



ZONING BOARD OF APPEALS MEETING AGENDA

December 29, 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

CONTINUED PUBLIC HEARING

1. The Application submitted by Sam Yurowitz for variances from the provisions of Section 230-17 Attachment I and Section 230-34D(2) and (4) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence and driveway having building coverage of .135 instead of the maximum permitted of .10 and the variance previously granted of .127, front yard impervious surface ratio of .26 instead of the maximum permitted of .20, driveway width of 25 feet instead of the maximum permitted of 12 feet and driveway gradient of 4.23% in the first 20 feet from the curb instead of the maximum permitted of 3%.

The subject premises are situated on the north side of Glenbrook Road approximately 100 feet east of Moccasin Place, known as 21 Glenbrook Road, designated on the Tax Map as Section 41.11 Block 1 Lot 64, in an R-35 Zoning District.

2. The Application submitted by Alan and Debra Rosenstock Legacy Trust for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence having building coverage of .138 instead of the maximum permitted of .1256 and total side yard of 53.8 feet instead of the minimum required of 60 feet. The subject premises are situated on the west side of Laura Lane north of Charlotte Drive, known as 3 Laura Lane, designated on the Tax Map as Section 41.08 Block 2 Lot 25, in an R-35 Zoning District.
3. 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.
4. The Application submitted by Nancy Rubin on behalf of Abraham Spira 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 cabana having a building coverage of .1228 instead of the maximum permitted of .10 and the variance previously granted of .113, impervious surface ratio of .29 instead of the maximum permitted of .25, side yard of 22 feet for the cabana instead of the minimum required of 25 feet, total side yard of 46.6 feet instead on the minimum required 60 feet and

rear yard of 7.0 feet for the inground swimming pool instead of the minimum required of 15 feet. The subject premises are situated on the east side of Charlotte Drive, approximately 1,200 feet west of Deerwood Road, known as 4 Charlotte Drive, designated on the Tax Map as Section 41.08 Block 1 Lot 35, in an R-35 Zoning District.

5. 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 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. To be adjourned. 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.

To be adjourned

DISCUSSIONS

6. Resolution — Jay Court Subdivision.
7. Discussion of the Proposed Zoning Law Amendment Regarding Sidewalks.

APPROVAL OF MINUTES

November 12, 2025

EXECUTIVE SESSION

To discuss litigation.

ADJOURNMENT

Sam Yurowitz
21 Glenbrook Rd
Monsey NY 10952

Dear Village Board Members,

I am writing to provide context for the updated variance application for my property at 21 Glenbrook Road. When the work was performed, I was not aware that an updated variance would be required, and only learned of this requirement after the project had been completed.

The modifications to the driveway width and deck depth were made for practical and safety-related reasons. The driveway was widened to safely accommodate two vehicles while allowing adequate access for garbage collection, particularly given the slope of the driveway, which was a result of existing conditions on the property. Prior to this improvement, one vehicle routinely had to remain parked on the street to allow the other to exit, which created unnecessary congestion and safety concerns on Glenbrook Road. This condition has now been fully resolved.

Additionally, the deck's increased depth was necessary to accommodate a Sukkah for my family during the holiday of Succos. The deck is constructed with open slats that allow water to drain through, minimizing any impact on impervious surface coverage. It is also important to note that the deck height exceeds the maximum permitted 36 inches by only a few inches—an amount that, standing alone, would generally not necessitate a variance.

All work has been completed and professionally landscaped. Reversing these improvements at this stage would be both impractical and wasteful, while providing no corresponding benefit.

Thank you for your time and consideration.

Sincerely,
Sam Yurowitz

ZONING BOARD OF APPEALS
VILLAGE OF WESLEY HILLS

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

SUPPLEMENTAL NARRATIVE SUMMARY

Since the submission of the initial narrative summary and application, the Board has raised additional issues and concerns. This supplemental summary is intended to address those concerns.

Wetlands and Wetlands Permit

At the October 29, 2025, meeting of the Board, after it had conducted a site visit, the Board asked why a wetlands permit had not been issued for the work previously approved by the Planning Board and already done on the site. The applicant had previously stated that there were no wetlands on the site that required a permit.

A subsequent review of the special permit issued in 2010 (and still in force) showed that, pursuant to §10A of the Village's wetlands law (codified as § 221-10.A), a separate wetlands permit was not needed in conjunction with review of a site plan, as here. In other words, the review of any wetlands impact is conducted as part of the site plan review, and a separate wetlands permit is not necessary.¹

Further review shows that, indeed, there are no wetlands on the site. Neither the National Wetlands Inventory nor the NYSDEC Environmental Resource Mapper shows on-site wetlands. The testimony of the applicant's engineer is consistent with this finding. While there is an intermittent stream on the site, streams are not considered wetlands under the Village's wetlands law.

Impervious Coverage

After the site visit, Board members wondered whether the amount of impervious coverage could be reduced by removing the covers and concrete pads from the

¹ This information was previously presented in my letter to the Board dated October 30, 2025.

materials storage bins at the southwest of the site. This would have removed approximately 2,500sf of coverage and reduce the ratio from 0.46 to 0.44. While the applicant was willing to do so, the Village Engineer objected to the change. The applicant advised that it was exploring other places to reduce its impervious coverage.

A similar reduction in coverage can be achieved by eliminating twelve parking spaces in the southeast corner of the site. The Zoning Code does not specify the number of required parking spaces for this use. The applicant believes that it can properly function with twelve fewer spaces, leaving a total of 22 parking spaces. These spaces are used almost exclusively by employees, as there are very few visitors to the site. Those visitors are mostly delivery trucks which can use spaces vacated by the applicant's trucks when they are on jobsites.

Submitted herewith is a revised layout plan. The parking area immediately East of the building has been made shorter. This provides a more compact parking area. The area where spaces have been removed will be planted with grass. This results in a reduction of 2,771sf of impervious coverage. The ratio is reduced from 0.46 to 0.437, which is a little more than would be achieved by uncovering the storage bins. It has the added benefit of softening the view of the site from Union Road.

Other Impervious Coverage Requirements

While the maximum allowable impervious coverage for the proposed use is 0.25, that is not the maximum allowed in the Village for other non-residential uses.

The Village has a single non-residential zoning district: NS. In the NS zone, the maximum allowable impervious coverage is 0.80. Based on the Rockland County GIS mapper, the applicant has identified six sites in the NS zone, five of which have impervious coverage ratios greater than 0.40, four of which have ratios greater than the 0.46 requested by the applicant in its initial filing.

It is axiomatic that non-residential uses require more coverage than do residential uses. Non-residential uses must provide parking areas and sidewalks that are not required for single-family homes. This has undoubtedly led to variance applications before the Board for other non-residential uses in residential zones such as for schools and places of worship.

In addition, the Zoning Code allows for relief by the Planning Board in these cases. § 230-26.L provides:

L. Increased impervious surface. In the R-50 and R-35 Districts, the Planning Board may grant a special permit to increase the maximum impervious surface specified in § 230-17 of this chapter to 0.40, provided the following conditions are met:


- (1) The report of the Village Engineer shall determine that stormwater runoff from the increased impervious surface can be accommodated without damaging neighboring or downstream properties.
- (2) The Planning Board may require landscaping and/or screening to buffer the proposed construction from neighboring properties.
- (3) All other requirements of § 230-17 of this chapter shall be met.

Thus, there is a recognition by the Zoning Code that a greater impervious surface ratio is often needed for special permit uses in the two larger residential zoning districts and empowers the Planning Board to allow the greater ratio.

The applicant has explored whether it is feasible for it to reduce its impervious surface ration to 0.40 or below. It cannot. Doing so would require it to provide only 17 parking spaces for cars and eliminate two overnight truck parking spaces. This parking complement is insufficient for its workforce. Other areas of impervious surface are needed to provide room for truck turning maneuvers. Thus, it cannot seek relief from the Planning Board and must seek a variance.

Dated: December 2, 2025
New City, New York

EMANUEL LAW, PC

By: 
Ira M. Emanuel

November 24, 2025

Impervious Surface Analysis

1. Tax Map Lot: 41.11-1-20
Address: 441 Route 306 Use: Professional Office Building
Owner: 441 Route 306 LLC Built: 1990
Lot Area: 26,875 s.f. or 0.62 acres Floor Area: 7176 s.f.
Asphalt: 11,177 s.f.
Bldg & Sidewalk: 6020 s.f.
Total: 17,197 s.f.
Development Coverage: $17197/26875 = 0.64 \times 100 = 64\%$

2. Tax Map Lot: 41.11-2-18 & 19
Address: 2 Village Green & 432 Rt. 306 Use: Telephone Communication & Office
Owner: Village of Wesley Hills Built: 1980
Lot Area: 96,830 s.f. or 2.2 acres
Impervious Cover: 35,290 s.f.
Development Cover: $35,290/96,830 = 0.36 \times 100 = 36\%$

3. Tax Map Lot: 41.07-2-29
Address: 477 Route 306 Use: Service & Gas Station
Owner: Three Seventy Seven Route 306 Monsey LLC Built: 1989
Lot Area: 28533 s.f. or 0.65 acres Floor Area: 594 s.f.
Impervious Cover: 20547 s.f.
Development Coverage: $20547/28533 = 0.72 \times 100 = 72\%$

4. Tax Map Lot: 41.11-1-18
Address: 475 Route 306 Use: Service & Gas Station
Owner: KAM Realty Corp. Built: 1965
Lot Area: 30155 s.f. or 0.69 acres Floor Area: 1830 s.f.
Impervious Cover: 26,353 s.f.
Development Coverage: $26353/30155 = 0.874 \times 100 = 87\%$

5. Tax Map Lot: 41.11-1-19
Address: 455 Route 306 Use: Commercial Shopping
Owner: Wesley Hills Center LLC Built: 1965
Lot Area: 247,126 s.f. or 5.75 acres Floor Area: 54216 s.f.
Impervious Area: 189,510 s.f.
Development Coverage: $189,510/247,126 = 0.767 \times 100 = 76\%$

6. Tax Map Lot: 42.13-1-23.5
Address: 799 Union Road Use: 2 Family Residence
Owner: Jacob Kohl Built: 1787
Lot Area: 200,376 s.f. or 4.6 acres Floor Area: 2696 s.f.
Impervious Area: 85,684 s.f.
Development Coverage: $85,684/200,376 = 0.428 \times 100 = 42.8\%$

References:

a. Rockland County GIS

https://www.rocklandgis.com/webapps/base_public/

b. Town of Ramapo Assessor's Office Quick Property Search

<https://townoframapo.prosgar.com/PROSSearch/SearchFilters>

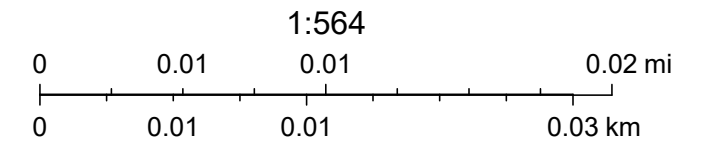
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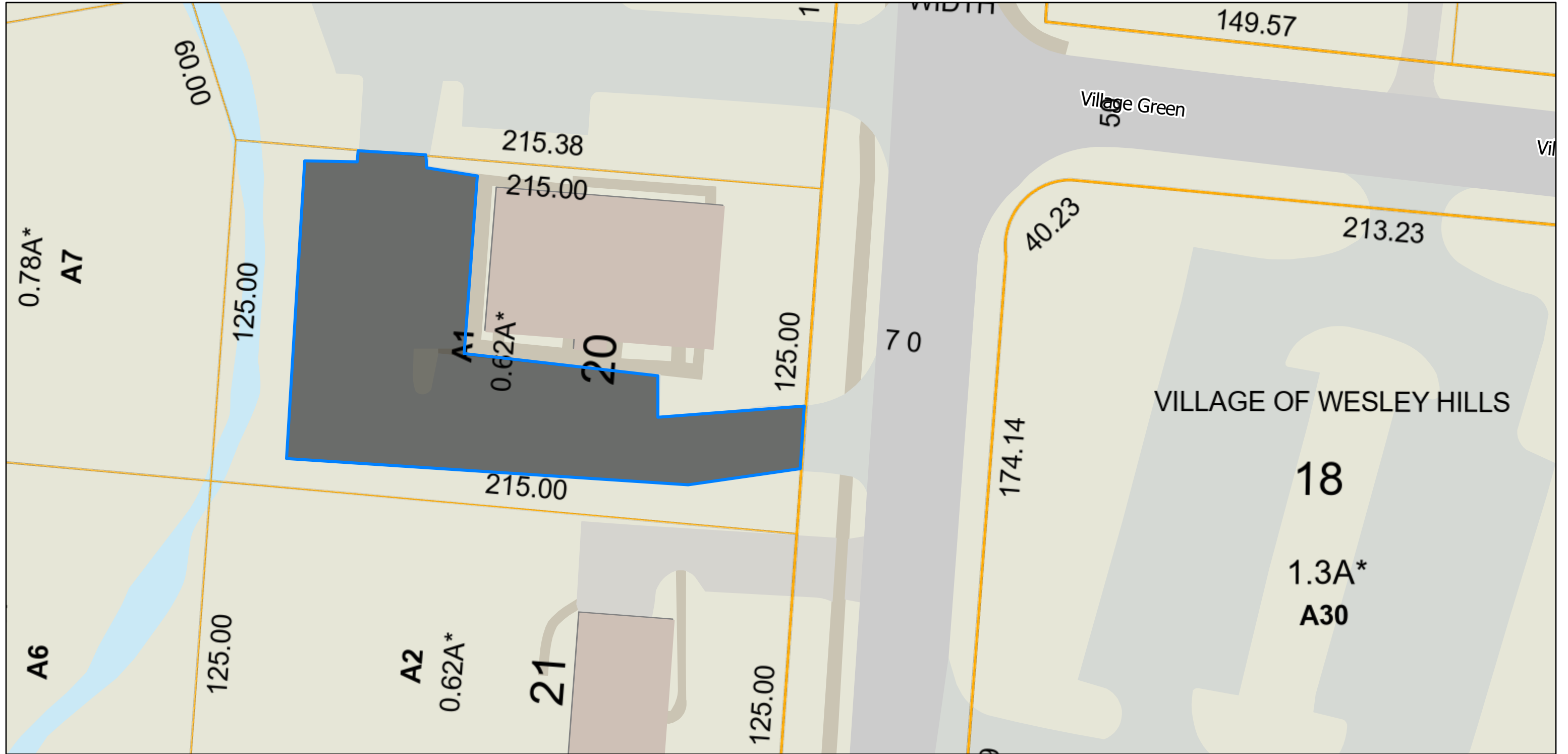
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-  Parcel
-  Parcel ROWs

1A. 441 Route 306
Tax Map Lot 41.11-1-20
Asphalt: 11,177 s.f.
Bldg & Sidewalk: 6020 s.f.
Total Impervious: 17,197 s.f.



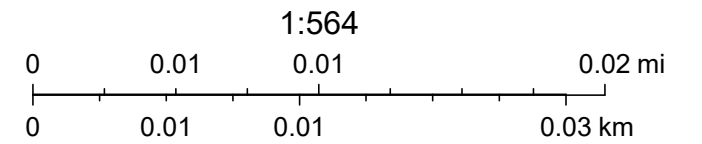
ArcGIS Web Map



11/12/2025, 9:46:30 AM

- Parcel
- Parcel ROWs

1B.-441 Route 306 - pavement
Tax Map Lot 41.11-1-20
pavement: 11,177 s.f.



ArcGIS Web Map

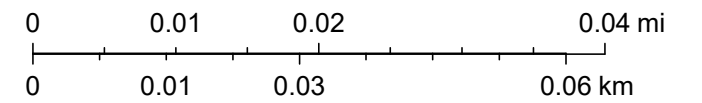


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- Parcel
- Parcel ROWs

2A. 2 Village Green
 Tax Map Lot: 41.11-2-18
 pavement: 12,505 s.f. + 13,896 s.f.
 Total 26401 s.f.

1:1,128



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

ArcGIS Web Map

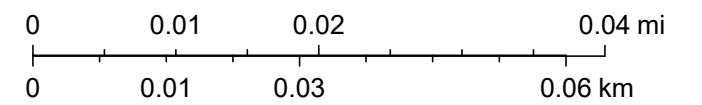


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- Parcel
- Parcel ROWs

2B 2 Village Green
Tax Map Lot: 41.11-2-18
pavement: 12,505 s.f. + 13,896 s.f.
Total 26401 s.f.

1:1,128



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

ArcGIS Web Map

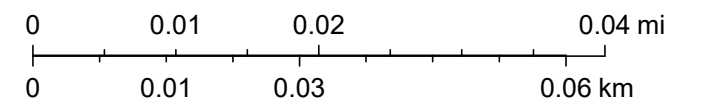


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- Parcel ROWs

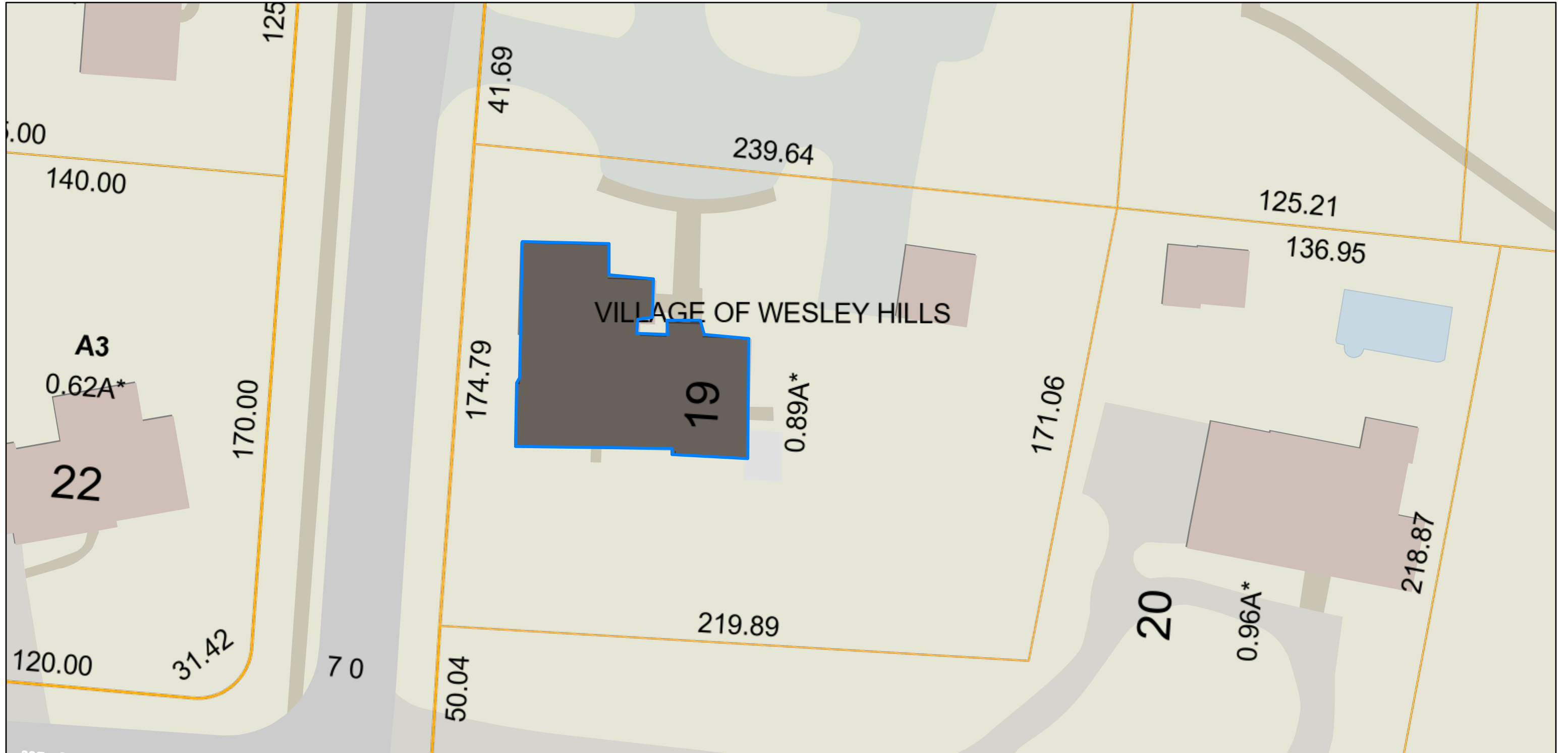
2C. 432 Route 306 - pavement
 Tax Map Lot: 41.11-2-19
 Asphalt: 1299 s.f. + 1540 s.f.
 Bldg. 5002 s.f.
 shed 753 s.f.
 sidewalks 295 s.f.
 Total 8889 s.f.

1:1,128






Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

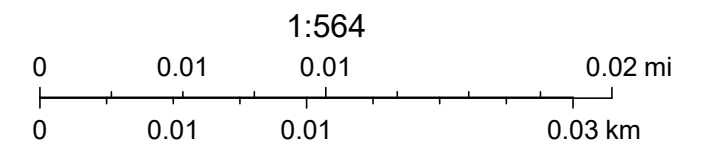
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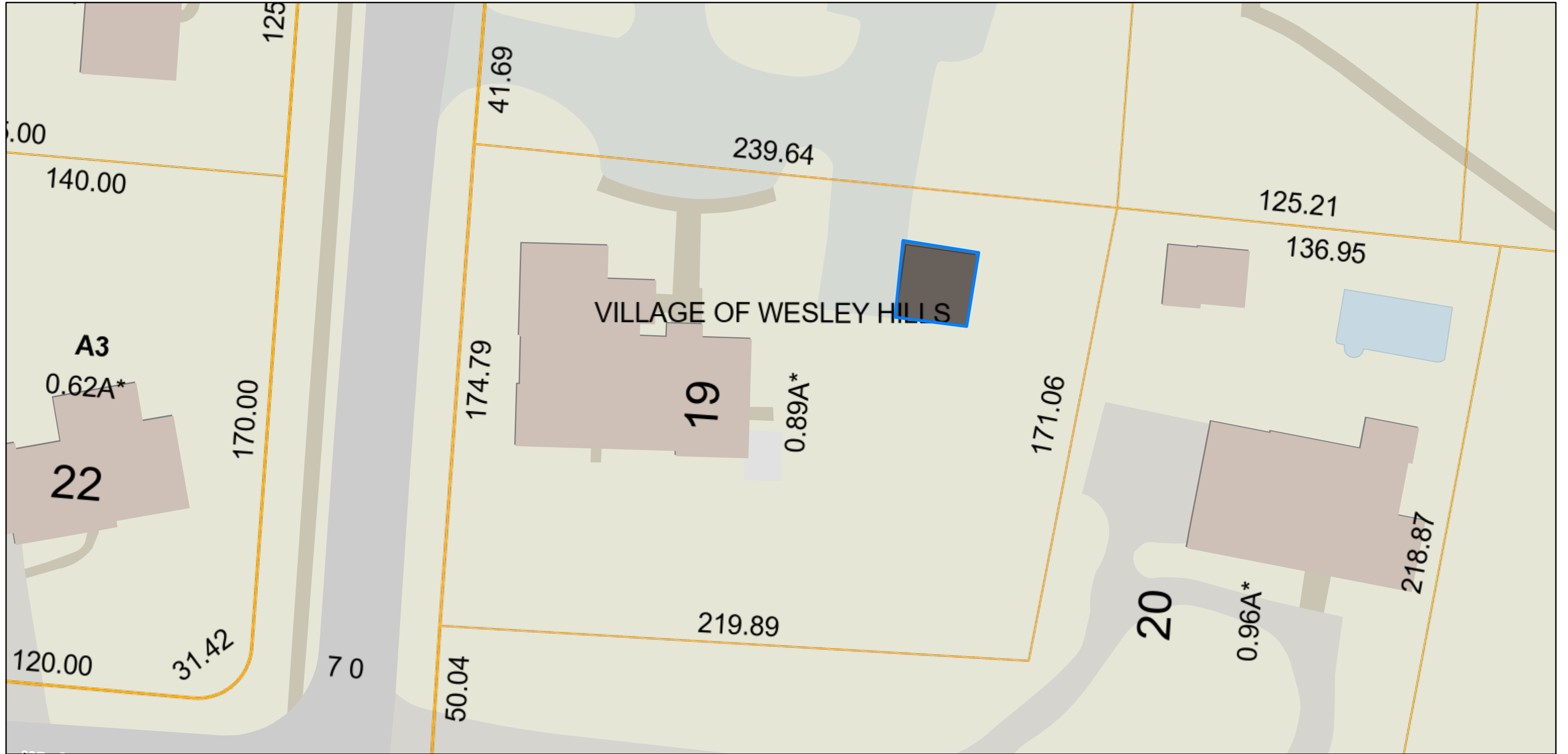
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-  Parcel
-  Parcel ROWs




2D. 432 Route 306 - Building
Tax Map Lot: 41.11-2-19
Asphalt: 1299 s.f. + 1540 s.f.
Bldg. 5002 s.f.
shed 753 s.f.
sidewalks 295 s.f.
Total 8889 s.f.



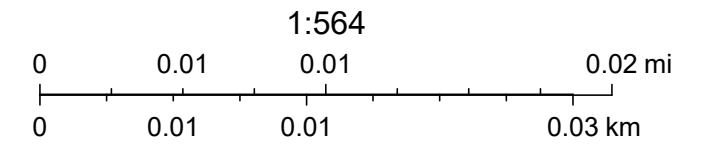
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11/12/2025, 11:04:46 AM

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-  Parcel
-  Parcel ROWs




2E. 432 Route 306 - shed
Tax Map Lot 41.11-2-19
Asphalt: 1299 s.f. + 1540 s.f.
Bldg. 5002 s.f.
shed 753 s.f.
sidewalks 295 s.f.
Total 8889 s.f.



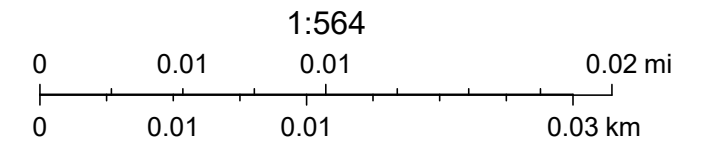
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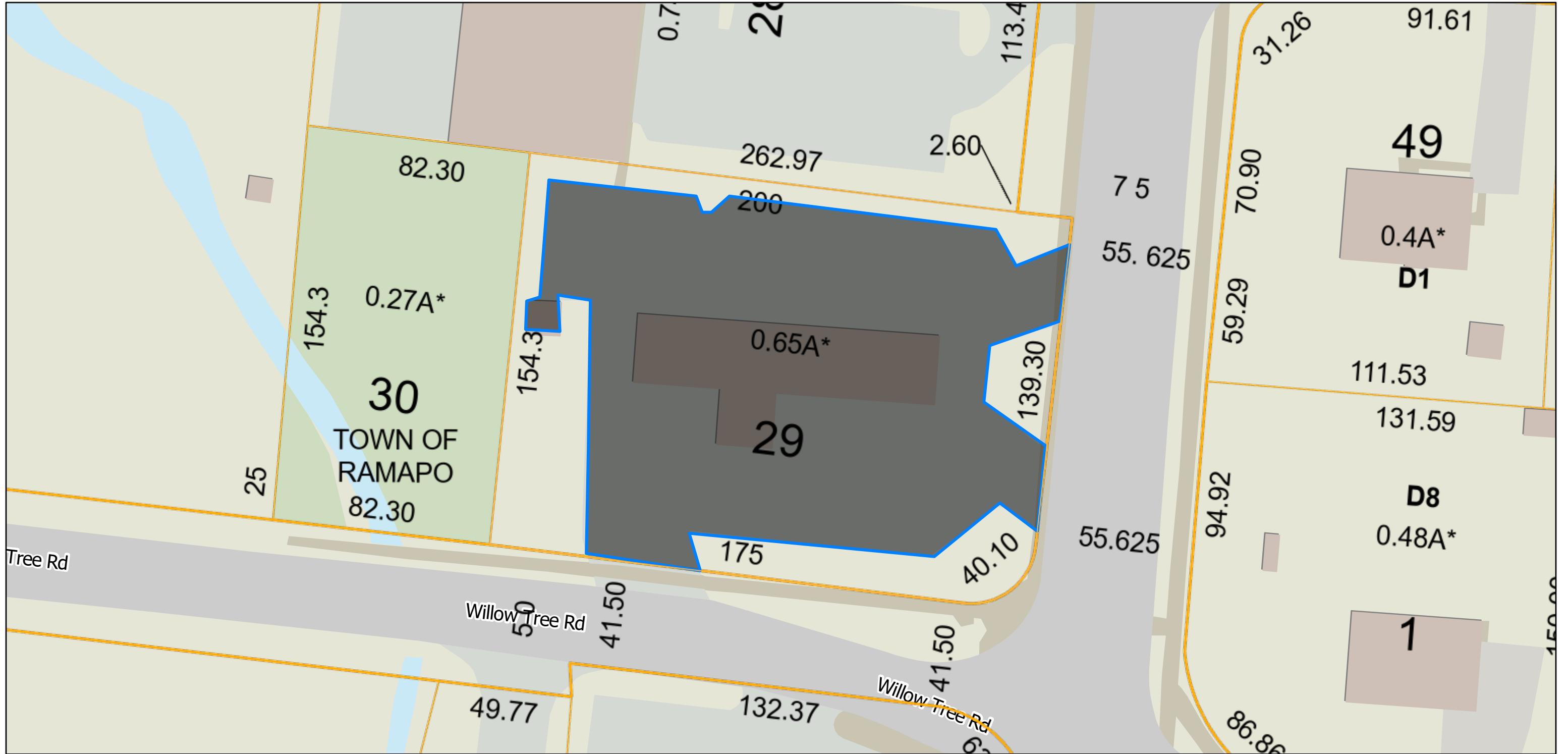
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-  Find Parcel with Parcel ID _Query result
-  Parcel
-  Parcel ROWs

2F. 432 Route 306 - sidewalk
Tax Map Lot: 41.11-2-19
Asphalt: 1299 s.f. + 1540 s.f.
Bldg. 5002 s.f.
shed 753 s.f.
sidewalks 295 s.f.
Total 8889 s.f.



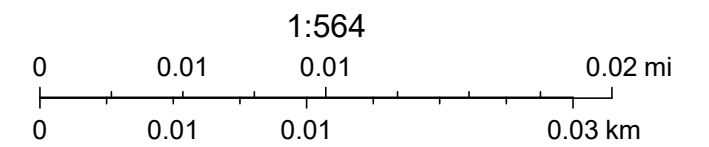
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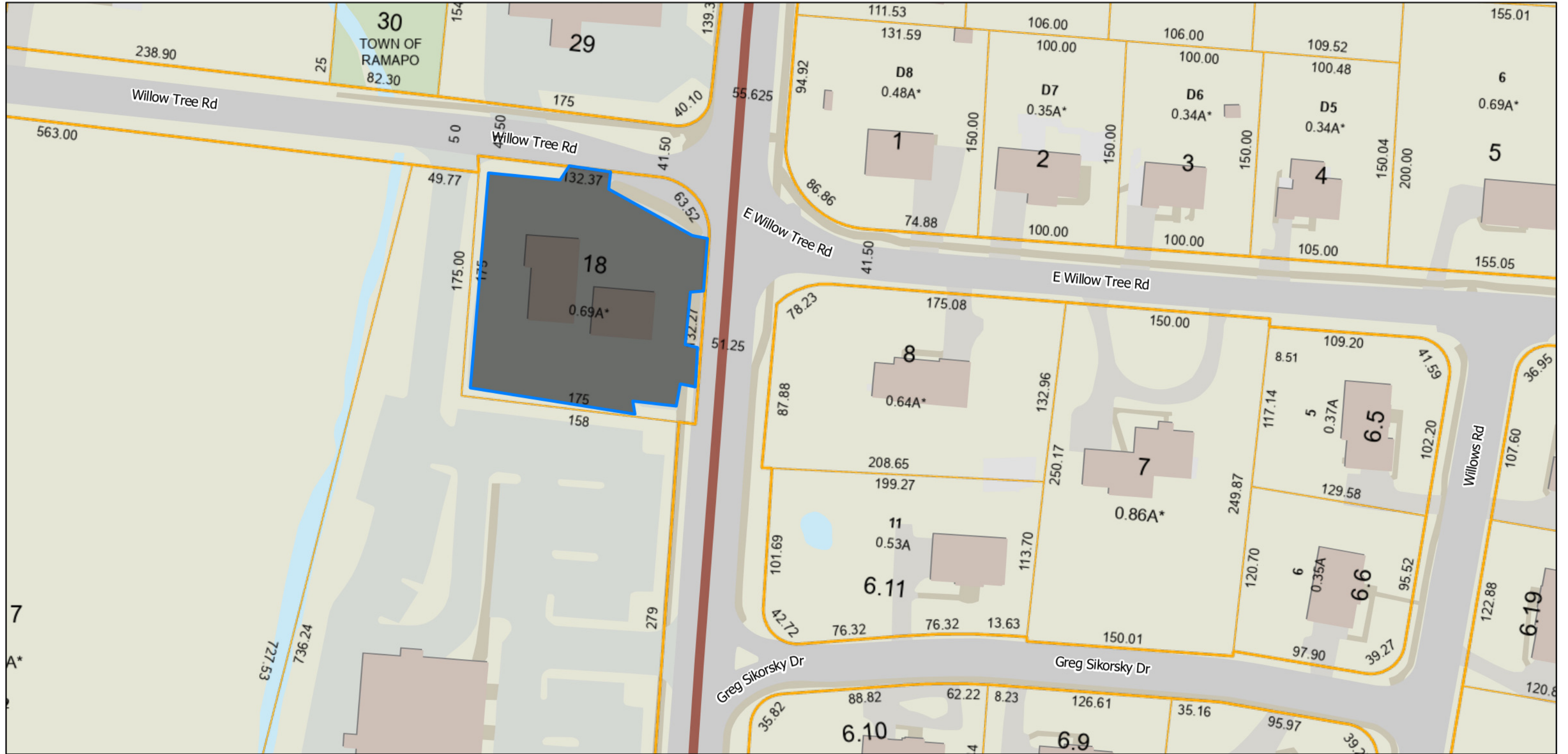
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- Parcel
- Parcel ROWs

3. 477 Route 306 - impervious
Tax Map Lot 41.07-2-29
Impervious: 20,547 s.f.



ArcGIS Web Map

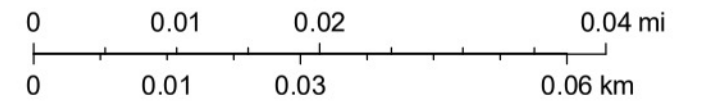


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- Parcel
- Parcel ROWs

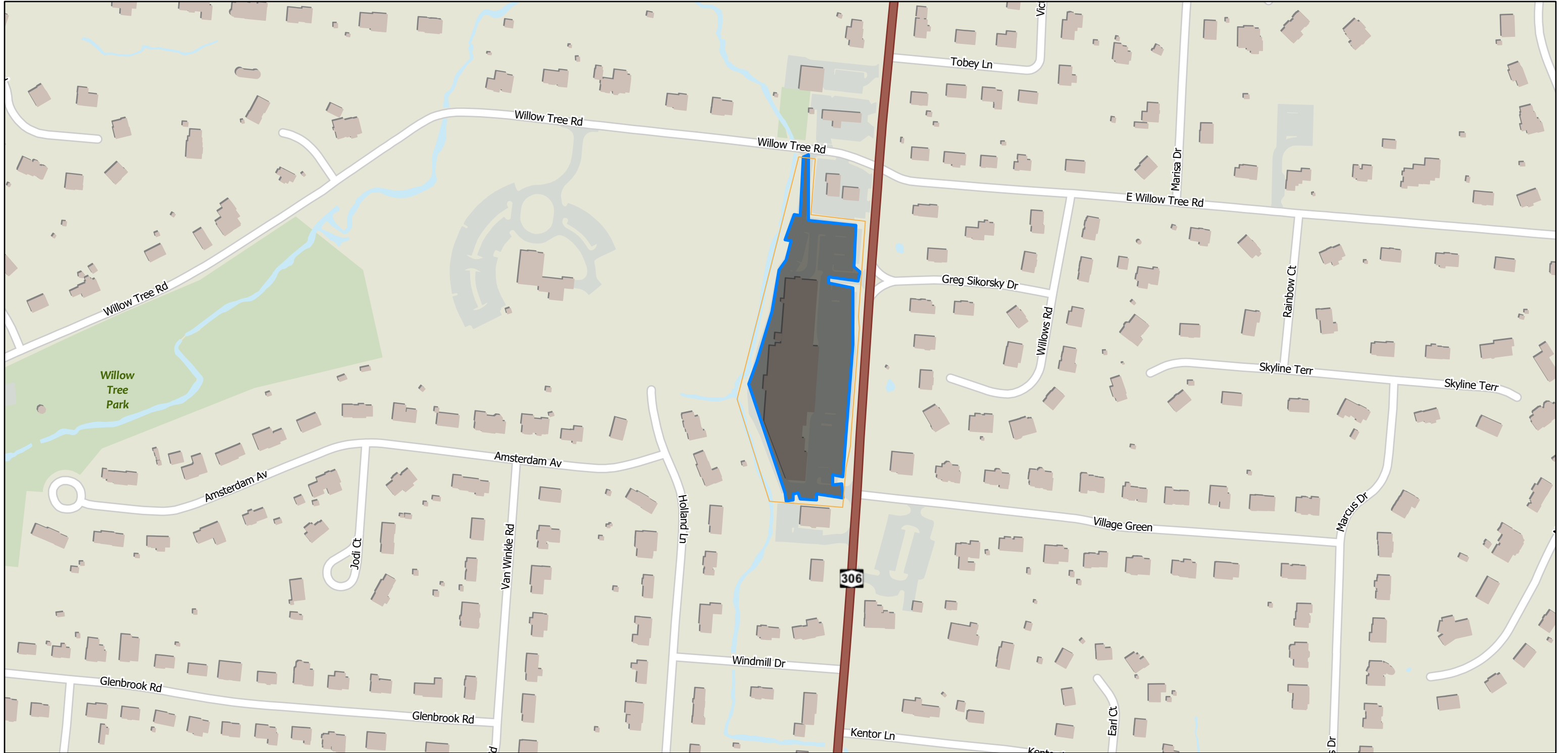
4. 475 Route 306
Tax Map Lot: 41.11-1-18
Impervious: 26,353 s.f.

1:1,128



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

ArcGIS Web Map

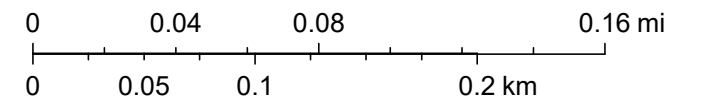


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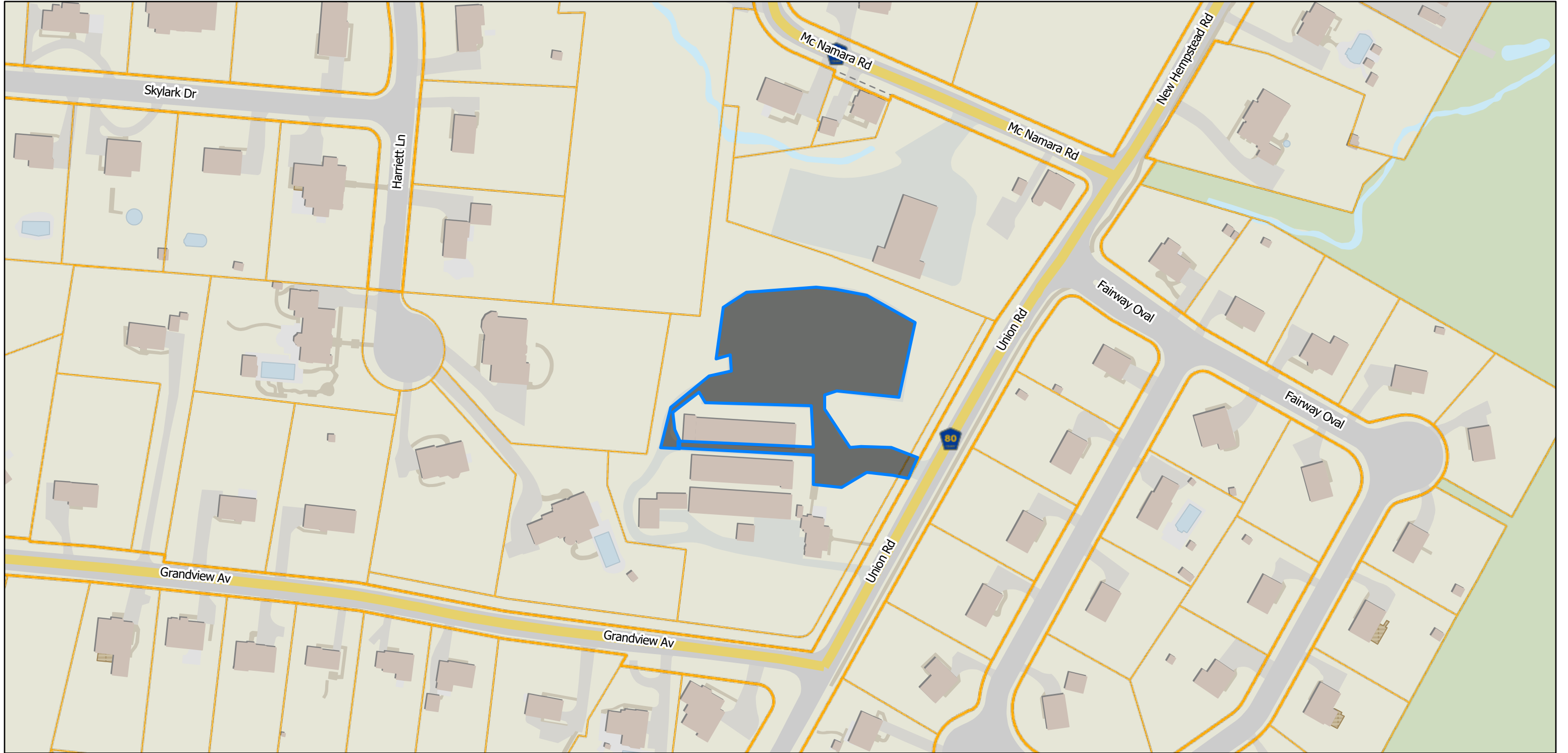
5. 455 Route 306 impervious
Tax Map Lot: 41.11-1-19
Impervious: 189,510 s.f.

1:4,514



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

ArcGIS Web Map

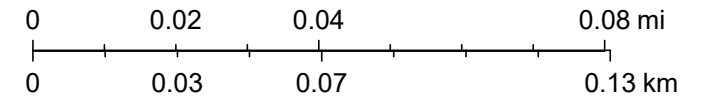


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-  Parcel
-  Parcel ROWs

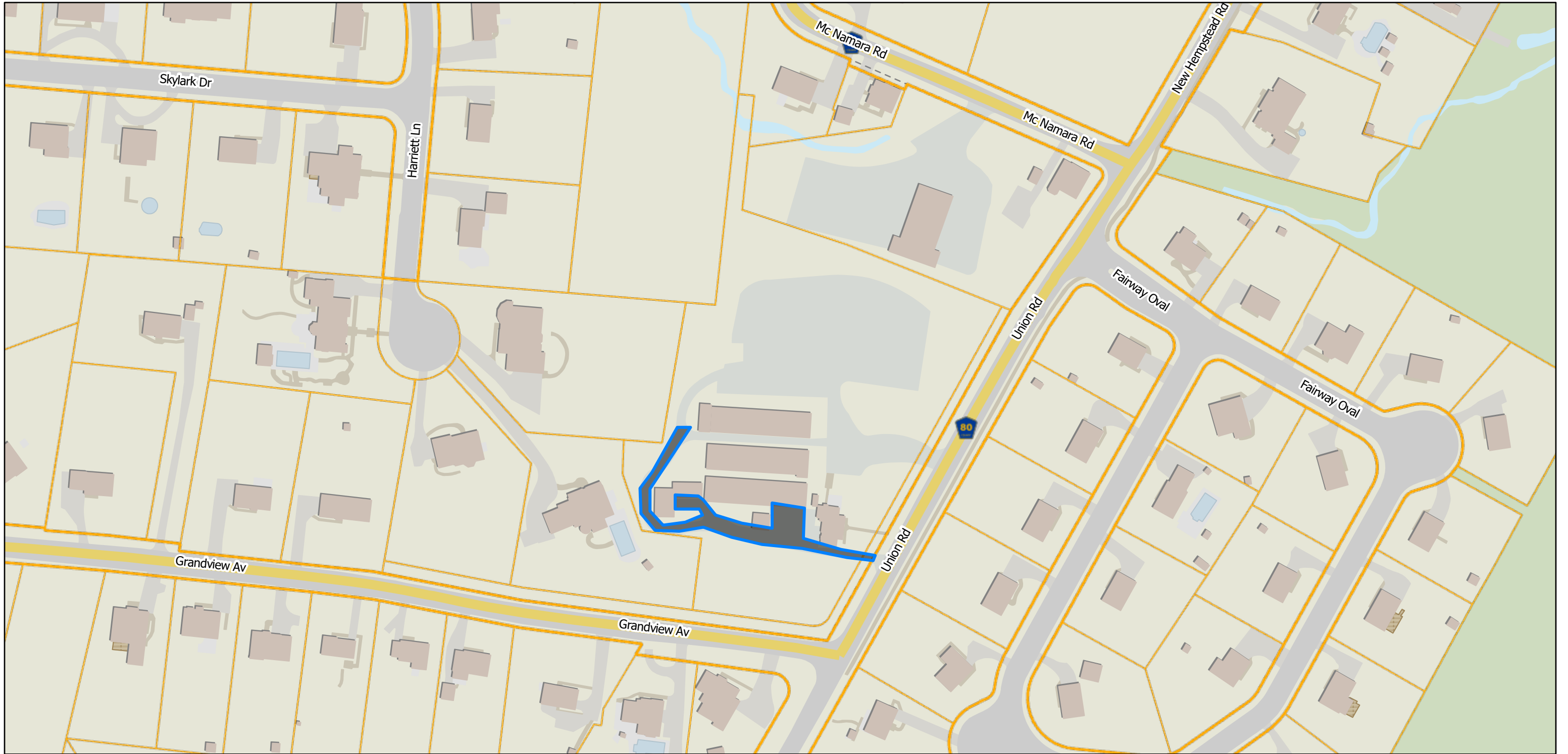
6A. 799 Union Road pavement
Tax Map Lot: 42.13-1-23.5
pavement: 65,236 s.f.
Bldgs.: 20,448 s.f.
Total: 85,684 s.f.

1:2,257



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

ArcGIS Web Map

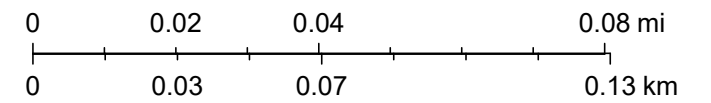


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-  Parcel
-  Parcel ROWs

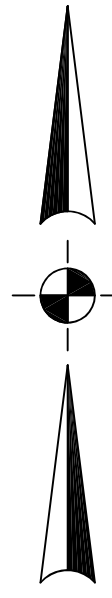
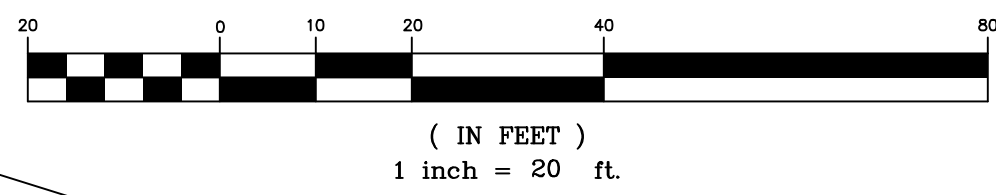
6B. 799 Union Road pavement
Tax Map Lot: 42.13-1-23.6
pavement: 65,236 s.f.
Bldgs.: 20,448 s.f.
Total: 85,684 s.f.

1:2,257

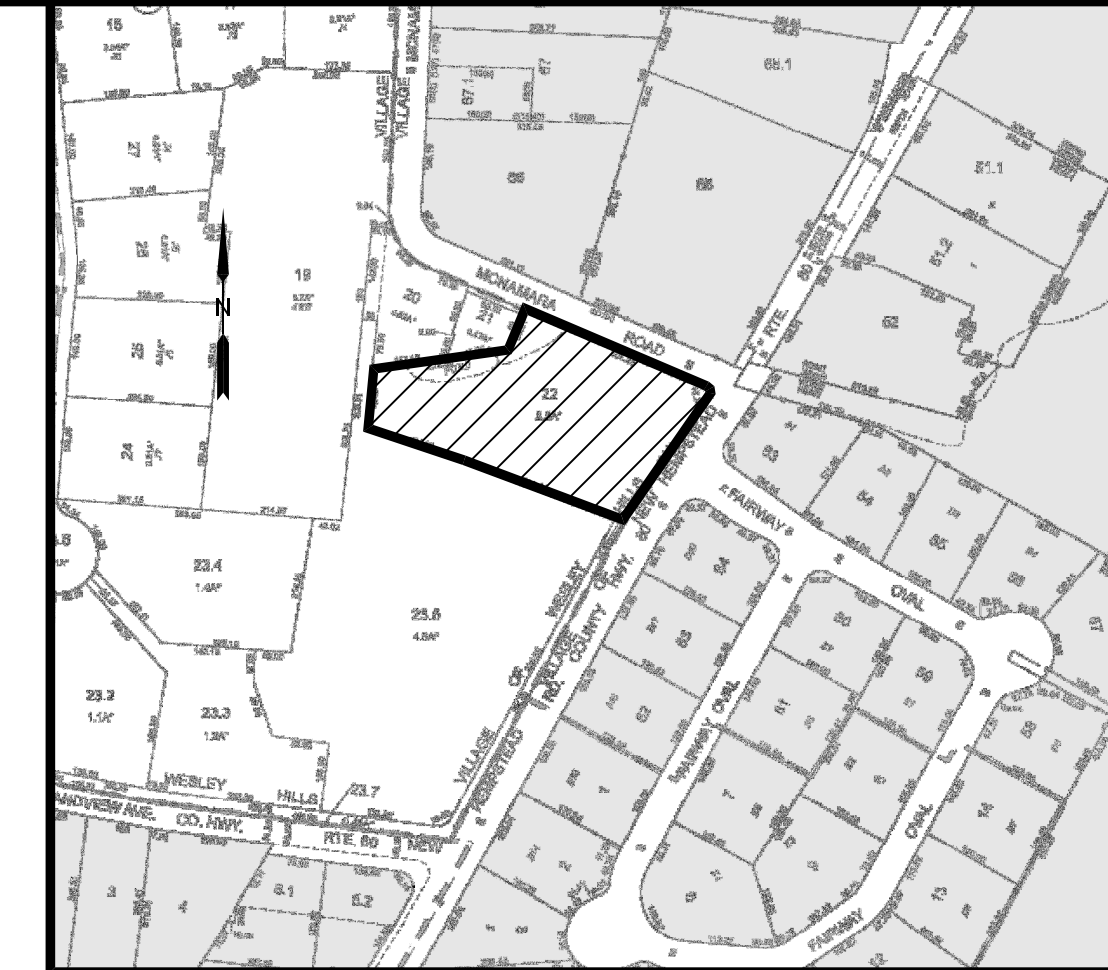


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GRAPHIC SCALE



- 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:
8:00AM TO 5:00PM MONDAY THROUGH FRIDAY
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
- 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.
 - 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.
- ALL ENCROACHMENTS SHALL BE RELOCATED.

42.13 - 1 - 20
N/F 17 McNAMARA HOLDINGS LLC

42.13 - 1 - 21
N/F SPIRA

42.13 - 1 - 22
96,083 Sq. Feet
2.206 Acres

42.13 - 1 - 23.5
N/F J SCHENKMAN REALTY LLC

LOT AREA CALCULATIONS:
GROSS LOT AREA 96,083 SF
NET LOT AREA
96,083 SF - 75% DSL (3,417 SF)
= 75% POND (3,256 SF) = 91,078 SF

NET LOT AREA = 91,078 S.F.
IMPERVIOUS COVER PROPOSED
EXISTING HOUSE = 1937 S.F.
SIDEWALK (HOUSE) = 260 S.F.
DRIVEWAY (HOUSE) = 1721 S.F.
EXISTING SHED = 257 S.F.
EXISTING HOUSE TOTAL = 4166 S.F.
4165 / 91078 = 0.0457

PROPOSED ARBORIST
EXISTING BUILDING = 7221 S.F.
PROPOSED GRAVEL = 26,219 S.F.
TOTAL PROPOSED ARBORIST = 35,690 S.F.
35,690 / 91078 = 0.391

TOTAL IMPERVIOUS AREA
0.0457 + 0.3918 = 0.437

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	0.39	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) 0.44	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.

DATE	ISSUE	DESCRIPTION	REVISIONS
12/01/25	REV 6	REMOVED IMPERVIOUS COVER	
10/23/25	REV 5	REMOVED IMPERVIOUS COVER UNDER MULCH BINS	
9/4/25	REV 4	ADDED IMPERVIOUS COVER CALCULATION	
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

DATE: 12/07/22

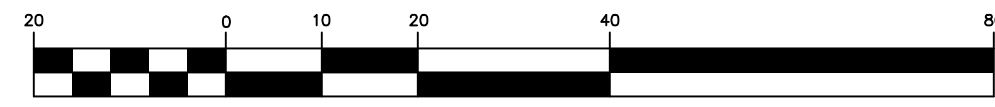
139 Lafayette Avenue, 2nd Fl. 55 Brookside Avenue
Suffern, NY 10901 Chester, NY 10918
P 845.547.2241 - F 845.547.2243 845.610.3621

Civil Engineering & Land Surveying Services that Build Confidence
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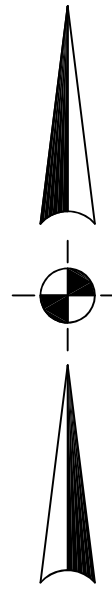
DRAWN BY: RB/LT
CHKD BY: RB/LT
JOB No.: 4131
SCALE: 1"=20'
DWG No.: 1 OF 7

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

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



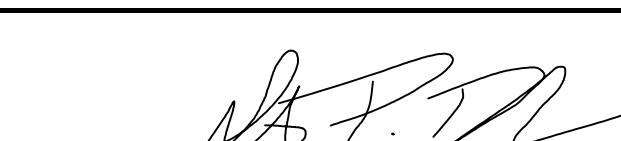
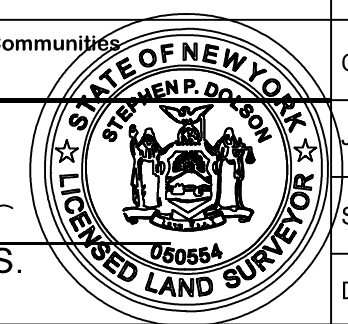
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N/F 17 McNAMARA HOLDINGS LLC

42.13 - 1 - 21
N/F SPIRA

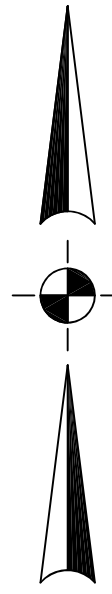
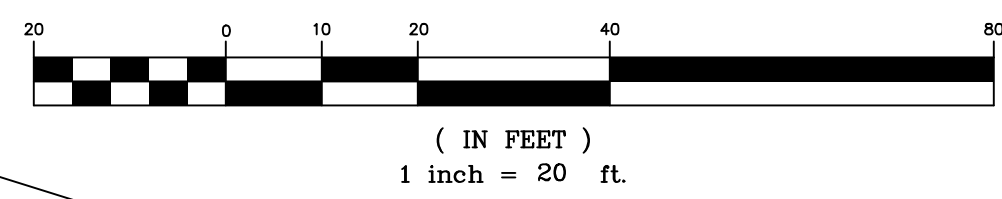
42.13 - 1 - 22
96,083 Sq. Feet
2.206 Acres

42.13 - 1 - 23.5
N/F J SCHENKMAN REALTY LLC

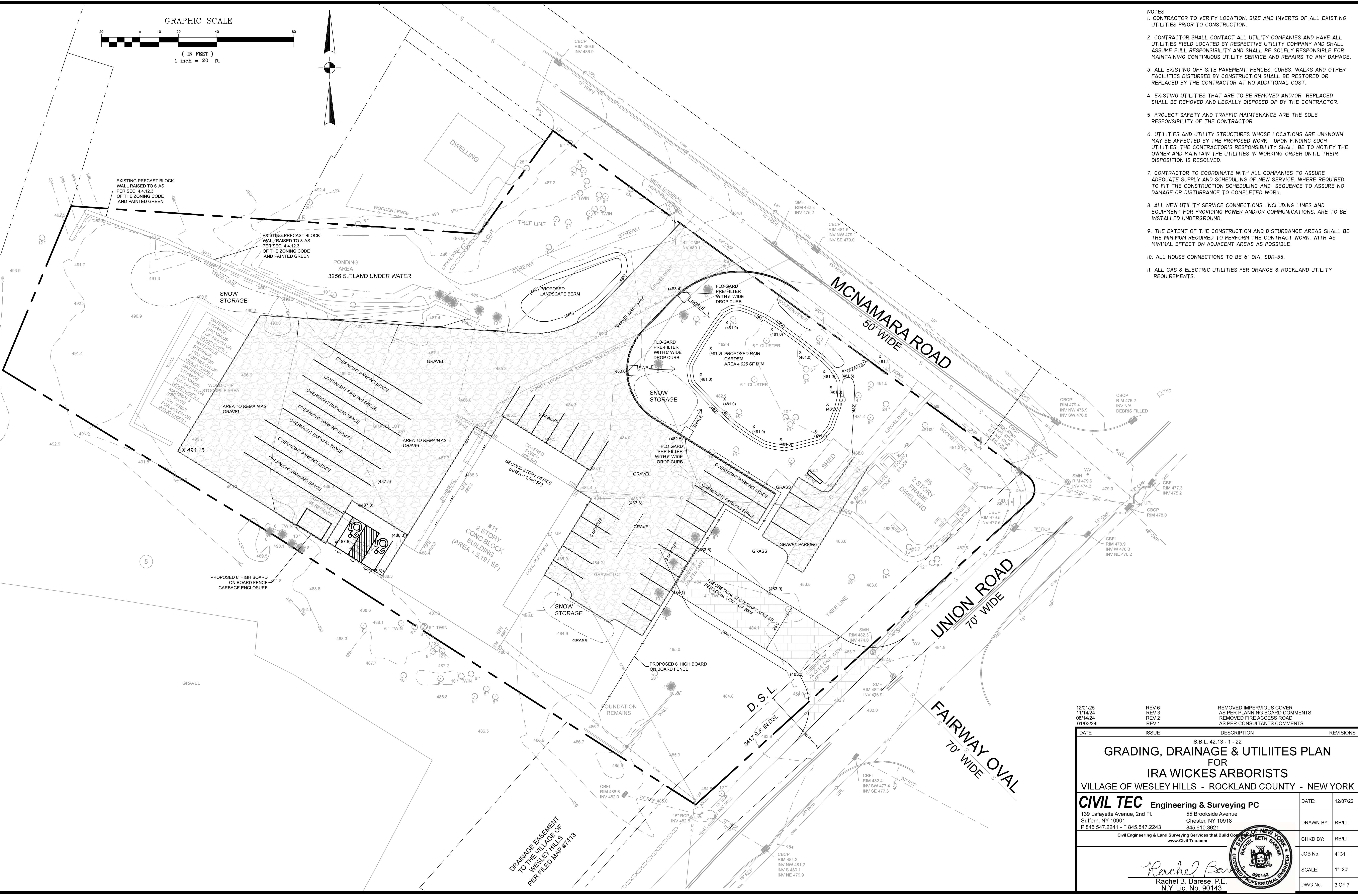
DRAINAGE EASEMENT
TO THE VILLAGE OF
WESLEY HILLS
PER FILED MAP #7413

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1 - 22			
EXISTING CONDITIONS PLAN			
FOR			
IRA WICKES ARBORISTS			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 12/07/22
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	DRAWN BY: RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			CHKD BY: RB/LT
 STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554			JOB No. 4131
			SCALE: 1"=20'
			DWG No. 2 OF 7

GRAPHIC SCALE



- NOTES
- CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
 - ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
 - EXISTING UTILITIES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
 - PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
 - CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
 - ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
 - THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK, WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
 - ALL HOUSE CONNECTIONS TO BE 6" DIA. SDR-35.
 - ALL GAS & ELECTRIC UTILITIES PER ORANGE & ROCKLAND UTILITY REQUIREMENTS.



DATE	ISSUE	DESCRIPTION	REVISIONS
12/01/25	REV 6	REMOVED IMPERVIOUS COVER	
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
GRADING, DRAINAGE & UTILITES 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

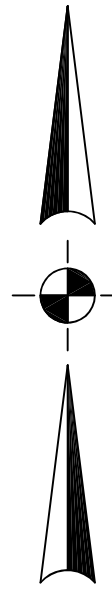
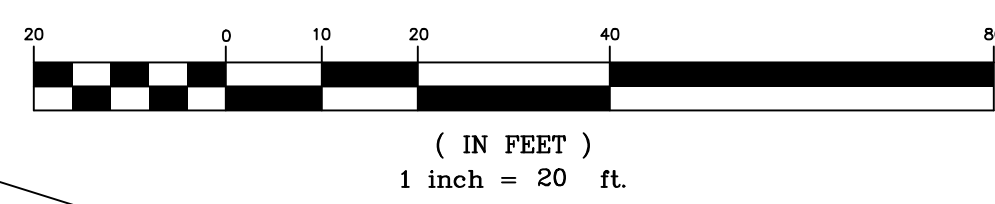
55 Brookside Avenue Chester, NY 10918
 845.610.3621

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.: 3 OF 7

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

GRAPHIC SCALE



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"0" 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 Eesey 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.

Table 4.11 Suggested Rain Garden Plant List	
Shrubs	Herbaceous Plants
Witch Hazel <i>Hamamelis virginiana</i>	Cinnamon Fern <i>Osmunda cinnamomea</i>
Winterberry <i>Ilex verticillata</i>	Cutleaf Coneflower <i>Rudbeckia laciniata</i>
Arrowwood <i>Viburnum dentatum</i>	Woolgrass <i>Scirpus cyperinus</i>
Brook-side Alder <i>Alnus serrulata</i>	New England Aster <i>Aster novae-angliae</i>
Red-Osier Dogwood <i>Cornus stolonifera</i>	Fox Sedge <i>Carex vulpinoidea</i>
Sweet Pepperbush <i>Chetrea alnifolia</i>	Spotted Joe-Pye Weed <i>Eupatorium maculatum</i>
	Switch Grass <i>Panicum virgatum</i>
	Great Blue Lobelia <i>Lobelia siphacina</i>
	Wild Bergamot <i>Monarda fistulosa</i>
	Red Milkweed <i>Asclepias incarnata</i>

Adapted from NYSDM Bioretention Specifications, Bannerman, Brooklyn Botanic Garden.

EROSION CONTROL & SEDIMENT NOTES

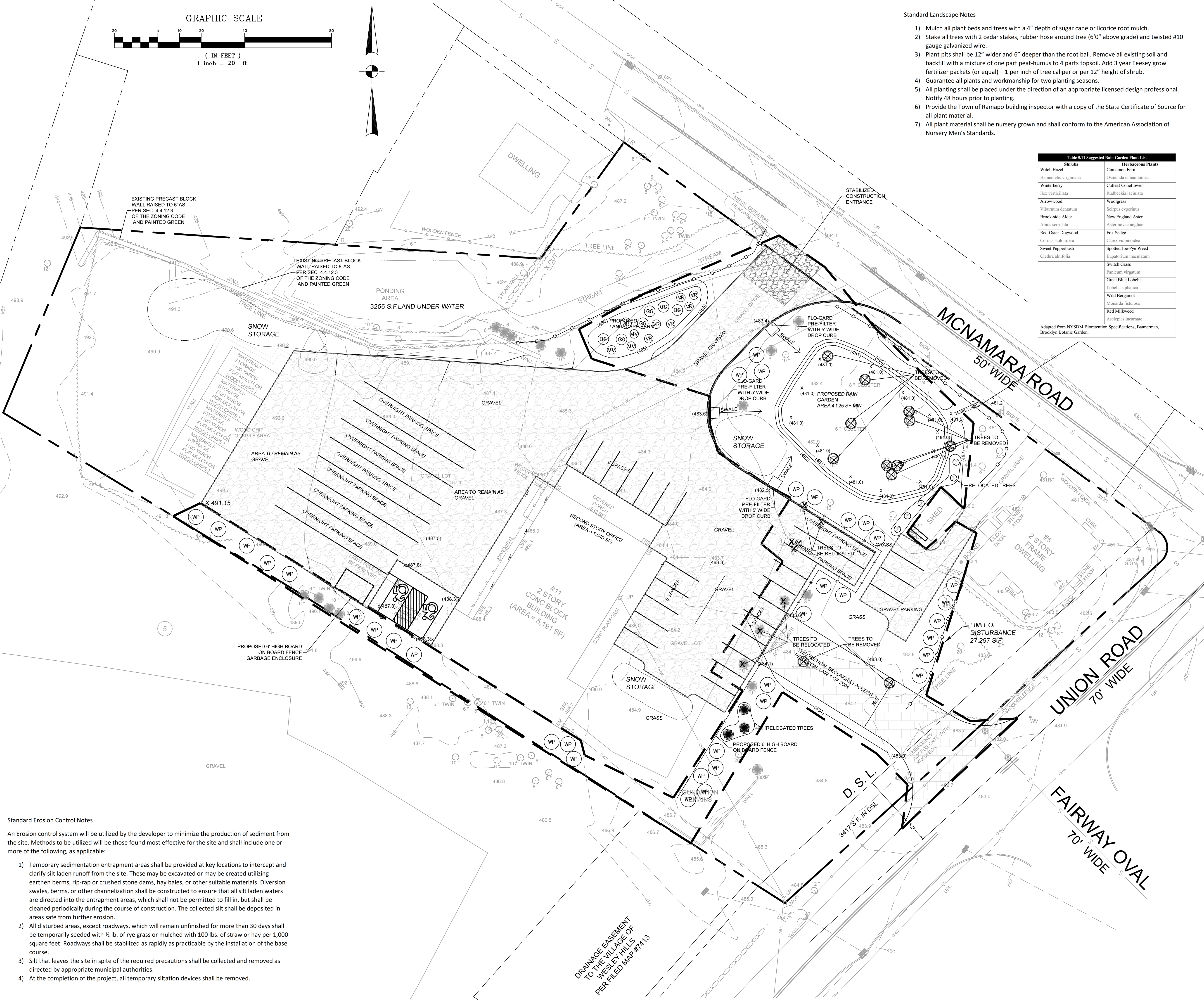
1. A TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE LEFT BARE FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHALL BE SEEDED DOWN OR MULCHED IMMEDIATELY.
2. STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL,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

PLANTING LIST

KEY	QUANTITY	COMMON NAME/BOTANICAL NAME	SIZE COMMENT
TREES			
WP	39	WHITE PINE/PINUS STROBUS	7'-8' HT
GG	7	LANDSCAPE BERM PLANTING	
MV	3	GREEN GIANT/THUJA	3'-4' HT
VR	6	MAPLE-LEAF VIBURNUM/ <i>Viburnum acerifolium</i>	3'-4' ht.
		VIRGINIA ROSE/ <i>Rosa virginiana</i>	2'-3' ht.

NOTES

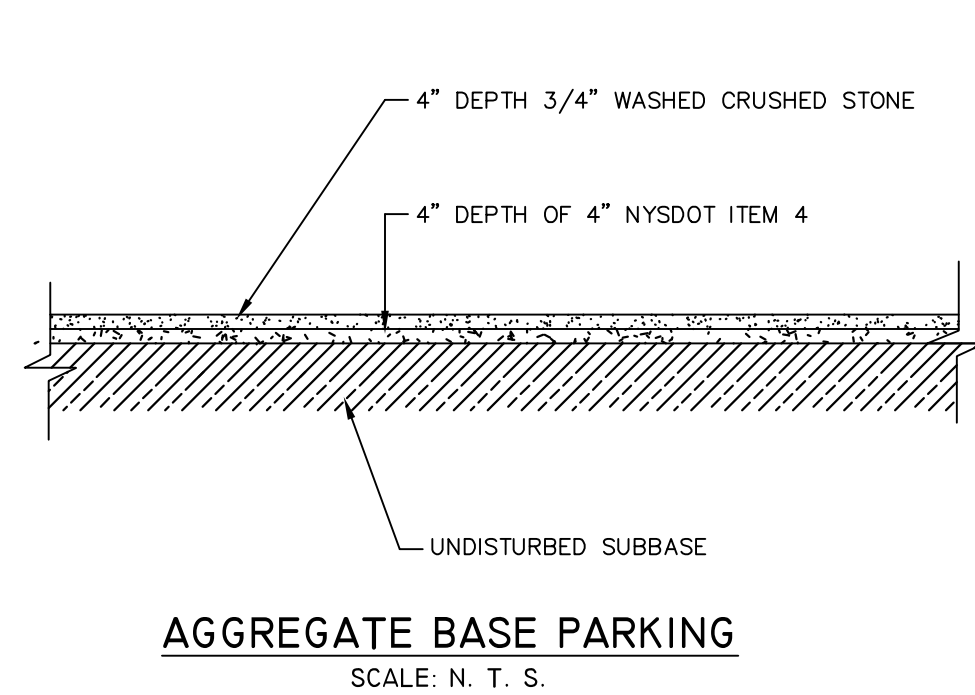
1. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
2. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.



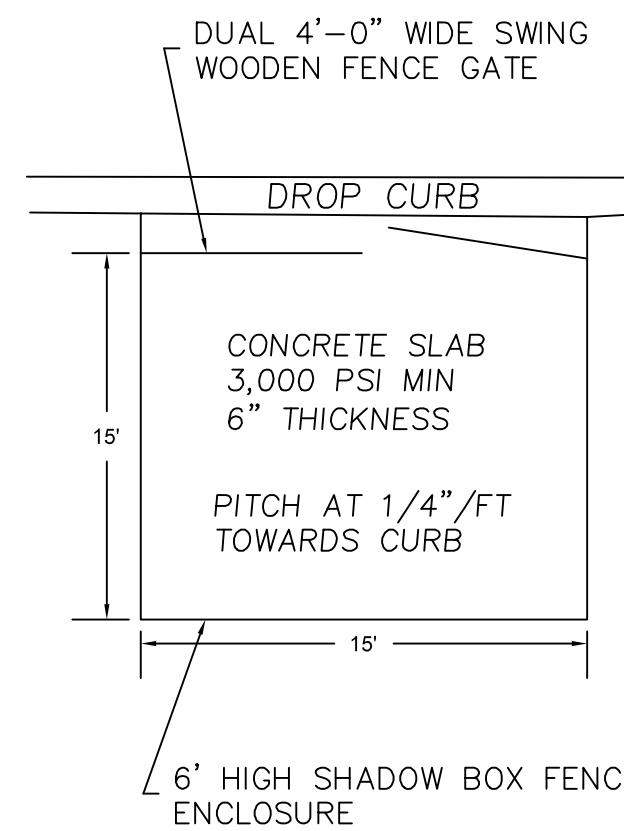
- Standard Erosion Control Notes
- An Erosion control system will be utilized by the developer to minimize the production of sediment from the site. Methods to be utilized will be those found most effective for the site and shall include one or more of the following, as applicable:
- 1) Temporary sedimentation 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 1/4 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.

12/01/25	REV 6	REMOVED IMPERVIOUS COVER	
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	

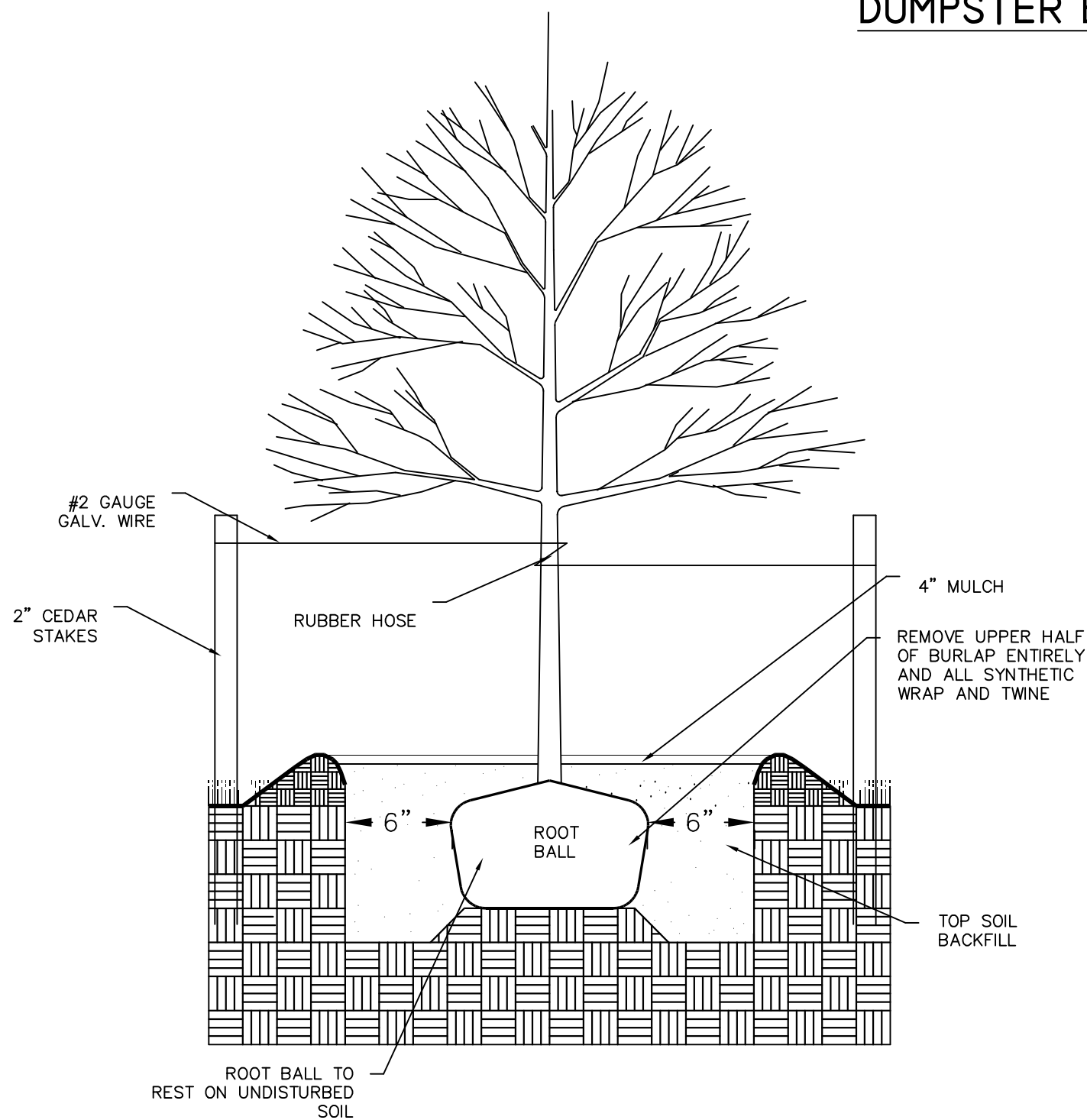
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1 - 22			
LANDSCAPING & EROSION CONTROL PLAN			
FOR			
IRA WICKES ARBORISTS			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 12/07/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
55 Brookside Avenue Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			
			JOB No. 4131
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: 1"=20'
			DWG No. 4 OF 7



AGGREGATE BASE PARKING
SCALE: N. T. S.

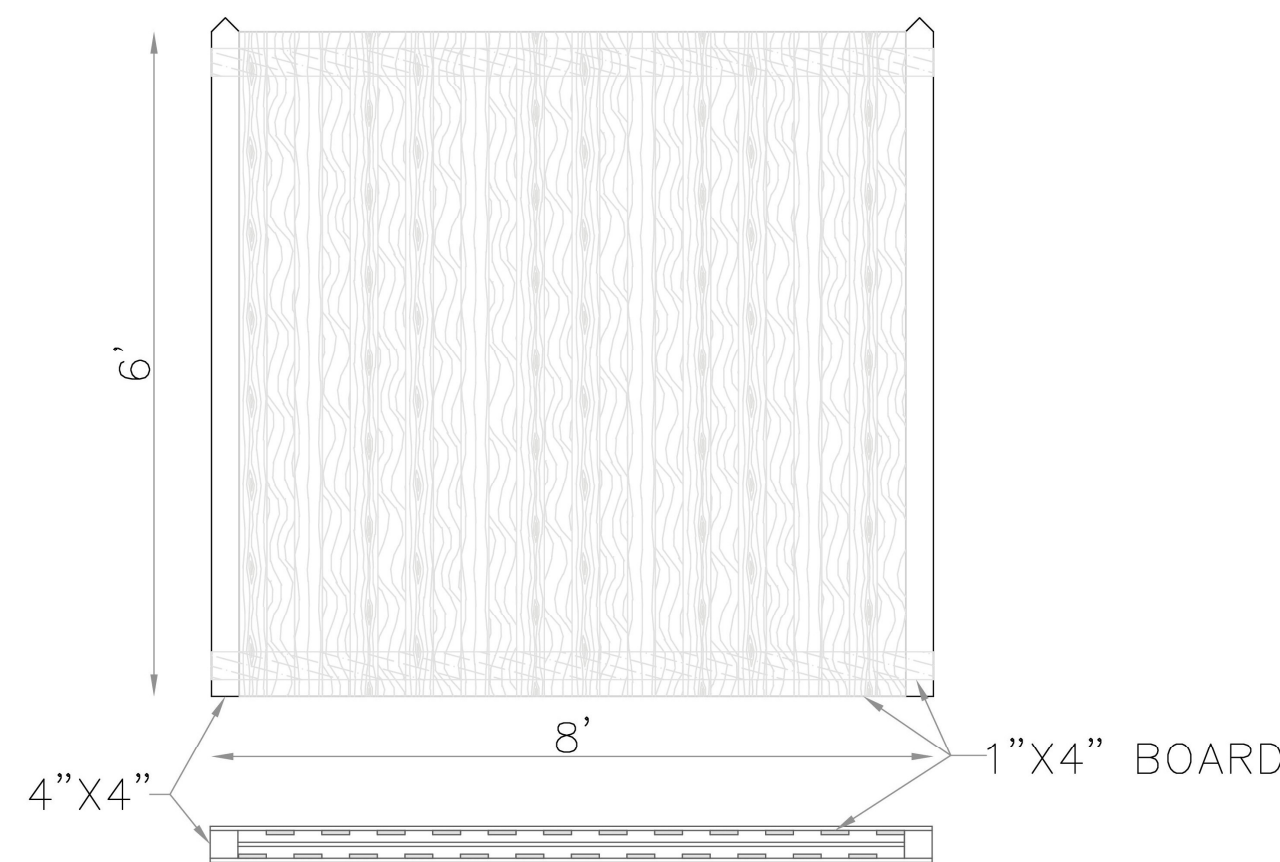


DUMPSTER ENCLOSURE DETAIL
SCALE: N. T. S.

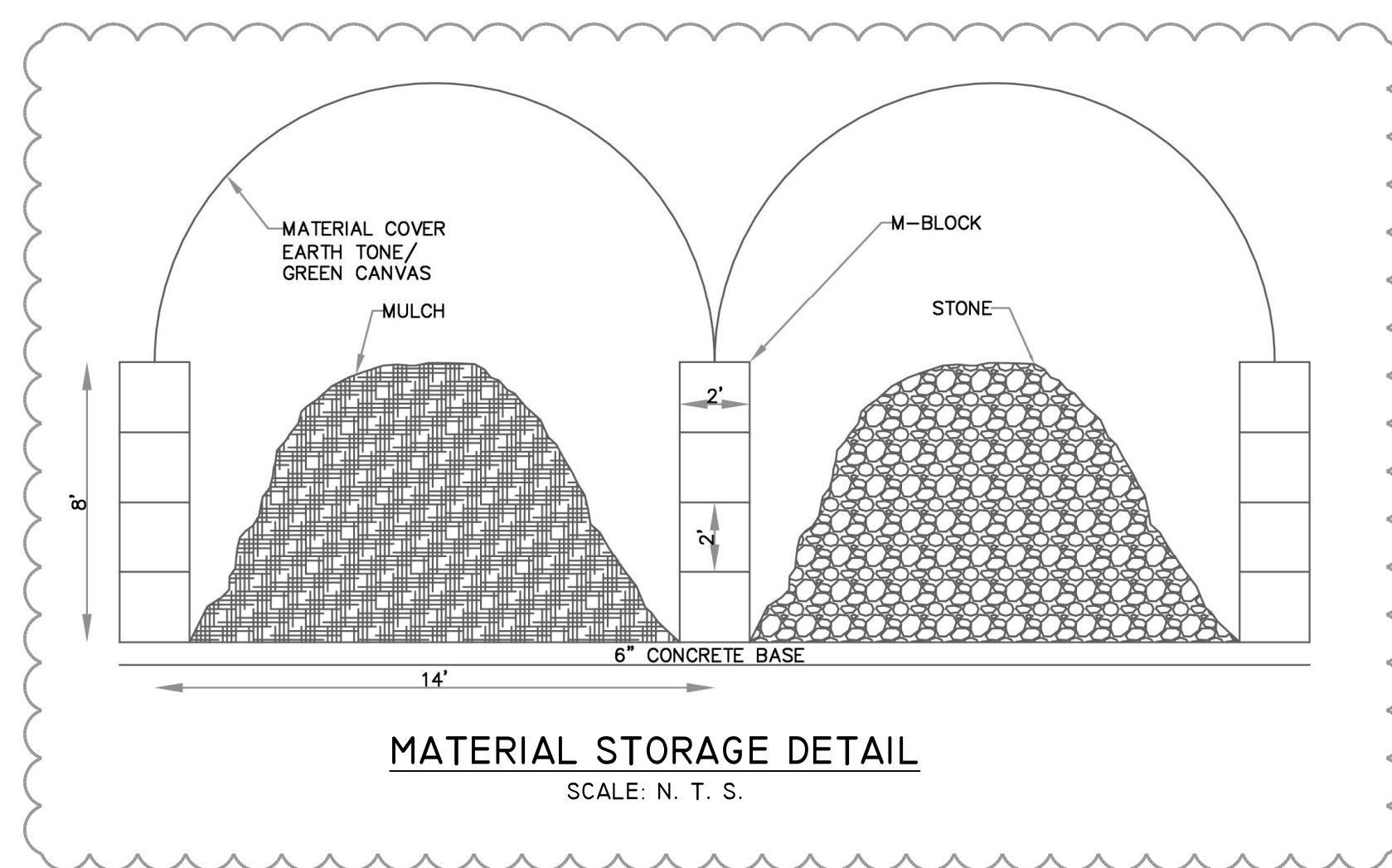


TREE PLANTING DETAIL
SCALE: N. T. S.

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



SHADOW BOX FENCE DETAIL
SCALE: N. T. S.

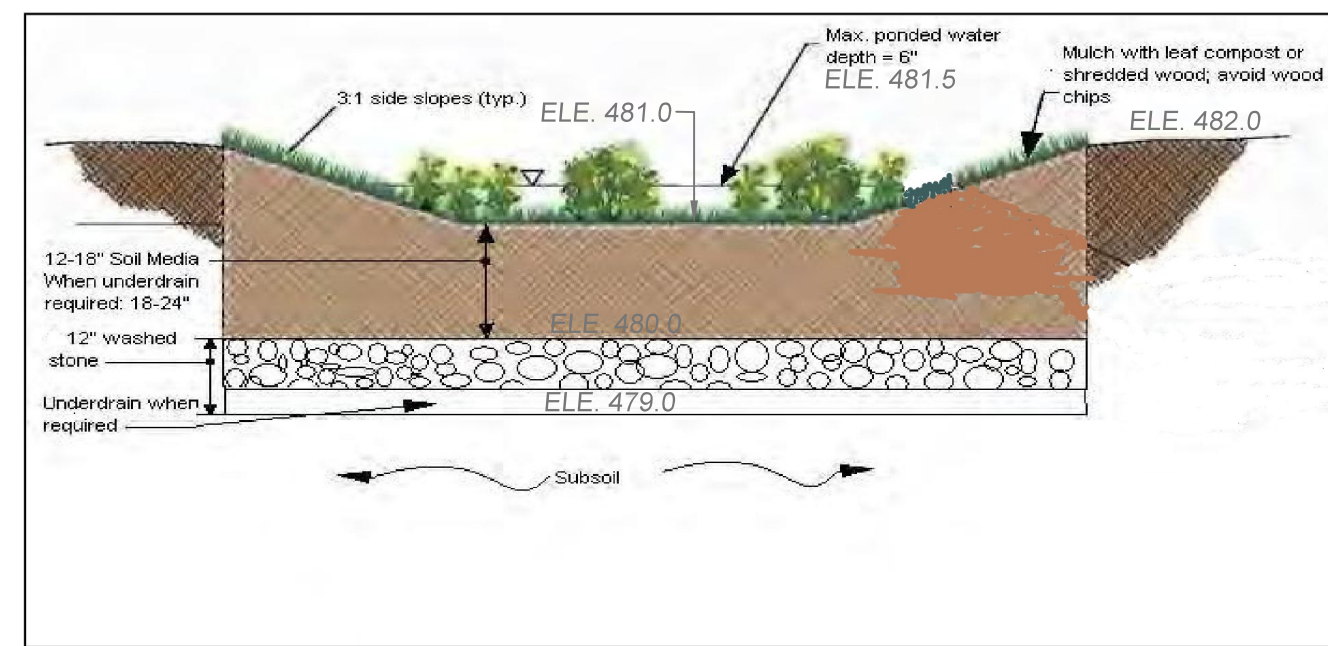


MATERIAL STORAGE DETAIL
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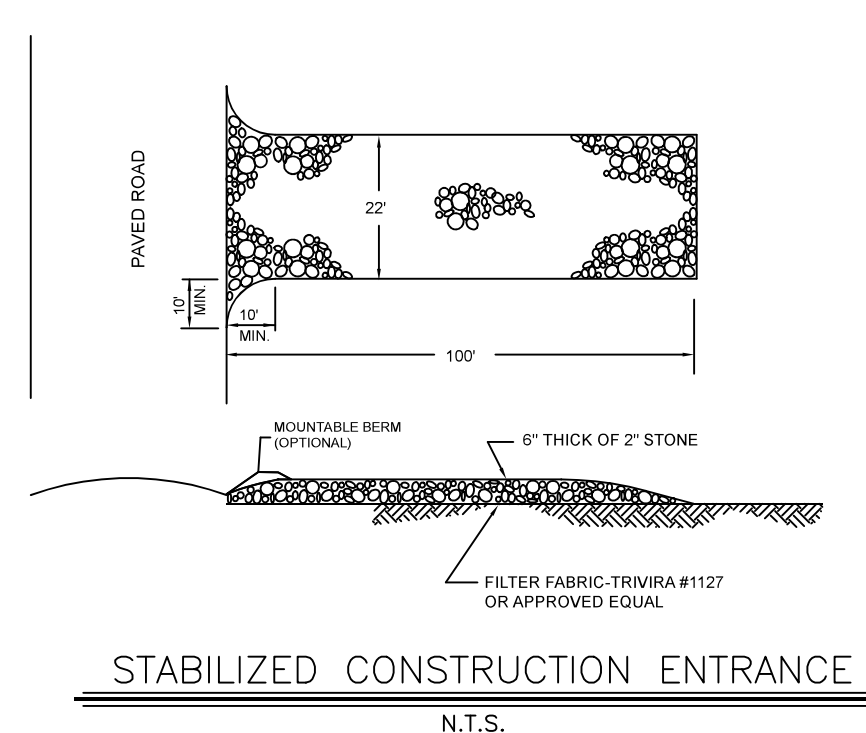
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Alnus serrulata	Aster novae-angliae
Red-Osier Dogwood	Fox Sedge
Cornus stolonifera	Carex vulpinoidea
Sweet Pepperbush	Spotted Joe-Pye Weed
Clethra alnifolia	Eupatorium maculatum
	Switch Grass
	Panicum virgatum
	Great Blue Lobelia
	Lobelia siphatica
	Wild Bergamot
	Monarda fistulosa
	Red Milkweed
	Asclepias incarnata

Adapted from NYS DM Bioretention Specifications, Bannerman, Brooklyn Botanic Garden.

Figure 5.41 Profile of a typical rain garden

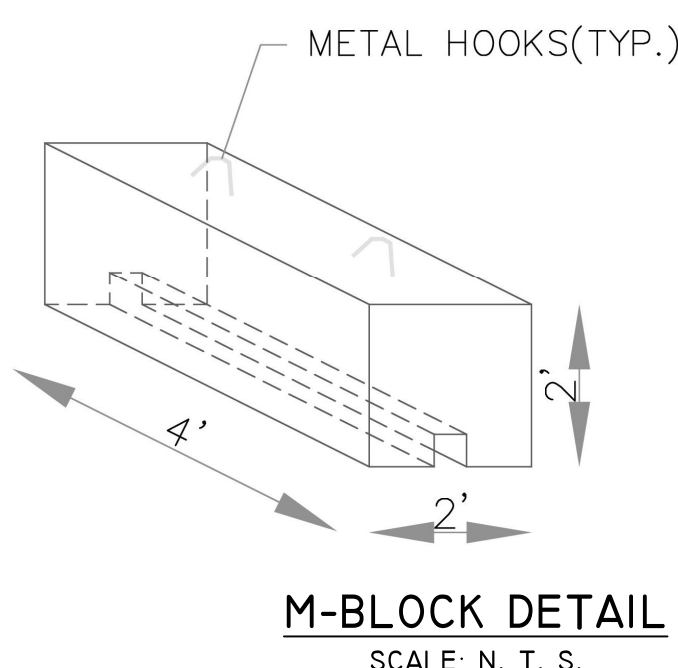


RAIN GARDEN DETAIL
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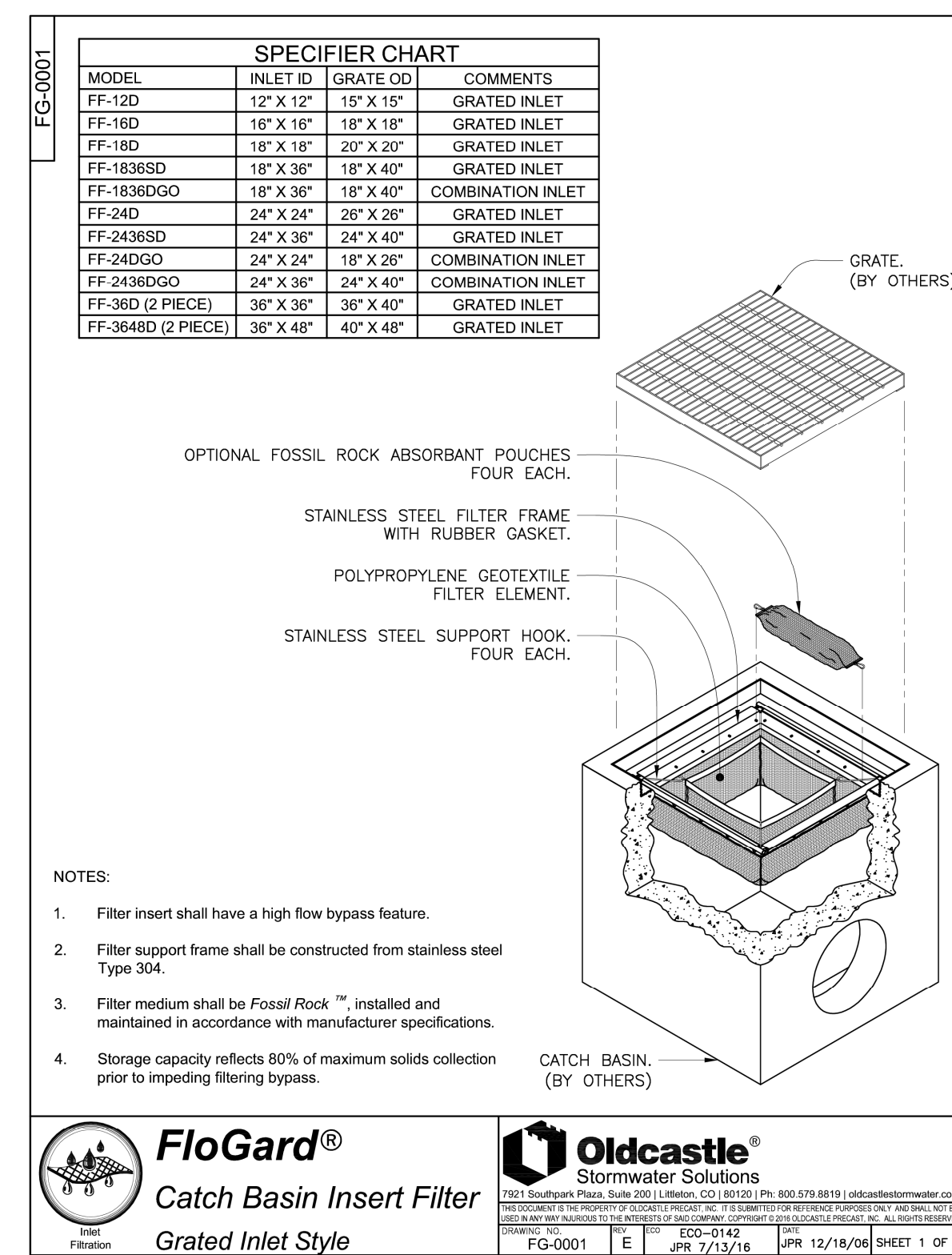


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

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

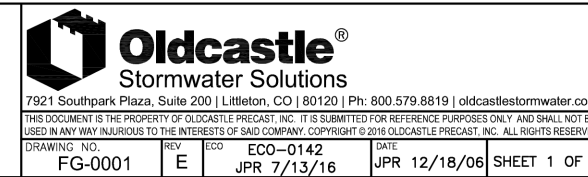


M-BLOCK DETAIL
SCALE: N. T. S.

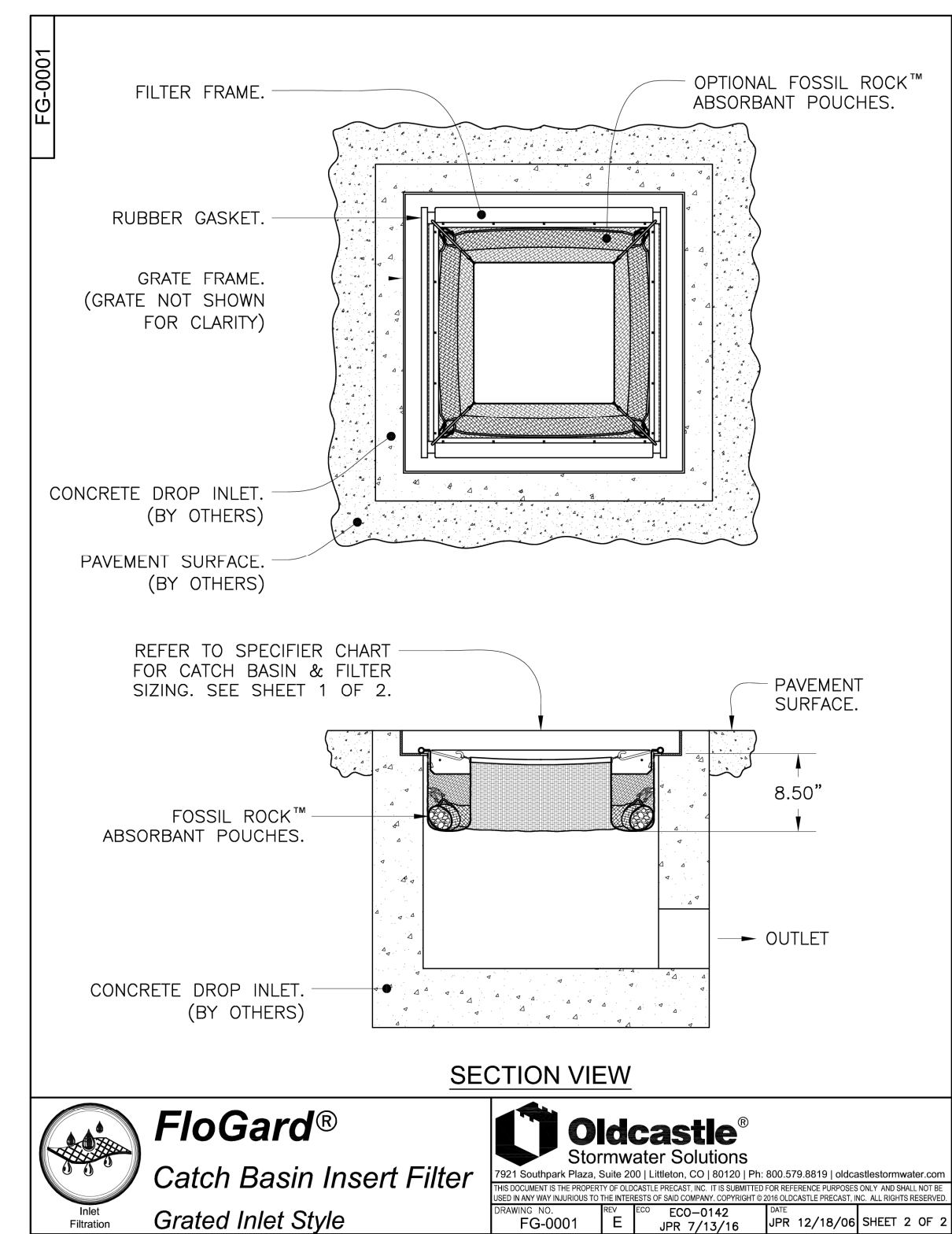


- NOTES:
- Filter insert shall have a high flow bypass feature.
 - Filter support frame shall be constructed from stainless steel Type 304.
 - Filter medium shall be Fossil Rock™, installed and maintained in accordance with manufacturer specifications.
 - Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

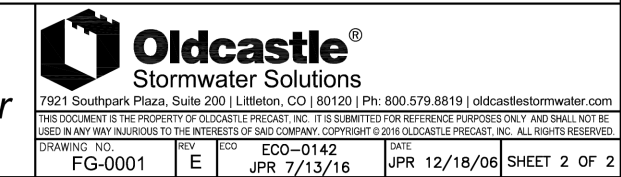
FloGard®
Catch Basin Insert Filter
Grated Inlet Style



Oldcastle®
Stormwater Solutions
Catch Basin Insert Filter
Grated Inlet Style



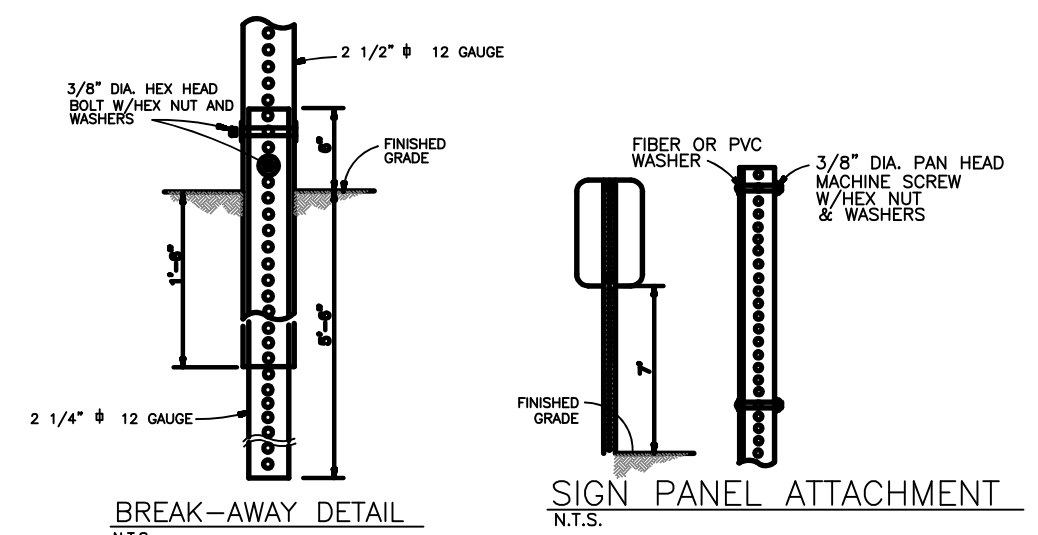
FloGard®
Catch Basin Insert Filter
Grated Inlet Style



Oldcastle®
Stormwater Solutions
Catch Basin Insert Filter
Grated Inlet Style

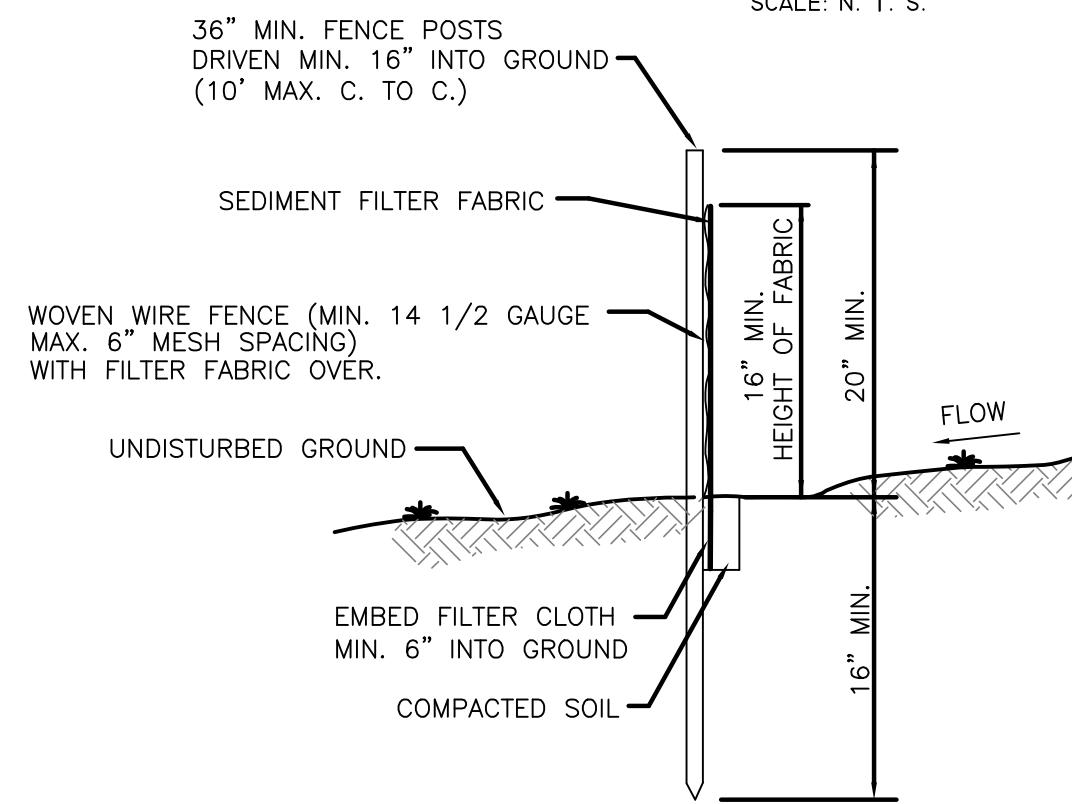


SIGN DETAIL
SCALE: N. T. S.



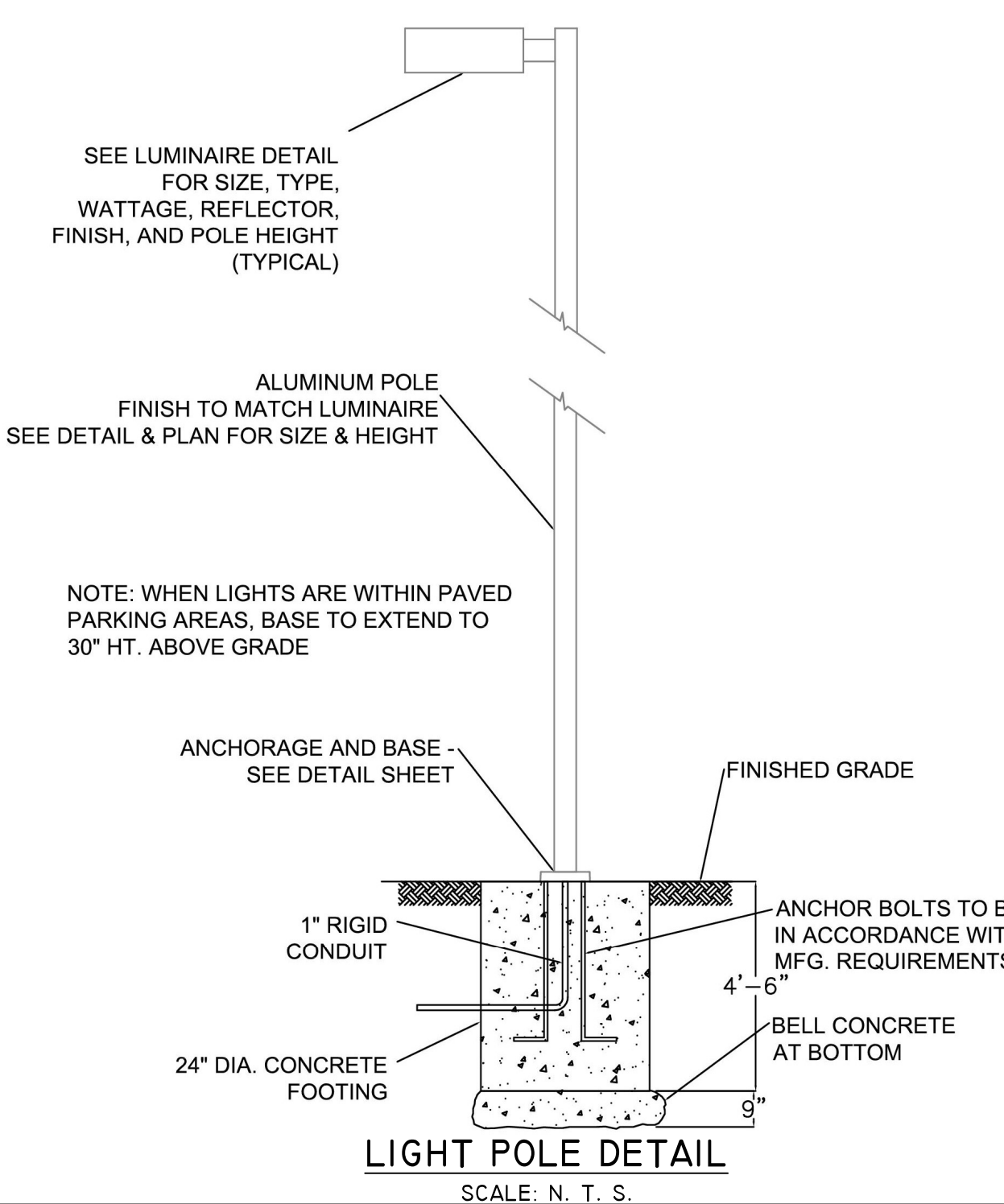
BREAK-AWAY DETAIL
N.T.S.

SIGN PANEL ATTACHMENT
N.T.S.



SECTION SILT FENCE
N.T.S.

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



LIGHT POLE DETAIL
SCALE: N. T. S.

12/01/25
10/23/25
01/03/24

REV 6
REV 5
REV 1

REMOVED IMPERVIOUS COVER
REMOVED IMPERVIOUS COVER UNDER MULCH BINS
AS PER CONSULTANTS COMMENTS

DATE ISSUE DESCRIPTION REVISIONS

S.B.L. 42.13 - 1 - 22
DETAILS 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

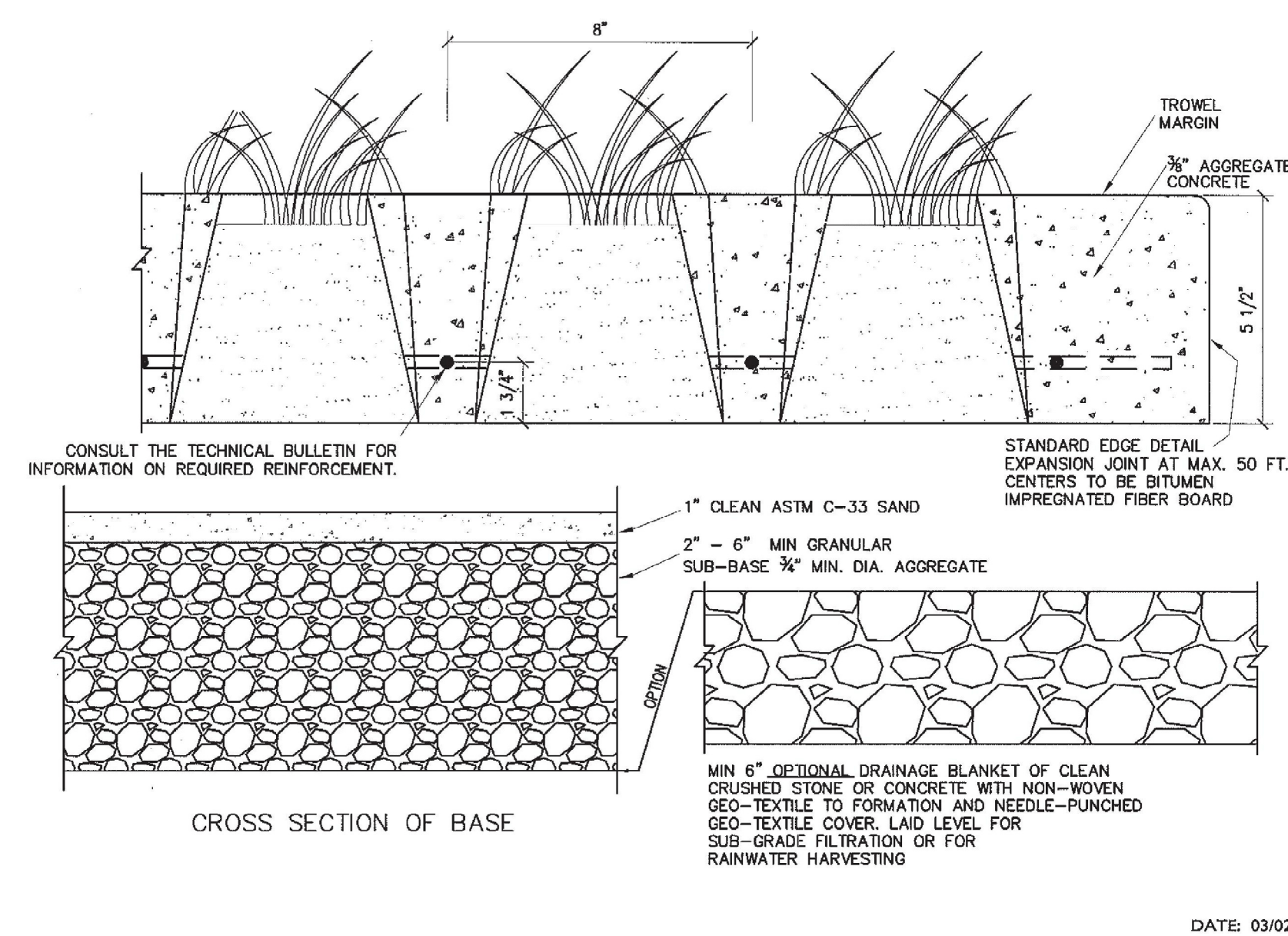
55 Brookside Avenue
Chester, NY 10918
845.610.3621

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

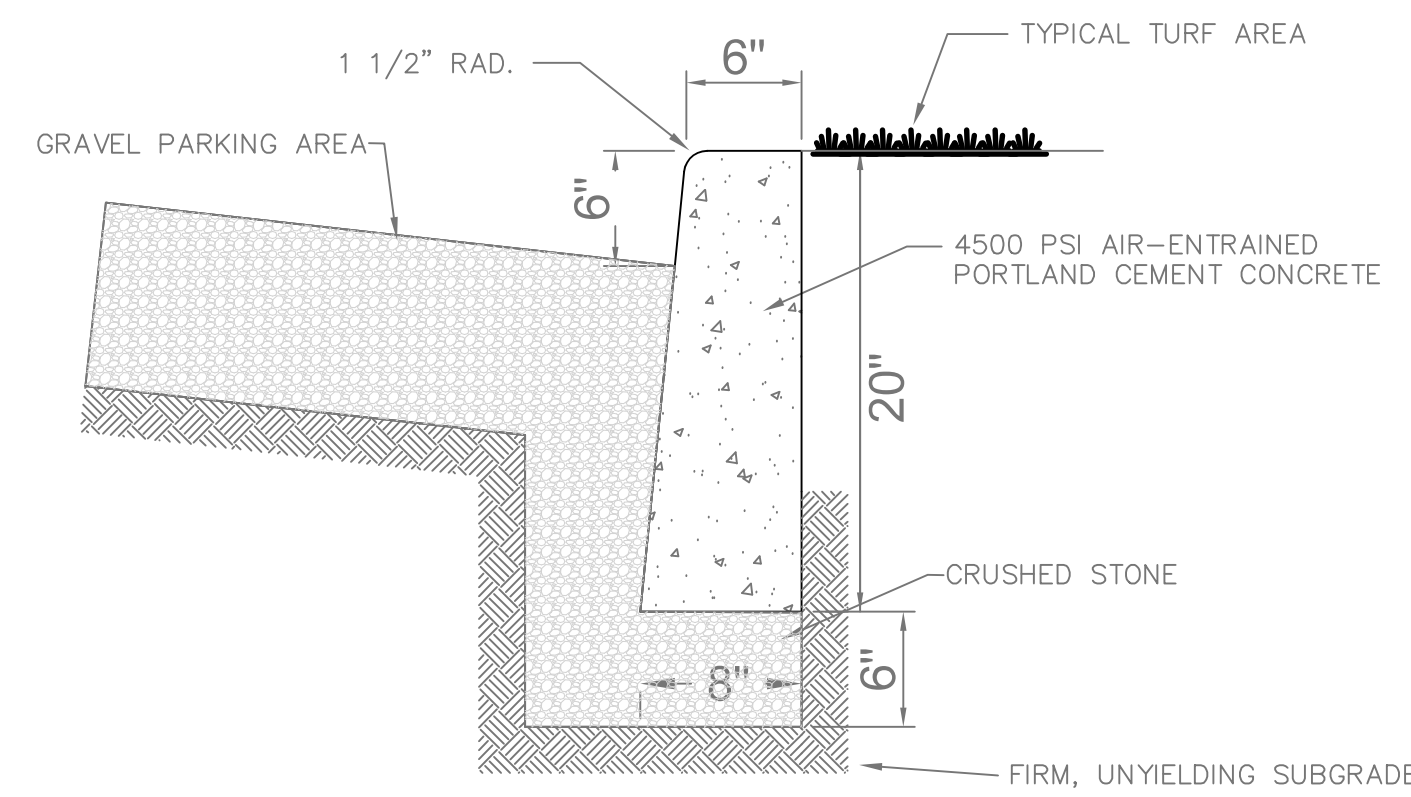
DATE: 12/07/22
DRAWN BY: RB/LT
CHKD BY: RB/LT
JOB No.: 4131
SCALE: 1"=20'
DWG No.: 5 OF 7

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

SINGLE USE 5 1/2" MOLDED PULP VOID GRASSED SYSTEM

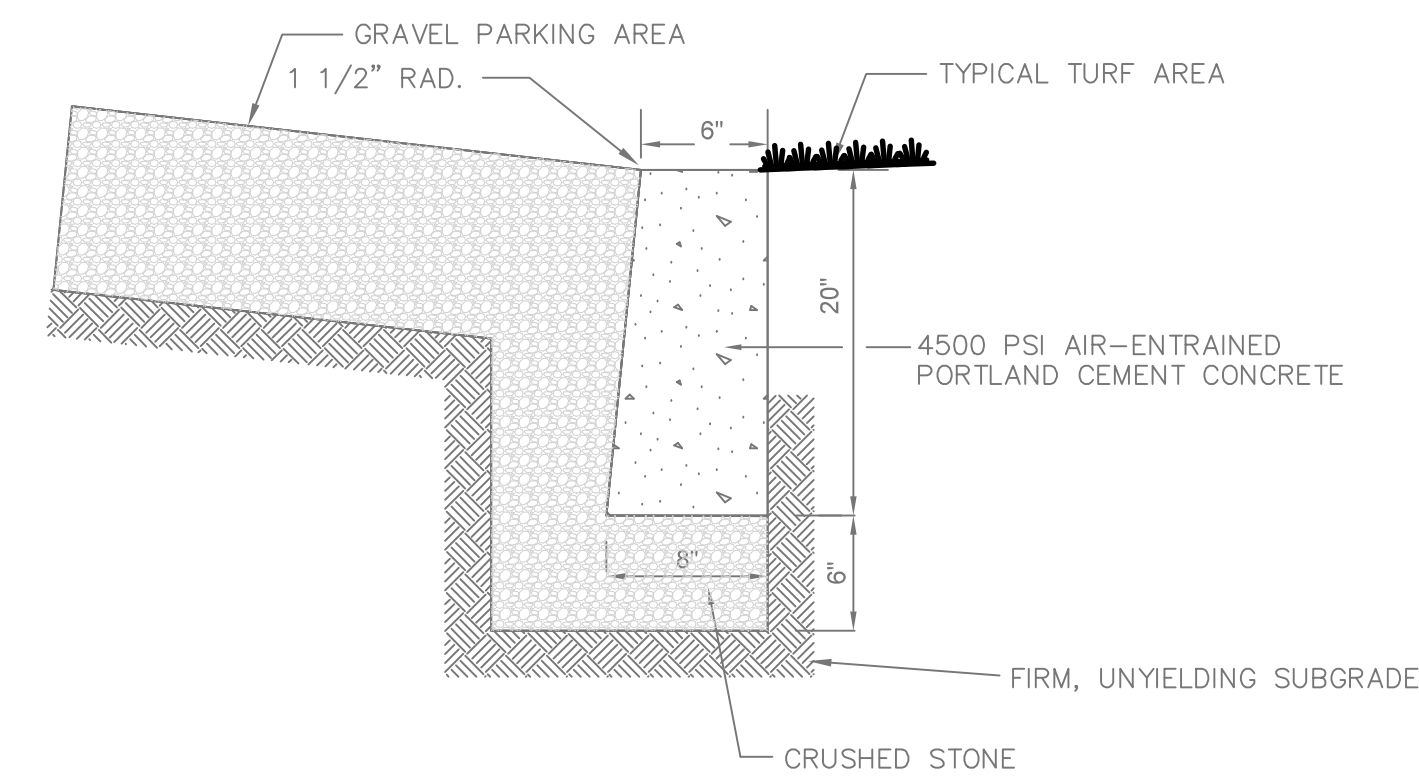


GRASSCRETE PERVIOUS PAVEMENT DETAIL
SCALE: N. T. S.



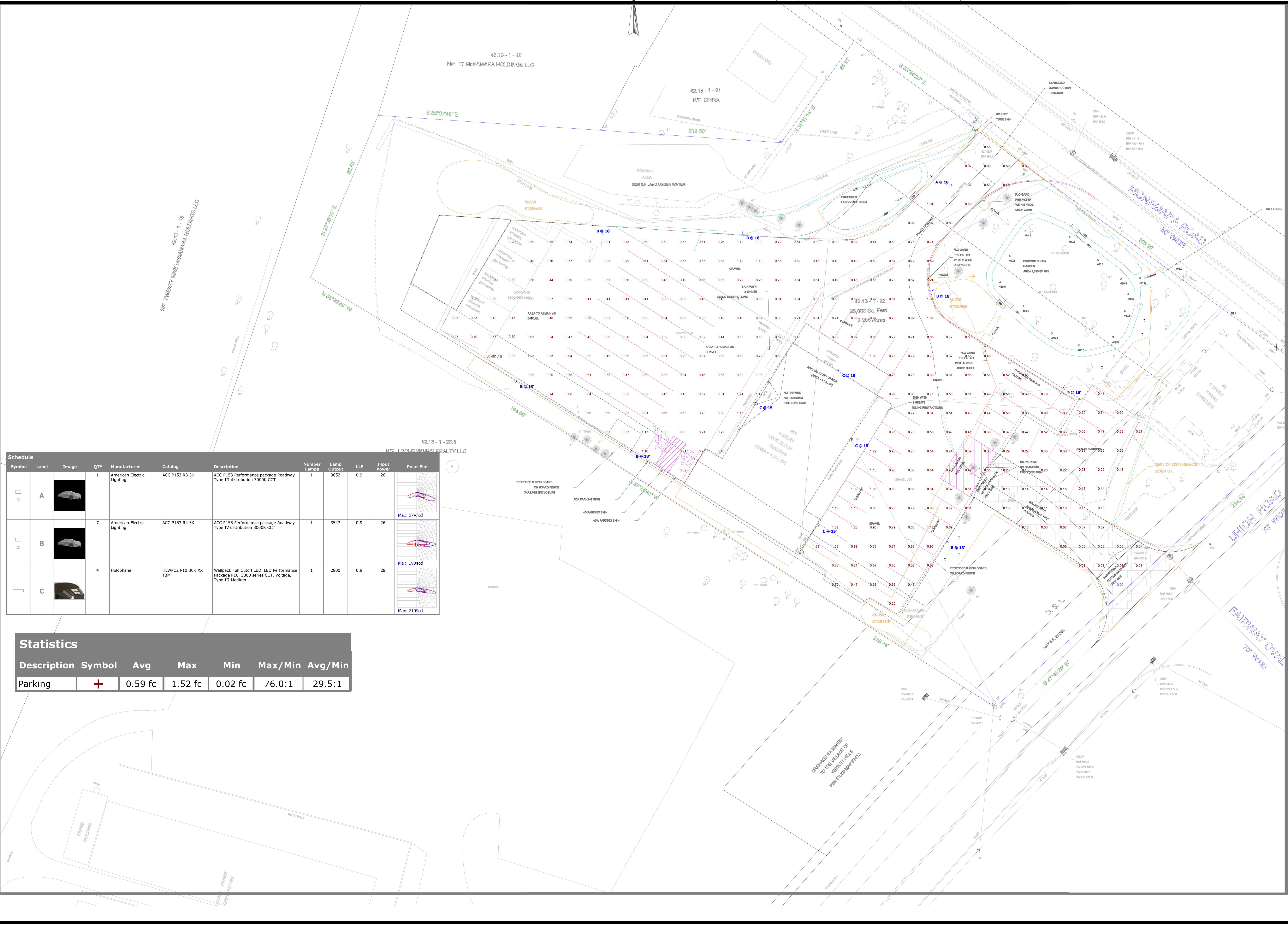
NOTE: PROVIDE EXPANSION JOINT AT 20'-0" MAX.

CONCRETE CURB DETAIL
NOT TO SCALE



CONCRETE DROP CURB DETAIL
NOT TO SCALE

DATE	ISSUE	DESCRIPTION	REVISIONS
11/14/24	REV 3	AS PER PLANNING BOARD COMMENTS	
08/14/24	REV 2	REMOVED PERVIOUS PAVEMENT DETAIL	
<p>S.B.L. 42.13 - 1 - 22</p> <p>DETAILS</p> <p>FOR</p> <p>IRA WICKES ARBORISTS</p> <p>VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK</p>			
<p>CIVIL TEC Engineering & Surveying PC</p> <p>139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243 www.Civil-Tec.com</p>			<p>DATE: 01/03/24</p> <p>DRAWN BY: RB/LT</p> <p>CHKD BY: RB/LT</p> <p>JOB No. 4131</p> <p>SCALE: 1"=20'</p> <p>DWG No. 6 OF 7</p>
<p>Rachel B. Barese, P.E. N.Y. Lic. No. 90143</p>			



Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		1	American Electric Lighting	ACC P153 R3 3K	ACC P153 Performance package Roadway Type III distribution 3000K CCT	1	3652	0.9	26	 Max: 2747cd
	B		7	American Electric Lighting	ACC P153 R4 3K	ACC P153 Performance package Roadway Type IV distribution 3000K CCT	1	3547	0.9	26	 Max: 1904cd
	C		4	Holophane	HLWPC2 P10 30K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type III Medium	1	2800	0.9	28	 Max: 2109cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	0.59 fc	1.52 fc	0.02 fc	76.0:1	29.5:1

Designer
 sz
 Date
 10/11/2023
 Scale
 Not to Scale
 Drawing No.
 Summary


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

December 10, 2025

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

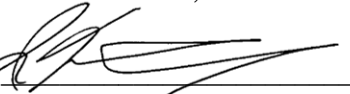
Re: 2 Charlotte Drive, 110 & 106 Willow Tree Road
Spring Valley, NY, 10977
Tax Lots 41.08-1-34, 44.1, & 44.2

To Whom It May Concern:

A subdivision for the above mentioned properties was recently before the Planning Board and Zoning Board of Appeals for a 2 lot subdivision. The owner of the properties originally wanted to have a larger lot for her proposed home. Since that time, she has determined that the existing size of 106 Willow Tree Road is sufficient for the home she is looking to build. As such, she is abandoning the previously approved subdivision, which has not yet been filed. Individual plot plans will be submitted for the existing lots. We apologize for the confusion this may cause.

Thank you.

Very truly yours,
EMANUEL LAW, PC

By: 
Ira M. Emanuel

Cc: Client



432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone (845) 354-0400 • Fax (845) 354-4097 • www.wesleyhills.gov

RESOLUTION #110-25

RESOLUTION REFERRING TO THE PLANNING BOARD AND OTHER AGENCIES THE PROPOSED ZONING LAW AMENDMENT REGARDING SIDEWALKS

Trustee Schwartz made a motion to approve the following resolution, seconded by Trustee Cherns:

WHEREAS, the Village Attorney of the Village of Wesley Hills has noticed a conflict in the Zoning Law of the Village of Wesley Hills for the treatment of sidewalks, and

WHEREAS, the Village Attorney, at the request of this Board, has prepared a proposed local law entitled, “An Amendment to the Code of the Village of Wesley Hills Chapter 187 Streets & Sidewalks”, and

NOW, THEREFORE, BE IT RESOLVED, that it is hereby determined that the revision of such law will not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act for the reason that such proposed local law clarifies any ambiguity with respect to the treatment of sidewalks in the Village of Wesley Hills, and

BE IT FURTHER RESOLVED, that in accordance with the provisions of Section 230-76 of the Wesley Hills Code, such proposed local law is hereby referred for review and report to the Planning Board, Zoning Board of Appeals, Village Attorney, Village Engineer, Building Inspector, and Code Inspector of the Village of Wesley Hills, and pursuant to the GML of the County of Rockland Planning Department and all abutting municipalities,

BE IT FURTHER RESOLVED, that the Village Clerk is hereby directed to forward a copy of such proposed local law to such Boards and Officials forthwith.

Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns and Trustee Krull. Nay: None Abstain: None This motion was carried unanimously.

DATED: December 2, 2025
Village of Wesley Hills

Camille Guido-Downey
Village Clerk-Treasurer

Mayor: Marshall Katz Deputy Mayor: Milton Schwartz
Trustees: Yisroel Cherns, Joseph Mause, Tova Krull
Village Clerk-Treasurer: Camille Guido-Downey Village Attorney: Howard S. Richman

CHAPTER 187: STREETS AND SIDEWALKS

Article II. Notification of Defects

Section ____ Title

This article shall be known as the "Written Notice of Defect Law of the Village of Wesley Hills."

Section ____ Written Notice of Defects Required.

- A. No civil action shall be maintained against the Village of Wesley Hills for damages or injuries to person or property sustained by reason of any highway, traffic signal, road sign, bridge, sidewalk, or culvert being defective, out of repair, unsafe, dangerous, or obstructed, unless:
 - 1) Written notice of such defective, unsafe, dangerous, or obstructed conditions was received by the Village Clerk; and
 - 2) There was a failure or neglect within a reasonable period of time after giving such notice to repair or remove the defect, danger or obstruction complained of.
- B. No such actions shall be maintained for damages or injuries to person or property sustained solely in consequence of the existence of snow or ice upon any highway, bridge, sidewalk or culvert that the Village has assumed responsibility unless
 - 1) Written notice thereof, specifying in detail the particular location was received by the Village Clerk; and
 - 2) There was a failure or neglect to cause such snow and ice to be removed, or to make the place otherwise reasonably safe within a reasonable time after receipt of such notice.

Section ____ Record of Notices

The Village Clerk shall keep an indexed record on line complaint software of all written notices which said Clerk shall receive pursuant to this article of the existence of a defective, unsafe, dangerous, or obstructed condition in or upon, or of an accumulation of ice or snow upon, any Village highway, traffic signal, road sign, bridge, sidewalk or culvert, which record shall state the date of receipt of the notice, the nature and location of the condition stated to exist, and the name and address of the person from whom the notice is received. The records of each notice shall be preserved for a period of five years after the date it is received.

Article III. Maintenance of Sidewalks

Section ____ Legislative Intent.

The Board of Trustees of the Village of Wesley Hills finds that it is in the interests of the public health, comfort, safety, convenience and welfare of the residents of the Village that sidewalks be kept clean, free from snow and ice and other obstructions, and in good repair.

Section _____ Removal of snow and ice.

For any sidewalk designed, installed and constructed by or for the Village utilizing Village Funds or funds from grants from any governmental agency the obligation to keep the sidewalk free and clear of snow and ice shall rest upon the Village and any contractor hired by the Village. For sidewalks not constructed by the Village, nor funded by the Village even if required as part of the site plan approval process of the planning board, all persons shall keep the sidewalk in front of the premises owned or occupied by them free from snow and ice. Said persons shall remove all snow and ice from the sidewalks in front of the premises owned or occupied by them within eight daylight hours after the termination of a snowfall.

Section _____ Duty to keep sidewalks free from defects.

For any sidewalk designed, installed and constructed by or for the Village utilizing Village Funds or funds from grants from any governmental agency the obligation to keep the sidewalk free and clear defects and obstructions shall rest upon the Village and any contractor hired by the Village. For sidewalks not constructed by the Village, nor funded by the Village even if required as part of the site plan approval process of the planning board, the responsibility to maintain said sidewalk to be clear of all defects and obstructions shall rest upon the owner or occupant of the adjoining premises. Said owner or occupant shall repair all defects and remove all obstructions from the sidewalks in front of said premises within a reasonable period of time of having been given notice of the defect or obstruction.

Section _____ Failure to remove or repair.

In all cases where the owner or occupant of property fails, neglects, or refuses to comply with the provisions of this article, the Mayor shall have the authority to cause such snow and ice to be removed or sidewalk repairs to be made or obstructions removed, and the Deputy Mayor shall certify the cost of such removal or repair to the Board of Trustees, and said costs of removal or repair shall become a lien on such lands and shall be added to and become a part of the taxes next to be assessed and levied upon such lands, the same to bear interest at the same rate as taxes and to be collected and enforced in the same manner.

Section _____ Penalties for offenses.

- A. Any person who shall fail, neglect or refuse to comply with the provisions of this article shall be guilty of a violation of this article. In addition to any other remedy herein provided, each and every violation of this article shall be punishable by a fine not to exceed \$500 or a sentence of imprisonment not to exceed 15 days, or both. Each day's continued violation shall constitute a separate violation.
- B. In addition to all other remedies provided for herein, the Board of Trustees may also enforce this article by injunctive relief or by any other remedy available to it by virtue of the judicial process.

Section _____ Enforcement

The Mayor and the Code Enforcement Officer of the Village of Wesley Hills shall have authority to issue appearance tickets for violations of any provisions of this article.

Section _____ Effective date.

This article shall take effect as of 12:01 am. _____