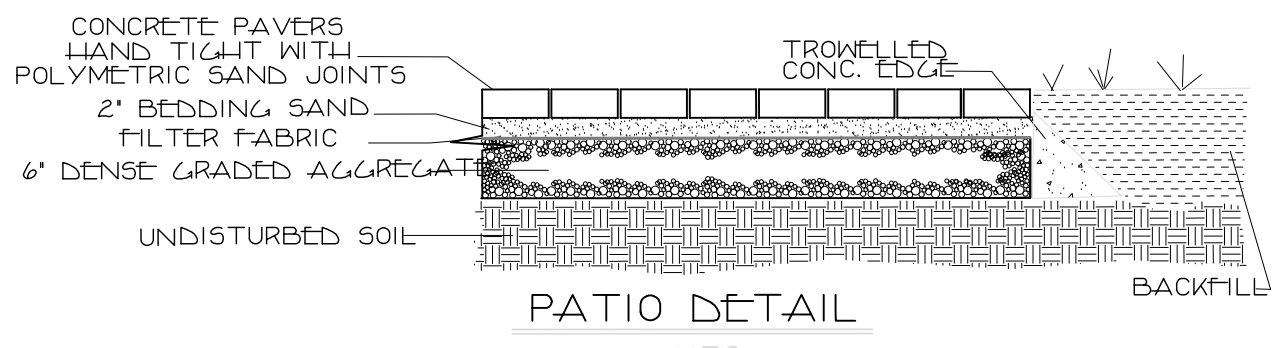
Copies of the aforesaid application are available for public review at the office of the Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, New York 10952 between the hours of 9 AM. and 4 P.M. Mondays through Fridays exclusive of holidays.

Dated: Wesley Hills, New York
September 2, 2025

Camille Guido-Downey
Village Clerk/Treasurer
Village of Wesley Hills
1x9-4/28169

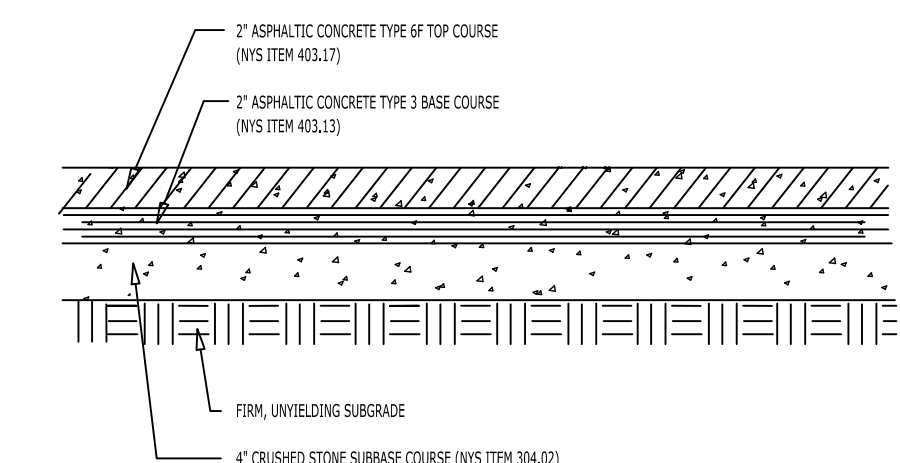
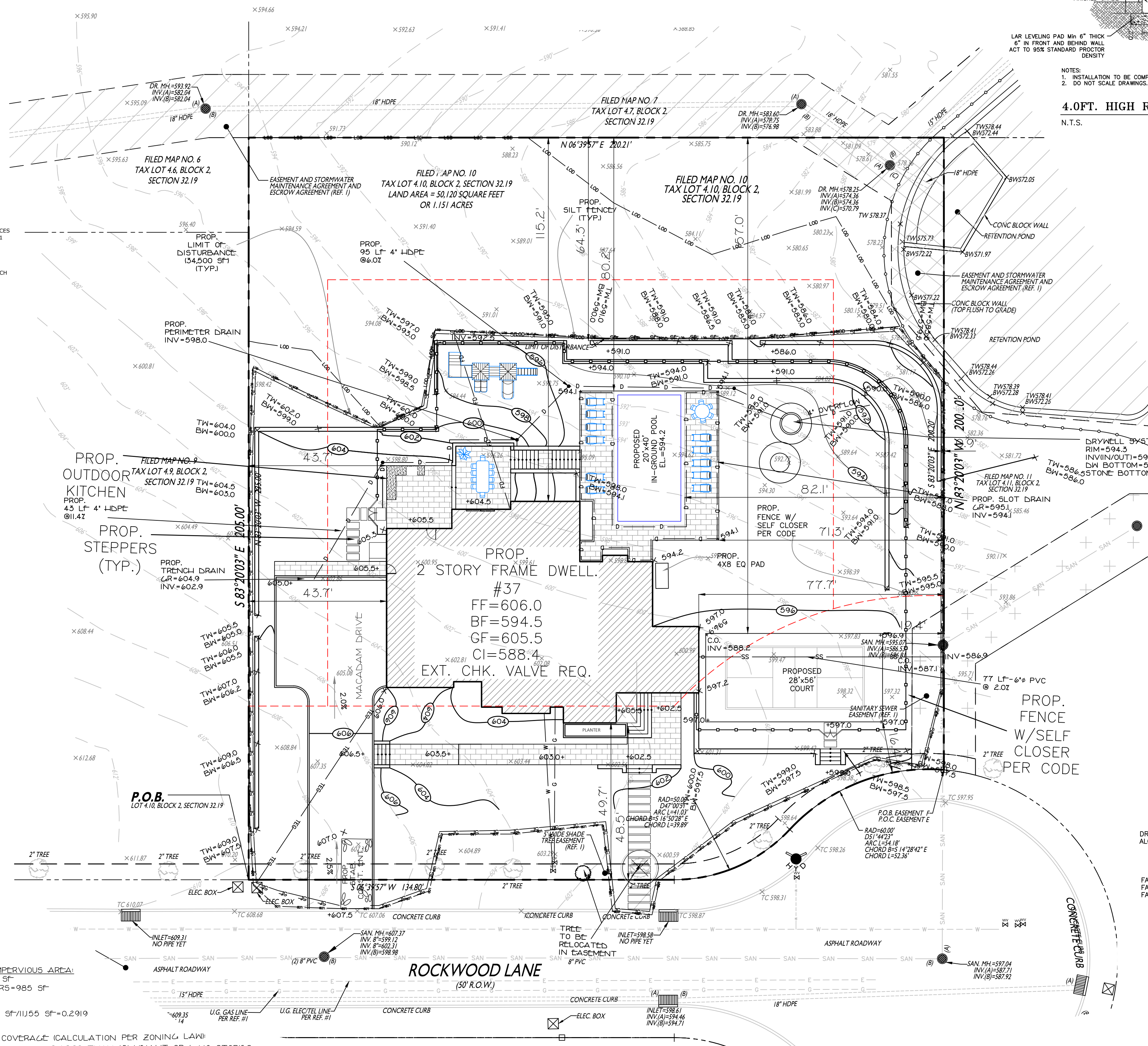
TAX LOT: SECTION 32.19, BLOCK 2, LOT 4.10
 REFERENCES:
 - ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN DATED AUGUST 6, 2024
 - BEING KNOWN AS LOT 10 IN BLOCK 2 ON A CERTAIN MAP ENTITLED "FINAL PLAT SUBDIVISION FOR : 15 TERRACE ROAD, LLC, 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:
- STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 - GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PROVIDED.
 - 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.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



- PROP. COVERAGES:
 DWELLING = 5,007 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 EQ PAD = 52 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

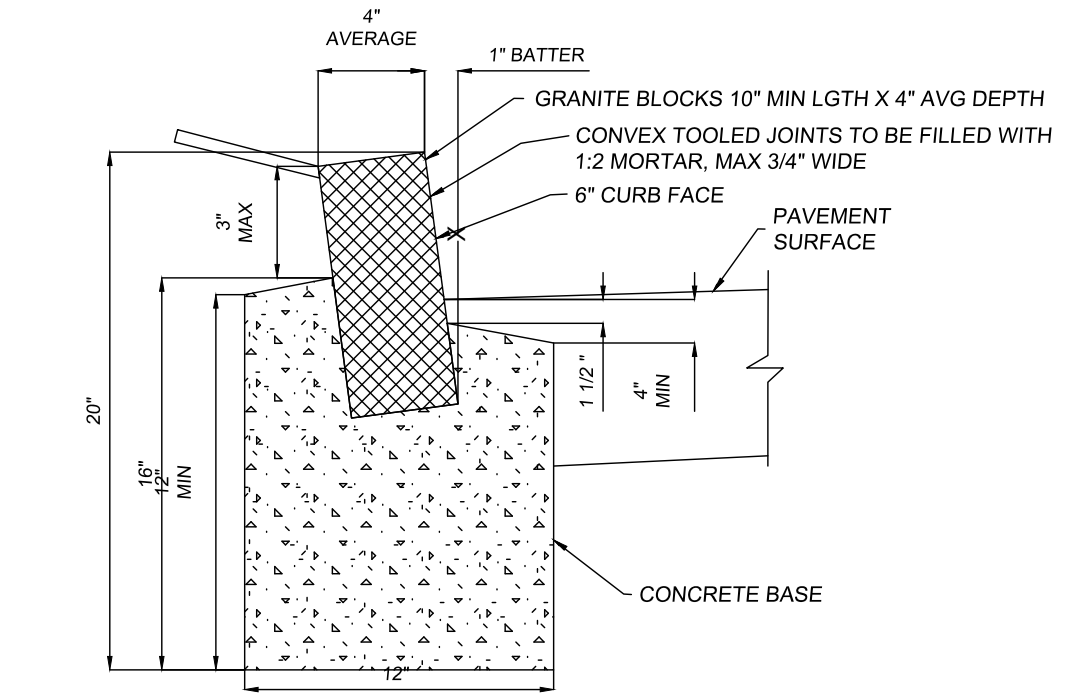
FRONT YARD IMPERVIOUS AREA:
 DRIVEWAY = 1,019 SF
 WALK & STEPPERS = 985 SF
 COURT = 1,292 SF
 AREA = 1,198 SF
 PROP. F.V.I. = 3,256 SF / 11,155 SF = 0.2919

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 * 0.05 + 0.10 = 0.101
 BLDG COVERAGE = 5,149 SF / 50,120 SF = 0.103

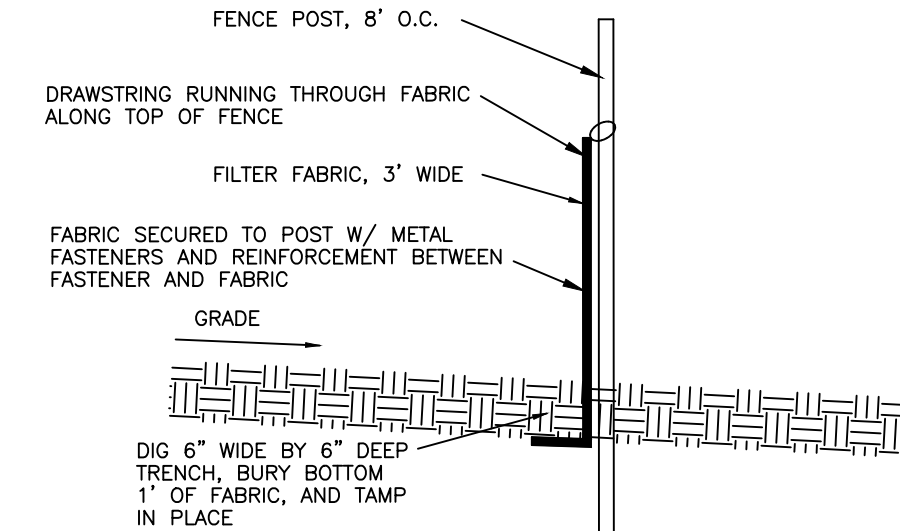
VILLAGE OF WESLEY HILLS BULK REQUIREMENTS
 ZONE R-50 (AVG DENSITY)
 SINGLE FAMILY DWELLING

	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

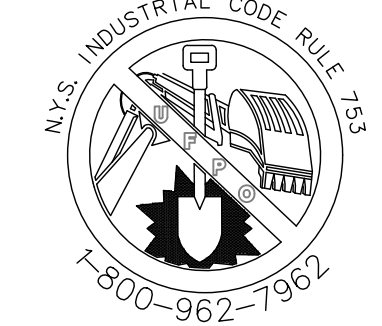


GRANITE BELGIAN BLOCK CURB
 NOT TO SCALE



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 FEDERAL REGISTERED PROFESSIONAL ENGINEERING.



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

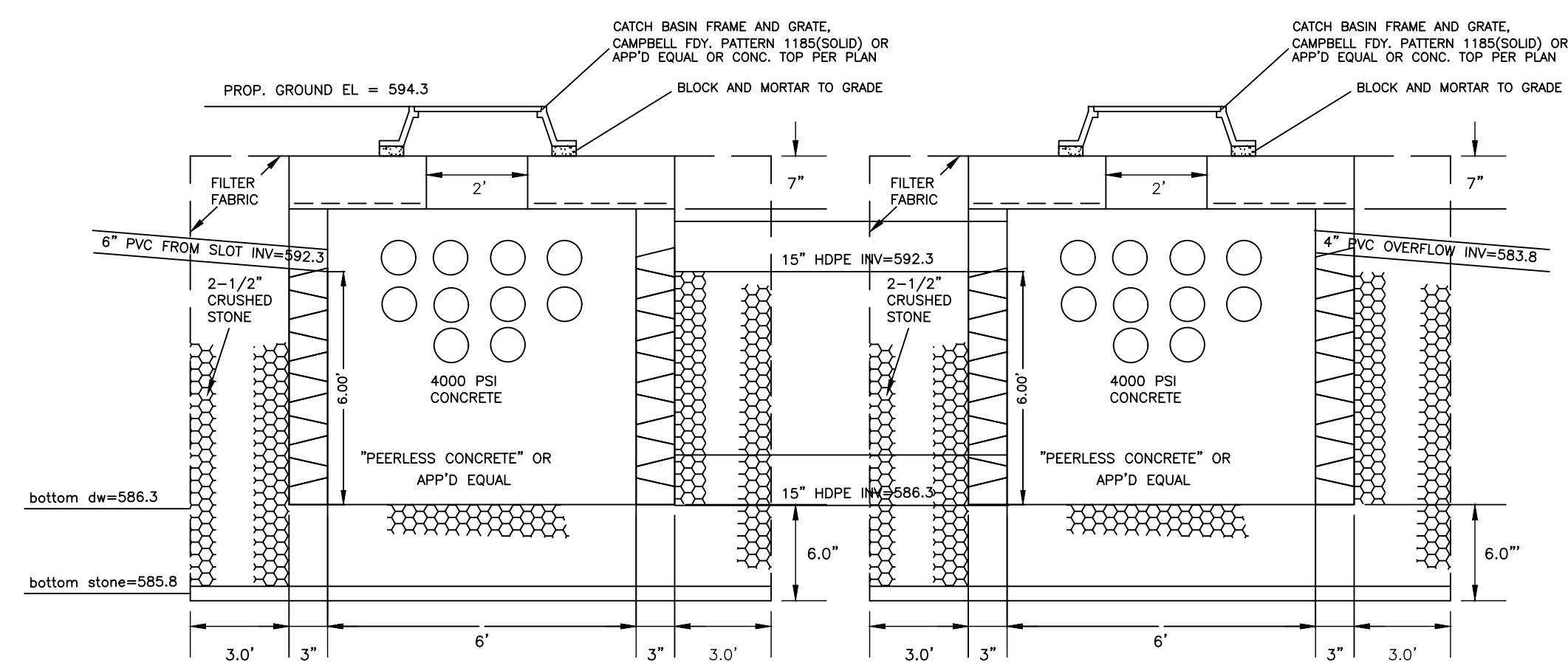
NO.	REVISIONS

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
 MAHWAH, N.J. 07430
 TEL: (917) 418-0999

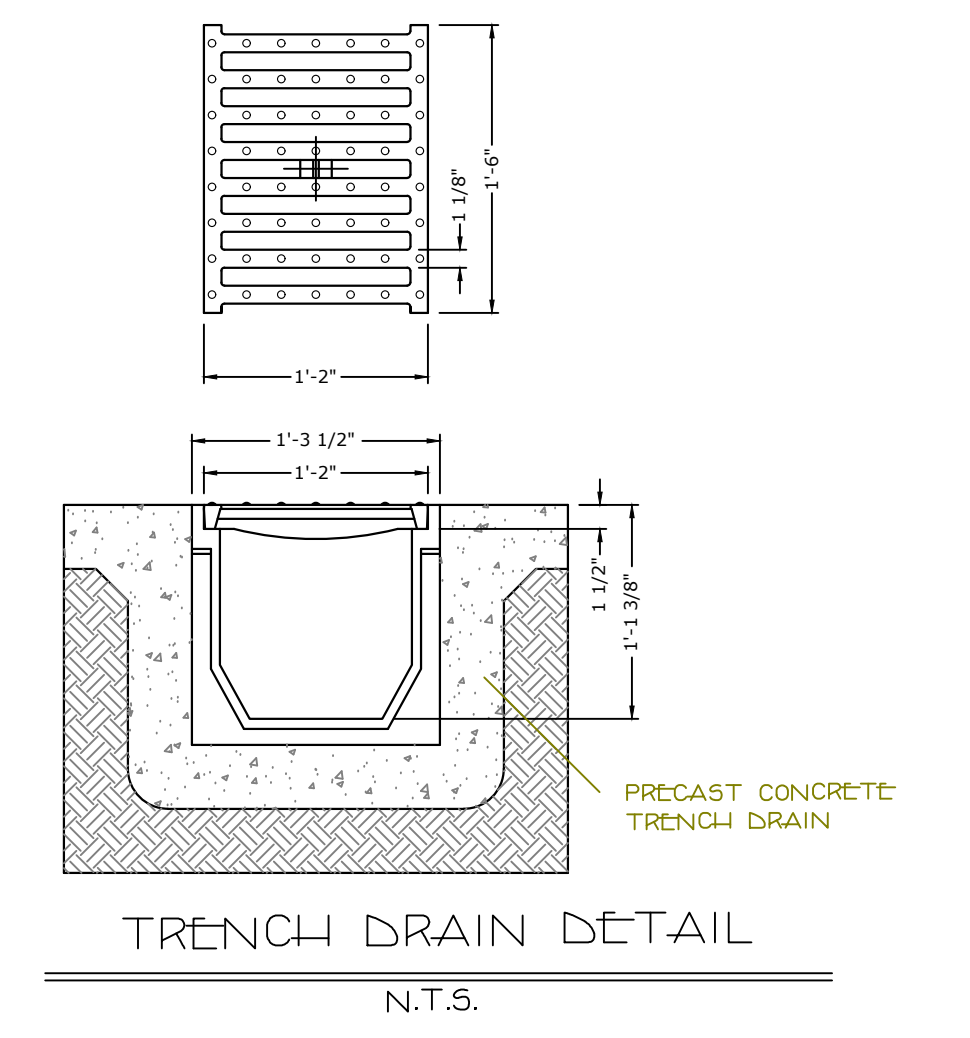
FILE NO. 37ROCK
 DATE AUG. 1, 2025
 SCALE 1" = 20'
 DWG NO. 1 OF 2

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	
$Ac = \pi \cdot D \cdot h_{avg}$	
D =	1.0000 foot
$h_{avg} =$	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
$\Delta V =$	2.9900 Inches
$Vs = \Delta V \cdot \text{Area}$	
$Vs =$	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

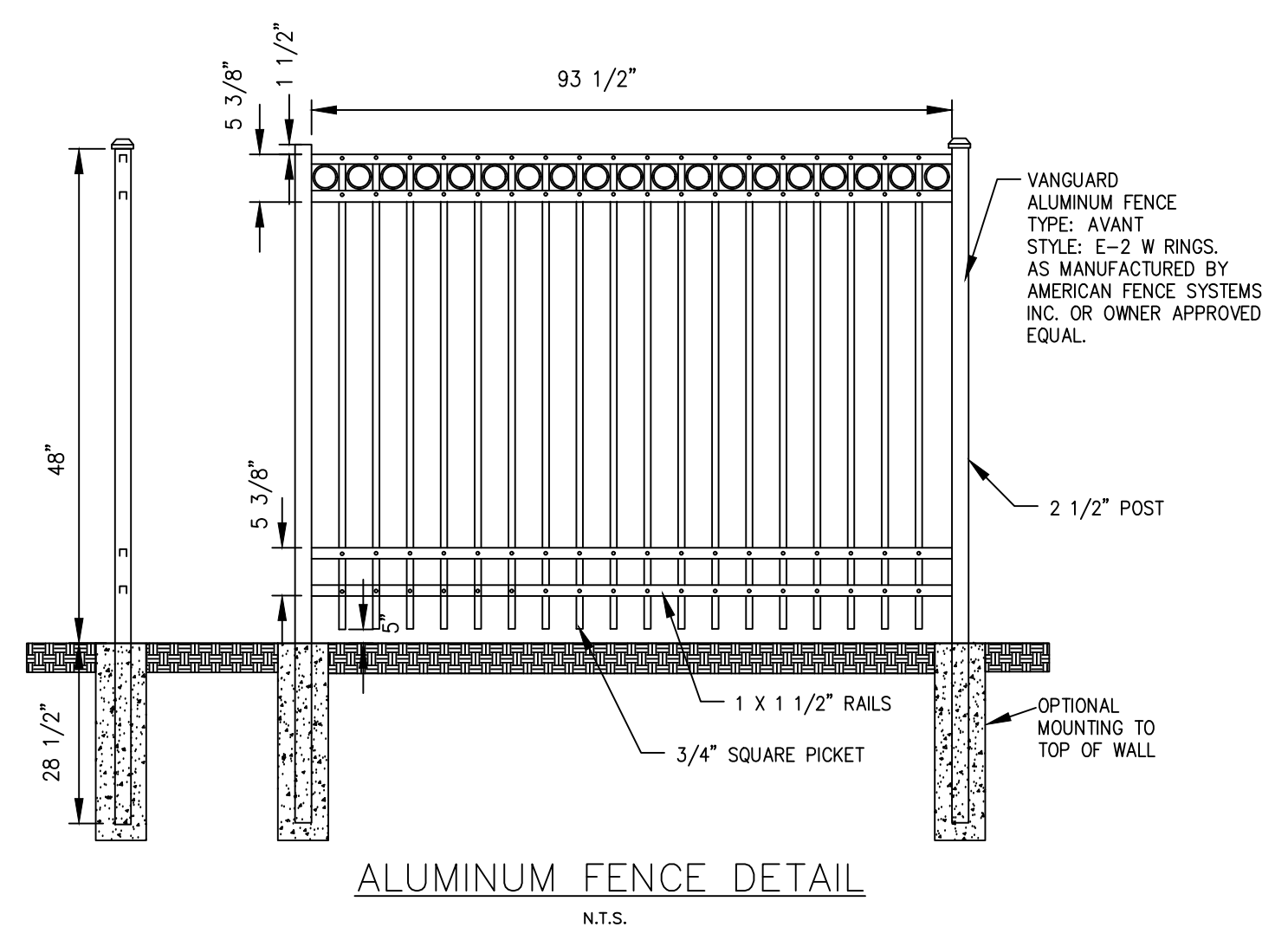


2 SEEPAGE PIT SYSTEM: 25' X 25'
N.T.S.

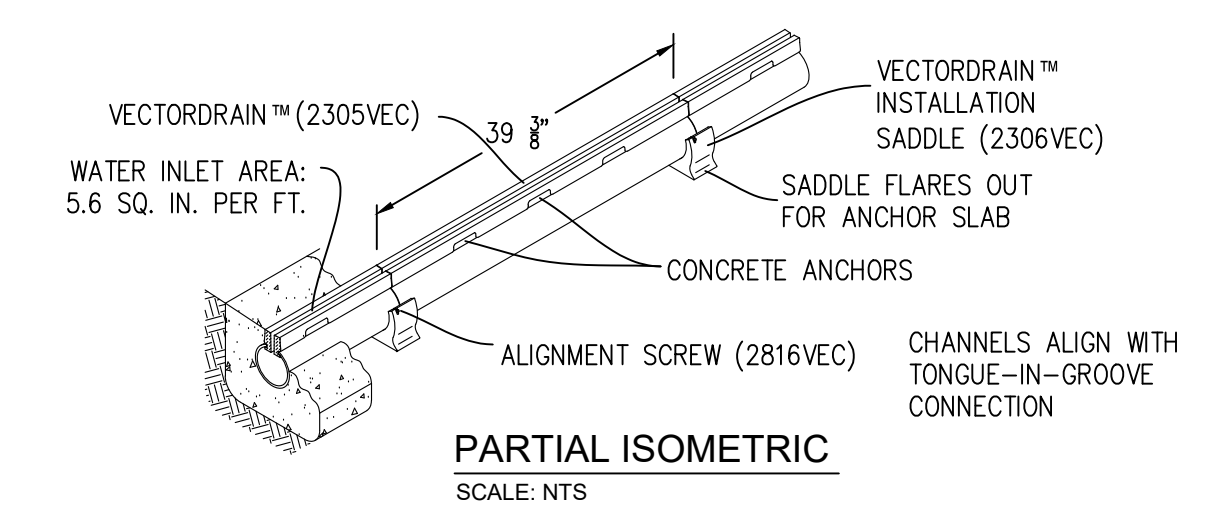
- NOTES:
- SET PIT IN 25'X25' OVERALL EXCAVATION. BACKFILL WITH ALL CLEAN STONE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER. AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.
- 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.



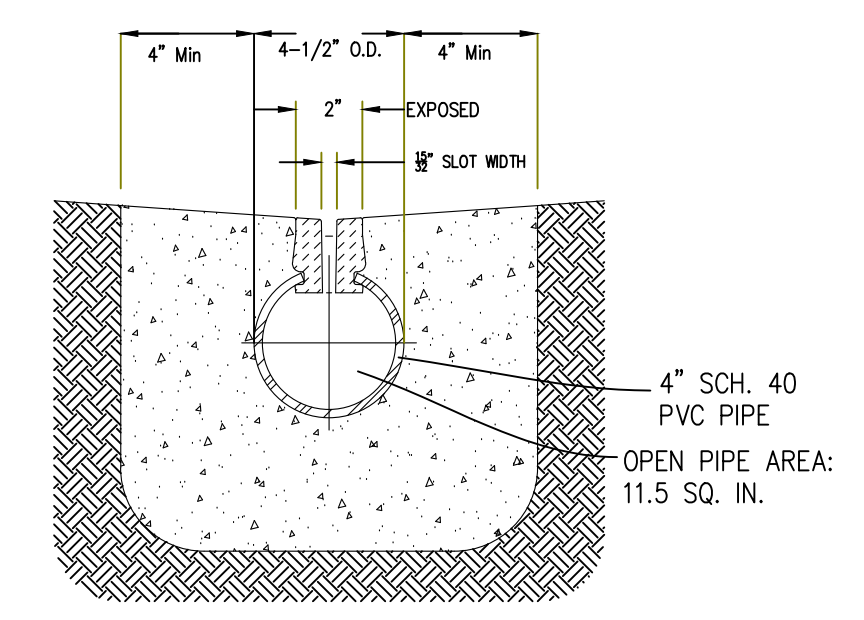
TRENCH DRAIN DETAIL
N.T.S.



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
--	--

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date August 15, 2025

Please check all that apply:

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

Project Name: 37 Rockwood Lane

Applicant: Maier Arm Phone # 516-418-1398
 Address 37 Rockwood Lane Suffern, NY 10901
Street Name & Number (Post Office) State Zip code

Property Owner: Maier Arm Phone # _____
 Address 37 Rockwood Lane Suffern NY 10901
Street Name & Number (Post Office) State Zip code

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

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

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

Tax Map Designation:

Section 32.19 Block 2 Lot(s) 4.10
Section _____ Block _____ Lot(s) _____

Location: On the North side of Rockwood Lane,
1,100 feet West of Cains Road.

Acreage of Parcel 50,120 sf **Zoning District** R-50
School District East Ramapo **Postal District** 10977

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

Proposed site improvements including a pool and pickle ball court do not
comply with the bulk regulations set forth in §230-17 of the Village Code. In
addition, the number of proposed accessory structures exceeds the maximum
permitted under §230-14(O)(6) of the Village Code. See attached plot plan and
narrative for further details.

If subdivision:

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

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

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

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

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

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

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

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

List name(s) of facility checked above. _____

Applicant's Signature and Certification

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

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

Mailing Address 37 Rockwood Lane
Suffern, NY 10901

SWORN to before this
20th day of Aug, 2025

[Signature]
Notary Public

[Signature]



Affidavit of Ownership/Owner's Consent

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

I, Maier Arm being duly sworn, hereby
depose and say that I reside at: 37 Rockwood Lane Suffern, NY 10901

in the county of Rockland in the state of New York

I am the * sole owner in fee simple of premises located at:
37 Rockwood Lane Suffern, NY 10901

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber 133 of conveyances, page 96 .

Said premises have been in my/its possession since 19 . Said premises are
also known and designated on the Town of Rockland Tax Map as:
section 32.19 block 2 lot(s) 4.1

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

Owner	<u>Maier Arm</u>
Mailing Address	<u>37 Rockwood Lane</u> <u>Suffern, NY 10901</u>

SWORN to before this
20th day of August, 2025

[Signature]
[Signature]
Notary Public

[Signature]



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

Affidavit Pursuant to Section 809 of the General Municipal Law

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

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

1. Print or type full name and post office address
Maier Arm
37 Rockwood Lane
Suffern, NY 10901

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

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

Application, petition or request is hereby submitted for:

- Variance or modification from the requirement of Section 230-17 + 230-14 (O)(6) ;
- Special permit per the requirements of Section _____ ;
- Review and approval of proposed subdivision plat;
- Exemption from a plat or official map;
- An order to issue a certificate, permit or license;
- An amendment to the Zoning Ordinance or Official Map or change thereof;
- Other (explain) _____ ;

To permit construction, maintenance and use of _____
Proposed site improvements including a pool and pickle ball court do not comply with the bulk regulations set forth in §230-17 of the Village Code. In addition, the number of proposed accessory structures exceeds the maximum permitted under §230-14(O)(6) of the Village Code. See attached plot plan and narrative for further details.

3. Premises affected are in a R-50 zone and from the town of Ramapo tax map, the property is know as Section 32.19, Block, 2, Lot(s) 4.1.

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

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

(if none, so state)

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

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

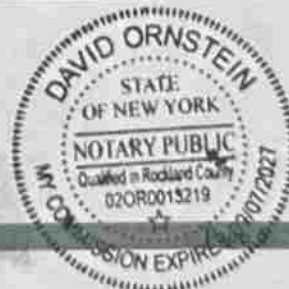
I, Maier Arm, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address

37 Rockwood Lane
Suffern, NY 10901

SWORN to before this

20th day of August, 2025
[Signature]
Notary Public



VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

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

Maier Arm

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

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. 2-4.1 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: Maier Arm

Address: 37 Rockwood Lane
Suffern, NY 10901

Sworn to before me this

20th day of August 2025
[Signature]
Notary Public



[Signature]

AFFIDAVIT

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

I, Mei Arm being duly sworn deposes and says
that he is the applicant, agent or attorney for applicant, in the matter of the petition before
the Zoning (board) in the town/village
of Wesley Hills affecting property located at
37 Rockwood Lane Suffern, NY 10901, Rockland County, New York.

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

SECTION/BLOCK/LOT NAME ADDRESS

See Attached

SWORN to before this
20th day of August, 2025

[Signature]
Notary Public

[Signature]



11/41.07-1-1
ZIVARI BEHROOZ & SOHAYLA
S
7 POWDER HORN DR
SUFFERN, NY 10901

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

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

11/32.19-2-20.4
ROZENBERG KENNETH & BETH
3 HUNTERS RUN
SUFFERN, NY 10901

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

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

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

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

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

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

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

11/32.18-2-27
ZAKARIN HERBERT & HANNA
8 POWDER HORN DR
SUFFERN, NY 10901

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

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

11/32.18-2-26
BOUSKILA ARIEL & CHAYA
1 MARISA DR
SPRING VALLEY, NY 10977

11/32.19-2-21
FETMAN JESSICA &
SHERMAN RALPH & SUSAN
26 CORTLAND RD
MONSEY, NY 10952

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

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

11/41.07-1-7
HATZLUCHA BRUCHA 31 LLC
1145 45TH STREET
BROOKLYN, NY 11219

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

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

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

11/32.18-2-25
LEVIN SETH A & MARLA T
6 ARI DR
SUFFERN, NY 10901

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

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

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

11/32.19-2-23
HYMAN SIMCHA & RACHEL
4 ROCKWOOD LANE
SUFFERN, NY 10901

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

11/32.18-2-21
ADLER MARK & JEAN
16 ROBLE RD
SUFFERN, NY 10901

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

11/32.18-2-20
FRIEDMAN SANDRA & JACOB
18 ROBLE RD
SUFFERN, NY 10901

11/32.19-1-58
DAVID STEINER
3 SERVEN RD
WESLEY HILLS, NY 10901

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

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

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

11/32.18-2-23
TYH THE ARI LLC
C/O APFEL STEVEN
5 ARI DR
SUFFERN, NY 10901

11/32.19-2-8
MC NAMARA JOSEPH E &
DOROTHY M
9 POMONA RD
SUFFERN, NY 10901

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

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

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

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

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

11/32.18-2-22
LEVIN-WALDMAN OREN &
RENEE
14 ROBLE RD
SUFFERN, NY 10901

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

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

11/32.19-1-65
LIEBOWITZ ELIAS & SARA
1 SERVEN RD
SUFFERN, NY 10901

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11/32.19-2-45
POWDER HORN DEVELOPMENT
LLC
SUITE 339
46 MAIN ST
MONSEY, NY 10952
11/32.19-1-24
SOSOVER MOSHE
6654 SELFRIDGE ST
FOREST HILLS, NY 11375

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

11/32.19-1-22
WEISSBERG BELINDA
23 BUENA VISTA RD
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

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

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

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

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

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

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

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

11/32.19-2-47
POWDER HORN DEVELOPMENT
LLC
46 MAIN STREET #339
MONSEY, NY 10952

89/32.15-2-5
SCENIC DRIVE QUALIFIED
PERSONAL ESIDENCE TRUST
30 SCENIC DR
SUFFERN, NY 10901

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

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

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

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

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

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

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

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

11/32.19-2-48
WEINBERGER STUART &
HADASSAH
38 POWDER HORN LN
SUFFERN, NY 10901

89/32.15-2-4
ROUTE 304 DEVELOPMENT INC
C/O MILTON SHAPIRO
75 N MIDDLETOWN RD
NANUET, NY 10954

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

11/32.19-2-46
POWDER HORN DEVELOPMENT
LLC
SUITE 339
46 MAIN ST
MONSEY, NY 10952

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

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

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

11/32.19-2-49
HEINEMANN SAMUEL &
CHASIDA
40 POWDER HORN LN
SUFFERN, NY 10901

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

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

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

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

Maier Arm

APPLICANT

August 15, 2025

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Variance from the requirement of Section 230-17 + 230-14 (O)(6) _____;
- Special permit per the requirements of Section _____;
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (*explain*) _____;

To permit construction, maintenance and use of _____

Proposed site improvements including a pool and pickle ball court do not comply with the bulk regulations set forth in §230-17 of the Village Code. In addition, the number of proposed accessory structures exceeds the maximum permitted under §230-14(O)(6) of the Village Code. See attached plot plan and narrative for further details.

File Attachments for Item:

3. Application submitted by IJJ, LLC-John Wickes for a variance from the -provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the maintenance and use of an arborist facility having impervious surface ratio of .46 instead of the maximum permitted of .25.

The subject premises are situated on the south side of McNamara Road 0 feet west of Union Road, known as 11 McNamara Road, designated on the Tax Map as Section 42.13 Block 1 Lot 22, in an R-35 Zoning District.



Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-634-4141

ZONING BOARD OF APPEALS
VILLAGE OF WESLEY HILLS

ROCKLAND TREE EXPERT CO., INC.
d/b/a IRA WICKES/ARBORISTS
SPECIAL PERMIT AND SITE PLAN

NARRATIVE SUMMARY

This application is made in the context of a Planning Board application for site plan and special permit approval pursuant to section 6.9.16 of the Zoning Law, as amended by Local Law No. 3 of 2006. That Local Law added “Arborist Service”, “Landscape Service” and “Wholesale Nursery” as permitted uses by special permit in the R-35 zoning district, subject to certain requirements.

The subject site has been operated as an arborist service, landscape service, and wholesale nursery by the Wickes Family since 1972. In 2001, the Zoning Board of Appeals determined that, despite prior site plan approval by the Ramapo Planning Board, the use had never been a legally permitted use. The matter was settled by the adoption of a stipulation of settlement between the Wickes Family, its corporate presence, Rockland Tree Expert Co., Inc., and the Village Board in 2004.

Existing Conditions

The subject property is located at the southwest corner of McNamara and Union (New Hempstead) Roads in an R-35 zoning district. It has a lot area of 2.2 acres. Located near the southerly border of the property is a two-story concrete block building having a gross floor area of 6,321 square feet. This building, which dates to approximately the 1930s, houses offices, workspace, storage, and truck and trailer parking. A gravel parking area is in front of the building. Access is taken from McNamara Road.

Also on the site is a two-family dwelling, located at its northeasterly corner, with accessory structures. Pursuant to the stipulation, this dwelling is

a valid, prior non-conforming use and a valid, prior dimensional non-conformity for purposes of applying the Zoning Law. An approval of a

Special Permit and site plan for the Premises subsequent to the Amendment, if any, and the implementation of such approved site plan, if any, shall not be deemed to constitute an improvement of a non-conforming use and therefore shall not be subject to the provisions of section 4.3.7 of the Zoning Law.

Stipulation, ¶ 12. Therefore, this application has no zoning impact on the two-family dwelling.

Prior Special Permit and Site Plan Approvals

In May 2010, after extensive public hearings and studies, the Planning Board approved a site plan and special permit for the site pursuant to section 6.9.16 as amended.

The approved site plan and special permit approvals were challenged by a neighbor. By decision dated November 24, 2021, the Appellate Division, Second Department, annulled both approvals.

The special permit was annulled because the court found that the Planning Board had improperly determined that “practical access” to a second major road was unnecessary and that a finding of “potential practical access” was “insufficient”.

The site plan approval was annulled because the site did not conform to the Zoning Code in that it had a maximum gross impervious surface ratio in excess of the allowable 0.25.

The Court did not criticize any other findings of the Planning Board.

To address the Second Department’s determinations, and the applicant re-applied for the required special permit and site plan under section 6.9.16.

Revisions to Site Plan

In response to the concerns raised by the Second Department, the applicant revised its proposed site plan from that which was approved in 2010. It added an emergency access road from Union (New Hempstead) Road into the site. This would give the site “practical access” to a second major road, as required by section 6.9.16.

Subsequent to the initial filing, the Village Board amended the Zoning Code to define “practical access” for the first time. Pursuant to Local Law No. 1 of 2024, adopted July 2, 2024, “practical access” means:

For all necessary uses and special permit uses for which practical access to a major road is a requirement, the phrase "practical access" means that it

must be reasonably possible for actual vehicular access to be designed and constructed along the particular frontage under consideration for that use. It does not require that such access must be constructed or included in an approved site plan if the Planning Board, in the exercise of its discretion, deems it to be in the public interest for the actual vehicular access to be designed along other available frontage.

This amendment meant that the proposed emergency access road was no longer needed to fulfill the “practical access” requirement of the Zoning Code. It was therefore removed from the plans.

As to the impervious coverage requirement, the site is an existing facility. The existing gross impervious surface ratio is 0.48, just as it was in 2010. The applicant, as in 2010, proposes to reduce that ratio to 0.46 (0.41 for the arborist portion of the site and 0.05 for the residential portion).

While the Planning Board took the existing impervious surface ratio and its reduction into account in 2010, the Second Department held that doing so was beyond the Planning Board’s authority. It held that a variance was needed. Hence, this appeal.

SEQRA and GML Status

This matter is an Unlisted action under SEQRA. The Planning Board, as lead agency, granted a negative declaration in 2010 by resolution no. 10-16. While the Second Department did not disturb this negative declaration, the applicant believed that it was prudent to update the negative declaration based upon the proposed minor changes to the plan.

Accordingly, it submitted an updated EAF Part 1 to the Planning Board. The Planning Board issued a new EAF Part 2, requiring updated review of certain potential impacts. The applicant responded with new studies and an EAF Part 3.

Based on these submissions, the Planning Board reaffirmed its negative declaration by resolution no. 25-2 on February 26, 2025.

The project site abuts two Rockland County roads: McNamara Road (Route 67) and Union (New Hempstead) Road (Route 80). It also abuts the municipal boundary with the Village of New Hempstead. Therefore, referral to the Rockland County Planning Department is required under General Municipal Law § 239-l and -m, and notice must be given to the Village of New Hempstead under General Municipal Law § 239-nn.

Variance Requested

The applicant requests the following variance:

<u>Dimension</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Impervious surface ratio	0.25	0.48	0.46 (0.41 for the arborist portion) (0.05 for the residential portion)

Criteria for Variance

One of the purposes of a zoning board of appeals, and of the ability to grant variances, is to provide a “safety valve” where the strict application of a zoning code cannot allow an otherwise appropriate use of property because of the peculiar circumstances applicable to that property. For this reason, any municipality that adopts a zoning code must also establish a board of appeals.¹

In determining to grant an area variance, a board of appeals “shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.”² The board must also consider five questions when engaging in this balancing test. The questions, and the applicant’s responses, are set forth below:

(1) *“whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance”:*

The impervious coverage has existed at the site since at least 1972, before the formation of the Village and the adoption of its Zoning Code. It is a long-standing component of the neighborhood’s character. As part of the site plan application, the applicant is slightly reducing the amount of impervious coverage while also upgrading on-site stormwater management facilities.

(2) *“whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance”:*

The applicant requires impervious surfaces to maneuver vehicles and equipment around its site. Without the requested variance, it cannot conduct its allowed use.

(3) *“whether the requested area variance is substantial”:*

Whether a requested variance is “substantial” is more than simple arithmetic. It requires an understanding of the general area and of the existing conditions.³

¹ See, 2 Salkin, *New York Zoning Law and Practice* (3d ed.), §§27:07 – 27:10; *McKinney’s Town Law*, Practice Commentary to § 267-a; Town L. § 267.2; *McKinney’s Village Law*, Practice Commentary to § 7-712-a; Village L. § 7-712(2).

² Town L. § 267-b.3(b); Village L. § 7-712-b.3(b).

³ See, 2 *New York Zoning Law and Practice*, § 29:15.

The applicant is slightly reducing the amount of impervious surface from the condition that has existed for at least 53 years. The requested variance reflects the continuation of a legal condition that was conforming at the time of inception.

(4) "whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district":

In considering whether to reaffirm its negative declaration, the Planning Board determined that the mitigation measures approved in 2010 and continued in the current proposal were adequate. The Planning Board did not require new studies of this impact.

(5) "whether the alleged difficulty was self-created":

The difficulty results from the application of new regulations created by Local Law 3 of 2006. Prior to 2006, there was no limitation on the extent of impervious surfaces on this site. Local Law 3 of 2006, while expressly allowing arborist services, landscape services, and/or wholesale nurseries, also limited the impervious surface ratio.

In 2010, the Planning Board and Village Attorney opined that the existing impervious surface ratio was grandfathered. The Appellate Division held otherwise. Thus, this difficulty arose from the court's interpretation of the Village's Zoning Code as applied to the applicant's existing condition.

On balance, therefore, the requested variances are beneficial to both the applicant and the community.


Relief requested

Accordingly, the applicant requests the following variances:

<u>Dimension</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Impervious surface ratio	0.25	0.48	0.46 (0.41 for the arborist portion) (0.05 for the residential portion)

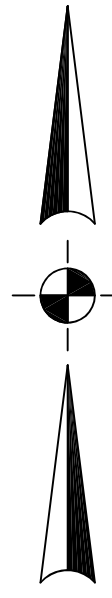
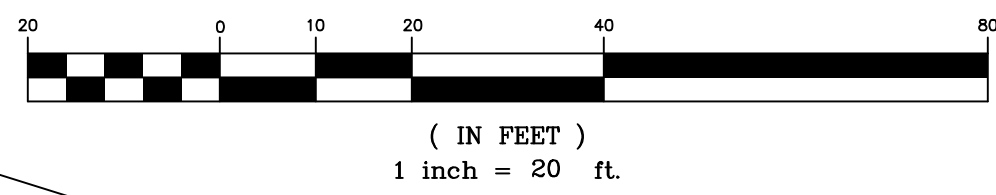
Dated: June 3, 2025
New City, New York

EMANUEL LAW P.C.

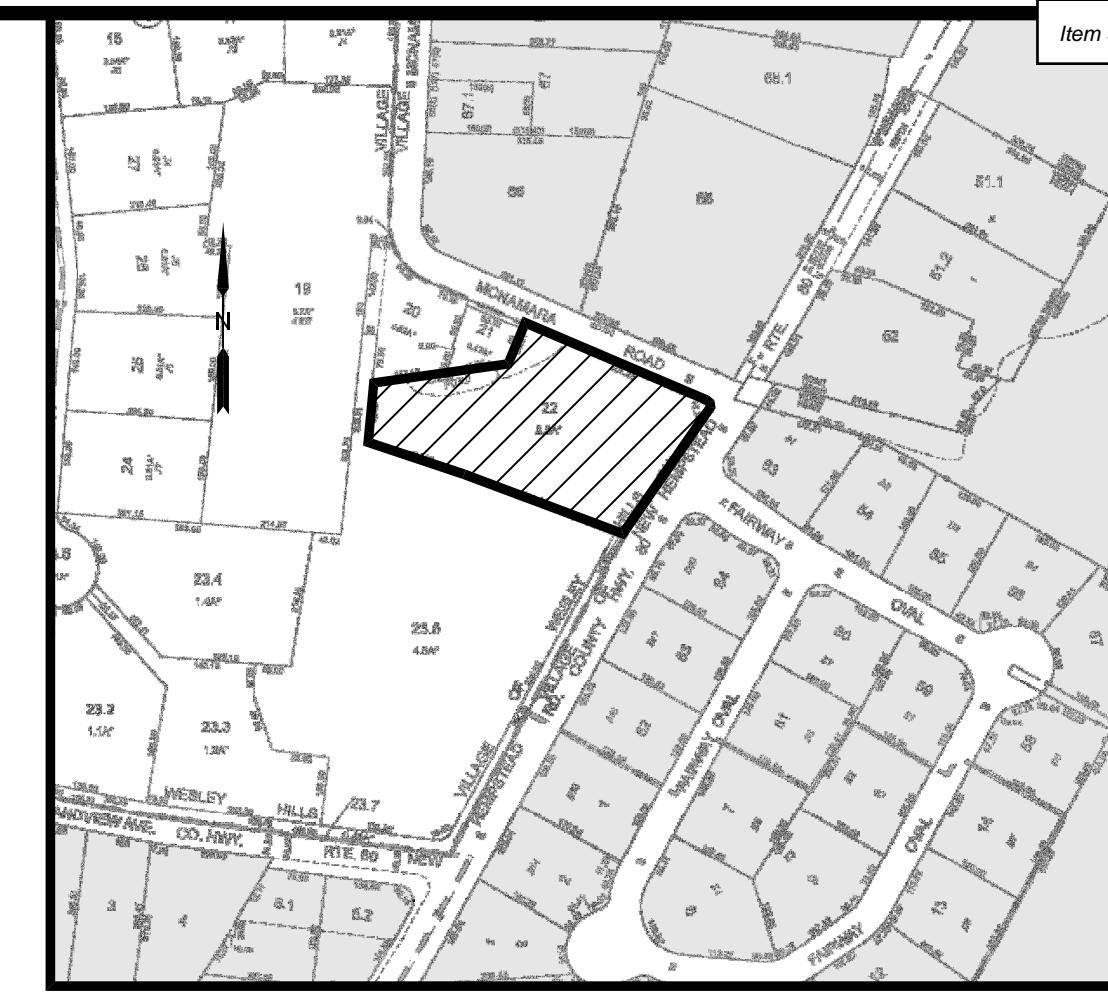

By: _____

Ira M. Emanuel, Esq.
Attorney for Applicant

GRAPHIC SCALE



- SPECIAL PERMIT NOTES (CONDENSED):
- OVERNIGHT PARKING LIMITED TO NOT MORE THAN 7 LIGHT DUTY TRUCKS
13 MEDIUM DUTY TRUCKS
7 HEAVY DUTY TRUCKS
1 VERY HEAVY DUTY TRUCK
OF WHICH NO MORE THAN 13 CAN BE PARKED OUT OF DOORS
 - NOISE LEVELS SHALL CONFORM TO R.C. DEPT. OF HEALTH STANDARDS
NOT MORE THAN 400 CY OF MULCH AND/OR WOOD CHIPS SHALL BE STORED AT THE PREMISES WITHIN STORAGE STRUCTURES. EACH STRUCTURE SHALL NOT EXCEED 100 CUBIC YARDS CAPACITY.
 - NOT MORE THAN 50 CY OF GRAVEL AND/OR STONE SHALL BE STORED AT THE PREMISES. NO GRAVEL AND/OR STONE STORAGE IS PROPOSED
 - OPERATING HOURS AT THE PREMISES SHALL NOT EXCEED THE FOLLOWING:
WHOLESALE NURSERY:
8:00AM TO 6:30PM MONDAY THROUGH FRIDAY
CLOSED SUNDAY
OFFICE:
7:00AM TO 8:30PM MONDAY THROUGH FRIDAY
8:00AM TO 5:00PM SATURDAY
CLOSED SUNDAY
 - COMMERCIAL TRUCKS AND OTHER EQUIPMENT MAY BE STARTED OUT OF DOORS BETWEEN NOV 1 AND APR 15 NOT BEFORE 7:30AM
INDOORS ALL YEAR NOT BEFORE 7:00AM
WARM UP TIMES SHALL NOT EXCEED 30 MINUTES
 - EXCEPTIONS TO NOTE 6 ARE PROVIDED IN THE STIP. OF SETTLEMENT.
7 LIGHT DUTY TRUCKS

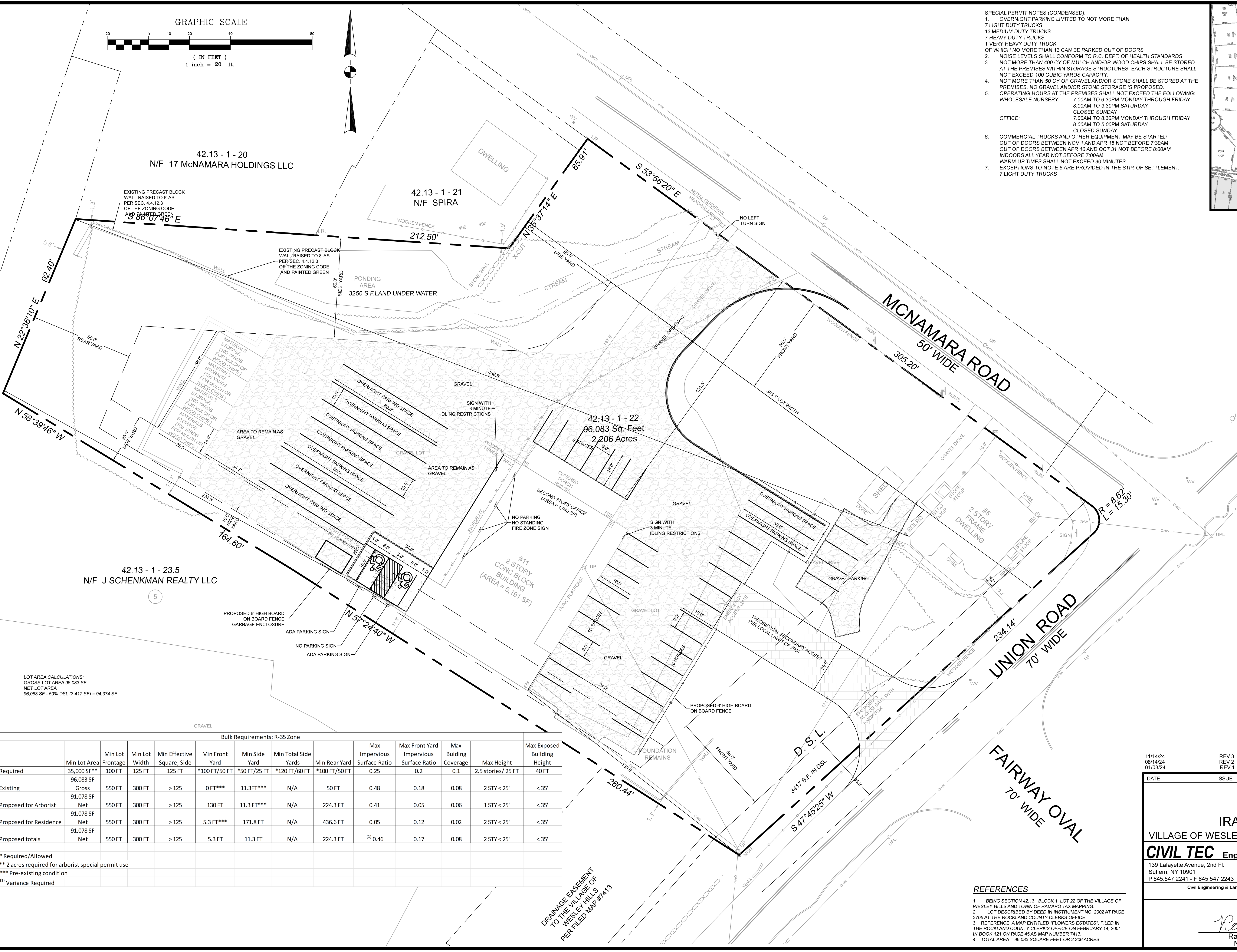


VICINITY MAP
1" = 300'

- SITE PLAN NOTES:
- THIS IS LOT SECTION 42.13 BLOCK 1 LOT 22 AS SHOWN ON THE TOWN OF RAMAPO TAX MAPS.
 - AREA OF TRACT: 2.21 ACRES
 - ZONE: R-35
 - USE: ARBORISTS
 - RECORD OWNER: IJJ, LLC
11 MCNAMARA ROAD
SPRING VALLEY, NY 10977
 - APPLICANT: SAME AS ABOVE
 - FIRE DISTRICT: MOLESTON FIRE DISTRICT
 - SCHOOL DISTRICT: EAST RAMAPO
 - WATER DISTRICT: VEOLIA WATER
 - SEWER DISTRICT: ROCKLAND COUNTY SEWER DISTRICT NO. 1
 - DATUM: NAVD83
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE SHALL BE CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
 - THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE EXCEPT AS SHOWN ON THIS PLAN. SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.
 - NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. TENANTS ARE TO BE ADVISED OF THIS CONDITION.
 - THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS AS SHOWN THEREON AS CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT	DATE	OWNER	DATE
17.	PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD, AND DEPARTMENT OF PUBLIC WORKS WHICH IS CERTIFIED BY A LANDSCAPING ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL INDICATE THE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN.		
18.	PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO.		

LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR DATE: BOUNDARY AND TOPOGRAPHIC SURVEYS ARE FROM ACTUAL FIELD MEASUREMENTS UNDER THE DIRECTION OF STEPHEN DOLSON, PLS COMPLETED ON MAY 2022.
19. ALL ENCROACHMENTS SHALL BE RELOCATED.



LOT AREA CALCULATIONS:
GROSS LOT AREA 96,083 SF
NET LOT AREA
96,083 SF - 50% DSL (3,417 SF) = 94,374 SF

Bulk Requirements: R-35 Zone

	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square, Side	Min Front Yard	Min Side Yard	Min Total Side Yards	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Height	Max Exposed Building Height
Required	35,000 SF**	100 FT	125 FT	125 FT	*100 FT/50 FT	*50 FT/25 FT	*120 FT/60 FT	*100 FT/50 FT	0.25	0.2	0.1	2.5 stories/ 25 FT	40 FT
Existing	96,083 SF Gross	550 FT	300 FT	> 125	0 FT***	11.3 FT***	N/A	50 FT	0.48	0.18	0.08	2 STY < 25'	< 35'
Proposed for Arborist	91,078 SF Net	550 FT	300 FT	> 125	130 FT	11.3 FT***	N/A	224.3 FT	0.41	0.05	0.06	1 STY < 25'	< 35'
Proposed for Residence	91,078 SF Net	550 FT	300 FT	> 125	5.3 FT***	171.8 FT	N/A	436.6 FT	0.05	0.12	0.02	2 STY < 25'	< 35'
Proposed totals	91,078 SF Net	550 FT	300 FT	> 125	5.3 FT	11.3 FT	N/A	224.3 FT	(1) 0.46	0.17	0.08	2 STY < 25'	< 35'

* Required/Allowed
** 2 acres required for arborist special permit use
*** Pre-existing condition
(1) Variance Required

DRAINAGE EASEMENT TO THE VILLAGE OF WESLEY HILLS PER FILED MAP #7413

- REFERENCES
- BEING SECTION 42.13, BLOCK 1, LOT 22 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING
 - LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2002 AT PAGE 3705 AT THE ROCKLAND COUNTY CLERKS OFFICE.
 - REFERENCE: A MAP ENTITLED "FLOWERS ESTATES" FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON FEBRUARY 14, 2001 IN BOOK 121 ON PAGE 45 AS MAP NUMBER 7413.
 - TOTAL AREA = 96,083 SQUARE FEET OR 2.206 ACRES.

11/14/24	REV 3	AS PER PLANNING BOARD COMMENTS	
08/14/24	REV 2	REMOVED FIRE ACCESS ROAD	
01/03/24	REV 1	AS PER CONSULTANTS COMMENTS	

S.B.L. 42.13 - 1 - 22
SITE PLAN
FOR
IRA WICKES ARBORISTS
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901
P 845.547.2241 - F 845.547.2243

55 Brookside Avenue
Chester, NY 10918
845.610.3621

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

DATE: 12/07/22
DRAWN BY: RB/LT
CHKD BY: RB/LT
JOB No.: 4131
SCALE: 1"=20'
DWG No.: 1 OF 54

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

INSTRUCTIONS

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

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

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

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date _____

Please check all that apply:

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

Project Name: Ira Wickes/Arborist

Applicant: IJJ, LLC - John Wickes Phone # 845-354-3400

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

Property Owner: IJJ, LLC - John Wickes Phone # 845-354-3400

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

Engineer/Architect/Surveyor: Civil Tech - Rachel Barese, PE Phone # 845-547-2211

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

Attorney: Emanuel Law, PC - Ira M. Emanuel, Esq. Phone # 845-634-4141

Address 4 Laurel Road, New City, NY 10956
Street Name & Number (Post Office) State Zip code

Contact Person: Ira M. Emanuel Phone # 845-634-4141

Address 4 Laurel Road, New City, NY 10956
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 42.13 Block 1 Lot(s) 22
Section _____ Block _____ Lot(s) _____

Location: On the South side of McNamara Road,
-0- feet West of Union Road (County Rte 80).

Acreage of Parcel 2.21 ac **Zoning District** R-35
School District East Ramapo Central School District **Postal District** Spring Valley

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? _____

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

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

Rockland Tree Experts Co., d/b/a Ira Wickes - Planning and Zoning Boards; see attached Narrative

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

None

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

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

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

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

List name(s) of facility checked above. County Routes 67 and 80; Village of New Hempstead

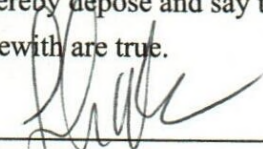
Applicant's Signature and Certification

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

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

PLEASE SIGN HERE

Mailing Address



 11 McNamara Road

 Spring Valley, NY 10977

SWORN to before this 2nd day of June, 2025



 Notary Public

JEAN MARC ARTHUR GERMAIN
 Notary Public - State of New York
 No. 01GE6296061
 Qualified in Rockland County
 My Commission Exp. 01/21/2026

Affidavit of Ownership/Owner's Consent

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

I, John Wickes being duly sworn, hereby
depose and say that I reside at: 18 Montclair Avenue, Airmont, NY 10952

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

I am the * member of LLC owner in fee simple of premises located at:
11 McNamara Road, Spring Valley

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Instrument Number 2002-00003705

Said premises have been in my/its possession since 2002. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 42.13 block 1 lot(s) 22

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

PLEASE SIGN HERE

Owner

Mailing Address

[Signature]
11 McNamara Road
Spring Valley, NY 10977

SWORN to before this
2nd day of June, 2025

[Signature]
Notary Public

JEAN MARC ARTHUR GERMAIN
Notary Public - State of New York
No. 01GE6296061
Qualified in Rockland County
My Commission Exp. 01/21/2026

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

Affidavit Pursuant to Section 809 of the General Municipal Law

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

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

1. Print or type full name and post office address

IJJ, LLC
11 McNamara Road
Spring Valley, NY 10977

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

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

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of See attached Narrative.

3. Premises affected are in a R-35 zone and from the town of Ramapo tax map, the property is know as Section 42.13, Block, 1, Lot(s) 22.

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

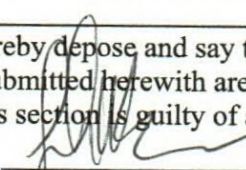
5. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Wesley Hills in the petition, request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

(if none, so state)

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

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

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

PLEASE SIGN HERE 

Mailing Address 11 McNamara Road
Spring Valley, NY 10977

SWORN to before this

2nd day of June, 2025

J. M. Germain
Notary Public

JEAN MARC ARTHUR GERMAIN
 Notary Public - State of New York
 No. 01GE6296061
 Qualified in Rockland County
 My Commission Exp. 01/21/2026

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP


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

John Wickes being duly sworn, deposes and
says that he/she resides at 18 Montclair Avenue, Airmont, NY 10952

_____ in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 42.13-1 Lot No. 22 and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.

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

PLEASE SIGN HERE

Owner: 

Address: 11 McNamara Road

Spring Valley, NY 10977

Sworn to before me this

2nd day of June 2025


Notary Public

JEAN MARC ARTHUR GERMAIN
Notary Public - State of New York
No. 01GE6296061
Qualified in Rockland County
My Commission Exp. 01/21/2026

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 }

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

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

Sworn to before me this
_____ day of _____ 200__

Notary Public

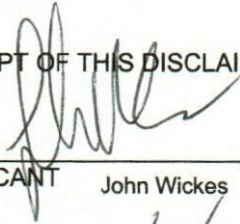
DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

PLEASE SIGN HERE 



APPLICANT _____

John Wickes

DATED _____

6/2/2025

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of _____

See attached narrative

NOT APPLICABLE

AS APPLICABLE, COMPLETE THE FOLLOWING:

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

For access to the above State Environmental Quality Review forms:

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

INSTRUCTIONS

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

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

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

11/41.16-1-64
HARRIET LANE REALTY TRUST
JANET LITT L/E
5 HARRIETT LA
SPRING VALLEY, NY 10977

11/42.13-1-26
JOSEPH SAMUEL & ORAH
6 HARRIET LA
SPRING VALLEY, NY 10977

13/42.13-2-51.2
WILLIAMS WILSON H &
JOCELYN I
687 NEW HEMPSTEAD RD
NEW HEMPSTEAD, NY 10977

13/42.17-2-11
LUSTGARTEN TOBIN G &
SOCORRO
18 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-2-10
GRUNFELD ABRAHAM
17 HERRICK AVENUE
SPRING VALLEY, NY 10977

13/42.17-2-5
FROMMER BENJAMIN J &
TZIVIA B
14 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-2-4
AHMED JAVED
12 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-2-12
VIDERS JAY & ELAINE
20 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-2-3
KNOBLOCH DAVID & TRANY
12A FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-1-5.2
CIMENT CHAIM
6 GRANDVIEW AVENUE
NEW HEMPSTEAD, NY 10977

13/42.17-1-5.1
PLASSART DENNIS &
PATRICIA
PO BOX 629
NEW CITY, NY 10956

13/42.17-2-13
WEISS JONATHAN
72 REAGAN RD
SPRING VALLEY, NY 10977

13/42.17-1-4
COLLAZO EDUARDO A
14 GRANDVIEW AVE
SPRING VALLEY, NY 10977

13/42.17-2-6
SEKULA TZVI
42 ELLISH PKWY
SPRING VALLEY, NY 10977

13/42.17-1-3
SIMMONS LESLIE J
18 GRANDVIEW AVE
SPRING VALLEY, NY 10977

13/42.17-1-2
CHRISTERER FRANZ & DORIS
22 GRANDVIEW AV
SPRING VALLEY, NY 10977

13/42.17-2-9
CIMENT YITZCHOK & CHAYA
9 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-2-2
HENRY PAULINE
10 FAIRWAY OVAL
NEW HEMPSTEAD, NY 10977

13/42.17-2-14
LEITNER NAFTALI
3 KILE CT
AIRMONT, NY 10952

13/42.17-2-7
MOSTER USHER YESHAYA &
MALKA
9 KAUFMAN COURT
MONSEY, NY 10952

13/42.17-2-1
DAVILA MIGUEL & IVONNE
8 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-2-8
ROSENBERGER CHAIM &
CHANA DEVORAH
11 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-58
SOLOMAN SHLOMA ZALMAN
26 FAIRWAY OVAL
NEW HEMPSTEAD, NY 10977

13/42.13-2-61
RUTNER JOSEPH
3 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-62
GALATZ GITTY
6 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-59
OSTREICHER MORDECHAI
DAVID & ESTHER
APT 4B
446 MARCY AVE
BROOKLYN, NY 11206

11/41.16-2-31
SWERDLOFF YITZCHOK
35 GRANDVIEW AV
SPRING VALLEY, NY 10977

11/41.16-2-30
GRANDVIEW HOUSE SV BSD LL
48 SOMERS AVENUE
BEGENFIELD, NJ 07621

11/42.13-1-23.2
KOEGL DAVID ARI & DEBBIE
F
16 HARRIET LA
SPRING VALLEY, NY 10977

13/42.13-2-63
KRAUSZ JOSEPH
4 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-60
GOLDMAN GEDALY
MOSHE YOSEF & BLIMY
1 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-56
FARKAS YOSEF &
CHANA GITTY
30 FAIRWAY OVAL
SPRING VALLEY, NY 10977

11/42.13-1-23.1
ALEXANDER ROSELYND
9 HARRIET LA
SPRING VALLEY, NY 10977

11/42.13-1-24
EISENBERGER STEVEN
& BONNIE
10 HARRIETT LA
SPRING VALLEY, NY 10977

11/41.16-1-66
BREIER NACHMEN
4 SKYLARK DR
SPRING VALLEY, NY 10977

11/42.13-1-25
TAUB YAKOV & TRANA
8 HARRIET LA
SPRING VALLEY, NY 10977

11/42.13-1-20
17 MCNAMARA HOLDINGS LLC
C/O ALEXANDER GAVRIEL
16 SQUADRON BLVD
NEW CITY, NY 10956

13/42.13-2-51.1
OSTER MEIR
689 NEW HEMPSTEAD RD
SPRING VALLEY, NY 10977

13/42.13-2-67.1
NITZLICH DOVID
32 MCNAMARA RD
SPRING VALLEY, NY 10977

13/42.13-2-68
SEIF YEHUDA & MIRIAM
38 MC NAMARA RD
NEW HEMPSTEAD, NY 10977

11/42.13-1-23.3
SENER ARI &
RIVKA REBECCA
14 HARRIETT LN
WESLEY HILLS, NY 10977

13/42.13-2-64
BRAUN SARAH & YEHOSHUA
2 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-55
STEIN CHAYA Y &
YOMTOV
32 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-53
KATZ SHIMSHON H & RACHEL
36 FAIRWAY OVAL
NEW HEMPSTEAD, NY 10977

11/42.13-1-23.5
KOHL JACOB
25 SLATVIA RD
SPRING VALLEY, NY 10977

11/42.13-1-21
SPIRA YOSEF
15 MC NAMARA ROAD
SPRING VALLEY, NY 10977

11/41.16-1-62
BREUER ABRAHAM
3 SKYLARK DR
SPRING VALLEY, NY 10977

11/42.13-1-27
SCOTT JUDITH
4 HARRIETT LA
SPRING VALLEY, NY 10977

13/42.13-2-65
SCHOOR LEGACY TRUST
692 NEW HEMPSTEAD RD
NEW HEMPSTEAD, NY 10977

11/41.16-1-45
KEHILAS YESHORIM OF
WESLEY HILLS
1 HARRIETT LA
WESLEY HILLS, NY 10977

13/42.13-2-57
ISKOWITZ STANLEY R +
SUSAN R
28 FAIRWAY OVAL
SPRING VALLEY, NY 10977

11/42.13-1-23.4
KIRSCHNER URI & TZIPORA
C/O SILBERBERG &
KIRSCHNER LLP
360 LEXINGTON AV 13TH FL
NEW YORK, NY 10017
13/42.13-2-54
APPEL SAMUEL
PO BOX 871
MONSEY, NY 10952

11/41.16-1-65
KOSCHITZKI JACK & FAIGE
7 HARRIETT LA
SPRING VALLEY, NY 10977

11/42.13-1-22
IJJ LLC
C/O IRA WICKES ARBORIST
11 MC NAMARA RD
SP VALLEY, NY 10977

13/42.13-2-52
STEIER FAMILY TRUST &
WEISS MOSHE & DIDI
699 NEW HEMPSTEAD ROAD
NEW HEMPSTEAD, NY 10977

11/41.16-1-63
COHEN BEN Z &
HUSARSKY ESTHER ROSE
3 HARRIETT LA
WESLEY HILLS, NY 10977

11/42.13-1-19
TWENTY NINE MCNAMARA
HOLDINGS LLC
16 SQUADRON BLVD SUITE 106
WESLEY HILLS, NY 10956

11/42.13-1-16
ROSENFELD CHAIM ISRAEL &
ESTHER CHAYA
6 TAMMY ROAD
WESLEY HILLS, NY 10977

11/42.13-1-17
TELLER LEONARD & LINDA
IRREVOCABLE TRUSTS
4 TAMMY RD
SPRING VALLEY, NY 10977

Item 3.

11/42.13-1-18
BREUER ABRAHAM
2 TAMMY RD
SPRING VALLEY, NY 10977

13/42.13-2-11
MUNDT PAUL F & NORINE S
IRREV INCOME ONLY TRUST
690 NEW HEMPSTEAD RD
SPRING VALLEY, NY 10977

13/42.13-2-50
RAMAPO TOWN OF 35-0406
237 RT 59
SUFFERN, NY 10901

13/42.13-2-69
FORTYMACK LLC
P.OBOX 350-169
BROOKLYN, NY 11235

13/42.13-2-10
SAFER B JAMES + EDITH M
49 PENNINGTON WAY
SPRING VALLEY, NY 10977

11/42.13-1-12
SHIPPER JACOB & CYVIA
LEGACY TRUST
1 TAMMY RD
SPRING VALLEY, NY 10977

13/42.13-2-70
BACK RIVKAH D &
COHN SHALOM
44 MC NAMARA RD
SPRING VALLEY, NY 10977

11/42.13-1-13
KAHN ZEV & ALIZA KLUGMANN
3 TAMMY RD
SPRING VALLEY, NY 10977

13/42.13-2-3
HERSHKOWITZ RALPH &
LAUREN
4 WAYNE RD
SPRING VALLEY, NY 10977

~~13/42.13-2-65.1
SCHOOR LEGACY TRUST
692 NEW HEMPSTEAD RD
NEW HEMPSTEAD, NY 10977~~

GML Report

Property Information:	
Parcel ID: 42.13-1-22	Date Parcel: February 2024
OLD ID: 10-11B2	Address: 5 MC NAMARA RD
City: SPRING VALLEY	State: NY
Zip: 10977	Book Page: N/A
Deed Date: 1/18/2002 12:00:00 AM	Instrument: 2002-00003705
Municipality: WESLEY HILLS	Deed Acres: 0
GIS Calculated Acres: 2.180	
Zone: R-35	
GML Criteria:	
Requires GML Review: YES	Adjacent Town Boundary: NO
Adjacent Village Boundary: YES N.H.	Orange County Boundary: NO
County Facility: NO	NYS Facility: NO
County Park: NO	State Park: NO
County Regulated Streams: NO	Long Path Hiking Trail: NO
ROW-County Highways: YES	ROW-NYS Highway: NO
ROW-NYS Thruway: NO	ROW-Palisades Interstate Parkway: NO
X Coordinate: -74.05364259	Y Coordinate: 41.14863619

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

Municipality: Village of Wesley Hills

Date Sent: 7/18/2025

Board: ___ Planning ZBA ___ Town/Village

Meeting Date: 8/13/2025

File Name Wickes-11 McNamara Road
Contact Person Alicia Schultz, Deputy Village Clerk
Address 432 Route 306
Wesley Hills, NY 10952

Referral Agencies

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

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

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

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

Location of Parcel(s): 11 (5) McNamara Road

Acreage of Parcel (s): 2.180

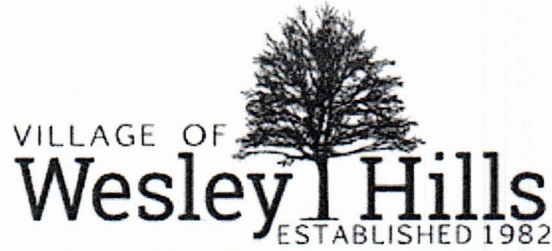
Existing Sq. Footage _____ Proposed Sq. Footage _____

The Property in Question Lies Within 500 Feet of:

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

Map 42.13 Block 1 Lot(s) 22 Map (rev) Date: November 14, 2024

Current Zoning: R-35



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.gov

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 13th day of August, 2025 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by IJJ, LLC-John Wickes for a variance from the -provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the maintenance and use of an arborist facility having impervious surface ratio of .46 instead of the maximum permitted of .25.

The subject premises are situated on the south side of McNamara Road 0 feet west of Union Road, known as 11 McNamara Road, designated on the Tax Map as Section 42.13 Block 1 Lot 22, in an R-35 Zoning District.

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

Dated: Wesley Hills, New York
August 1, 2025

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

ACTUAL SIZE

VILLAGE OF WESLEY HILLS PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 13th day of August, 2025 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by IJJ, LLC-John Wickes for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the maintenance and use of an arborist facility having impervious surface ratio of .46 instead of the maximum permitted of .25.

The subject premises are situated on the south side of McNamara Road 0 feet west of Union Road, known as 11 McNamara Road, designated on the Tax Map as Section 42.13 Block 1 Lot 22, in an R-35 Zoning District.

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

Dated: Wesley Hills, New York
August 1, 2025

Camille Guido-Downey
Village Clerk/Treasurer
Village of Wesley Hills
1x7-31/28097

RECEIVED
VILLAGE OF WESLEY HILLS
JUL 28 2025
BUILDING,
PLANNING & ZONING

THE UNIVERSITY OF CHICAGO
LIBRARY

3000

THE UNIVERSITY OF CHICAGO
LIBRARY

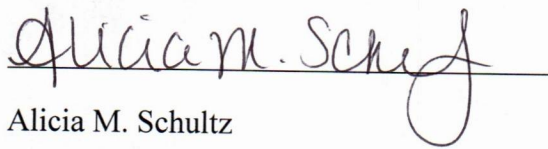
THE UNIVERSITY OF CHICAGO
LIBRARY

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

Applicant Name: 11 (5) McNamara Road

CERTIFICATION

I, Alicia Schultz, Deputy Village Clerk of the Village of Wesley Hills, hereby certify that on the 31st day of July 2025, I mailed the attached notice by regular first class mail in all envelopes submitted to me by the Applicant addressed to all those names appearing on the affidavit of Property Owners by depositing same in an official depository under exclusion care and custody of the United States Postal Office within the State of New York.



Alicia M. Schultz

Deputy Village Clerk

ROCKLAND COUNTY SEWER DISTRICT NO. 1

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

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

August 13, 2025

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

Re: Ira Wickes/Arborists
11 McNamara Road
Tax Lot 11/42.13-1-22 (formerly 10./11/B2)

Dear Ms. Schultz:

Our office has received and reviewed a site plan that was last revised on November 14, 2024, which Civil Tec Engineering & Surveying prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. The sanitary sewers from this site are connected to the District's sewer system.
 - a. Upon review of this application, the District has determined that an impact fee is required, in accordance with Sections 502A and 1317 of the Rockland County *Sewer Use Law* as last amended in 2010.
 - b. Approval of this application for an emergency access road onto a 96,083 square foot lot in the R-35 District,
 - i. to which tax rolls dating back to 2012 assign two (2) sewer units,
 - ii. which contains a commercial structure with a landscaping business, and
 - iii. which contains a residential structure with a two-family dwelling,

will result in one (1) additional sewer unit. **Therefore, the applicant must submit a check in the amount of one thousand eight hundred fifty dollars (\$1,850.00) payable to Rockland County Sewer District No. 1 within thirty (30) days of approval.**

Rocklandgov.com

- c. If the use or occupancy of the property exceeds three (3) units (e.g., with additional dwelling units), the District will require further review and the owner will have to pay an additional impact fee.
- d. Payment of the impact fee must be made to the District **before the structure is connected** to the sewerage system.
- e. We request that the Board notify the District upon approval of the project.

2. As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/ Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted at <https://www.rocklandcountyny.gov/departments/sewer-district-1/permits-forms> and approved by this office for the landscaping business. **The owner must sign the wastewater questionnaire.**

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 J. Roth
Dyan Rajasingham – Rockland County Highway Department
Rachel Barese, P.E. – Civil Tec Engineering & Surveying PC, 139 Lafayette Avenue, 2nd
Floor, Suffern, NY 10901-5614
Ira F. Wickes, Jr. – 11 McNamara Road, Spring Valley, NY 10977-1404
John Wickes – 18 Montclair Avenue, Airmont, NY 10952

File: TOR 42.13-1-22 – Rockland Tree Experts
Impact Fees
Reader


EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
New City, NY 10956
Info@EmanuelLaw.com
www.EmanuelLaw.com
Tel: 845-634-4141

August 13, 2025

Wesley Hills Zoning Board of Appeals
432 Route 306
Wesley Hills, NY 10952
Att: Alicia Schultz

Re: IJJ, LLC – (Ira Wickes/Arborist)

Dear Members:

We represent the applicant in the above matter, which is scheduled for tonight. In preparing for the meeting, I noted that, while mailings went out at least ten days prior to the meeting, posters were not put up until August 5, six days prior.

The Zoning Code provides:

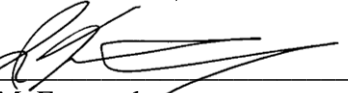
Notice of hearing. Notice of hearing shall be published in the official newspaper at least 10 days prior to the date of such hearing. Notice shall also be sent 10 days prior to the date of such hearing to all property owners within 750 feet of the perimeter of the property, in the same manner as is required for zoning amendments changing the district classification of land, as set forth in § [230-78](#) of this chapter. The applicant shall cause signs to be posted on such property on each street frontage indicating the date and purpose of such hearing. The costs of all such notice shall be paid by the applicant.

§ 230-41.D

The Code is clear that publication and mailing must occur ten days prior to the hearing, but is silent as to the time for posting. However, I am aware that the instructions given to applicants state that posting must occur ten days before the hearing, and that the practice of the Board is to require such timing.

Given the foregoing, we wish to avoid any question regarding the posting of the public hearing notices. Therefore, we ask that the public hearing be adjourned to the Board’s September 2025 meeting.

Very truly yours,
EMANUEL LAW, PC

By: 
Ira M. Emanuel

Cc: Client

File Attachments for Item:

4. Application submitted by Brett & Eva Kotch for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a front porch having a front yard of 46 feet instead of the minimum required of 50 feet.

The subject premises are situated on the west side of Powder Horn Drive approximately 450 feet north of Ari Drive, known as 20 Powder Horn Drive, designated on the Tax Map as Section 32.19 Block 2 Lot 40, in an R-50 Zoning District.



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.gov

Dated: July 21, 2025

Tax Parcel ID: 32.19-2-40

Address: 20 Powder Horn Drive

Applicant: Brett & Eva Kotch

BUILDING AND ZONING DEPARTMENT:

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

- Maximum front yard of 46 feet when 50 feet is required.

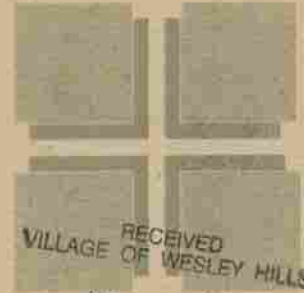
In addition, the Zoning Board of Appeals may review any existing non-conforming items and previously granted variances.



John Layne
 Building Inspector

cc: Zoning Board of Appeals

**KIM THOMAS SIPPEL
ARCHITECT, P.C.**



RECEIVED
VILLAGE OF WESLEY HILLS

JUL 18 2025

BUILDING,
PLANNING & ZONING

KOTCH RESIDENCE
20 POWDER HORN DRIVE
WESLEY HILLS, NY

SECTION 32.19, BLOCK 2, LOT 40


14 JULY 2025

Project Narrative

The Proposed Project is to extend the existing 3 feet deep covered Entryway to feature a new 6 foot deep One Story Covered Porch. This will allow space to sit outside and enjoy the exterior space. It is also intended to harmonize with the more modern character of the Renovated Exterior. The exterior character and colors are intended to harmonize with the scale and character of the neighborhood by featuring a flat roof, and the larger front porch space.

The only variance requested from the Zoning Board is for a Front Yard Setback variance for a proposed 46.0 foot front yard setback compared to the 50 foot required distance.

Respectfully Submitted,



Kim Thomas Sippel

RECEIVED
VILLAGE OF WESLEY HILLS

JUL 18 2025

BUILDING,
PLANNING & ZONING



PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 7/14/2025

Please check all that apply:

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

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

Project Name: KOTCH RESIDENCE FRONT PORCH

Applicant: BRETT & EYA KOTCH Phone # 845-671-0228
Address 20 POWDERHORN DRIVE SUFFERN NY 10901
Street Name & Number (Post Office) State Zip code

Property Owner: BRETT & EYA KOTCH Phone # 845-671-0228
Address 20 POWDERHORN DRIVE SUFFERN NY 10901
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: KIM THOMAS SIPPEL Phone # 917-301-4947
Address 352 MILAN HILL ROAD RED HOOK NY 12571
Street Name & Number (Post Office) State Zip code

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

Contact Person: KIM THOMAS SIPPEL - ARCHITECT, PC Phone # 917-301-4947
Address 352 MILAN HILL ROAD RED HOOK NY 12571
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 32.19 Block 2 Lot(s) 40
Section _____ Block _____ Lot(s) _____

Location: On the WEST side of POWDERHORN DRIVE
450 feet NORTH of ARI DRIVE

Acreage of Parcel 1.08 Zoning District R-50
School District _____ Postal District SUFFERN

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

PROPOSED FRONT PORCH ADDITION WHICH REQUIRES A FRONT
YARD SETBACK VARIANCE (50' MIN. REQUIRED, 46.0' PROPOSED)

If subdivision:

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

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

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

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

SEE ATTACHED SHEETS

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

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

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

- State or County Road
- Long Path
- Municipal Boundary

- State or County Park
- County Stream
- County Facility

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

List name(s) of facility checked above. _____

Applicant's Signature and Certification

State of New York
County of Rockland SS:
Town/Village of ROCKLAND

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

Mailing Address

20 Pawak Home Dr
Suffron NY 10901
[Signature]

SWORN to before this
15 day of July, 2025

[Signature]

Notary Public

Cedric St. Louis
Commission 01ST0028001
Notary Public, State of New York
My Commission Expires 08-16-2028

Affidavit of Ownership/Owner's Consent

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

RECEIVED
VILLAGE OF WESLEY HILLS

JUL 18 2025

BUILDING,
PLANNING & ZONING

I, Brett Kotch being duly sworn, hereby
depose and say that I reside at: 20 Powder Horn Drive
Suffern NY 10901
in the county of Rockland in the state of New York.

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

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

Said premises have been in my/its possession since 19 2021. Said premises are
also known and designated on the Town of Rockland Tax Map as:
section 37.19 block 2 lot(s) 4.3

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

Owner Brett Kotch
Mailing Address 20 Powder Horn Dr
Suffern NY 10901

SWORN to before this
15 day of July, 20 25
Cedric St. Louis

Notary Public

Cedric St. Louis
Commission 01ST0028001
Notary Public, State of New York
My Commission Expires 08-16-2028

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

Affidavit Pursuant to Section 809 of the General Municipal Law

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

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

VILLAGE RECEIVED
JUL 7 8 2025
WESLEY HILLS
BUILDING,
PLANNING & ZONING

1. Print or type full name and post office address

BRETT KOTCH
20 POWDER HORN DRIVE
WESLEY HILLS / SUFFERN, NY 10901

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

2. To the ZONING BOARD OF APPEALS of the Town/Village of WESLEY HILLS (Board, Commission or Agency), Rockland County, New York:

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of FRONT PORCH OF EXISTING SINGLE FAMILY RESIDENCE.

3. Premises affected are in a R-50 zone and from the town of WESLEY HILLS tax map, the property is know as Section 32.19, Block, 2, Lot(s) 40.

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

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

(if none, so state)

a. Name and address of officer or employee NONE

b. Nature of interest _____

c. If stockholder, number of shares _____

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

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

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

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

Mailing Address

70 POWDER HORN DR
SUFFERN NY 10901

SWORN to before this

15 day of JULY

Cedric B. Louis
Notary Public

Cedric B. Louis
Commission 01ST0028001
Notary Public, State of New York
My Commission Expires 08-16-2028

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 }

Brett Katch being duly sworn, deposes and
says that he/she resides at 20 Powder Horn DR,
Suffon 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. 37.19 Lot No. 4.3 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: Brett Katch
Address: 20 Powder Horn DR
Suffon NY 10901

Sworn to before me this
15 day of July 2025

Cedric St. Louis
Notary Public
Cedric St. Louis
Commission 01ST0028001
Notary Public, State of New York
My Commission Expires 08-16-2028

11/32.18-2-44
KAUFMAN SHIA
APT 3005
2422 NORTHERN BLVD
LONG ISLAND CITY, NY 111101

11/32.18-2-28
NEUGROSCHL DANIEL & SARAH
6 POWDER HORN DR
SUFFERN, NY 10901

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

11/32.18-2-33
HARTSTEIN SAMUEL & GAIL
11 ROBLE RD
SUFFERN, NY 10901

11/32.18-2-24
PEPPER YEDUHA & EILEEN
12 ROBLE RD
SUFFERN, NY 10901

11/32.18-2-34
JOZEFOVIC YOSEF & JOELLE
BEN-DAVID
15 ROBLE ROAD
SUFFERN, NY 10901

11/32.18-2-35
KALKER ABRAHAM & TOBY
17 ROBLE RD
SUFFERN, NY 10901

11/32.18-2-22
LEVIN-WALDMAN OREN &
RENEE
14 ROBLE RD
SUFFERN, NY 10901

11/32.18-2-21
ADLER MARK & JEAN
16 ROBLE RD
SUFFERN, NY 10901

11/32.18-2-37
APPEL ELLIOT & DENA
21 ROBLE RD
SUFFERN, NY 10901

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

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

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

11/32.18-2-25
LEVIN SETH A & MARLA T
6 ARI DR
SUFFERN, NY 10901

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

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

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

11/32.18-2-36
SCHWARTZ SARAH
19 ROBLE RD
SUFFERN, NY 10901

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

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

11/32.18-2-27
ZAKARIN HERBERT & HANNA
8 POWDER HORN DR
SUFFERN, NY 10901

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

11/32.18-2-26
BOUSKILA ARIEL & CHAYA
1 MARISA DR
SPRING VALLEY, NY 10977

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

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

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

11/32.18-2-23
TYH THE ARI LLC
C/O APFEL STEVEN
5 ARI DR
SUFFERN, NY 10901

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

11/32.18-2-45
WEISS MIRIAM R
6 TIMBER TRL
WESLEY HILLS, NY 10901

11/32.18-2-20
FRIEDMAN SANDRA & JACOB
18 ROBLE RD
SUFFERN, NY 10901

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

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

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

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

11/32.18-2-16
FISHMAN MOSHE & DOROTHY
26 ROBLE RD
SUFFERN, NY 10901

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

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

11/32.19-2-46
POWDER HORN DEVELOPMENT
LLC
SUITE 339
46 MAIN ST
MONSEY, NY 10952

11/32.18-2-38
SAMET MICHAEL G & BRACHA
23 ROBLE ROAD
SUFFERN, NY 10901

11/32.18-2-39
COHEN DANIEL & ZELINGER
AVIVA RACHEL & JONATHAN
25 ROBLE ROAD
SUFFERN, NY 10901

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

11/32.18-2-17
SHUSTERMAN MIKHAIL &
GELENA
24 ROBLE RD
SUFFERN, NY 10901

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

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

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

11/32.18-2-15
PESSIN LEGACY TRUST
24 TIMBER TRL
SUFFERN, NY 10901

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

11/32.18-2-43
SIGAL HARVEY + MYRNA
10 TIMBER TRL
SUFFERN, NY 10901

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

11/32.18-2-40
BROWN AVROHOM J &
HADASSAH R
12 ROLLINGWOOD DRIVE
NEW CITY, NY 10956

11/32.19-2-45
POWDER HORN DEVELOPMENT
LLC
SUITE 339
46 MAIN ST
MONSEY, NY 10952
11/32.19-2-55
FLORANS MOSHE &
TSINMAN FEIGA
45 POWDER HORN DR
SUFFERN, NY 10901

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

11/32.19-2-47
POWDER HORN DEVELOPMENT
LLC
46 MAIN STREET #339
MONSEY, NY 10952

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

KIM THOMAS SIPPEL - ARCHITECT

APPLICANT

7/14/2025

DATED

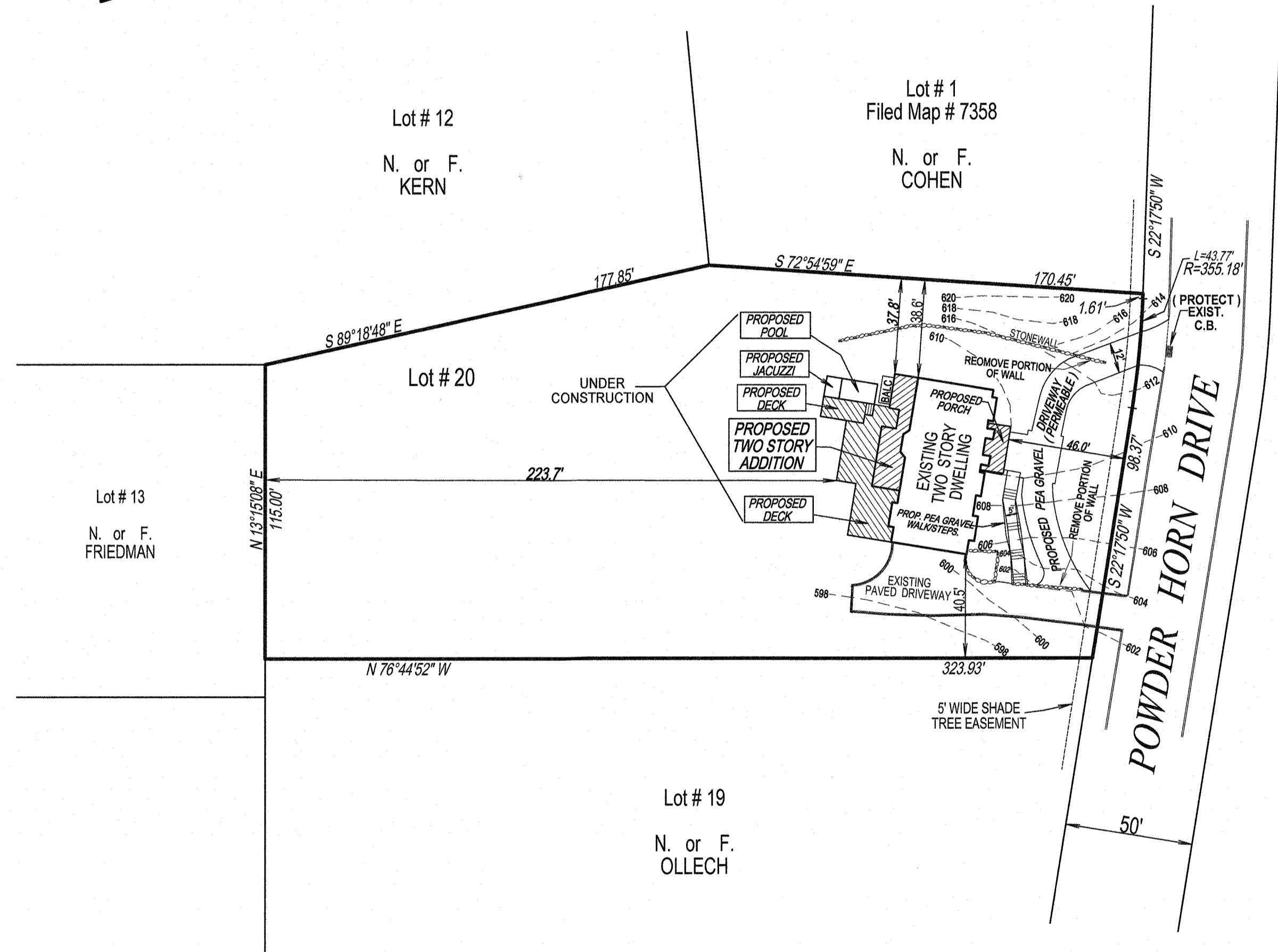
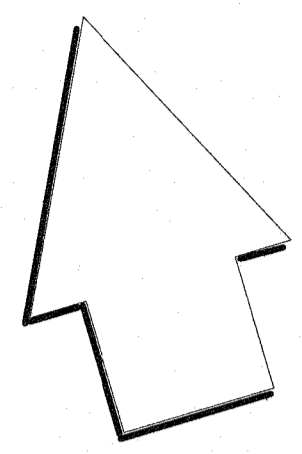
PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of A PROPOSED FRONT PORCH ADDITION TO EXISTING SINGLE FAMILY RESIDENCE.



VICINITY - SCALE: 1" = 300'

PROPOSED PERMEABLE DRIVEWAY- WALK / STEPS & PORCH ADDITION

Land Survey
For
"KOTCH"
Village of Wesley Hills
Town of Ramapo Rockland County, NY
Scale: 1" = 40' Area = 1.08 Ac.
April 11, 2023
April 5, 2024 - Revised
May 16, 2024 - Revised
July 9, 2025 - Revised
July 23, 2025 - Revised

Tax Lot Desig.: Section 32.19 Block 2 Lot 40

Reference: map entitled "BELAIR @ WESLEY HILLS",
Filed in the Rockland County Clerks Office December 14,
1988 in book 110 page 7 as map # 6275.

EXIST. ZONE R-50 - AVERAGE DENSITY PER FILED MAP 6275 (R-35)

Item	Required	Existing	Proposed
Lot Area	35,000 sf	47,251 sf	No Change
Min. Lot Frontage	100 ft.	143.75 ft.	No Change
Min. Lot Width	130 ft.	147.3 ft.	No Change
Min. Effic. Sq., Side	125 ft.	323.93 ft.	No Change
Front Yard	50 ft.	52 ft.	* 46.0 ft.
Side Yard	25 ft.	38.6 ft.	37.8 ft.
Total Side Yards	60 ft.	79.1 ft.	78.3 ft.
Rear Yard	50 ft.	244.1 ft.	223.7 ft.
Max Imperv. Cov.	0.30	0.081	No Change
Max. F/Y Imperv. Ratio	0.20	0.12	No Change
Max. Bldg. Cov.	0.10	0.043	0.05
Max. Bldg. Ht	25 ft. / 2.5 Sty.	24 ft. - 2 sty.	No Change
Max Exposed Bldg. Ht	40 ft.	30 ft.	29.5 ft.

* DENOTES VARIANCE REQUIRED

STATE OF NEW YORK
ROBERT E. SORACE, PLS.
LICENSED LAND SURVEYOR
Robert E. Sorace
Lic. 51264
Robert E. Sorace, PLS
P.O. Box 189
New City, NY 10956
845-638-1498

Short Environmental Assessment Form

Part 1 - Project Information

Item 4.

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.

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

Part 1 – Project and Sponsor Information					
KOTCH RESIDENCE FRONT PORCH					
Name of Action or Project: 20 POWDER HORN DRIVE, WESLEY HILLS, NY					
Project Location (describe, and attach a location map): WEST SIDE OF POWDER HORN DRIVE, 450' NORTH OF ARI DRIVE					
Brief Description of Proposed Action: PROPOSED FRONT PORCH ADDITION WHICH REQUIRES A FRONT YARD SETBACK VARIANCE (50' MIN. REQUIRED, 46.6' PROPOSED)					
Name of Applicant or Sponsor: KIM THOMAS SIPPEL- ARCHITECT.	Telephone: 917-301-4947 E-Mail: ktsarchitect@optonline.net				
Address: 352 MILAN HILL ROAD					
City/PO: RED HOOK	State: NY Zip Code: 12571				
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.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<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:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
3. a. Total acreage of the site of the proposed action?	<u>1.08</u> acres				
b. Total acreage to be physically disturbed?	<u>0.002</u> acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>1.08</u> 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					

		NO	YES	Item 4.
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: NOT APPLICABLE				
10. Will the proposed action connect to an existing public/private water supply?		<input type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing potable water: NOT APPLICABLE				
11. Will the proposed action connect to existing wastewater utilities?		<input type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing wastewater treatment: NOT APPLICABLE				
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				

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

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

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

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

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

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

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

If Yes,

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

a. Will storm water discharges flow to adjacent properties?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

If Yes, briefly describe:

ROOF DRAINS WILL CONNECTED EXISTING FOOTING DRAINS.

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

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

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

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

If Yes, describe:

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

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

If Yes, describe:

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

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

Applicant/sponsor name: **KIM THOMAS SIPPEL- ARCHITECT.** Date: **7/14/2025**

Signature: *Kim Thomas Sippel* Title: **ARCHITECT**



RECEIVED
VILLAGE OF BAY HILLS
JUL 18 2025
BUILDING & ZONING

Item 4.

41.07-1-6

File Attachments for Item:

5. Application submitted by Pomona Enterprises Corp on behalf of Jay Court Holdings, LLC on appeal of a determination of the Building Inspector or, in the alternative, for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit a two lot subdivision, proposed Lot No. 1 having lot frontage of 35 feet on East Willow Tree Road and 86 feet on Charlotte Drive instead of the minimum required of 100 feet on each of said roads.

The subject premises are situated on the north side of East Willow Tree Road approximately 305 feet west of Deerwood Road, known as 106 East Willow Tree Road/ 2 Charlotte Drive, designated on the Tax Map as Section 41.08 Block 1 Lot 35, in an R-35 Zoning District.



EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
 New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-634-4141

ZONING BOARD OF APPEALS
 VILLAGE OF WESLEY HILLS

NARRATIVE SUMMARY

JAY COURT SUBDIVISION
 2 Charlotte Drive & 110/116 East Willow Tree Road

Jay Court subdivision is a resubdivision of three existing tax lots: 41.08-1-34, 41.08-1-44.1, and 41.08-1-44.2 in the R-35 district. As a result of the resubdivision, Lot 34 and 44.2 were merged into New Lot 1 and Lot 44.1 was slightly altered into New Lot 2. The subdivision was approved by the Planning Board on July 24, 2024. As was noted in the approval resolution (attached) no variances were needed. The project had been reviewed by the Village Engineer and the Village's Planning Consultant.

After approval, the applicant sent check prints to be reviewed by the Village's consultants for compliance with the approval. This is a necessary step before the Planning Board Chairman signs the plat.

During the check print process, and for the first time during the review of this subdivision, the Building Inspector determined that Lot 1 did not have sufficient road frontage. See Building Inspector's letter dated March 26, 2025, submitted herewith.

Old Lot 34/New Lot 1 has frontage on the cul-de-sac of Charlotte Drive and on East Willow Tree Road. Prior to resubdivision, Old Lot 34 had road frontage of 86.29 feet. After resubdivision, New Lot 1 had the same road frontage of 86.29 feet. While the Zoning Code generally requires 100 feet of road frontage, there is a special provision for lots fronting a cul-de-sac: "Minimum lot frontage may be reduced by the Planning Board for residential lots fronting on culs-de-sac or on streets with a center-line radius of 100 feet or less, and in the R-15 District minimum lot frontage for such lots may be reduced to 50 feet." (Zoning Code, Table of Dimensional Requirements, Note 2.)

Old Lot 34/New Lot 1's reduced frontage has thus been approved *twice* by the Planning Board: once when the original subdivision was approved, and again when the current resubdivision was approved.

After resubdivision, New Lot 1 has road frontage of 35.02 feet. Since New Lot 1 has conforming road frontage on Charlotte Drive, the East Willow Tree Road frontage is irrelevant for purposes of conforming to the Zoning Code. However, the lot frontage of

Lot 1 has *increased* by ten feet (from 25.02 feet to 35.02 feet) along East Willow Tree Road.

Alternatively, New Lot 1 has total lot frontage of 121.31 feet (86.29 feet on Charlotte Drive and 35.02 feet on East Willow Tree Road), exceeding the minimum 100 feet otherwise required.

The applicant hereby appeals the determination of the Building Inspector. In the alternative, the applicant seeks a variance from the street frontage requirements as they apply to the East Willow Tree Road frontage.

SEQRA and GML Status

This is a Type II action under SEQRA (“area variance for a single-family, two-family or three-family residence”). 6 N.Y.C.R.R. § 617.5(c)(17). No SEQRA review is needed.

The subject parcel is not within 500 feet of a State or County feature. No referral to the Rockland County Planning Department is needed.

A. Appeal

As noted above, the Zoning Code provides that “for residential lots fronting on culs-de-sac or on streets with a center-line radius of 100 feet or less, and in the R-15 District minimum lot frontage for such lots may be reduced to 50 feet.”

The subject lot qualifies for such reduction. It was granted such reduction by the Planning Board when it approved the current resubdivision. It has frontage of 86.29 feet on the Charlotte Drive cul-de-sac.

Notably, the Building Inspector did not raise this issue while the Planning Board was considering the subdivision.

The Building Inspector has provided no reason for his determination.

B. Variance

Criteria for Variance

One of the purposes of a zoning board of appeals, and of the ability to grant variances, is to provide a “safety valve” where the strict application of a zoning code cannot allow an otherwise appropriate use of property because of the peculiar circumstances applicable to that property. For this reason, any municipality that adopts a zoning code must also establish a board of appeals.¹

¹ See, 2 Salkin, *New York Zoning Law and Practice* (3d ed.), §§27:07 – 27:10; *McKinney’s Town Law*, Practice Commentary to § 267-a; Town L. § 267.2; *McKinney’s Village Law*, Practice Commentary to § 7-712-a; Village L. § 7-712(2).

In determining to grant an area variance, a board of appeals “shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.”² The board must also consider five questions when engaging in this balancing test. The questions, and the applicant’s responses, are set forth below:

(1) “whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance”:

The “deficient” street frontage is only along East Willow Tree Road. Street frontage requirements are intended to provide appropriate spacing between buildings. This spacing is achieved along Charlotte Drive. The East Willow Tree Road frontage supports a driveway, only, and does not affect building spacing.

(2) “whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance”:

If the full frontage of 100 feet is required on East Willow Tree Road, then the property cannot be resubdivided as approved. The lot lines would need to revert to the prior configuration, which would result in less frontage.

(3) “whether the requested area variance is substantial”:

Whether a requested variance is “substantial” is more than simple arithmetic. It requires an understanding of the general area and of the existing conditions.³

The variance will allow for greater frontage on East Willow Tree Road than currently exists.

(4) “whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district”:

There is no impact as a result of this variance.

(5) “whether the alleged difficulty was self-created”:

The difficulty was created by the interpretation of the Building Inspector.

On balance, therefore, the requested variances are beneficial to both the applicant and the community.

Relief requested

Accordingly, the applicant requests the following relief:

² Town L. § 267-b.3(b); Village L. § 7-712-b.3(b).


³ See, 2 New York Zoning Law and Practice, § 29:15.

- A. Reverse the determination of the Building Inspector that Lot 1 of the approved Jay Court subdivision lacks sufficient street frontage even though it has compliant street frontage on Charlotte Drive.
- B. Alternatively, grant the following variance:

<u>Dimension</u>	<u>Required</u>	<u>Provided</u>
Street frontage	100 ft	35.02 ft (East Willow Tree Road)

Dated: June 9, 2025
New City, New York

EMANUEL LAW P.C.

By: 
Ira M. Emanuel, Esq.
Attorney for Applicant



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.org

Dated: March 26, 2025

Tax Parcel ID: 41.08-1-34, 41.08-1-44.2 & 41.08-1-44.1

Address: 2 Charlotte Drive & 110/106 E. Willow Tree Road

Applicant: Jay Court Holdings, LLC

BUILDING AND ZONING DEPARTMENT:

Please be advised that your Planning Board application for a subdivision does not meet the requirements of the Zoning Law of the Village of Wesley Hills. The following variances are required:

- Minimum lot frontage (E. Willow Tree Road) of 35' where 100' is required
- Minimum lot frontage (Charlotte Drive) of 86' where 100' is required

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


 John Layne
 Building Inspector

cc: Zoning Board of Appeals

PART I

Name of Municipality VILLAGE OF WESLEY HILLS

Date 6/16/25

Please check all that apply:

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

Project Name: Jay Court Subdivision

Applicant: POMONA ENTERPRISES Corp Phone # 845-494-7382
 Address PO Box 515 Pomona NY 10970
Street Name & Number (Post Office) State Zip code

Property Owner: Jay Court Holdings LLC Phone # 845-399-9903
 Address 6 Jay Court Monsey NY 10952
Street Name & Number (Post Office) State Zip code

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

Attorney: IRA EMANUEL Phone # 845-634-4141
 Address 4 Laurel Road New City NY 10956
Street Name & Number (Post Office) State Zip code

Contact Person: Steve Saffer Phone # 845-494-7382
 Address PO Box 515 Pomona NY 10970
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.08 Block 1 Lot(s) 34, 44.1, and 44.2
Section _____ Block _____ Lot(s) _____

Location: On the North side of E Willow Tree Road,
approx 305 feet East of Deerwood Road.

Acreage of Parcel 4.764 **Zoning District** R-15
School District East Ramapo CSD **Postal District** Spring Valley, 10977

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? no
- 2) Is any open space being offered? No If so, what amount? _____

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

If so, list case number, name, date, and the board you appeared before.
Planning Board - Application approved July 24, 2024

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

None

"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."

Affidavit of Ownership/Owner's Consent

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

I, DANA GOLDSTEIN being duly sworn, hereby
depose and say that I reside at: 6 JAY COURT, MONSEY NY

in the county of Rockland in the state of New York

I am the * SOLE MEMBER OF JAY COURT HOLDINGS LLC owner in fee simple of premises located at:
2 Charlotte St 110 E. Willow Tree

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

Said premises have been in my/its possession since 2024. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.08 block 1 lot(s) 34,44.1+44.2

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

JAY COURT HOLDINGS LLC BY DANA GOLDSTEIN, SOLE MEMBER
Owner [Signature]
Mailing Address 6 JAY CT
MONSEY, NY 10952

SWORN to before this
23rd day of May, 2025

[Signature]
Notary Public

SANDRA BETH SAFFER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6436883
Qualified in Rockland County
My Commission Expires July 25, 2026

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

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

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

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

List name(s) of facility checked above. NONE

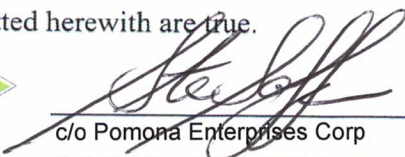
Applicant's Signature and Certification

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

I, Steven Saffer for Pomona Enterprises Corp., hereby depose and say that all the above statements contained in the papers submitted herewith are true.

PLEASE SIGN HERE

Mailing Address

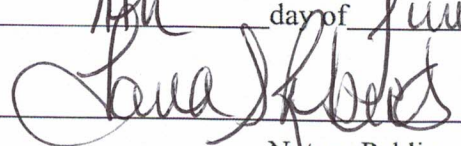


 c/o Pomona Enterprises Corp

 P. O. Box 515

 Pomona, NY 10970

SWORN to before this

14th day of June, 2025


 Notary Public

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

Affidavit Pursuant to Section 809 of the General Municipal Law

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

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

1. Print or type full name and post office address

Pomona Enterprises Corp.

P. O. Box 515

Pomona, NY 10970

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

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

Application, petition or request is hereby submitted for:

- Variance or modification from the requirement of Section _____;
- Special permit per the requirements of Section _____;
- Review and approval of proposed subdivision plat;
- Exemption from a plat or official map;
- An order to issue a certificate, permit or license;
- An amendment to the Zoning Ordinance or Official Map or change thereof;
- Other (*explain*) Reverse Determination of Building Inspector or variance to Section 230 Att. 1 - ;
Table of Dimensional Requirementw

To permit construction, maintenance and use of See attached Narrative

3. Premises affected are in a R-35 zone and from the town of Ramapo tax map, the property is know as Section 41.08, Block, 1, Lot(s) 34, 44.1, and 44.2.

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

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

(if none, so state)

a. Name and address of officer or employee NONE

b. Nature of interest _____

c. If stockholder, number of shares _____

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

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

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

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

PLEASE SIGN HERE

Mailing Address c/o Pomona Enterprises Corp
P.O. Box 515

Pomona, NY 10970

SWORN to before this

Tara S Roberts day of June, 2025
Tara S Roberts
Notary Public

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

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 }

Dana Goldstein for Jay Court Holdings LLC
being duly sworn, deposes and
says that he/she resides at 6 Jay Court, Monsey NY

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. 4108-1 Lot No. 34,44.1 & 44.2 and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.
The applicant is the (owner) (contract vendee) of the said property.

Owner: [Signature]

Address: 6 JAY CT.
MONSEY, NY 10952

JAY COURT HOLDINGS LLC
BY DANA GOLDSTEIN,
SOLE MEMBER

Sworn to before me this
23 day of May 2025

[Signature]
Notary Public

SANDRA BETH SAFFER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6436883
Qualified in Rockland County
My Commission Expires July 25, 2026

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 }

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

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

Sworn to before me this

_____ day of _____ 200__

Notary Public

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

PLEASE SIGN HERE →



APPLICANT

6/11/25

DATED

PART II

Reverse Determination of Building Inspector or variance to Section 230 Att. 1 -

X

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of See attached narrative

11/41.08-1-45
EAST WILLOW TREE LLC
36TH FLOOR
225 BROADWAY
NEW YORK, NY 10007

11/41.12-1-3
ASH ROCHEL & URIEL
96 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.12-1-2
WEINSTEIN DAVID & SABRINA
LEGACY TRUST
102 E WILLOW TREE RD
WESLEY HILLS, NY 10977

11/41.08-2-57
GRUBER DAVID
4 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-58.2
WILLOW TREE MNGT LLC
241 VIOLA RD
MONSEY, NY 10952

11/41.08-1-43
BEREN JONATHAN & DENISE
3 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-50.1
GUTWEIN TUVIA
& SPITZER FRADY
11 N RIGAUD RD
SPRING VALLEY, NY 10977

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

11/41.08-1-42
BENISZ MARK & ELIZABETH
5 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-56
HOOK JONATHAN & NAOMI
6 DEERWOOD RD
WESLEY HILLS, NY 10977

11/41.08-2-58.3
BRAUNSTEIN SHALOM &
ELIANA
5 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-55
LOEBENBERG LEGACY TRUST
8 DEERWOOD RD
SPRING VALLEY, NY 10977

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

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

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

11/41.08-1-41
ENGELSTEIN YARON
7 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-47.5
ABRAHAM ZISHE & ZELDA
132 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.08-2-54
GREENWALD MOISHE &
NICOLE A
10 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-58.5
GRUBER BRENDA
9 ROCHELLE LANE
SPRING VALLEY, NY 10977

11/41.08-2-58.4
ZUPNIK JOSEPH & ELISA
7 ROCHELLE LA
SPRING VALLEY, NY 10977

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

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

11/41.08-1-44.2
JAY COURT HOLDINGS LLC
6 JAY COURT
MONSEY, NY 10952

11/41.08-1-46
SCHECTER EDUARDO
& LEOPOLD MARICA
120 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.08-1-47.1
AHAVAT YISRAEL OF
WESLEY HILLS
126 E WILLOW TREE
WESLEY HILLS, NY 10977

11/41.08-1-40
MAKOWSKY FRADY & ABRAHAM
9 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-53
KURTZ SETH & CHAYA
REVOCABLE TRUST
12 DEERWOOD RD
SPRING VALLEY, NY 10977

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

11/41.08-2-49
STERN YOAV & GILAH
18 CHARLOTTE DR
SPRING VALLEY, NY 10977

~~11/41.08-1-34
JAY COURT HOLDINGS LLC
6 JAY COURT
MONSEY, NY 10952~~

11/41.08-1-33
ROSENBERG SUSAN
1 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-50
CONG ATERES ROSH INC
16 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-39
TAUB SAMUEL & GITY
1363 EAST 31ST
BROOKLYN, NY 11210

11/41.08-2-51
COHN HENOCHE & MIRJAM
14 CHARLOTTE DR
SPRING VALLEY, NY 10977

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

11/41.08-2-52
POLLAK STUART & ESTHER
14 DEERWOOD RD
SPRING VALLEY, NY 10977

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

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

11/41.08-1-35
SPIRA ABRAHAM & TZIPORA
4 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-38
BOOK SAMUEL &
ZICHERMAN-BOOK ZIPORA
15 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-32
ABRAMS SHEILA REVOCABLE
LIVING TRUST
3 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-11
KLEIN ALAN D &
ELANA G
19 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-37
GLUBERMAN KAREN
47 WAATERS EDGE
CONGERS, NY 10920

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

11/41.08-2-10
POLLACK MENACHEM M & JUDY
17 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-36
ROSENBERG MOSHE
16 RYAN RD
EDISON, NJ 08817

11/41.08-1-26
MULLER ISAAC & MICHELLE
17 DEERWOOD RD
SPRING VALLEY, NY 10977

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

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

11/41.08-1-31
PEPPER ZELDA TRUST THE
5 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-12
7 BRUCK COURT LLC
C/O GARFINKEL
10 WILSON CT
SPRING VALLEY, NY 10977

11/41.08-2-9
WOLF DAVID & SHOSHONA
20 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-52
SHATKIN JASON A &
DEBORAH M
17 MARISA DRIVE
SPRING VALLEY, NY 10977

11/41.08-1-25
DEERWOOD TRUST
5 FIELDCREST DR
MONSEY, NY 10952

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

11/41.08-2-13
HERSCHMANN LIORA D &
ASHLEY N
11 BRUCK CT
SP VALLEY, NY 10977

11/41.08-1-27
PERKOWSKI JOEL & MIRIAM
13 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-28
DAVIDSON NICHOLAS &
JENNIFER
11 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-29
9 CHARLOTTE DR LLC
1036 EAST 3RD ST
BROOKLYN, NY 11230

11/41.08-1-30
GREENFIELD JOSEPH &
BARUCHOV JORDANA
3 TOBEY LA
MONSEY, NY 10952

11/41.08-2-8
REICHNER KENNETH J &
HORWITZ LYNN D
22 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-24
HASSAN ISAAC MICHAEL &
ELAHE
21 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-15
JOSEPH XUE LI SUN
21 HILLSIDE CT
SUFFERN, NY 10901

11/41.08-1-23
CHASEN MICHAEL & DORIT
23 DEERWOOD RD
SUFFERN, NY 10901

11/41.08-1-14
GOLDMAN MORDECHAI
19 HILLSIDE COURT
SUFFERN, NY 10901

11/41.08-1-16
SCHUH ADAM & JENNAH
23 HILLSIDE CT
SUFFERN, NY 10901

11/41.08-1-7
EISENBERG GEDALYAH &
IRENE
17 HILLSIDE CT
SUFFERN, NY 10901

11/41.08-1-6
STEG MAX & JUDITH
15 HILLSIDE CT
SUFFERN, NY 10901

11/41.08-1-5
LIEBMAN ABELA
13 HILLSIDE CT
SUFFERN, NY 10901

~~11/41.08-1-44.1
JAY COURT HOLDINGS LLC
6 JAY CT
MONSEY, NY 10952~~

11/41.08-1-47.4
EICHORN AHARON S &
RIFKI
5 PLUMBUSH ROAD
SUFFERN, NY 10901

11/41.08-1-47.3
BRODIE DONI J & LEAH
7 SOUNDVIEW DR
SPRING VALLEY, NY 10977

11/41.08-1-47.2
SCHWARTZ ARON Z &
LICHTENSTEIN RACHELLE
4 ROCHELLE LANE
WESLEY HILLS, NY 10977

OK

11/41.12-1-21
5 SKYLINE TERRACE LLC
1 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-1-14
NITZLICH AHARON & BAILA
11 RAINBOW CT
SPRING VALLEY, NY 10977

11/41.12-1-13
WEISS SHIMON
36 SKYLINE TERRACE
SPRING VALLEY, NY 10977

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

~~11/41.08-1-45
EAST WILLOW TREE LLC
36TH FLOOR
225 BROADWAY
NEW YORK, NY 10007~~

11/41.12-2-60
SARFATY ELIAHU
1 NO SHERRI LN
SPRING VALLEY, NY 10977

11/41.12-1-33
ELKOBI MORDCHAI & DONA
1 MARCUS DR
MONSEY, NY 10952

11/41.12-1-32
SKOVRONSKY MANDEL &
RATZI
17 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-31
WASSERMAN AVROHOM & SHIRA
15 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-19
LERER DANIEL & RIVKA
2 SKYLINE TERR
WESLEY HILLS, NY 10977

11/41.12-1-18
GELBEIN ADAM & JUDITH
6 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-1-17
SCHWARTZ HENRY & SILA
10 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-1-16
16 SKYLINE TERRACE LLC
16 SKYLINE TERR
WESLEY HILLS, NY 10977

11/41.12-1-15
KAIMAN MARK & ERICA
12 RAINBOW CT
SPRING VALLEY, NY 10977

11/41.12-1-22
TRUST UNDER THE SEVENTH
WILL OF HIRSCH NATHAN
95 LAWERENCE AVE
BROOKLYN, NY 11230

11/41.12-1-20
HANDLER ASHER
POBOX 580
LAKEWOOD, NJ 08701

11/41.12-1-23
LOEB HOUSE INC
1 BLUE HILL PLAZA
P O BOX 1648
PEARL RIVER, NY 10965

11/41.12-1-24
VERICKER CAROL A & NEGRON
CARMEN V
23 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-1-25
BREUER RUBIN
29 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-1-26
WOLFE SUE & MARTIN H
35 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-2-61
3 MARK DR LLC
PO BOX 580
LAKEWOOD, NJ 08701

11/41.12-2-1
TAMBOR JACOB
2 MARK DRIVE
SPRING VALLEY, NY 10977

11/41.12-2-62
BARKHORDAR SIAMAK & SOROH
T
1907 PREUSS RD
LOS ANGELES, CA 90034

11/41.12-1-5
STEFANSKY AARON & FAY
DINAH
91 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.12-1-6
97 E WILLOW TREE ROAD LLC
97 E WILLOW TREE RD
SPRING VALLEY, NY 10977-101

11/41.12-1-7
103 E WILLOW TREE ROAD
LLC & HANDLER ASHER
103 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-1-8
109 E WILLOW TREE
ROAD LLC
C/O HANDLER ASHER
109 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-1-9
SELTZER PAUL & DEVORAH
115 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-1-10
ZWIEBEL MORDECHAI LEIB &
LANDAU FRIEDA
123 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-1-11
APPLE SPRINGS LLC
318 AVENUE M
BROOKLYN, NY 11230

ALL DOPE'S

~~11/41.12-1-3
ASH ROCHEL & URIEL
96 WILLOW TREE RD E
SPRING VALLEY, NY 10977~~

~~11/41.12-1-2
WEINSTEIN DAVID & SABRINA
LEGACY TRUST
102 E WILLOW TREE RD
WESLEY HILLS, NY 10977~~

~~11/41.08-2-58.1
WILLOW TREE MNGT LLC
241 VIOLA RD
MONSEY, NY 10952~~

~~11/41.08-2-57
GRUBER DAVID
4 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-2-58.2
WILLOW TREE MNGT LLC
241 VIOLA RD
MONSEY, NY 10952~~

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

~~11/41.08-1-43
BEREN JONATHAN & DENISE
3 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-1-50.1
GUTWEIN TUVIA
& SPITZER FRADY
11 N RIGAUD RD
SPRING VALLEY, NY 10977~~

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

~~11/41.08-1-42
BENISZ MARK & ELIZABETH
5 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-2-56
HOOK JONATHAN & NAOMI
6 DEERWOOD RD
WESLEY HILLS, NY 10977~~

~~11/41.08-2-58.3
BRAUNSTEIN SHALOM &
ELIANA
5 ROCHELLE LA
SPRING VALLEY, NY 10977~~

~~11/41.08-2-55
LOEBENBERG LEGACY TRUST
8 DEERWOOD RD
SPRING VALLEY, NY 10977~~

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

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

~~11/41.08-1-41
ENGELSTEIN YARON
7 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-1-47.5
ABRAHAM ZISHE & ZELDA
132 WILLOW TREE RD E
SPRING VALLEY, NY 10977~~

~~11/41.08-2-54
GREENWALD MOISHE &
NICOLE A
10 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-2-58.4
ZUPNIK JOSEPH & ELISA
7 ROCHELLE LA
SPRING VALLEY, NY 10977~~

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

~~11/41.08-1-44.2
JAY COURT HOLDINGS LLC
6 JAY COURT
MONSEY, NY 10952~~

~~11/41.08-1-46
SCHECTER EDUARDO
& LEOPOLD MARICA
120 WILLOW TREE RD E
SPRING VALLEY, NY 10977~~

~~11/41.08-1-47.1
AHAVAT YISRAEL OF
WESLEY HILLS
126 E WILLOW TREE
WESLEY HILLS, NY 10977~~

~~11/41.08-1-40
MAKOWSKY FRADY & ABRAHAM
9 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-2-53
KURTZ SETH & CHAYA
REVOCABLE TRUST
12 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-1-34
JAY COURT HOLDINGS LLC
6 JAY COURT
MONSEY, NY 10952~~

~~11/41.08-1-33
ROSENBERG SUSAN
1 CHARLOTTE DR
SPRING VALLEY, NY 10977~~

~~11/41.08-1-39
TAUB SAMUEL & GITY
1363 EAST 81ST
BROOKLYN, NY 11210~~

~~11/41.08-2-51
COHN HENOKH & MIRJAM
14 CHARLOTTE DR
SPRING VALLEY, NY 10977~~

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

~~11/41.08-2-52
POLLAK STUART & ESTHER
14 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-1-35
SPIRA ABRAHAM & TZIPORA
4 CHARLOTTE DR
SPRING VALLEY, NY 10977~~

~~11/41.08-1-38
BOOK SAMUEL &
ZICHERMAN-BOOK ZIPORA
15 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-1-37
GLUBERMAN KAREN
47 WATERS EDGE
CONGERS, NY 10920~~

~~11/41.08-1-44.1
JAY COURT HOLDINGS LLC
6 JAY CT
MONSEY, NY 10952~~

11/41.12-1-12.1
SILBER CHANANIA & SHAINDY
40 SKYLINE TERRACE
WESLEY HILLS, NY 10977

~~11/41.08-1-47.4
ETCHORN AHARON S &
RIFKI
5 PLUMBUSH ROAD
SUFFERN, NY 10901~~

~~11/41.08-1-47.3
BRODIE DONI J & LEAH
7 SOUNDVIEW DR
SPRING VALLEY, NY 10977~~

11/41.08-1-47.2
SCHWARTZ ARON Z &
LICHTENSTEIN RACHELLE
4 ROCHELLE LANE
WESLEY HILLS, NY 10977

11/41.12-1-12.2
STEINFELD GOLDA &
ISAAC
141 EAST WILLOW TREE ROAD
MONSEY, NY 10952

11/41.12-1-4
HAGER LIPA
2 DEERWOOD RD
SPRING VALLEY, NY 10977

~~11/41.12-1-21
5 SKYLINE TERRACE LLC
1 SKYLINE TERR
SPRING VALLEY, NY 10977~~

~~11/41.12-1-14
NITZLICH AHARON & BAILA
11 RAINBOW CT
SPRING VALLEY, NY 10977~~

~~11/41.12-1-13
WEISS SHIMON
36 SKYLINE TERRACE
SPRING VALLEY, NY 10977~~

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

~~11/41.08-1-45
EAST WILLOW TREE LLC
36TH FLOOR
225 BROADWAY
NEW YORK, NY 10007~~

~~11/41.12-2-60
SARFATY ELIAHU
1 NO SHERRI LN
SPRING VALLEY, NY 10977~~

~~11/41.12-1-33
ELKOBI MORDCHAI & DONA
1 MARCUS DR
MONSEY, NY 10952~~

~~11/41.12-1-32
SKOVRONSKY MANDEL &
RATZI
17 VILLAGE GREEN
MONSEY, NY 10952~~

~~11/41.12-1-19
LERER DANIEL & RIVKA
2 SKYLINE TERR
WESLEY HILLS, NY 10977~~

~~11/41.12-1-18
GELBEIN ADAM & JUDITH
6 SKYLINE TERR
SPRING VALLEY, NY 10977~~

~~11/41.12-1-17
SCHWARTZ HENRY & SILA
10 SKYLINE TERR
SPRING VALLEY, NY 10977~~

~~11/41.12-1-16
16 SKYLINE TERRACE LLC
16 SKYLINE TERR
WESLEY HILLS, NY 10977~~

~~11/41.12-1-15
KAIMAN MARK & ERICA
12 RAINBOW CT
SPRING VALLEY, NY 10977~~

~~11/41.12-1-22
TRUST UNDER THE SEVENTH
WILL OF HIRSCH NATHAN
95 LAWRENCE AVE
BROOKLYN, NY 11230~~

~~11/41.12-1-20
HANDLER ASHER
PO BOX 580
LAKEWOOD, NJ 08701~~

~~11/41.12-1-23
LOEB HOUSE INC
1 BLUE HILL PLAZA
P O BOX 1648
PEARL RIVER, NY 10965~~

~~11/41.12-1-24
VERICKER CAROL A & NEGRON
CARMEN Y
23 SKYLINE TERR
SPRING VALLEY, NY 10977~~

~~11/41.12-1-25
BREUER RUBIN
29 SKYLINE TERR
SPRING VALLEY, NY 10977~~

~~11/41.12-2-61
3 MARK DR LLC
PO BOX 580
LAKEWOOD, NJ 08701~~

~~11/41.12-2-1
TAMOR JACOB
2 MARK DRIVE
SPRING VALLEY, NY 10977~~

~~11/41.12-2-62
BARKHORDAR SIAMAK & SOROH
T
1907 PREUSS RD
LOS ANGELES, CA 90034~~

~~11/41.12-1-5
STEFANSKY AARON & FAY
DINAH
91 WILLOW TREE RD E
SPRING VALLEY, NY 10977~~

~~11/41.12-1-6
97 E WILLOW TREE ROAD LLC
97 E WILLOW TREE RD
SPRING VALLEY, NY 10977-101~~

~~11/41.12-1-7
103 E WILLOW TREE ROAD
LLC & HANDLER ASHER
103 E WILLOW TREE RD
SPRING VALLEY, NY 10977~~

~~11/41.12-1-8
109 E WILLOW TREE
ROAD LLC
C/O HANDLER ASHER
109 E WILLOW TREE RD
SPRING VALLEY, NY 10977~~

~~11/41.12-1-9
SELTZER PAUL & DEVORAH
115 E WILLOW TREE RD
SPRING VALLEY, NY 10977~~

~~11/41.12-1-10
ZWIEBEL MORDECHAI LEIB &
LANDAU FRIEDA
123 E WILLOW TREE RD
SPRING VALLEY, NY 10977~~

~~11/41.12-1-11
APPLE SPRINGS LLC
318 AVENUE M
BROOKLYN, NY 11230~~

~~11/41.12-1-12.2
STEINFELD GOLDA &
ISAAC
141 EAST WILLOW TREE ROAD
MONSEY, NY 10952~~

ALL DUPES

~~11/41.12-1-4
HAGER LITA
2 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-2-58.1
WILLOW TREE MNGT LLC
241 VIOLA RD
MONSEY, NY 10952~~

~~11/41.12-1-3
ASH ROCHEL & URIEL
96 WILLOW TREE RD E
SPRING VALLEY, NY 10977~~

~~11/41.12-1-2
WEINSTEIN DAVID & SABRINA
LEGACY TRUST
102 E WILLOW TREE RD
WESLEY HILLS, NY 10977~~

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

~~11/41.08-2-57
GRUBER DAVID
4 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-2-58.2
WILLOW TREE MNGT LLC
241 VIOLA RD
MONSEY, NY 10952~~

~~11/41.08-1-43
BEREN JONATHAN & DENISE
3 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-1-50.1
GUTWEIN TUVIA
& SPITZER FRADY
11 N RIGAUD RD
SPRING VALLEY, NY 10977~~

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

~~11/41.08-1-42
BENISZ MARK & ELIZABETH
5 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-2-56
HOOK JONATHAN & NAOMI
6 DEERWOOD RD
WESLEY HILLS, NY 10977~~

~~11/41.08-2-58.3
BRAUNSTEIN SHALOM &
ELIANA
5 ROCHELLE LA
SPRING VALLEY, NY 10977~~

~~11/41.08-2-55
LOEBENBERG LEGACY TRUST
8 DEERWOOD RD
SPRING VALLEY, NY 10977~~

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

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

~~11/41.08-1-41
ENGELSTEIN YARON
7 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-1-47.5
ABRAHAM YISHE & ZELDA
132 WILLOW TREE RD E
SPRING VALLEY, NY 10977~~

~~11/41.08-2-54
GREENWALD MOISHE &
NICOLE A
10 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-2-58.5
GRUBER BRENDA
9 ROCHELLE LANE
SPRING VALLEY, NY 10977~~

~~11/41.08-2-58.4
ZUPNIK JOSEPH & ELISA
7 ROCHELLE LA
SPRING VALLEY, NY 10977~~

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

~~11/41.08-1-44.2
JAY COURT HOLDINGS LLC
6 JAY COURT
MONSEY, NY 10952~~

~~11/41.08-1-46
SCHECTER EDUARDO
& LEOPOLD MARICA
120 WILLOW TREE RD E
SPRING VALLEY, NY 10977~~

~~11/41.08-1-47.1
AHAVAT YISRAEL OF
WESLEY HILLS
126 E WILLOW TREE
WESLEY HILLS, NY 10977~~

~~11/41.08-1-40
MAKOWSKY FRADY & ABRAHAM
9 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-2-53
KURTZ SETH & CHAYA
REVOCABLE TRUST
12 DEERWOOD RD
SPRING VALLEY, NY 10977~~

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

~~11/41.08-2-49
STERN KOAV & GILAH
18 CHARLOTTE DR
SPRING VALLEY, NY 10977~~

~~11/41.08-1-34
JAY COURT HOLDINGS LLC
6 JAY COURT
MONSEY, NY 10952~~

106 EWT RD
264 5/25

ALL DUPE S

~~11/41.08-1-33
ROSENBERG SUSAN
1 CHARLOTTE DR
SPRING VALLEY, NY 10977~~

~~11/41.08-2-50
CONG A TERES ROSH INC
16 CHARLOTTE DR
SPRING VALLEY, NY 10977~~

~~11/41.08-1-39
TAUB SAMUEL & GITY
1363 EAST 31ST
BROOKLYN, NY 11210~~

~~11/41.08-2-51
COHN HENOKH & MIRJAM
14 CHARLOTTE DR
SPRING VALLEY, NY 10977~~

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

~~11/41.08-2-52
POLLAK STUART & ESTHER
14 DEERWOOD RD
SPRING VALLEY, NY 10977~~

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

~~11/41.08-1-35
SPIRA ABRAHAM & TZIPORA
4 CHARLOTTE DR
SPRING VALLEY, NY 10977~~

~~11/41.08-1-38
BOOK SAMUEL &
ZICHERMAN-BOOK ZIPORA
15 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-1-32
ABRAMS SHEILA REVOCABLE
LIVING TRUST
3 CHARLOTTE DR
SPRING VALLEY, NY 10977~~

~~11/41.08-2-11
KLEIN ALAN D &
ELANA C
19 CHARLOTTE DR
SPRING VALLEY, NY 10977~~

~~11/41.08-1-37
GLUBERMAN KAREN
47 WAATERS EDGE
CONGERS, NY 10920~~

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

~~11/41.08-2-10
POLLACK MENACHEM M & JUDY
17 CHARLOTTE DR
SPRING VALLEY, NY 10977~~

~~11/41.08-1-36
ROSENBERG MOSHE
16 RYAN RD
EDISON, NJ 08817~~

~~11/41.08-1-26
MULLER ISAAC & MICHELLE
17 DEERWOOD RD
SPRING VALLEY, NY 10977~~

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

~~11/41.08-1-31
PEPPER ZELDA TRUST THE
5 CHARLOTTE DR
SPRING VALLEY, NY 10977~~

~~11/41.08-2-12
7 BRUCK COURT LLC
C/O GARFINKEL
10 WILSON CT
SPRING VALLEY, NY 10977~~

~~11/41.08-2-9
WOLF DAVID & SHOSHONA
20 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-1-52
SHATKIN JASON A &
DEBORAH M
17 MARISA DRIVE
SPRING VALLEY, NY 10977~~

~~11/41.08-1-25
DEERWOOD TRUST
5 FIELDCREST DR
MONSEY, NY 10952~~

~~11/41.08-1-27
PERKOWSKI JOEL & MIRIAM
13 CHARLOTTE DR
SPRING VALLEY, NY 10977~~

~~11/41.08-1-28
DAVIDSON NICHOLAS &
JENNIFER
11 CHARLOTTE DR
SPRING VALLEY, NY 10977~~

~~11/41.08-1-29
9 CHARLOTTE DR LLC
1036 EAST 3RD ST
BROOKLYN, NY 11230~~

~~11/41.08-1-30
GREENFIELD JOSEPH &
BARUCHOV JORDANA
3 TOBEY LA
MONSEY, NY 10952~~

~~11/41.08-1-24
HASSAN ISAAC MICHAEL &
ELAHE
21 DEERWOOD RD
SPRING VALLEY, NY 10977~~

~~11/41.08-1-15
JOSEPH XUE LI SUN
21 HILLSIDE CT
SUFFERN, NY 10901~~

~~11/41.08-1-16
SCHUH ADAM & JENNAH
23 HILLSIDE CT
SUFFERN, NY 10901~~

106 EWT RD
6125

~~11/41.08-1-7
EISENBERG GEDALYAH &
IRENE
17 HILLSIDE CT
SUFFERN, NY 10901~~

~~11/41.08-1-44.1
JAY COURT HOLDINGS LLC
6 JAY CT
MONSEY, NY 10952~~

~~11/41.08-1-47.4
EICHORN AHARON S &
RIFKI
5 PLUMBUSH ROAD
SUFFERN, NY 10901~~

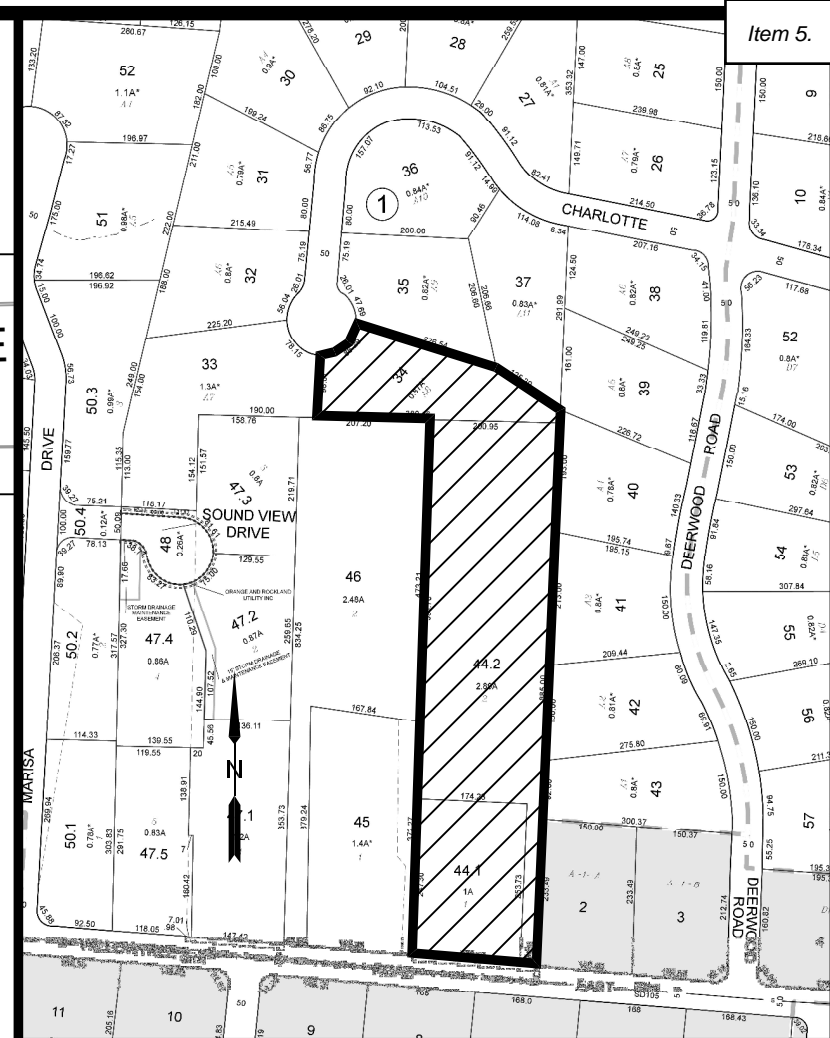
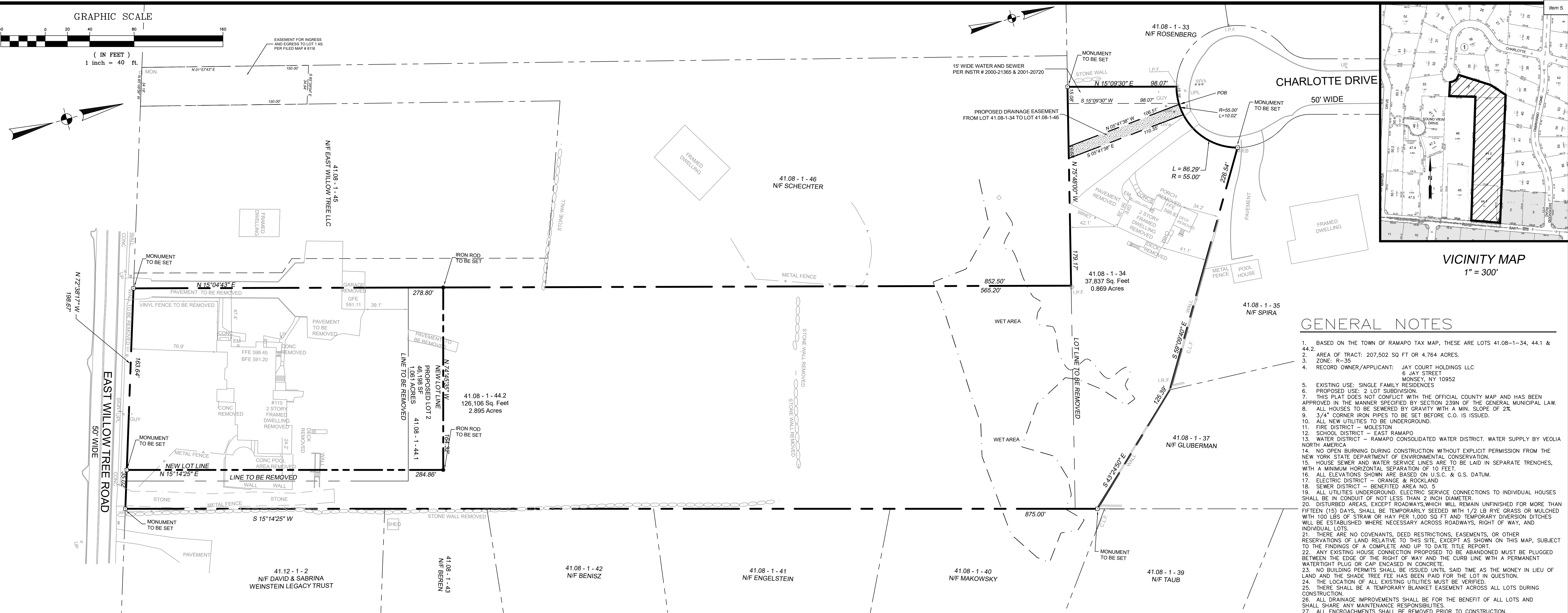
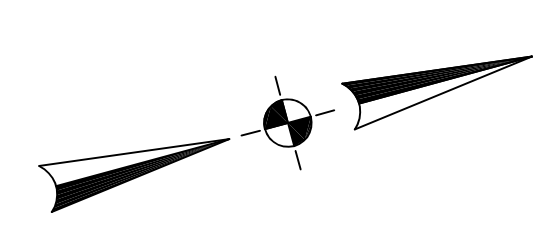
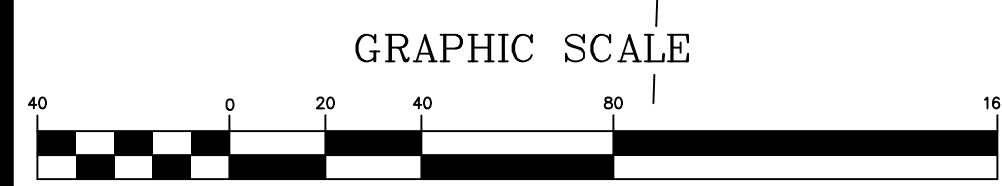
~~11/41.08-1-47.3
BRODIE DONI J & LEAH
7 SOUNDVIEW DR
SPRING VALLEY, NY 10977~~

~~11/41.08-1-47.2
SCHWARTZ ARON Z &
LICHTENSTEIN RACHELLE
4 ROCHELLE LANE
WESLEY HILLS, NY 10977~~

11/41.08-2-8
REICHNER KENNETH J &
HORWITZ LYNN D
22 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.12-2-2
CONG SHAAR HASHAMAYIM
% J. EISENREICH
71 E WILLOW TREE RD
WESLEY HILLS, NY 10977

106 EWT RD.
484 \$125



GENERAL NOTES

1. BASED ON THE TOWN OF RAMAPO TAX MAP, THESE ARE LOTS 41.08-1-34, 44.1 & 44.2.
2. AREA OF TRACT: 207,502 SQ FT OR 4.764 ACRES.
3. ZONE: R-35
4. RECORD OWNER/APPLICANT: JAY COURT HOLDINGS LLC
6 JAY STREET
MONSEY, NY 10952
5. EXISTING USE: SINGLE FAMILY RESIDENCES
6. PROPOSED USE: 2 LOT SUBDIVISION
7. THIS PLAT DOES NOT CONFLICT WITH THE OFFICIAL COUNTY MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW.
8. ALL HOUSES TO BE SEWERED BY GRAVITY WITH A MIN. SLOPE OF 2%.
9. 3/4" CORNER IRON PIPES TO BE SET BEFORE C.O. IS ISSUED.
10. ALL NEW UTILITIES TO BE UNDERGROUND.
11. FIRE DISTRICT - MOLESTON
12. SCHOOL DISTRICT - EAST RAMAPO
13. WATER DISTRICT - RAMAPO CONSOLIDATED WATER DISTRICT. WATER SUPPLY BY VEOLIA NORTH AMERICA
14. NO OPEN BURNING DURING CONSTRUCTION WITHOUT EXPLICIT PERMISSION FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
15. HOUSE SEWER AND WATER SERVICE LINES ARE TO BE LAID IN SEPARATE TRENCHES, WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
16. ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. & G.S. DATUM.
17. ELECTRIC DISTRICT - ORANGE & ROCKLAND
18. SEWER DISTRICT - BENEFITED AREA NO. 5
19. ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO INDIVIDUAL HOUSES SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
20. DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN FIFTEEN (15) DAYS, SHALL BE TEMPORARILY SEEDDED WITH 1/2 LB RYE GRASS OR MULCHED WITH 100 LBS OF STRAW OR HAY PER 1,000 SQ FT AND TEMPORARY DIVERSION DITCHES WILL BE ESTABLISHED WHERE NECESSARY ACROSS ROADWAYS, RIGHT OF WAY, AND INDIVIDUAL LOTS.
21. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS MAP, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE REPORT.
22. ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT OF WAY AND THE CURB LINE WITH A PERMANENT WATER-TIGHT PLUG OR CAP ENCASED IN CONCRETE.
23. NO BUILDING PERMITS SHALL BE ISSUED UNTIL SAID TIME AS THE MONEY IN LIEU OF LAND AND THE SHADE TREE FEE HAS BEEN PAID FOR THE LOT IN QUESTION.
24. THE LOCATION OF ALL EXISTING UTILITIES MUST BE VERIFIED.
25. THERE SHALL BE A TEMPORARY BLANKET EASEMENT ACROSS ALL LOTS DURING CONSTRUCTION.
26. ALL DRAINAGE IMPROVEMENTS SHALL BE FOR THE BENEFIT OF ALL LOTS AND SHALL SHARE ANY MAINTENANCE RESPONSIBILITIES.
27. ALL ENCROACHMENTS SHALL BE REMOVED PRIOR TO CONSTRUCTION.
28. IN ACCORDANCE WITH THE ROCKLAND COUNTY SANITARY CODE, SEDIMENT AND EROSION CONTROL SHALL BE IMPLEMENTED, WHERE AND WHEN NEEDED IN CONFORMANCE TO THE RECOMMENDATIONS OF THE ROCKLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT.
29. NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME AS THE EROSION CONTROL MEASURES REQUIRED AS PART OF THE EROSION CONTROL PLAN ARE INSTALLED WORKS.
30. ANY EXISTING ABOVEGROUND UTILITIES MUST BE REMOVED AND PLACED UNDERGROUND.
31. ALL WORK WITHIN THE TOWN RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH TOWN OF RAMAPO STANDARDS AND SPECIFICATIONS.
32. ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MUST BE DESIGNED BY A PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK.
33. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

Bulk Requirements: R-35 Single Family Residence

	Min Lot Area	Min Lot Frontage Charlotte Drive	Min Lot Frontage Willow Tree Road	Min Lot Width	Min Effective Square	Min Front Yard Willow Tree Road	Min Front Yard Charlotte Drive	Min Side Yard	Min Total Side Yard	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio Willow Tree Road	Max Front Yard Impervious Surface Ratio Charlotte Road	Max Building Coverage	Max Building Height	Max Exposed Building Height
Required	35,000 SF	100 FT	100 FT	125 FT/75 FT cul-de-sac	125 FT	50 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.2	0.1	2.5 stories/ 25 FT	40 FT
Proposed Lot 1	161,304 SF	86 FT	35 FT	138 FT	138 FT	244 FT	356 FT	50 FT	N/A	66 FT	0.17	0.16	0.09	<25 FT	<40 FT	<40 FT
Proposed Lot 2	46,198 SF	N/A	163 FT	163 FT	125 FT	50 FT	N/A	35 FT	84 FT	166 FT	0.19	0.11	N/A	<25 FT	<40 FT	<40 FT

Bulk Requirements: R-35 Single Family Residence

	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square	Min Front Yard	Min Side Yard	Min Total Side Yard	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Building Height	Max Exposed Building Height
Required	35,000 SF	100 FT	125 FT/75 FT cul-de-sac	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	2.5 stories/ 25 FT	40 FT
Existing Lot 44.1	43,558 SF	174 FT	174 FT	125 FT	76.9 FT	0 FT	24.2 FT	39.1 FT	0.27	0.05	0.11	2 Stories	<40 FT
Existing Lot 44.2	126,106 SF	25 FT	199 FT	125 FT	N/A	N/A	N/A	N/A	0.003	N/A	N/A	N/A	N/A
Existing Lot 34	37,837 SF	86 FT	138 FT	125 FT	65.1 FT	34.2 FT	135.7 FT	42.1 FT	0.13	0.1	0.04	2 Stories	<40 FT

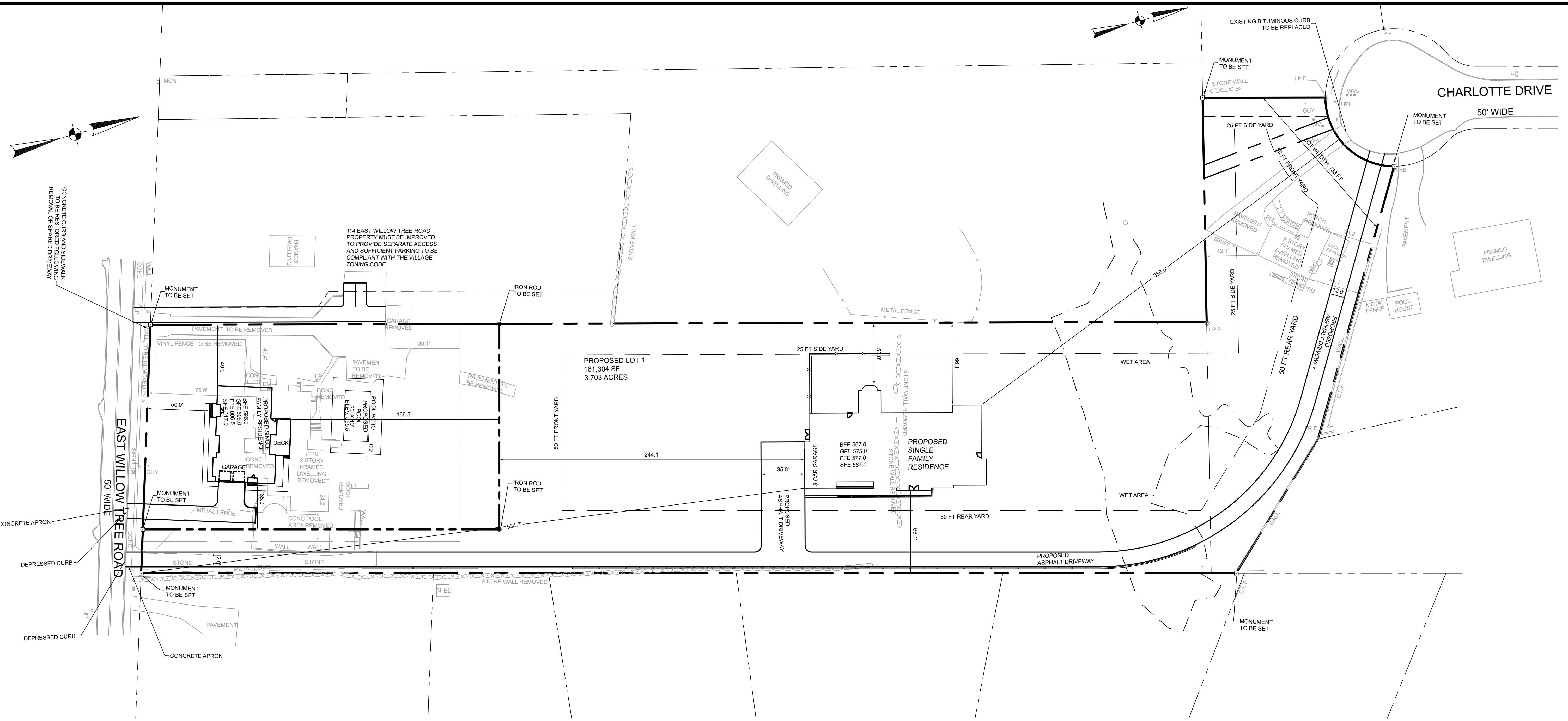
REFERENCES

1. BEING SECTION 41.08, BLOCK 1, LOTS 34, 44.1 & 44.2 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
2. LOT 34 DESCRIBED BY DEED IN INSTRUMENT NO. 2021 AT PAGE 40444 AT THE ROCKLAND COUNTY CLERKS OFFICE.
3. LOT 44.1 DESCRIBED BY DEED IN INSTRUMENT NO. 2022 AT PAGE 34277 AT THE ROCKLAND COUNTY CLERKS OFFICE.
4. LOT 44.2 DESCRIBED BY DEED IN INSTRUMENT NO. 2020 AT PAGE 26029 AT THE ROCKLAND COUNTY CLERKS OFFICE.
5. LOT 34 BEING LOT 8 IN BLOCK A ON A MAP ENTITLED "MAYFLOWER KNOLLS IN POMONA", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JULY 26, 1963 IN BOOK 66 ON PAGE 70 AS MAP NUMBER 3150.
6. LOTS 44.1 & 44.2 BEING LOTS 1 & 2 ON A MAP ENTITLED "SUBDIVISION PLAT FOR MOSKOWITZ", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON SEPTEMBER 20, 2010 IN BOOK 128 ON PAGE 60 AS MAP NUMBER 8116.
7. REFERRING TO A MAP ENTITLED "SUBDIVISION MAP OF SECTION 2 AND 3 OF RAINBOW RIDGE", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON NOVEMBER 26, 1962 IN BOOK 65 ON PAGE 47 AS MAP NUMBER 3056.
8. REFERRING TO A MAP ENTITLED "FINAL SUBDIVISION PLAT OF PROPERTY OF FRED & ELIZABETH METZ", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JULY 3, 1986 IN BOOK 106 ON PAGE 2 AS MAP NUMBER 5920.
9. TOTAL AREA OF LOT 34 = 37,837 SQUARE FEET OR 0.869 ACRES.
10. TOTAL AREA OF LOT 44.1 = 43,558 SQUARE FEET OR 1.000 ACRES.
11. TOTAL AREA OF LOT 44.2 = 126,106 SQUARE FEET OR 2.895 ACRES.

WE HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY US AND MADE FROM AN ACTUAL SURVEY COMPLETED BY US ON APRIL 24, 2024.

ROCKLAND COUNTY DRAINAGE AGENCY APPROVAL APPROVED FOR FILING _____ CHAIRMAN ROCKLAND COUNTY DRAINAGE AGENCY _____ DATE _____	OWNERS APPROVAL BLOCK APPROVED FOR FILING _____ OWNER OR REPRESENTATIVE _____ DATE _____	APPROVAL BLOCK APPROVED AS FINAL PLAT BY THE VILLAGE OF WESLEY HILLS PLANNING BOARD _____ CHAIRPERSON _____ DATE _____
	CIVIL TEC Engineering & Surveying PC 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243 111 Main Street Chester, NY 10918 845.610.3621 Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com	
DATE: 4/29/24 DRAWN BY: RB/LT CHKD BY: RB/LT JOB No. 4354 SCALE: 1"=40' DWG No. 10		
STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554		

DATE	ISSUE	DESCRIPTION	REVISIONS
APRIL 29, 2025	REV 6	REV PER COMMENTS	
MARCH 20, 2025	REV 5	REV EASEMENT	
FEBRUARY 14, 2025	REV 4	REV FOR SIGNATURE	
JANUARY 7, 2025	REV 3	REV FOR SIGNATURE	
OCTOBER 25, 2024	REV 2	REV STORMWATER	
SEPTEMBER 23, 2024	REV 1	REV PER COMMENTS	



Bulk Requirements: R-35 Single Family Residence

	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square	Min Front Yard	Min Side Yard	Min Total Side Yard	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Building Height	Max Exposed Building Height
Required	35,000 SF	100 FT	125 FT / 75 FT cul-de-sac	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	2.5 stories / 25 FT	40 FT
Existing Lot 44.1	43,558 SF	174 FT	174 FT	76.9 FT	0 FT	24.2 FT	39.1 FT	0.27	0.06	0.11	2 Stories	<40 FT	
Existing Lot 44.2	126,106 SF	25 FT	199 FT	125 FT	N/A	N/A	N/A	N/A	0.003	N/A	N/A	N/A	
Existing Lot 34	37,837 SF	86 FT	138 FT	125 FT	65.1 FT	34.2 FT	135.7 FT	42.1 FT	0.13	0.1	0.04	2 Stories	<40 FT

Bulk Requirements: R-35 Single Family Residence

	Min Lot Area	Min Lot Frontage Charlotte Drive	Min Lot Frontage Willow Tree Road	Min Lot Width	Min Effective Square	Min Front Yard Willow Tree Road	Min Front Yard Charlotte Drive	Min Side Yard	Min Total Side Yard	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio Willow Tree Road	Max Front Yard Impervious Surface Ratio Charlotte Road	Max Building Coverage	Max Building Height	Max Exposed Building Height
Required	35,000 SF	100 FT	100 FT	125 FT / 75 FT cul-de-sac	125 FT	50 FT	25 FT	25 FT	60 FT	50 FT	0.25	0.2	0.2	0.1	2.5 stories / 25 FT	40 FT
Proposed Lot 1	161,304 SF	86 FT	35 FT	138 FT	125 FT	244 FT	356 FT	50 FT	N/A	66 FT	0.17	0.16	0.05	<25 FT	<40 FT	
Proposed Lot 2	46,198 SF	N/A	163 FT	163 FT	125 FT	50 FT	N/A	35 FT	84 FT	166 FT	0.19	0.11	0.074	<25 FT	<40 FT	

Max Building Coverage Lot 1

Building Coverage	8,819 SF
Total SQFT	161,304 SF
Max Building Coverage	0.05

Max Building Coverage Lot 2

Building Coverage	3,421 SF
Total SF	46,198 SF
Max Building Coverage	0.074

Max Impervious Surface Ratio Lot 1

Building	8,819 SF
Driveway	17,208 SF
Walkway	550 SF
Front Landing + Steps	150 SF
Total Impervious	26,727 SF
Total Lot SF	161,304 SF
Max Impervious Surface Ratio	0.166

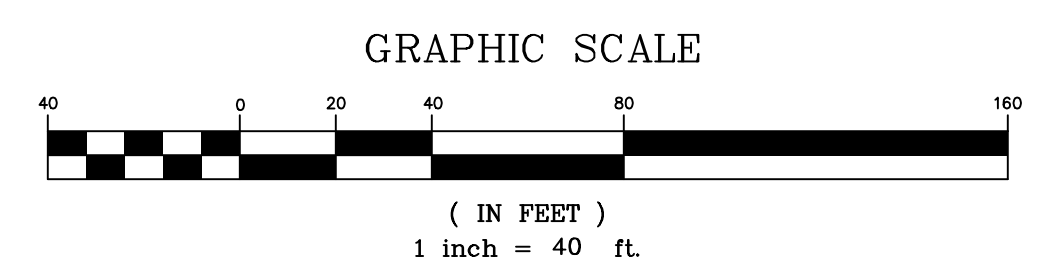
Max Impervious Surface Ratio Lot 2

Building/Decks/Stairs	3,967 SF
Driveway	1,504 SF
Walkways	537 SF
Pool/Pool Patio	2,400 SF
Max Impervious Surface Ratio	0.182

Max Front Yard Impervious Lot 1 (Charlotte Drive)		Max Front Yard Impervious Lot 1 (Willow Tree Road)	
Driveway	6,113 SF	Driveway	9,371 SF
Total Impervious	6,113 SF	Total Impervious	9,371 SF
Total Front Yard	73,980 SF	Total Front Yard	58,729 SF
Front Yard Impervious Surface Ratio	0.083	Front Yard Impervious Surface Ratio	0.160

Max Front Yard Impervious Lot 2

Walkway	265 SF
Driveway	600 SF
Total Impervious	865 SF
Total Front Yard	8186 SF
Front Yard Impervious Surface Ratio	0.106



DATE	ISSUE	DESCRIPTION	REVISIONS
APRIL 29, 2025	REV 6	REV PER COMMENTS	
MARCH 20, 2025	REV 5	REV EASEMENT	
FEBRUARY 14, 2025	REV 4	REV FOR SIGNATURE	
JANUARY 7, 2025	REV 3	REV FOR SIGNATURE	
OCTOBER 25, 2024	REV 2	REV FOR SIGNATURE	
SEPTEMBER 23, 2024	REV 1	REV PER COMMENTS	

DATE: 4/29/24

ISSUE: S.B.L. 41.08 - 1 - 34, 44.1 & 44.2

DESCRIPTION: LAYOUT PLAN FOR 2 CHARLOTTE DRIVE, 110 & 106 EAST WILLOW TREE ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

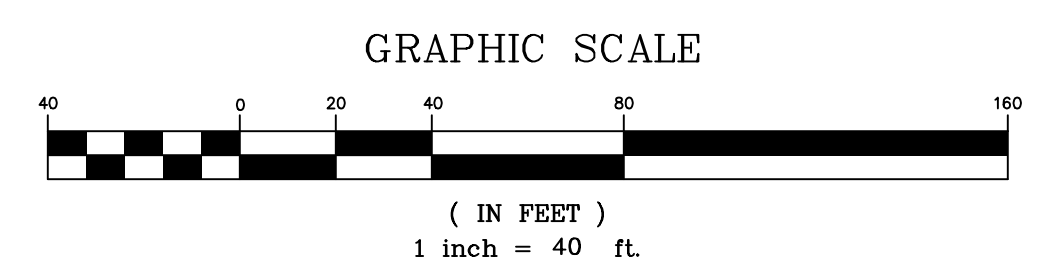
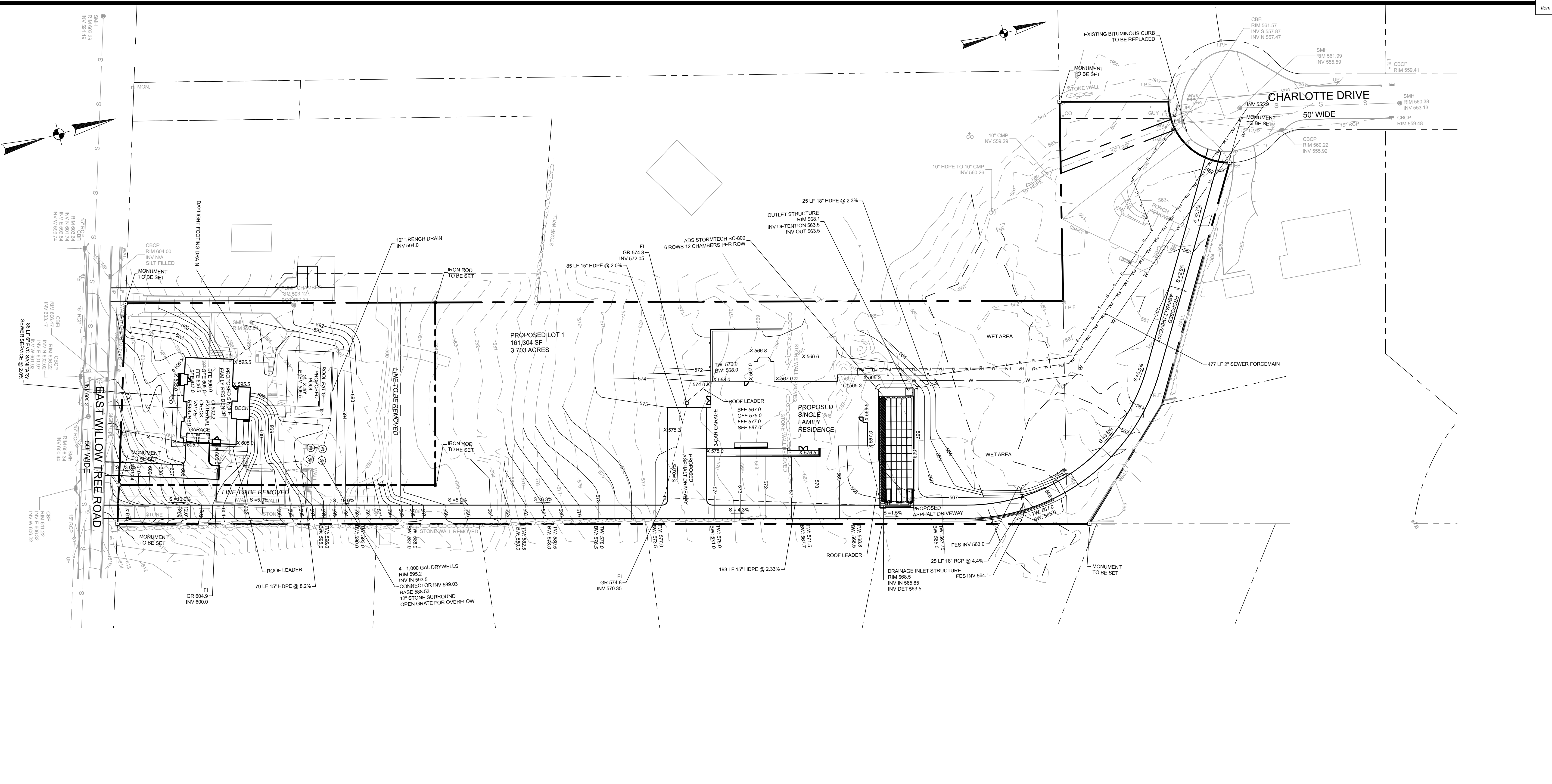
CIVIL TEC Engineering & Surveying PC

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

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

DATE: 4/29/24
 DRAWN BY: RB/LT
 CHKD BY: RB/LT
 JOB No.: 4354
 SCALE: 1"=40'
 DWG No.: 2 OF 131

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



TREES TO BE PLANTED ALONG NEW DRIVEWAY EVERY 10 FT O.C. TREES TO BE DECIDUOUS 2 INCH CALIPER OR EVERGREENS 6 FT HEIGHT. DRIVEWAY TO BE CROSS SLOPED TOWARDS THE TREES TO ENSURE RUNOFF IS DIRECTED TO THE TREES.

DATE	ISSUE	DESCRIPTION	REVISIONS
APRIL 29, 2025	REV 6		REV PER COMMENTS
MARCH 20, 2025	REV 5		REV EASEMENT
FEBRUARY 14, 2025	REV 4		REV FOR SIGNATURE
JANUARY 7, 2025	REV 3		REV FOR SIGNATURE
OCTOBER 25, 2024	REV 2		REV STORMWATER
SEPTEMBER 23, 2024	REV 1		REV PER COMMENTS

S.B.L. 41.08 - 1 - 34, 44.1 & 44.2 GRADING, DRAINAGE & UTILITIES FOR 2 CHARLOTTE DRIVE, 110 & 106 EAST WILLOW TREE ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK		DATE: 4/29/24
CIVIL TEC Engineering & Surveying PC 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621 Civil Engineering & Land Surveying Services that Build C www.Civil-Tec.com		CHKD BY: RB/LT
		JOB No. 4354
<i>Rachel Barese</i> Rachel B. Barese, P.E. N.Y. Lic. No. 90143		SCALE: 1"=40'
		DWG No. 30

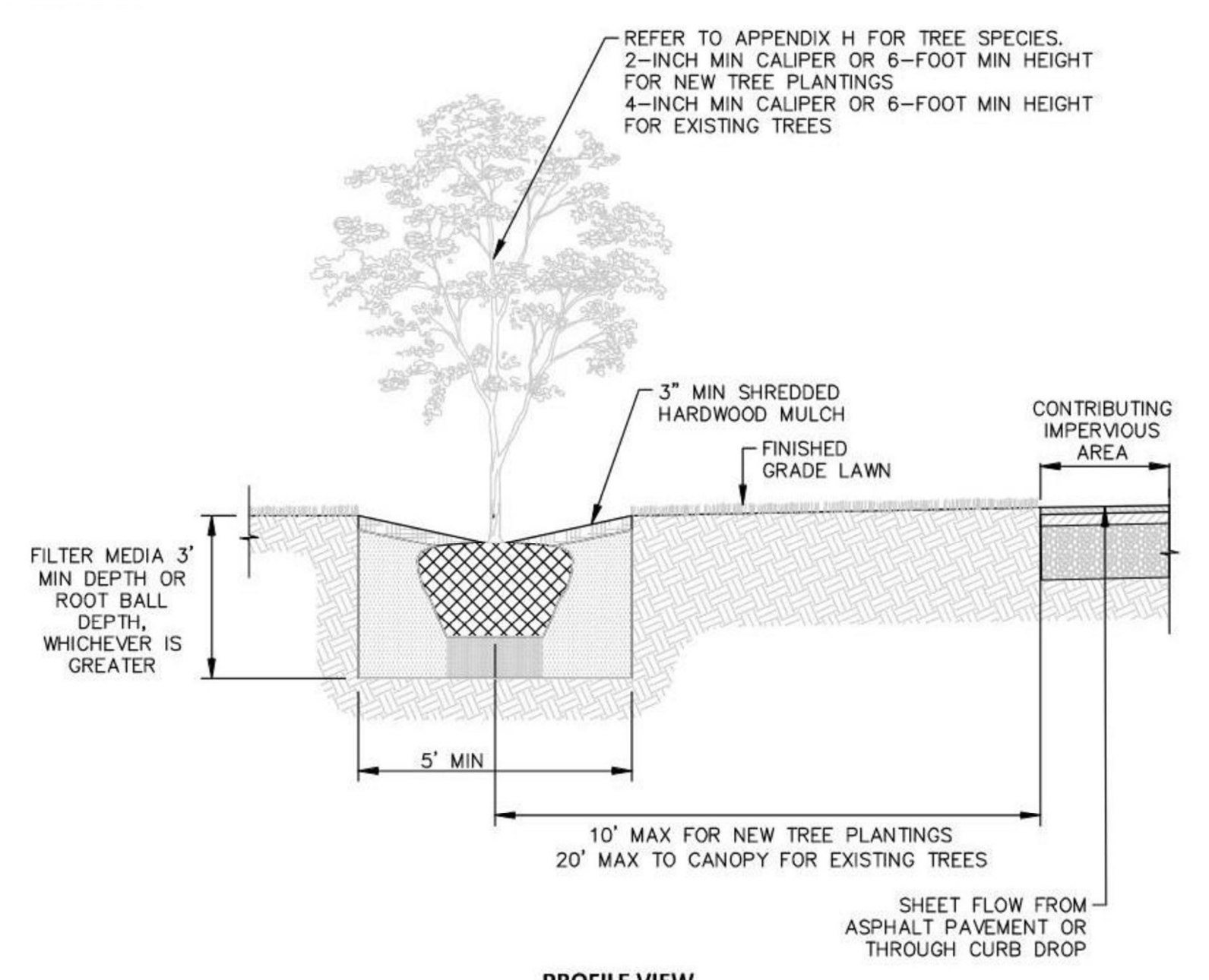
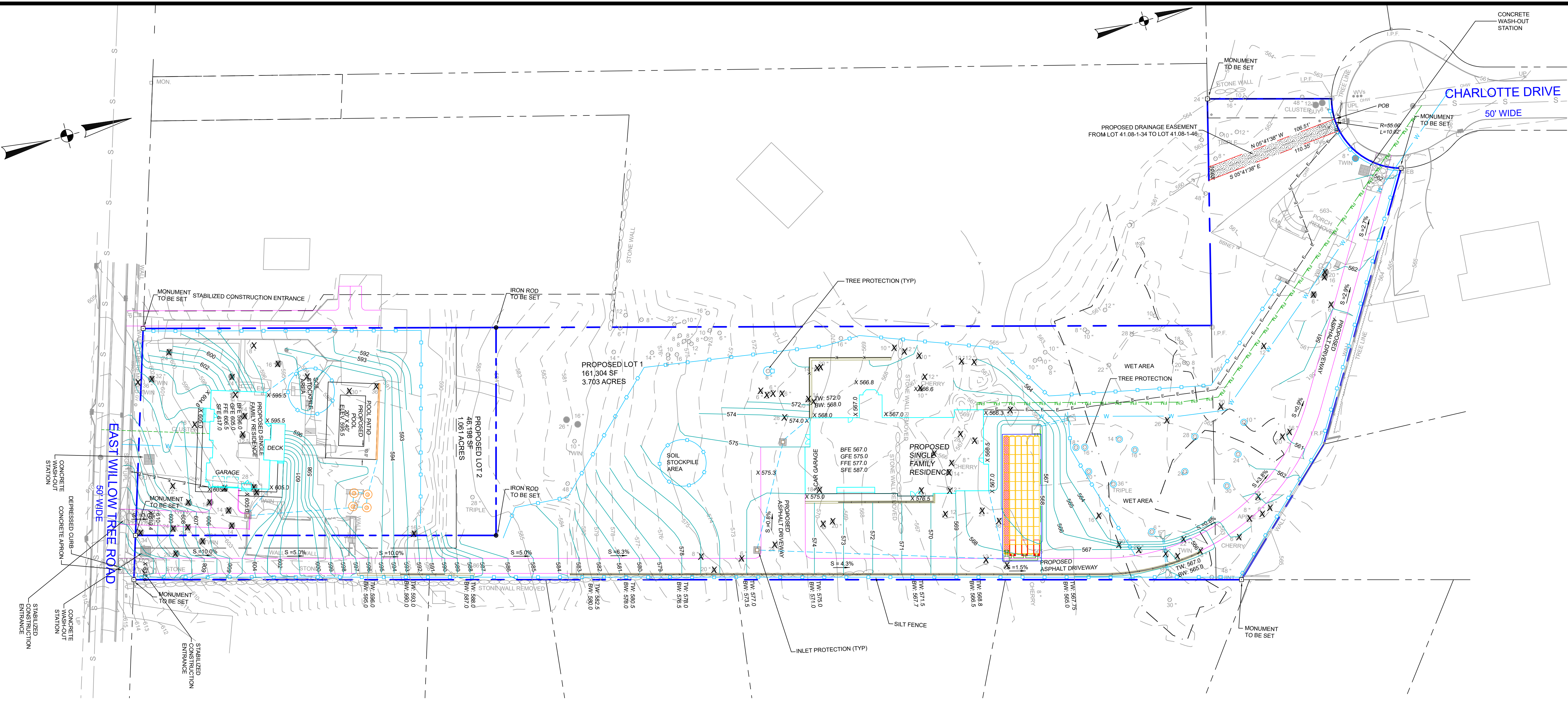


Figure 5.35 Tree Planting (RR-3)

Standard Erosion Control Notes
 An Erosion control system will be utilized by the developer to minimize the production of sediment from the site. Methods to be utilized will be those found most effective for the site and shall include one or more of the following, as applicable:

- 1) Temporary sedimentation entrapment areas shall be provided at key locations to intercept and clarify silt laden runoff from the site. These may be excavated or may be created utilizing earthen berms, rip-rap or crushed stone dams, hay bales, or other suitable materials. Diversion swales, berms, or other channelization shall be constructed to ensure that all silt laden waters are directed into the entrapment areas, which shall not be permitted to fill in, but shall be cleaned periodically during the course of construction. The collected silt shall be deposited in areas safe from further erosion.
- 2) All disturbed areas, except roadways, which will remain unfinished for more than 30 days shall be temporarily seeded with 1/2 lb. of rye grass or mulched with 100 lbs. of straw or hay per 1,000 square feet. Roadways shall be stabilized as rapidly as practicable by the installation of the base course.
- 3) Silt that leaves the site in spite of the required precautions shall be collected and removed as directed by appropriate municipal authorities.
- 4) At the completion of the project, all temporary siltation devices shall be removed.

- Standard Landscape Notes**
- 1) Mulch all plant beds and trees with a 4" depth of sugar cane or licorice root mulch.
 - 2) Stake all trees with 2 cedar stakes, rubber hose around tree (6" above grade) and twisted #10 gauge galvanized wire.
 - 3) Plant pits shall be 12" wider and 6" deeper than the root ball. Remove all existing soil and backfill with a mixture of one part peat-humus to 4 parts topsoil. Add 3 year Eeesees grow fertilizer packets (or equal) - 1 per inch of tree caliper or per 12" height of shrub.
 - 4) Guarantee all plants and workmanship for two planting seasons.
 - 5) All planting shall be placed under the direction of an appropriate licensed design professional. Notify 48 hours prior to planting.
 - 6) Provide the Town of Ramapo building inspector with a copy of the State Certificate of Source for all plant material.
 - 7) All plant material shall be nursery grown and shall conform to the American Association of Nursery Men's Standards.

TREES TO BE PLANTED ALONG NEW DRIVEWAY EVERY 10 FT O.C. TREES TO BE DECIDUOUS 2 INCH CALIPER OR EVERGREENS 6 FT HEIGHT. DRIVEWAY TO BE CROSS SLOPED TOWARDS THE TREES TO ENSURE RUNOFF IS DIRECTED TO THE TREES.
 ALL DISTURBED AREAS WITHIN THE VILLAGE RIGHT-OF-WAY TO BE RESTORED WITH MINIMUM 4" OF TOPSOIL AND SEED.
 IN AREAS ALONG THE DRIVEWAY WHERE TREES CANNOT BE PLANTED AS SPECIFIED, CURBING SHALL BE INSTALLED TO DIRECT RUNOFF TO TREE PLANTINGS.

DATE	ISSUE	DESCRIPTION	REVISIONS
APRIL 29, 2025	REV 6	REV PER COMMENTS	
MARCH 20, 2025	REV 5	REV EASEMENT	
FEBRUARY 14, 2025	REV 4	REV FOR SIGNATURE	
JANUARY 7, 2025	REV 3	REV FOR SIGNATURE	
OCTOBER 25, 2024	REV 2	REV STORMWATER	
SEPTEMBER 23, 2024	REV 1	REV PER COMMENTS	

S.B.L. 41.08 - 1 - 34, 44.1 & 44.2
EROSION CONTROL PLAN
 FOR
2 CHARLOTTE DRIVE, 110 & 106 EAST WILLOW TREE ROAD
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

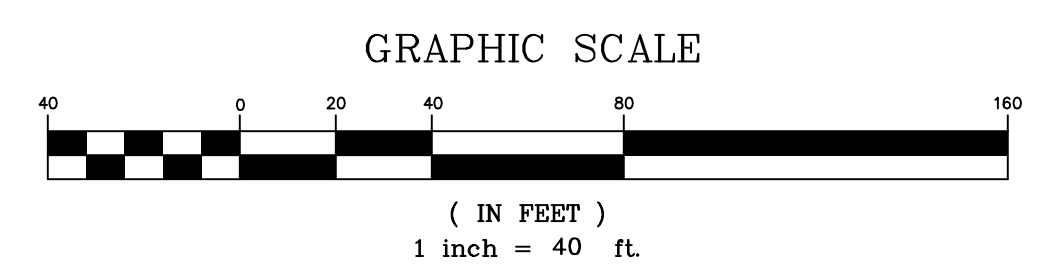
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901
 P 845.547.2241 - F 845.547.2243

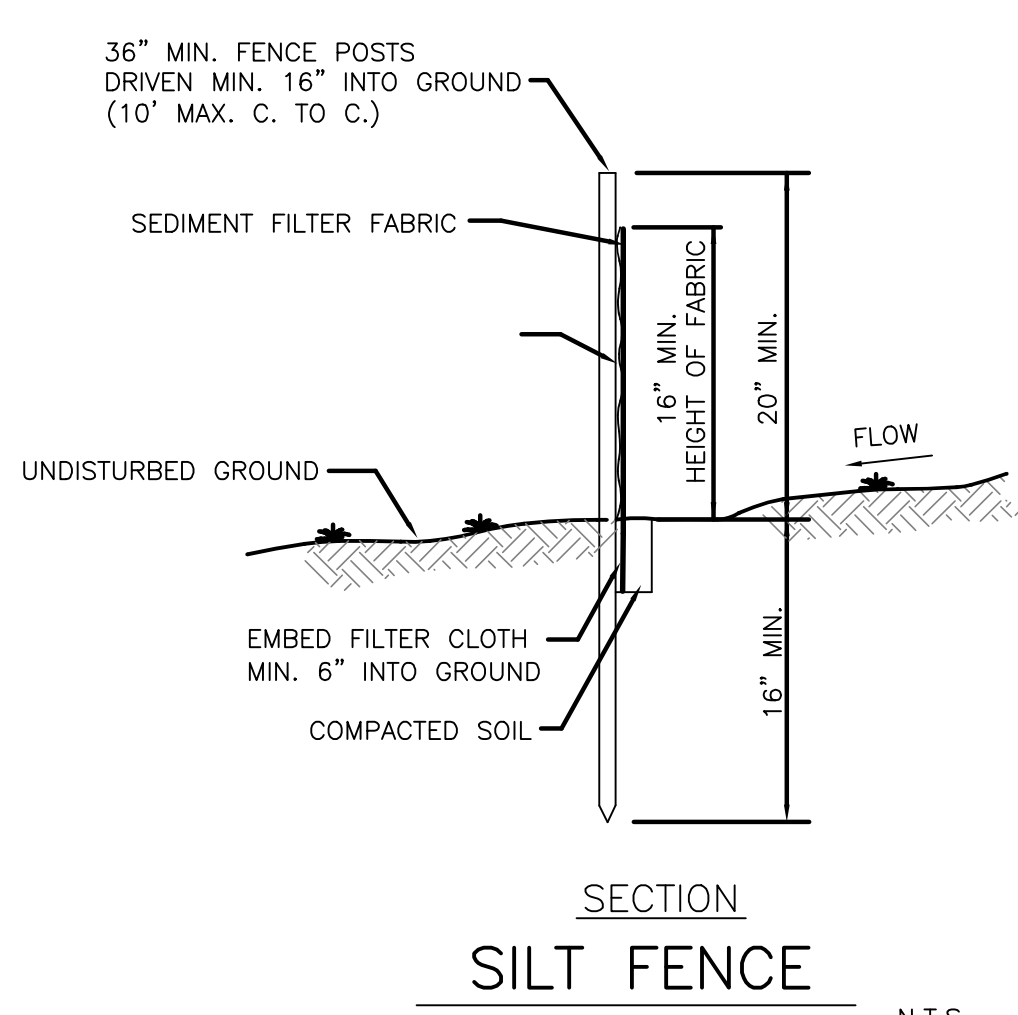
111 Main Street Chester, NY 10918
 845.610.3621

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

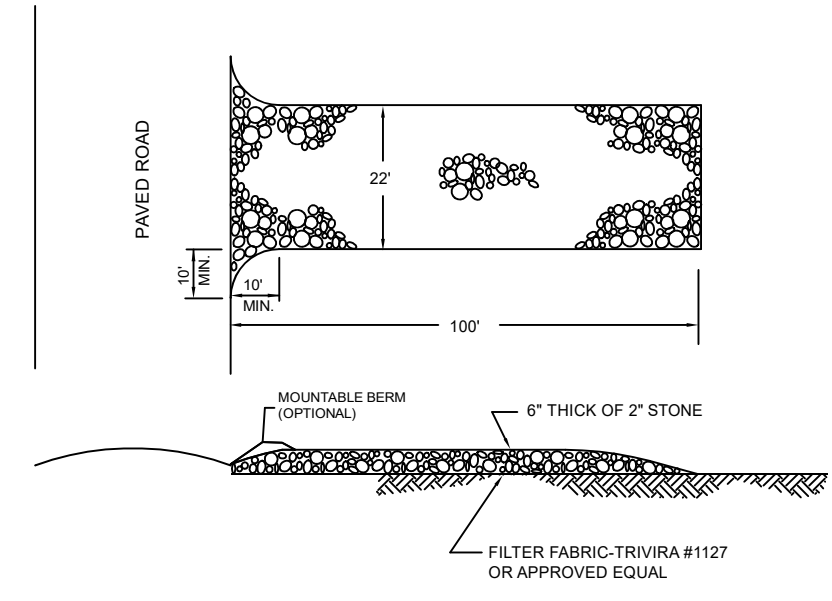
DATE: 4/29/24
 DRAWN BY: RB/LT
 CHKD BY: RB/LT
 JOB No. 4354
 SCALE: 1"=40'
 DWG No. 40

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

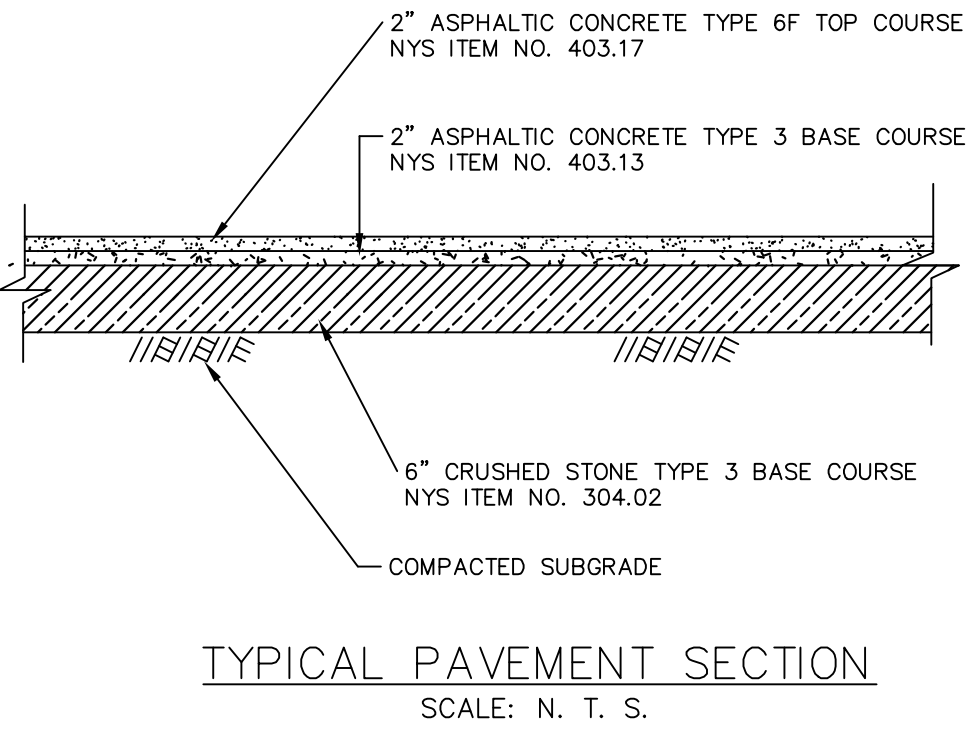




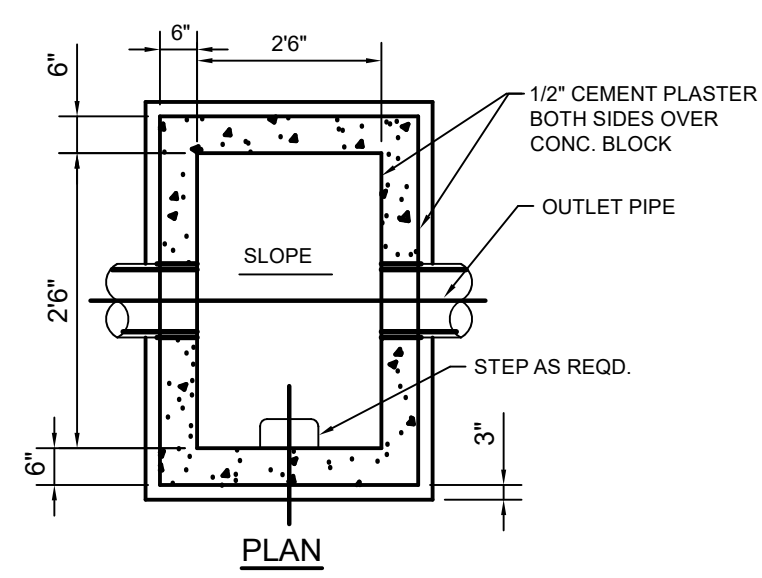
- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER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



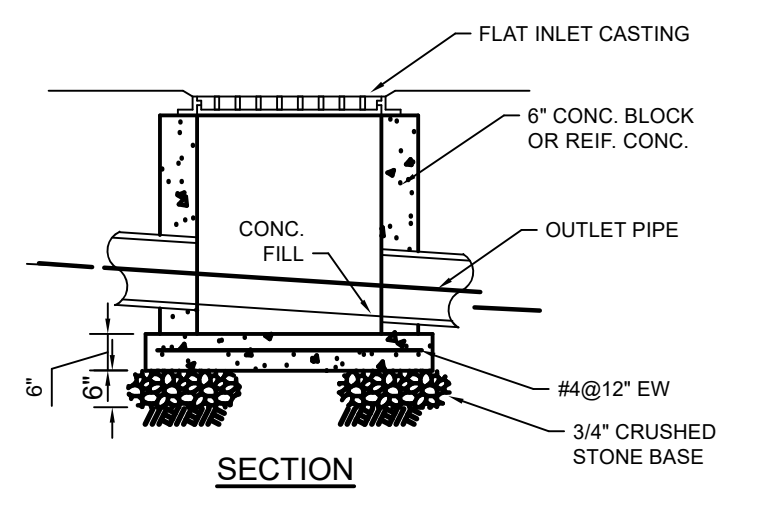
- CONSTRUCTION SPECIFICATIONS** N.T.S.
1. STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN 6 INCHES.
 4. WIDTH - 12 FEET MINIMUM,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



TYPICAL PAVEMENT SECTION
SCALE: N. T. S.

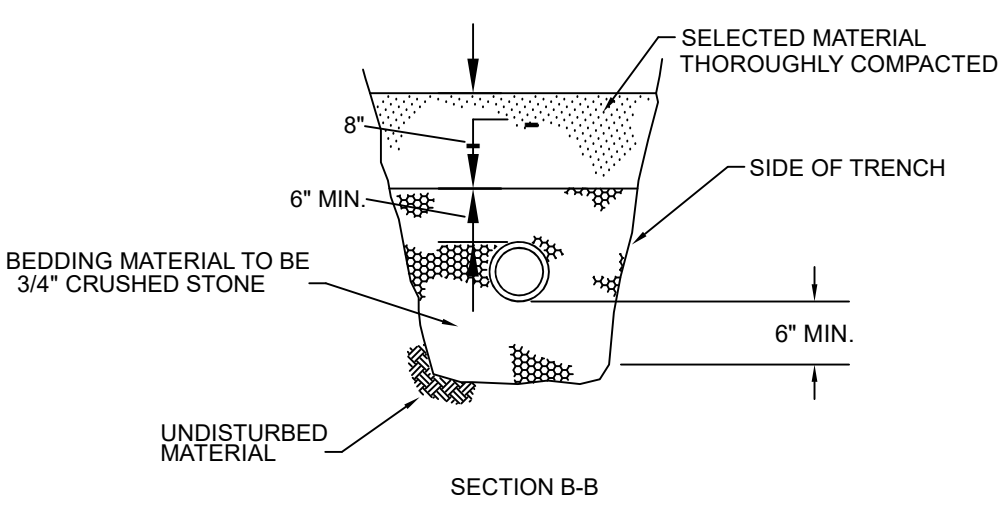


PLAN



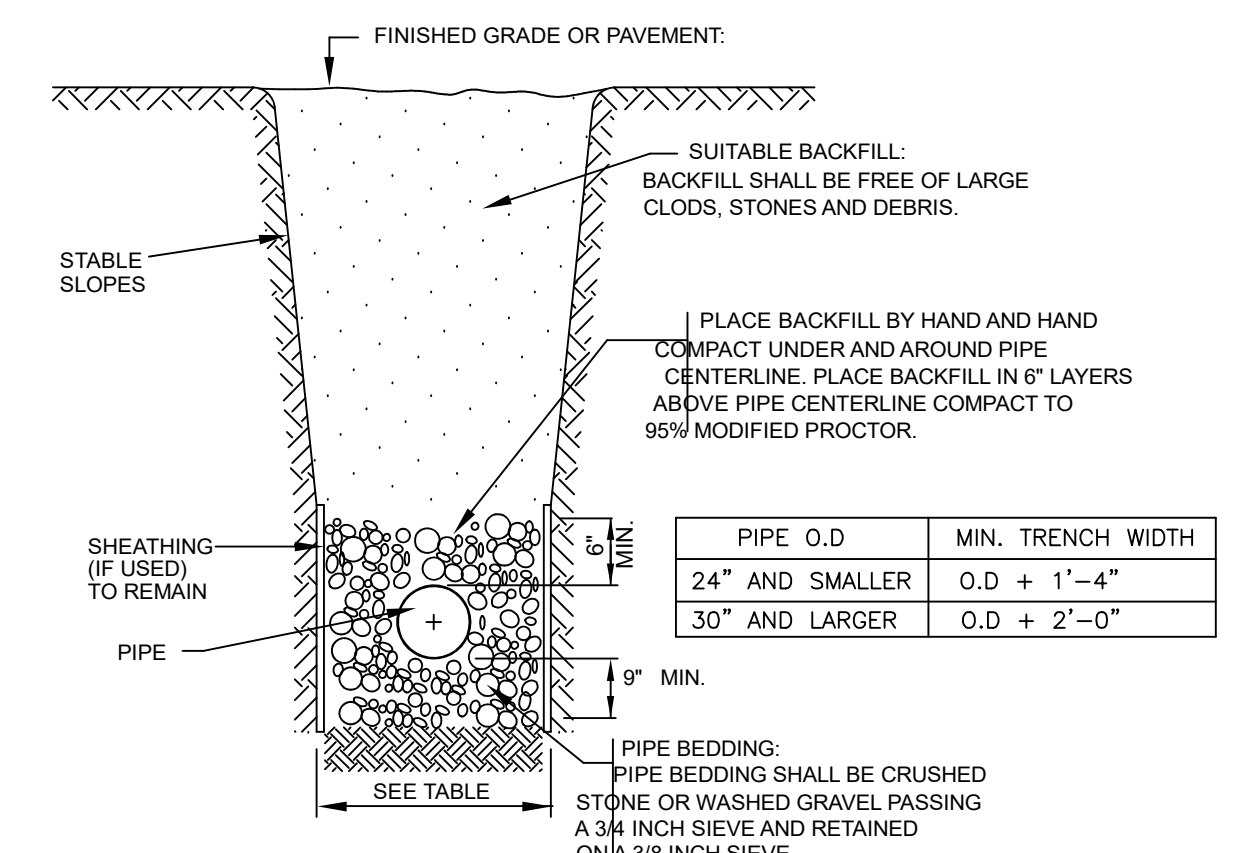
SECTION

TYP. FIELD INLET
NOT TO SCALE

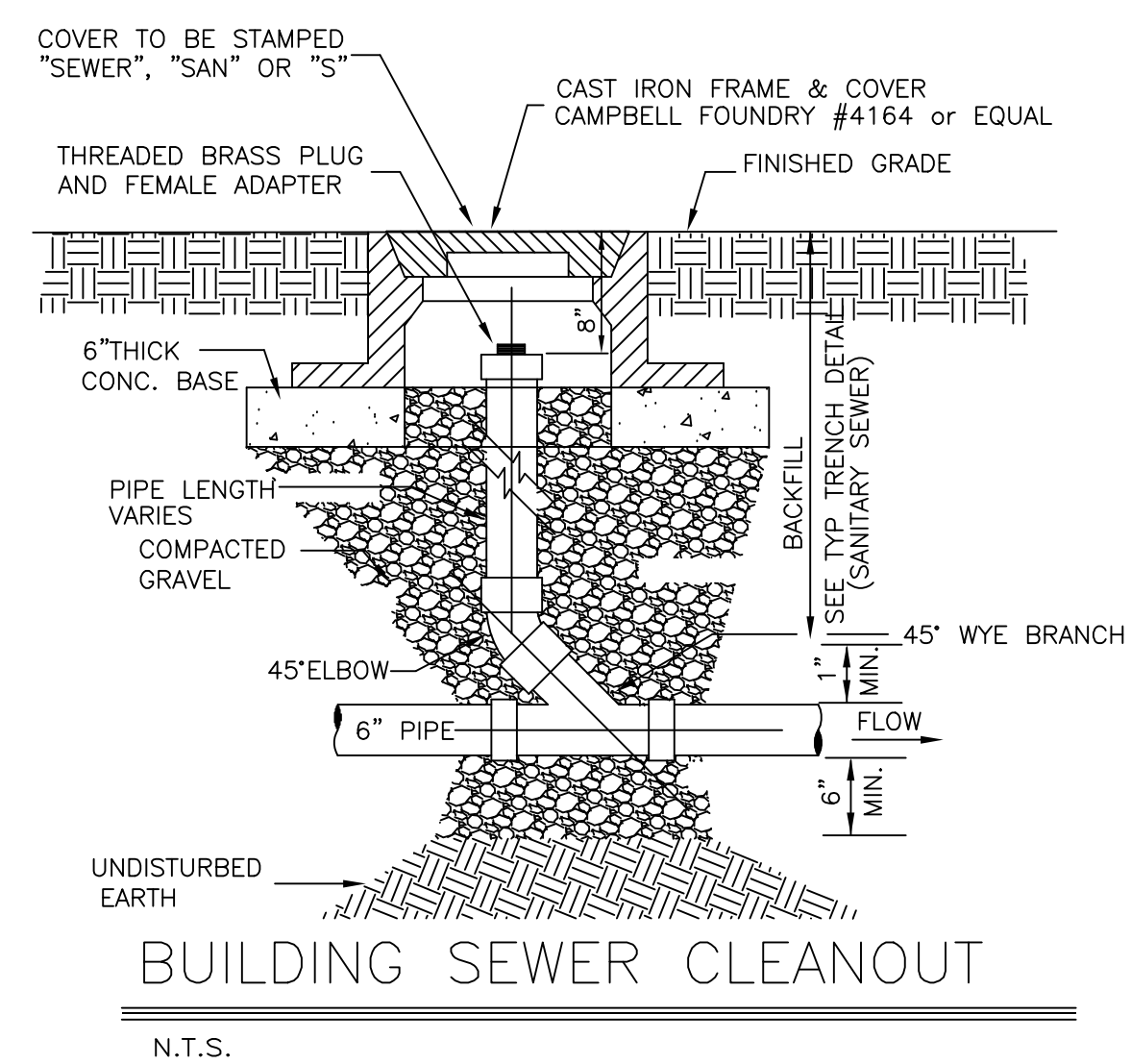


SECTION B-B

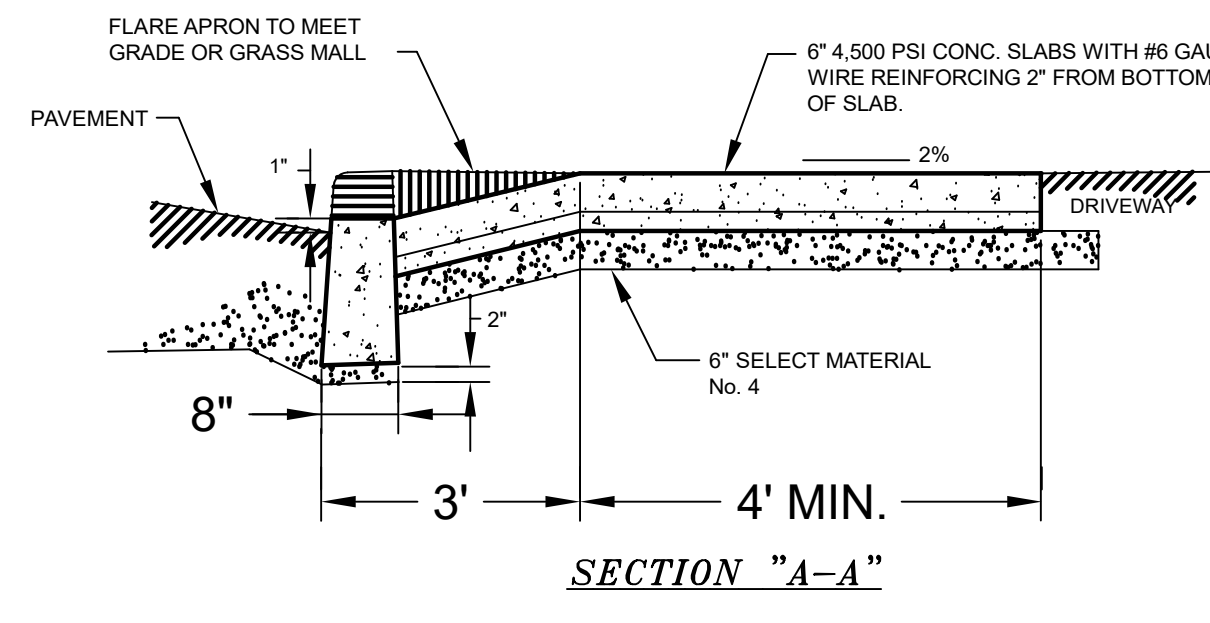
BUILDING CONNECTION TRENCH DETAIL
N.T.S.



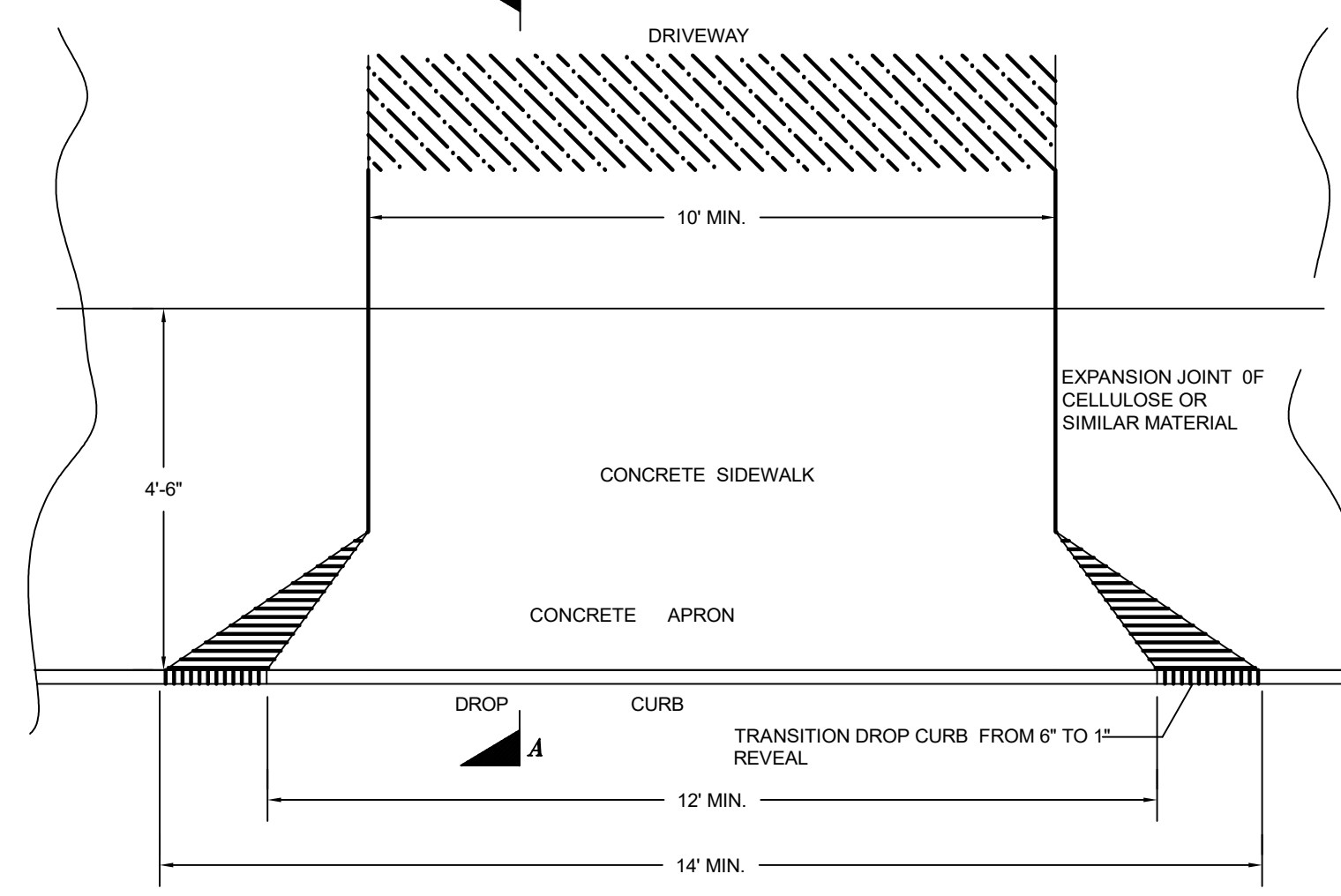
TYPICAL TRENCH DETAIL (STORM SEWER)
N.T.S.



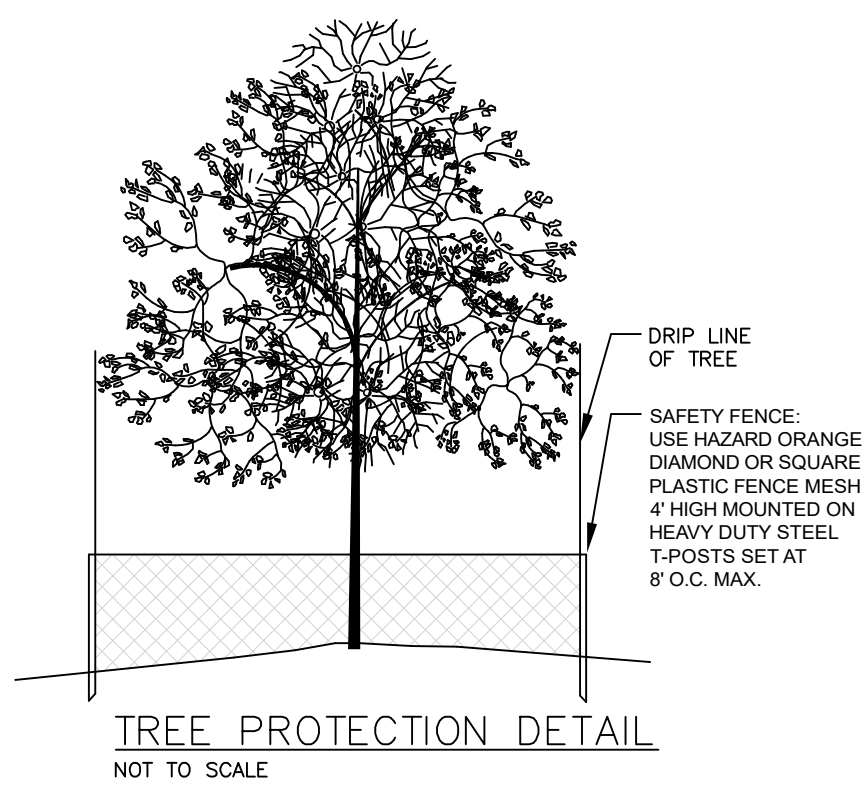
BUILDING SEWER CLEANOUT
N.T.S.



SECTION "A-A"

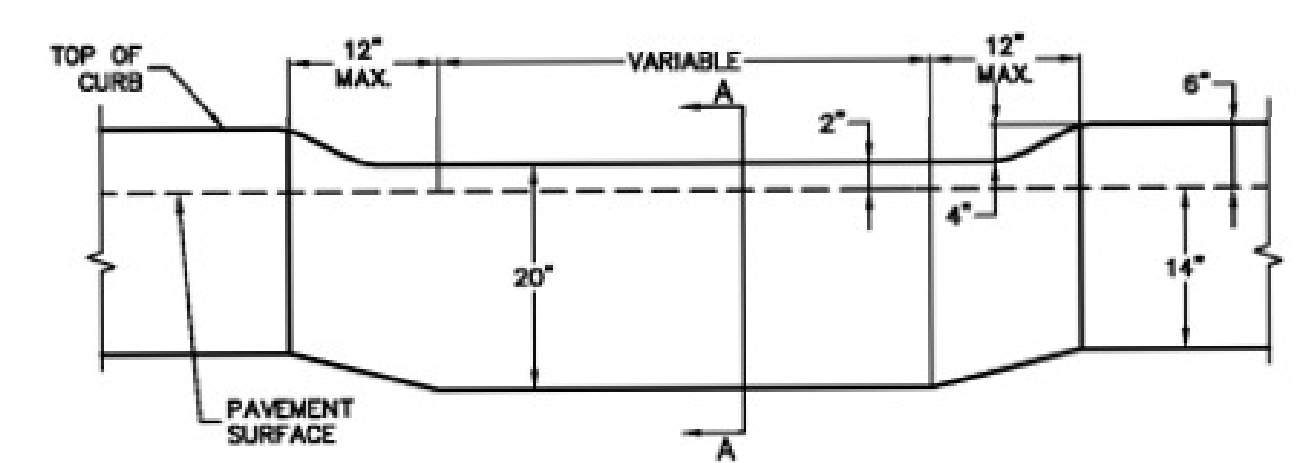


PLAN OF DRIVEWAY ENTRANCE WITH SIDEWALK
NOT TO SCALE

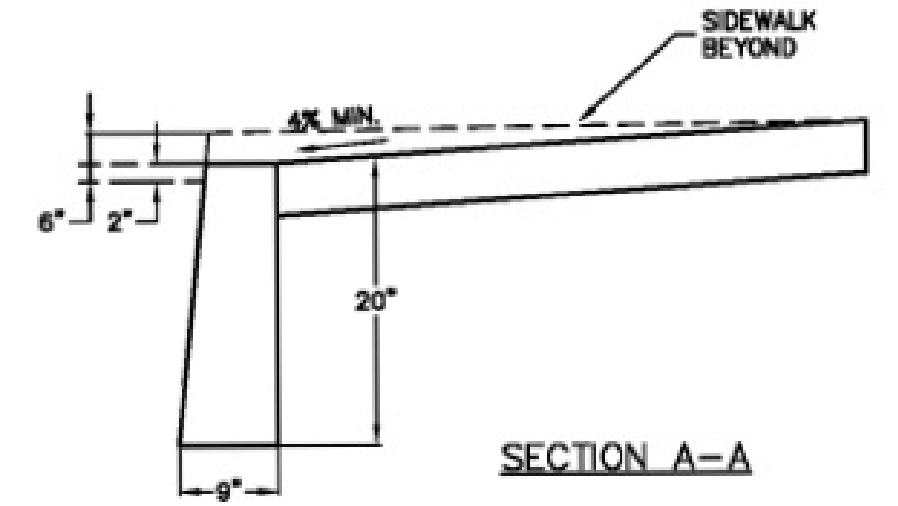


TREE PROTECTION DETAIL
NOT TO SCALE

- NOTES:**
1. WHEN POSSIBLE THE DEVELOPER SHALL PROTECT INDIVIDUAL SPECIMEN TREES THROUGH THE INSTALLATION OF SAFETY FENCING AROUND THE DRIP LINE PERIMETER OF THE TREE. ALL TREES OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL BE SAVED.
 2. SAFETY FENCING SHALL BE INSTALLED AT THE ONSET OF SITE CONSTRUCTION TO PREVENT VEHICLE TRAFFIC FROM COMPACTING THE SOILS IN THE VICINITY OF THE TREE ROOT STRUCTURE.



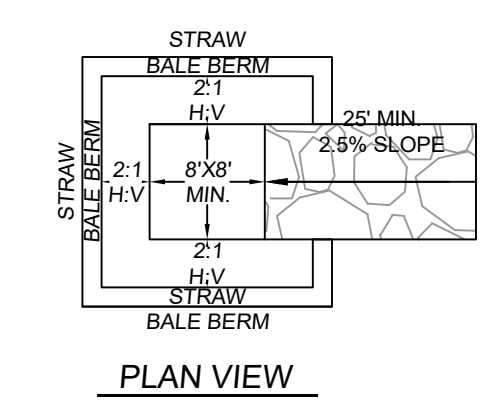
ELEVATION



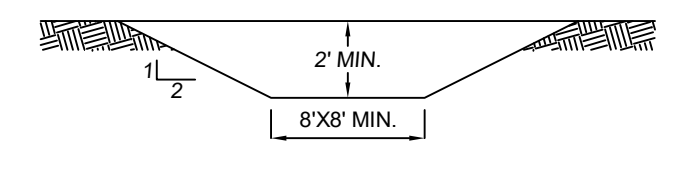
SECTION A-A

DEPRESSED CURB DETAIL
N.T.S.

- NOTES:**
1. CONCRETE TO TEST 4000 PSI MIN. ON 28 DAY COMPRESSIVE TEST.
 2. STEEL SEPARATIONS SHALL BE USED WITH ALL THE FORMS TO CREATE A CONSTRUCTION JOINT EVERY 10 FEET ALONG CURB.
 3. CONTRACTOR TO NOTIFY VILLAGE ENGINEER PRIOR POURING.



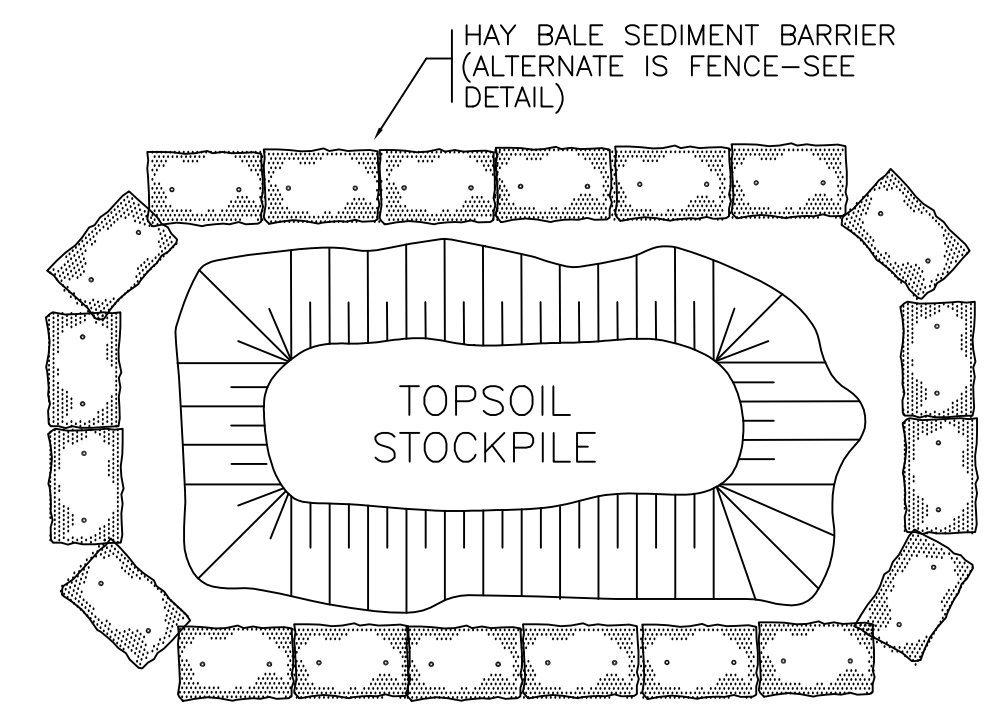
PLAN VIEW



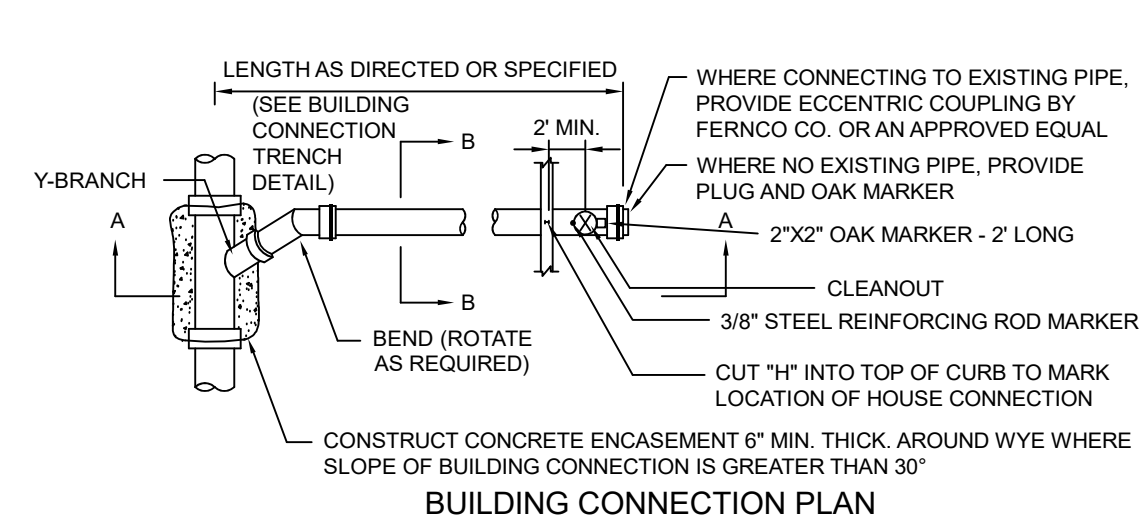
ELEVATION VIEW

1. Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.
2. All washout facilities will be lined to prevent leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appearance except at the access point. If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.
3. All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess rainwater that has accumulated over hardened concrete should be pumped to a stabilized area, such as a grass filter strip.
4. Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off site.
5. Dispose of the hardened material off-site in a construction/DEMOLITION landfill.
6. The plastic liner shall be replaced with each cleaning of the washout facility.
7. Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.
8. Perimeter berm shall have a minimum height of 1'.

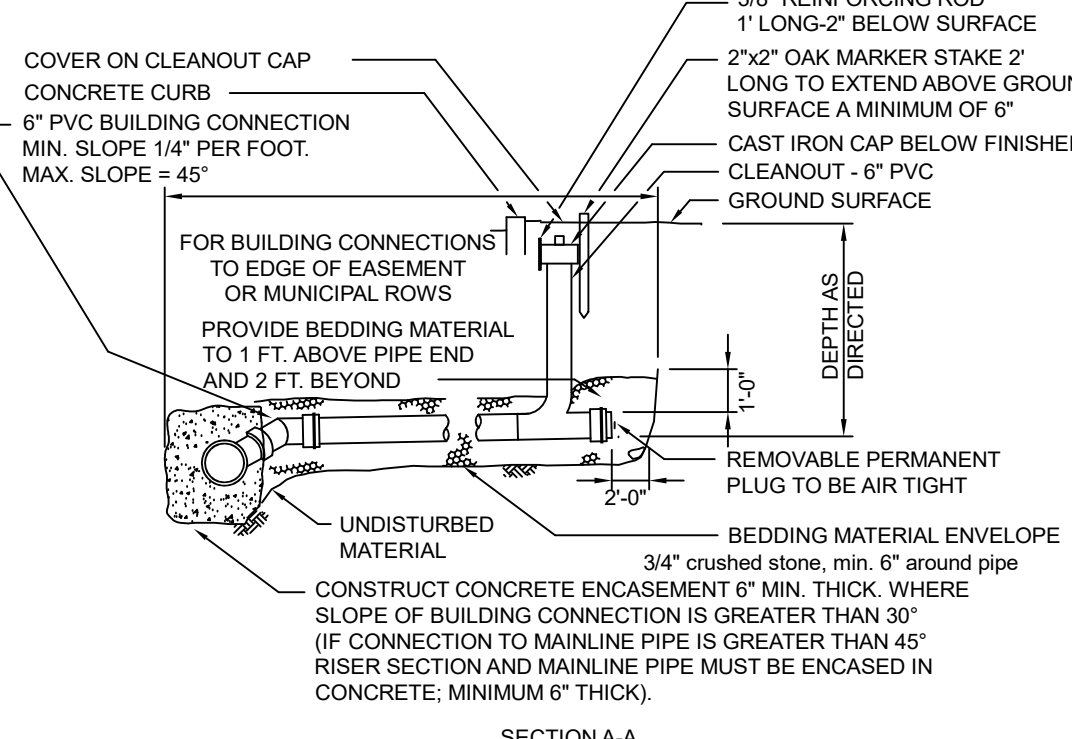
CONCRETE WASHOUT STATION



TOPSOIL STOCKPILE SEDIMENT BARRIER
N.T.S.



BUILDING CONNECTION PLAN



BUILDING CONNECTION ELEVATION
N.T.S.

APRIL 29, 2025
MARCH 20, 2025
FEBRUARY 14, 2025
JANUARY 7, 2025
OCTOBER 25, 2024
SEPTEMBER 23, 2024

REV 6
REV 5
REV 4
REV 3
REV 2
REV 1

REV PER COMMENTS
REV EASEMENT FOR SIGNATURE
REV FOR SIGNATURE
REV STORMWATER
REV PER COMMENTS

DATE ISSUE DESCRIPTION REVISIONS

S.B.L. 41.08 - 1 - 34, 44.1 & 44.2

DETAILS

2 CHARLOTTE DRIVE, 110 & 106 EAST WILLOW TREE ROAD
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

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

111 Main Street Chester, NY 10918
845.610.3621

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

DATE: 4/29/24
DRAWN BY: RB/LT
CHKD BY: RB/LT
JOB No. 4354
SCALE: 1"=40'
DWG No. 50

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

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



2 CHARLOTTE DR WESLEY HILLS, NY, USA

SC-800 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-800.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LB/FT². THE ISO IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTECHNICAL PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

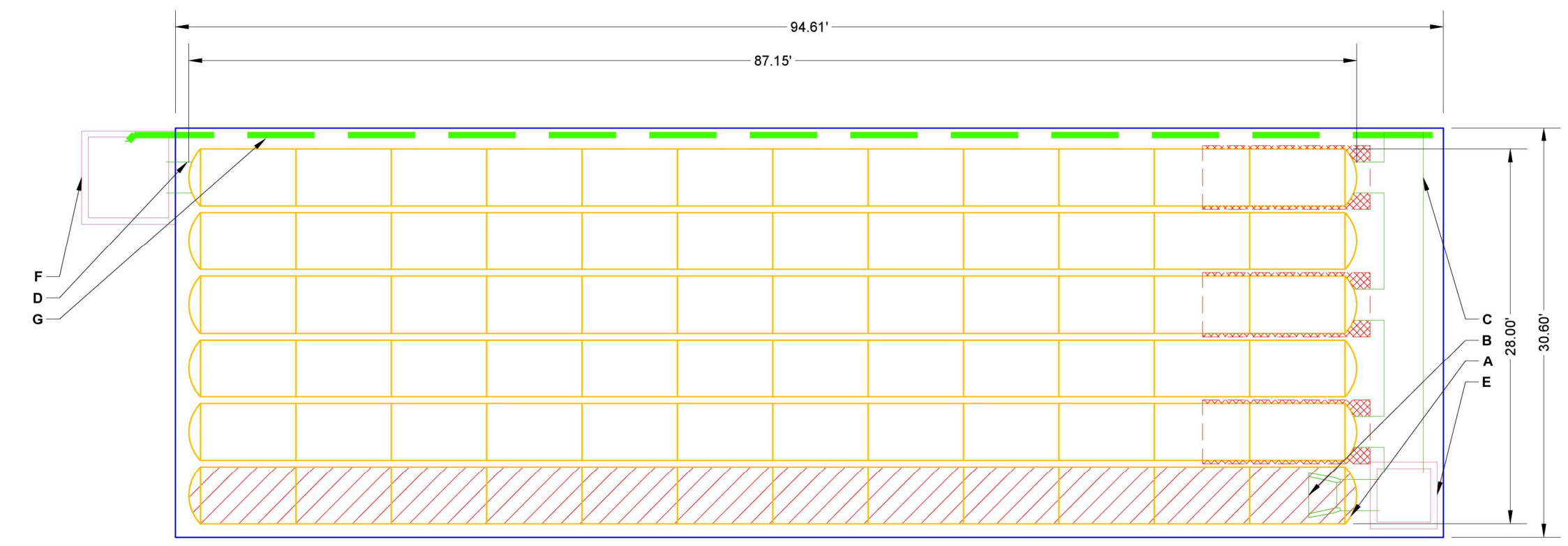
- STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOTTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE: AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS:		PART TYPE		ITEM ON LAYOUT		DESCRIPTION		INVERT		MAX FLOW	
72	STORMTECH SC-800 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	11.25										
12	STORMTECH SC-800 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.00										
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4.50	PRE-CORED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART# SC800PE24PC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS			2.30"				
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4.50	FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART# SC74024RAMP							
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4.50	MANIFOLD	C	30" x 24" ADS N-12 (30" PIPE)				-3.62"			
6554	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE	3.25	PIPE CONNECTION	D	24" BOTTOM CONNECTION					8.4 CFS IN		
2865	SYSTEM AREA (SF)	24" BOTTOM CONNECTION INVERT	0.68	CONCRETE STRUCTURE	E	DESIGN BY ENGINEER / PROVIDED BY OTHERS						7.0 CFS OUT	
250.4	SYSTEM PERIMETER (ft)	24" BOTTOM CONNECTION INVERT	0.68	CONCRETE STRUCTURE	F	CONCRETE DESIGN BY ENGINEER / PROVIDED BY OTHERS							
512	THERMOPLASTIC LINER (SY) (20% OVERAGE)	24" BOTTOM CONNECTION INVERT	0.50	UNDERDRAIN	G	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN							
		UNDERDRAIN INVERT	0.20										
		30" x 24" TOP MANIFOLD INVERT (30" PIPE)	0.20										
		UNDERDRAIN INVERT	0.00										
		BOTTOM OF STONE	0.00										



- ISOLATOR ROW PLUS (SEE DETAIL)
- PLACE MINIMUM 12 50' OF ADSPLUS425 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
- THERMOPLASTIC LINER (SEE TECH NOTE #6.50 PROVIDED BY OTHERS / DESIGN BY OTHERS)

NOTES: THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET. NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

2 CHARLOTTE DR
WESLEY HILLS, NY, USA
DATE: 02/10/2025
DRAWN: RB
CHECKED: N/A
PROJECT #:
DESCRIPTION:
DATE: DRW: CHK:
1-800-821-6710 | WWW.STORMTECH.COM

StormTech Chamber System

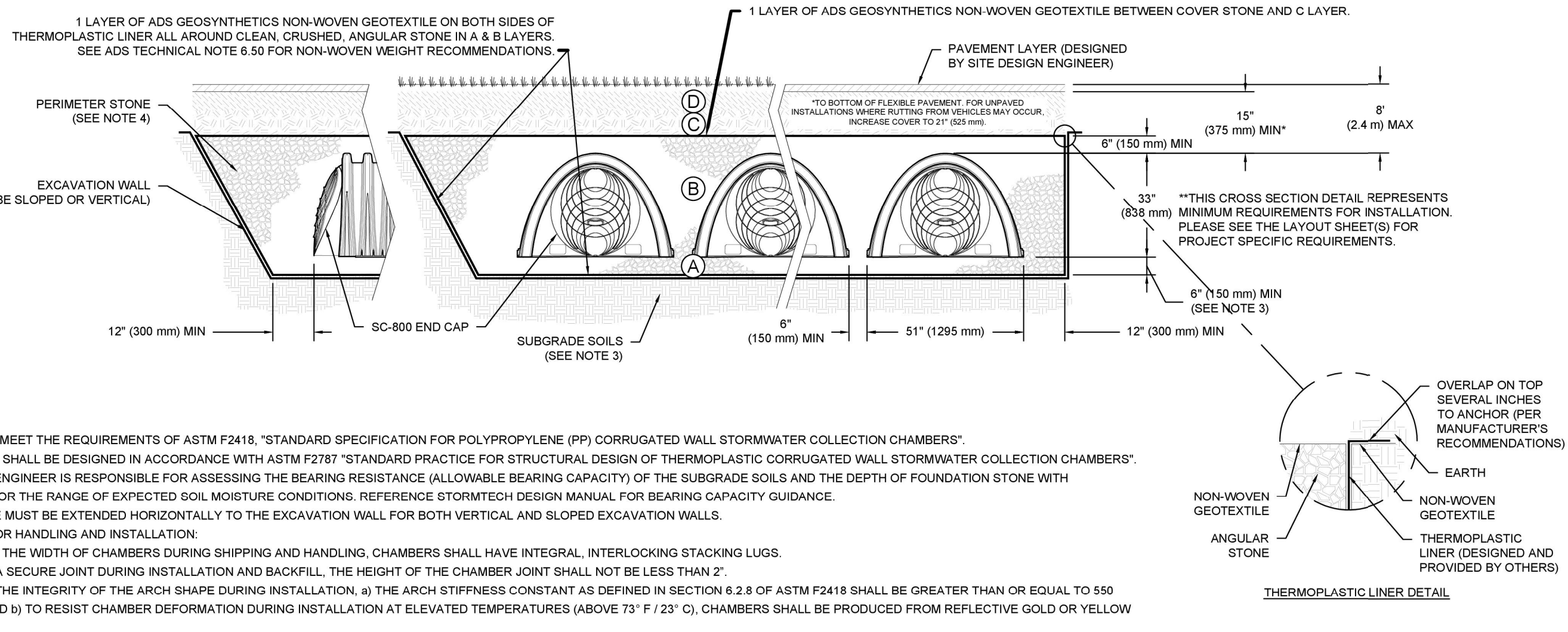
4640 TRUHEMAN BLVD
HILLIARD, OH 43026
1-800-735-7473

SHEET 2 OF 5

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN), DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ^{2,3}	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ^{2,3}	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 - WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



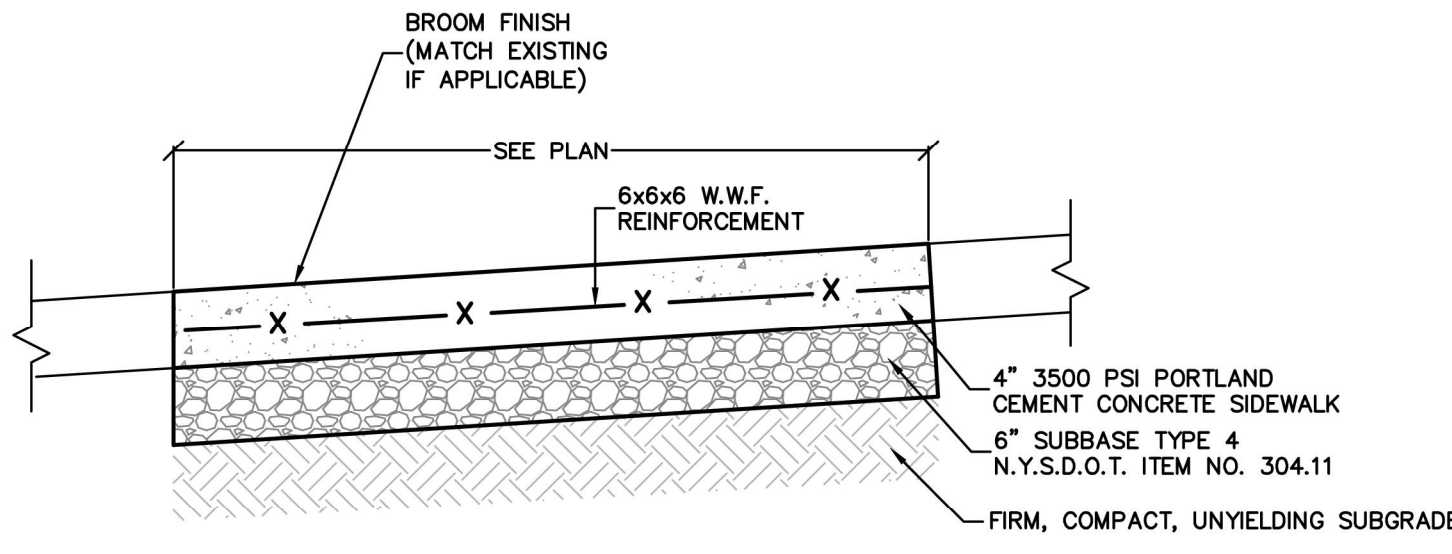
- NOTES:
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LB/FT². AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

2 CHARLOTTE DR
WESLEY HILLS, NY, USA
DATE: 02/10/2025
DRAWN: RB
CHECKED: N/A
PROJECT #:
DESCRIPTION:
DATE: DRW: CHK:
1-800-821-6710 | WWW.STORMTECH.COM

StormTech Chamber System

4640 TRUHEMAN BLVD
HILLIARD, OH 43026
1-800-735-7473

SHEET 3 OF 5



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

CONCRETE SIDEWALK DETAIL N.T.S.

VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, N.Y.
CONCRETE SIDEWALK DETAIL

DATE	ISSUE	DESCRIPTION	REVISIONS
APRIL 29, 2025	REV 6	REV PER COMMENTS	
MARCH 20, 2025	REV 5	REV EASEMENT	
FEBRUARY 14, 2025	REV 4	REV FOR SIGNATURE	
JANUARY 7, 2025	REV 3	REV FOR SIGNATURE	
OCTOBER 25, 2024	REV 2	REV STORMWATER	
SEPTEMBER 23, 2024	REV 1	REV PER COMMENTS	

S.B.L. 41.08 - 1 - 34, 44.1 & 44.2

DETAILS FOR

2 CHARLOTTE DRIVE, 110 & 106 EAST WILLOW TREE ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

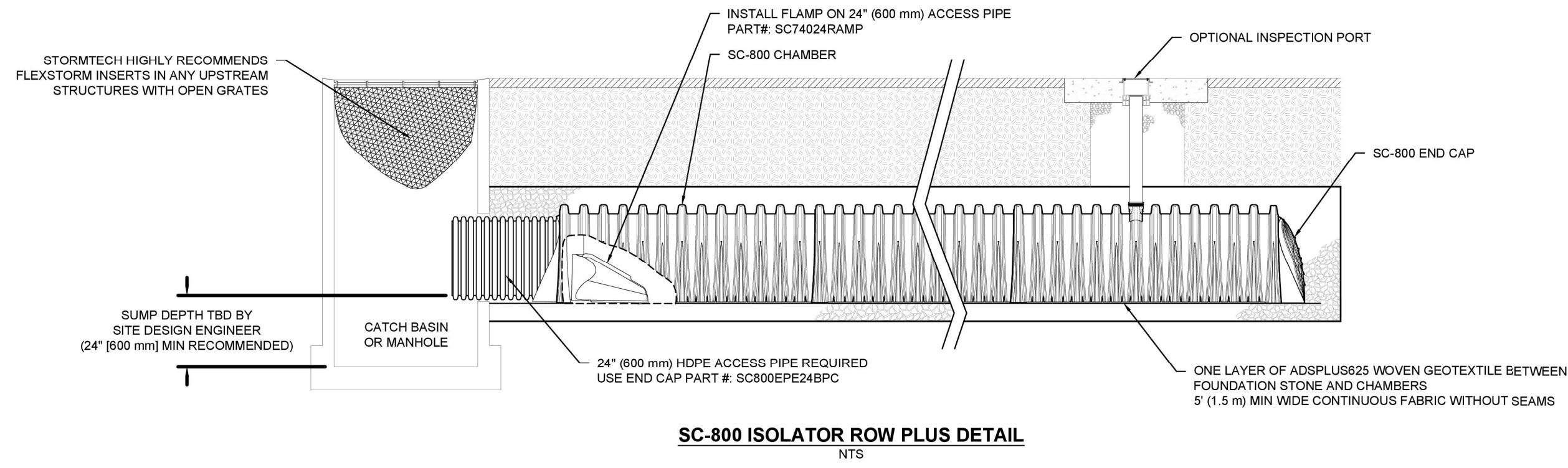
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901
P 845.547.2241 - F 845.547.2243

111 Main Street
Chester, NY 10918
845.610.3621

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

DATE: 4/29/24
DRAWN BY: RB/LT
CHKD BY: RB/LT
JOB No. 4354
SCALE: 1"=40'
DWG No. 6 OF 135

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



SC-800 ISOLATOR ROW PLUS DETAIL N.T.S.

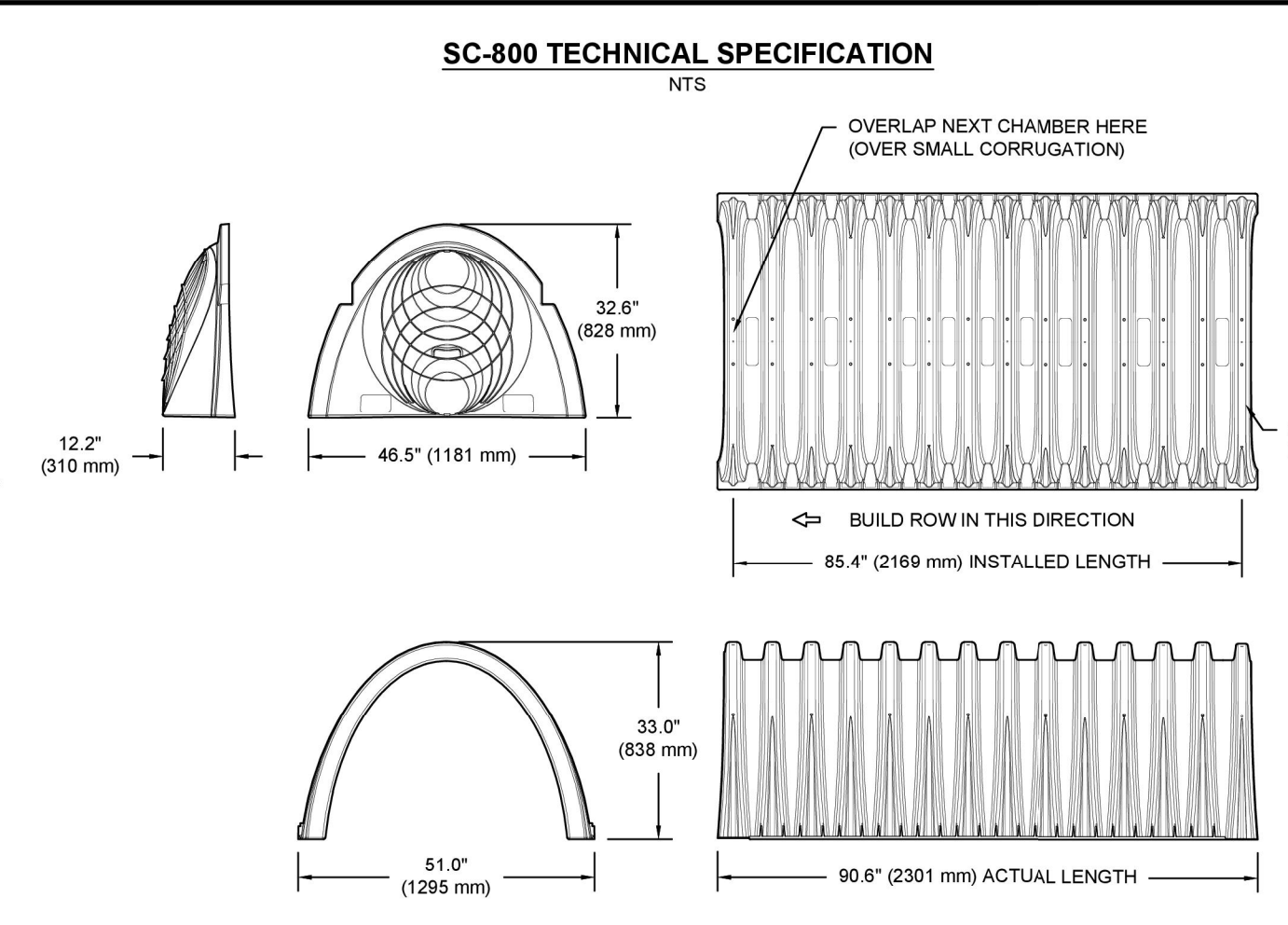
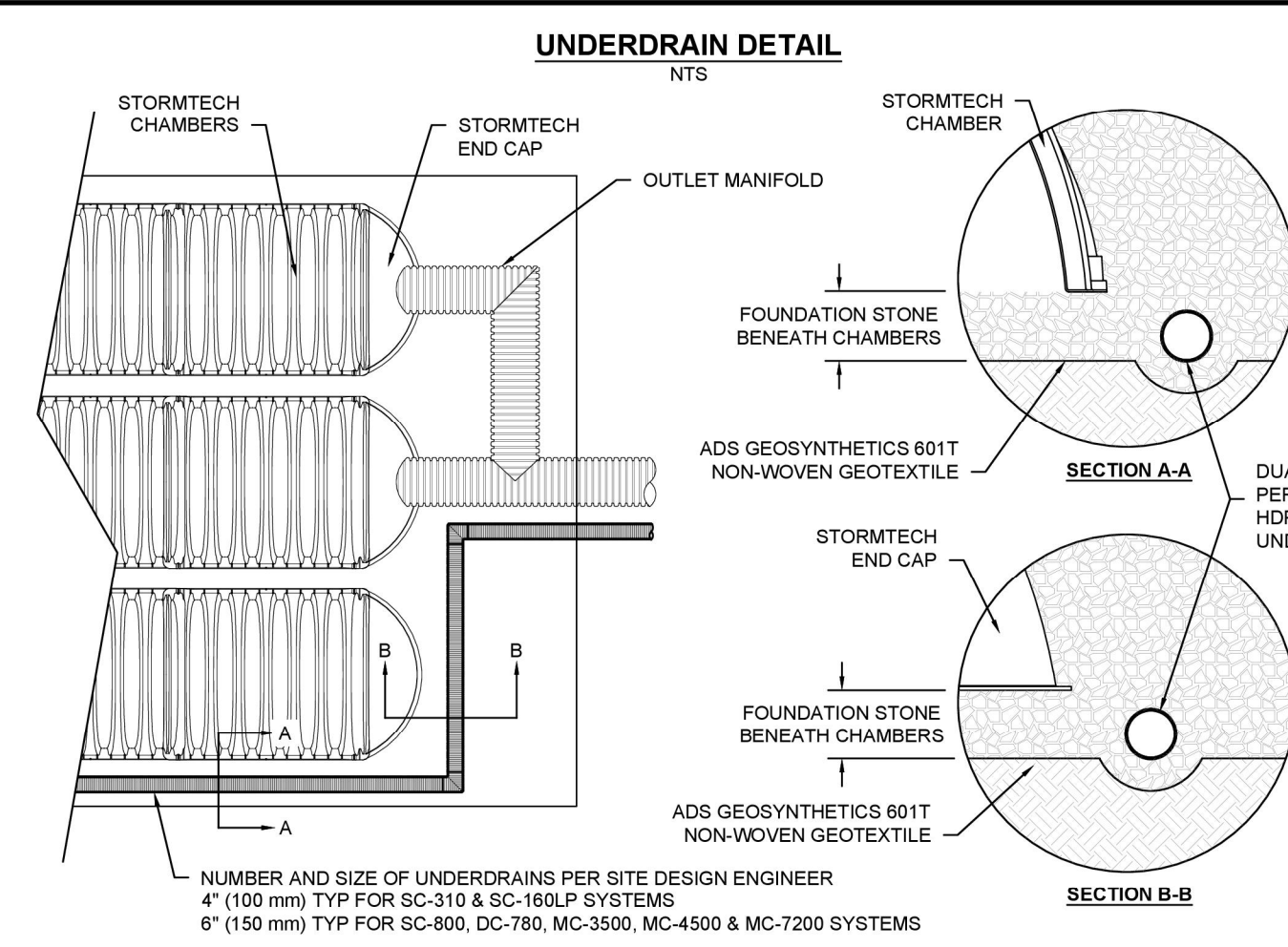
INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B. ALL ISOLATOR ROW PLUS ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

2 CHARLOTTE DR
WESLEY HILLS, NY, USA
DATE: 02/10/2025
PROJECT #:
DRAWN: RB
CHECKED: N/A
DESCRIPTION:
DATE: DRW: CHK:
1-800-961-6710 | WWW.STORMTECH.COM
StormTech® Chamber System
4640 TRUHEMAN BLVD
WESLEY HILLS, NY 10986
1-800-733-7473
SHEET
4 OF 5



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	81.0 CUBIC FEET	(2.29 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	15.4 CUBIC FEET	(0.43 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

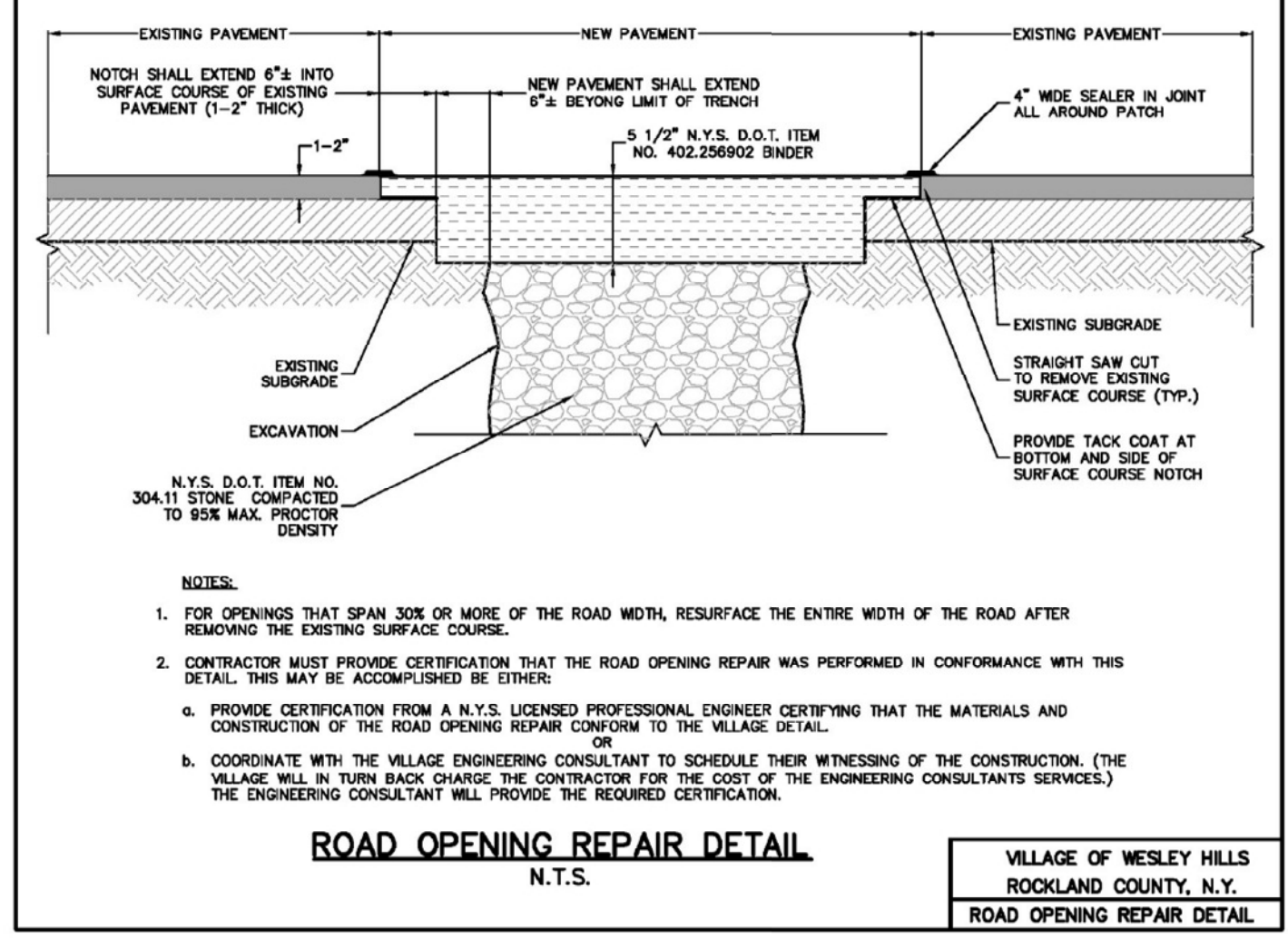
* ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS
** ASSUMES 6" (152 mm) STONE ABOVE AND BELOW END CAPS, 6" (152 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

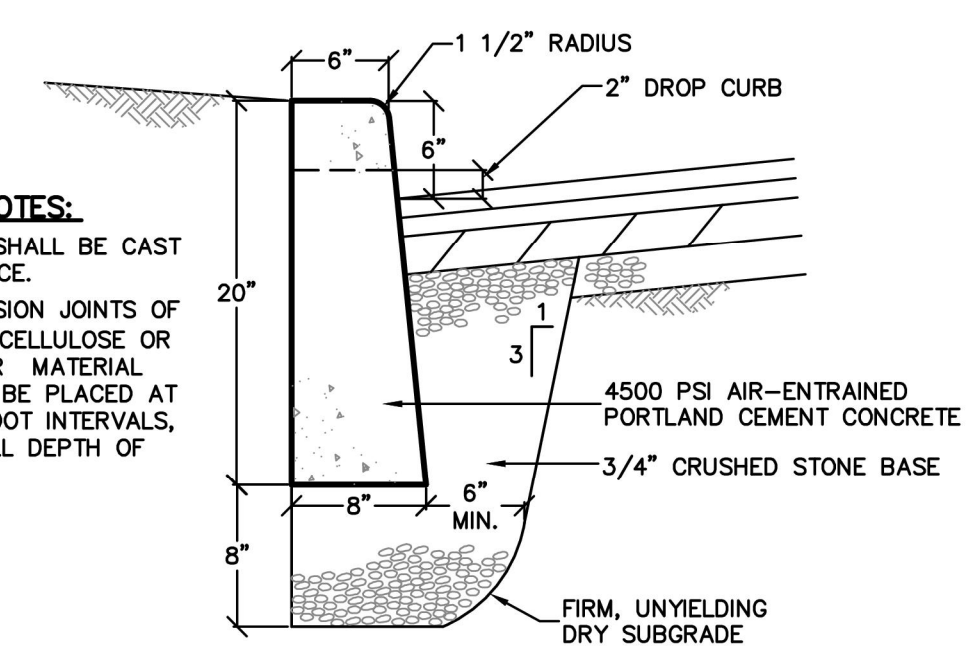
PART #	STUB	B	C
SC800EP06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EP08TPC	---	0.9" (23 mm)	---
SC800EP08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EP08BPC	---	---	1.0" (25 mm)
SC800EP10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EP10BPC	---	---	1.2" (30 mm)
SC800EP12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EP12BPC	---	---	1.6" (41 mm)
SC800EP15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EP15BPC	---	---	1.7" (43 mm)
SC800EP18TPC	---	8.0" (203 mm)	---
SC800EP18BPC	---	---	2.0" (51 mm)
SC800EP24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	---	SOLID END CAP

NOTE: ALL DIMENSIONS ARE NOMINAL

2 CHARLOTTE DR
WESLEY HILLS, NY, USA
DATE: 02/10/2025
PROJECT #:
DRAWN: RB
CHECKED: N/A
DESCRIPTION:
DATE: DRW: CHK:
1-800-961-6710 | WWW.STORMTECH.COM
StormTech® Chamber System
4640 TRUHEMAN BLVD
WESLEY HILLS, NY 10986
1-800-733-7473
SHEET
5 OF 5

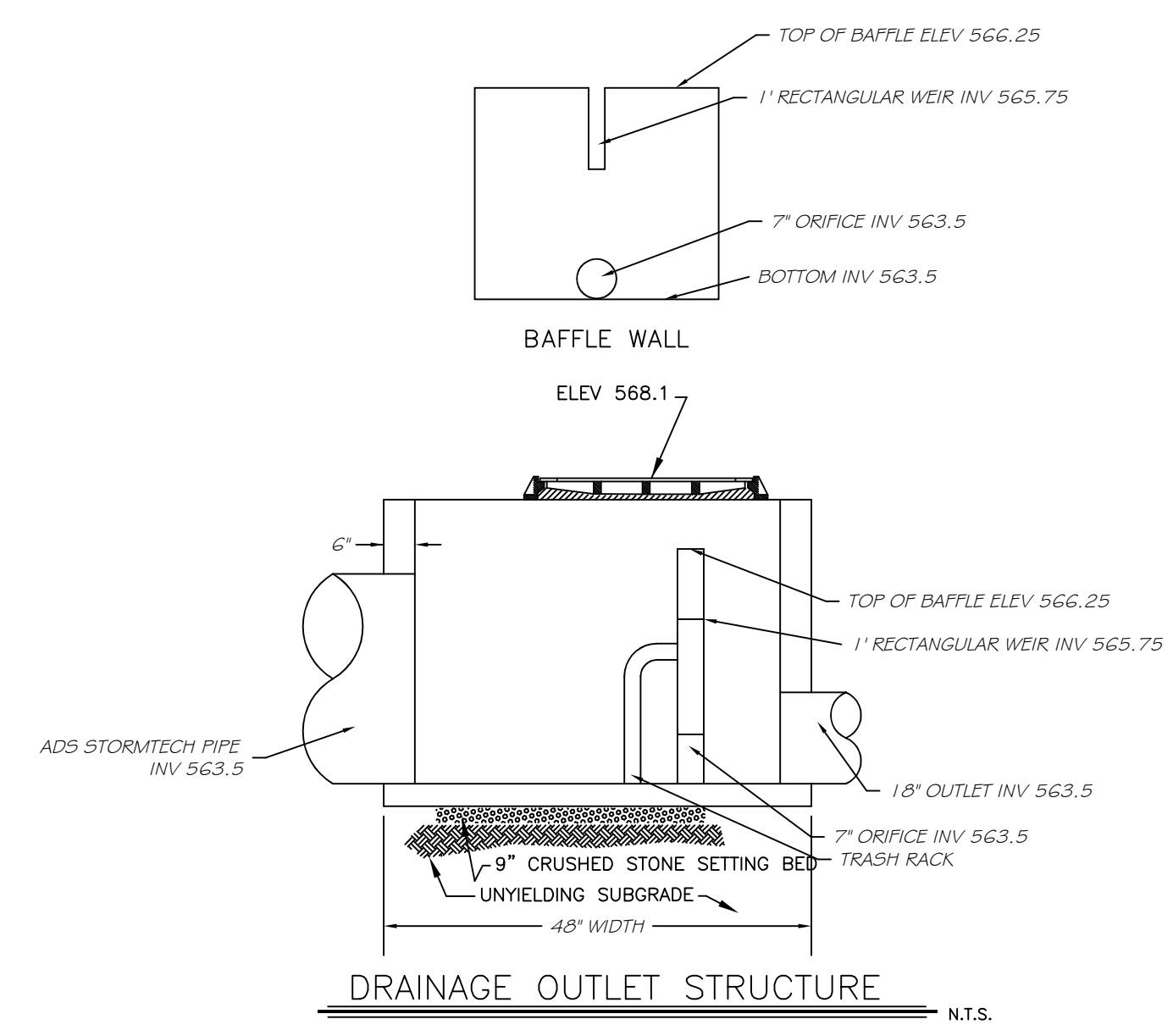


WESLEY HILLS CODE



CONCRETE CURB DETAIL N.T.S.

VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, N.Y.
CONCRETE CURB DETAIL



- NOTES:
1. SUITABLE FOR H-20 LOADING
 2. MATERIALS & CONSTRUCTION TO CONFORM TO LOCAL BUILDING DEPARTMENT.
 3. ALL CONCRETE TO BE 4000 P.S.I.
 4. FLAT GRATE, CATCH BASIN FRAME & GRATE, CAMPBELL FOUNDRY PATTERN NO. 3413 OR EQUAL AS APPROVED BY LOCAL BUILDING DEPARTMENT.
 5. PRECAST STRUCTURE 72"x48" TO BE WOODARD'S PRECAST OR APPROVED EQUAL.
 6. TRASH RACK TO BE LANE MODEL #139 OR SIMILAR.

APRIL 29, 2025
MARCH 20, 2025

REV 2
REV 1

REV PER COMMENTS
REV EASUREMENT

DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 41.08 - 1 - 34, 44.1 & 44.2	

DETAILS FOR
2 CHARLOTTE DRIVE, 110 & 106 EAST WILLOW TREE ROAD
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

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

111 Main Street
Chester, NY 10918
845.610.3621

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

DATE: 2/14/25
DRAWN BY: RB/LT
CHKD BY: RB/LT
JOB No. 4354
SCALE: 1"=40'
DWG No. 70

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

STATE OF NEW YORK
RACHEL BETH BARESE
090143
LICENSED PROFESSIONAL ENGINEER

File Attachments for Item:

6. July 16, 2025



ZONING BOARD OF APPEALS MEETING MINUTES

July 16, 2025, at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Jonathan Gewirtz, Chairman
Randi Marlin, Member

OTHERS PRESENT:

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

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

ITEM #1- PUBLIC HEARING – 2 CHARLOTTE DRIVE/106 & 110 EAST WILLOW TREE ROAD

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

Application submitted by Pomona Enterprises Corp on behalf of Jay Court Holdings, LLC on appeal of a determination of the Building Inspector or, in the alternative, for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit a two lot subdivision, proposed Lot No. 1 having lot frontage of 35 feet on East Willow Tree Road and 86 feet on Charlotte Drive instead of the minimum required of 100 feet on each of said roads.

The subject premises are situated on the north side of East Willow Tree Road approximately 305 feet west of Deerwood Road, known as 106 East Willow Tree Road/2 Charlotte Drive, designated on the Tax Map as Section 41.08 Block 1 Lot 35, in an R-35 Zoning District.

Chairwoman Collantes stated that the neighboring property notified the Village that their Public Hearing Notice was received just today, and not minimum (10) days prior like the Village Code states.

Sharon Abrams, 3 Charlotte Drive, stated that she received the Public Hearing Notice for this evening's meeting, today July 16, 2025, and not minimum (10) days prior. Ms. Abrams' Notice was post marked July 14, 2025. Ms. Abrams stated that her neighbor @ 5 Charlotte Drive also received their notice today. Ms. Abrams also stated the signage for the Public Hearing was not posted.

Ira Emanuel, the applicant's attorney, questioned what date the mailing certification was dated. Alicia Schultz responded that the mailing certification for this notice is dated July 2, 2025, which of note was right before a long holiday weekend. Mr. Emanuel stated that it is based on the date the notices were mailed out, not the date they are postmarked. Mr. Emanuel provided pictures to the Board that shows the posting are up and have been up for 2 weeks. Mr. Emanuel questioned if there would be a site visit or wait until the following month.

Doris Ulman stated that the issued raised by the resident raises jurisdictional questions and the Public Hearing Notices must be resent and signage for the next meeting on August 13, 2025 must be provided.

Chairwoman Collantes rescheduled this application to the August 13, 2025 meeting.

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

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

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

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

Doris Ulman stated that there is a lawsuit against the Zoning Board of Appeals to prevent the hearing of this application and there is a court order adjourning this hearing, pending our court appearance on July 18, 2025.

Chairwoman Collantes made a motion to adjourn this application to the August 13, 2025 meeting, seconded by Anita Hajioff. Upon vote, this motion carried unanimously.

ITEM #3- RESOLUTION CHANGING NEXT ZONING BOARD MEETING TO AUGUST 13, 2025, FROM AUGUST 20, 2025

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

RESOLVED, that the meeting of the Zoning Board of Appeals originally to be held on August 20, 2025 has been rescheduled to April 13, 2025 at 7:30 PM at the Village Hall.

Upon vote, this motion carried unanimously.

ITEM #4- APPROVAL OF MINUTES – MAY 21, 2025

Chairwoman Collantes made a motion to approve the Zoning Board of Appeals minutes of May 21, 2025, seconded by Anita Hajioff. Upon vote, this motion carried unanimously.

ADJOURNMENT

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

Respectfully submitted,
Alicia Schultz