



## ZONING BOARD OF APPEALS MEETING AGENDA

January 21, 2026 at 7:30 PM  
432 Route 306, Wesley Hills, NY 10952  
Phone: 845-354-0400 | Fax: 845-354-4097

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### CALL TO ORDER

### ROLL CALL

### PUBLIC HEARING

1. The application submitted by Cheskel March for variances from the provisions of Section 230-17 Attachment I and 230-31 of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a residence having a total side yard of 45 feet instead of the minimum required of 60 feet, impervious surface ratio of .389 instead of the maximum permitted of .25 and building coverage of .206 instead of the maximum permitted of .10.

The subject premises are situated on the south side of Grandview Avenue approximately 200 feet west of Forshay Road, known as 174 Grandview Avenue, designated on the Tax Map as Section 41.14, Block 1, Lot 51, in an R-35 Zoning District.

### CONTINUED PUBLIC HEARING

2. 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 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 1200 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.

### DISCUSSIONS

3. The application submitted by Nochum Goldmunzer on behalf of Samuel Breuer for variances from the provisions of Section 230-17 of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a addition to a residence having a front yard of 37.2 feet instead of 50 feet and lot area of 27,401 square feet instead of 35,000 square feet.

The subject premises are situated on the north-east side of Skylark Drive, approximately 850 feet north-west of Sherri Lane, known as 31 Skylark Drive, designated on the Tax Map as Section 41.16, Block 1, Lot 90, in an R-35 Zoning District.

4. Proposed Zoning Law Amendment regarding on-street parking.

#### **APPROVAL OF MINUTES**

5. December 29, 2025

#### **ADJOURNMENT**

## **174 Grandview Ave**

The applicant is proposing to construct a 2,212 sf addition to their 2,610 sf house, by adding a new dining room on the first floor, and 2 bedrooms and a living room in the basement, for a total of 4,822 sf. The existing home is quite small and does not meet the needs of the applicant's large family. The applicant also hosts many people for Shabbos meals and needs additional area to seat the guests.

The subject lot is quite small, which leads to several existing condition variances. The proposed addition was designed in a way to minimize the increase to the non-conformity, and keep the dwelling in harmony with the character of the neighborhood.

The applicant has appeared before the Zoning Board in 2021 for the existing detached dwelling unit in the rear of the lot. The Zoning Board ruled that it's an existing non-conforming use and may remain. That structure was previously a garage, but was converted to a dwelling unit at least as early as the 1960's. Being that the structure is no longer a garage, there is no longer an indoor parking space as required per Wesley Hills code 230-31 A. We therefore seek a variance from that requirement.

The following variances are sought:

Required Total Side Yard: 60 ft

Proposed Total Side Yard: 45 ft

Maximum Impervious Surface: 25%

Proposed Impervious Surface: 39%

Maximum Building Coverage: 10%

Proposed Building Coverage: 21%

Variance from Section 230-31 A. – Requirement to have 1 indoor parking spac

**PART I**

Name of Municipality VILLAGE OF WESLEY HILLS Date 12/11/2025

*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 <b>Part II</b> of this form.)	

**Project Name:** 174 Grandview Ave

Applicant: Cheskel March Phone # 845-642-1112

Address 174 Grandview Ave, Monsey, NY 10952  
Street Name & Number (Post Office) State Zip code

Property Owner: Same as applicant Phone # \_\_\_\_\_

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

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

Address 3512 Whitter Ct, Mahwah NJ 07430  
Street Name & Number (Post Office) State Zip code

Attorney: \_\_\_\_\_ Phone # \_\_\_\_\_

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

**Contact Person:** Mendy Ortner Phone # 845-671-2743

Address mortner711@gmail.com  
Street Name & Number (Post Office) State Zip code

**Tax Map Designation:**

Section 41.14 Block 1 Lot(s) 51

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

**Location:** On the South side of Grandview Ave,  
200 feet West of Forshay Rd.

**Acreage of Parcel** 0.36 **Zoning District** R-35

**School District** East Ramapo **Postal District** 10952

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

The applicant is proposing to construct a 2,212 sf addition to their 2,610 sf house,  
by adding a new dining room on the first floor, and 2 bedrooms and a living room in the  
basement, for a total of 4,822 sf

**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.

Cheskel March, Nov 17, 2021 - ZBA

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 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. Grandview Ave, Forshay Rd  
Town of Ramapo

### Applicant's Signature and Certification

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

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

Mailing Address

X Cheskel March

174 Grandview Ave  
Monsey, NY 10952

SWORN to before this

12 day of December, 20 25

Saralea Steinberg  
Notary Public

SARALEA STEINBERG  
Notary Public State of NY  
No. 01ST6340150  
Qualified in Rockland County  
Comm. Expires 04/11/2026

# Affidavit of Ownership/Owner's Consent

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

I, Cheskel March being duly sworn, hereby  
depose and say that I reside at: 174 Grandview Ave, Monsey, NY 10952

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

I am the \* Cheskel March owner in fee simple of premises located at:  
174 Grandview Ave, Monsey, NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's  
Office in Liber 2010 of conveyances, page 32027.

Said premises have been in my/its possession since ~~19~~ 2010. Said premises are  
also known and designated on the Town of Ramapo Tax Map as:  
section 41.14 block 1 lot(s) 51

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

Owner  
Mailing Address

X Cheskel March  
174 Grandview Ave  
Monsey, NY 10952

SWORN to before this:

12 day of December, 2025  
Sara Lea Steinberg  
Notary Public

SARALEA STEINBERG  
Notary Public State of NY  
No. 01ST6340150  
Qualified in Rockland County  
Comm. Expires 04/11/2026

\* 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 Wesley Hills)

I, Cheskel March, 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

Cheskel March

174 Grandview Ave, Monsey, NY 10952

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

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

To permit construction, maintenance and use of an addition to the existing single family home  
including a new dining room and living room on the first floor and 2 bedrooms and living area  
in the basement

3. Premises affected are in a R-35 zone and from the town of  
Ramapo tax map, the property is know as Section 41.14,  
Block, 1, Lot(s) 51.

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, Cheskel March, 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.

X Cheskel March

Mailing Address

174 Grandview Ave  
Monsey, NY 10952

SWORN to before this

12 day of December, 2025  
Saralea Steinberg  
Notary Public

SARALEA STEINBERG  
Notary Public State of NY  
No. 01ST6340150  
Qualified in Rockland County  
Comm. Expires 04/11/2028

**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 }

Cheskel March being duly sworn, deposes and  
says that he/she resides at \_\_\_\_\_

174 Grandview Ave, Monsey, NY 10952

in the County of Rockland, State of New York; that he/she is the owner in  
fee of all that certain lot, piece or parcel of land situated, lying and being  
in the Village of Wesley Hills, and designated on the Town of Ramapo  
Map as Section No. 41.14 Lot No. 51 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:  Cheskel March

Address: 174 Grandview Ave  
Monsey, NY 10952

Sworn to before me this

12 day of Dec, 2025  
Saralea Steinberg  
Notary Public

SARALEA STEINBERG  
Notary Public State of NY  
No. 01ST6340150  
Qualified in Rockland County  
Comm. Expires 04/11/2028

**AFFIDAVIT**

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

I, Cheskel March 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  
174 Grandview Ave, Rockland County, New York.

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

SECTION/BLOCK/LOT                      NAME                                      ADDRESS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**See Attached**

SWORN to before this

*Cheskel March*

12 day of December, 2025

*Saralea Steinberg*

Notary Public

SARALEA STEINBERG  
Notary Public State of NY  
No. 01ST6340150  
Qualified in Rockland County  
Comm. Expires 04/11/2028

## **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.

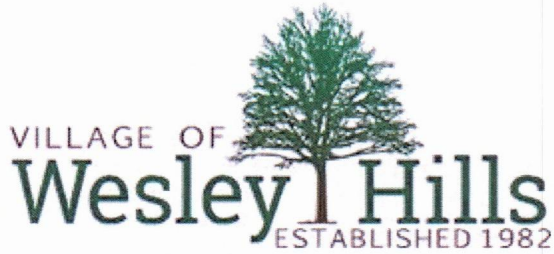
RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Cheskel March

\_\_\_\_\_  
APPLICANT

12/11/2025

\_\_\_\_\_  
DATED



**432 Route 306**

**Wesley Hills, N.Y. 10952-1221**

Phone: 845-354-0400 Fax: 845-354-4097 [www.wesleyhills.gov](http://www.wesleyhills.gov)

Email: [BuildingDept@wesleyhills.gov](mailto:BuildingDept@wesleyhills.gov)

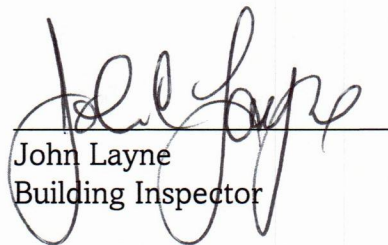
Dated: December 4, 2025  
Tax Parcel ID: 41.14-1-51  
Address: 174 Grandview Avenue  
Applicant: Cheskel March

**BUILDING AND ZONING DEPARTMENT:**

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

- Minimum total side yard of 45', where 60' is required
- Maximum impervious surface ratio of 0.396, where 0.20 is required
- Maximum building coverage of 0.206, where 0.108 is required
- Minimum indoor parking spaces of ZERO (0), where ONE (1) is required

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



John Layne  
Building Inspector

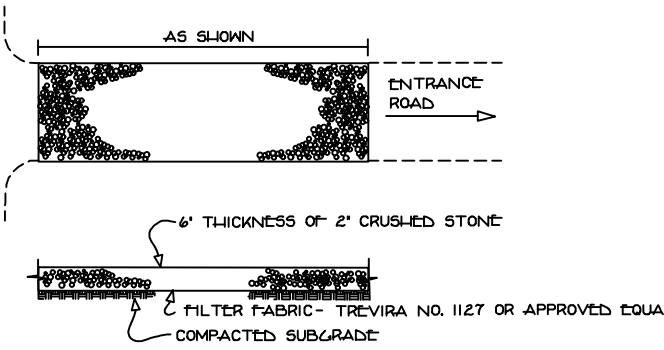
cc: Zoning Board of Appeals

TAX LOT: SECTION 4114, BLOCK 1, LOT 51

REFERENCES:  
 -ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS DATED SEPTEMBER 17, 2025.  
 -NOT PART OF A FILED MAP

NOTES:

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

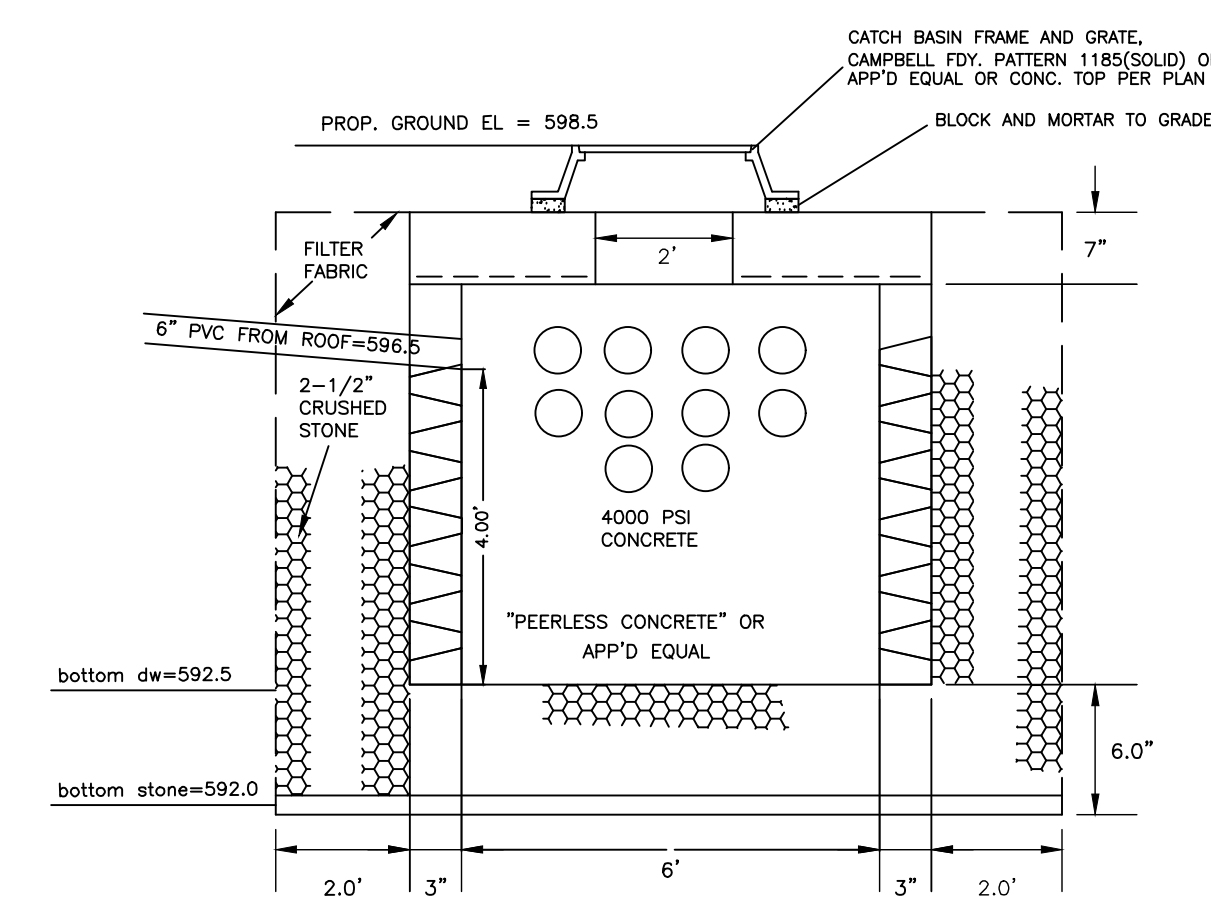
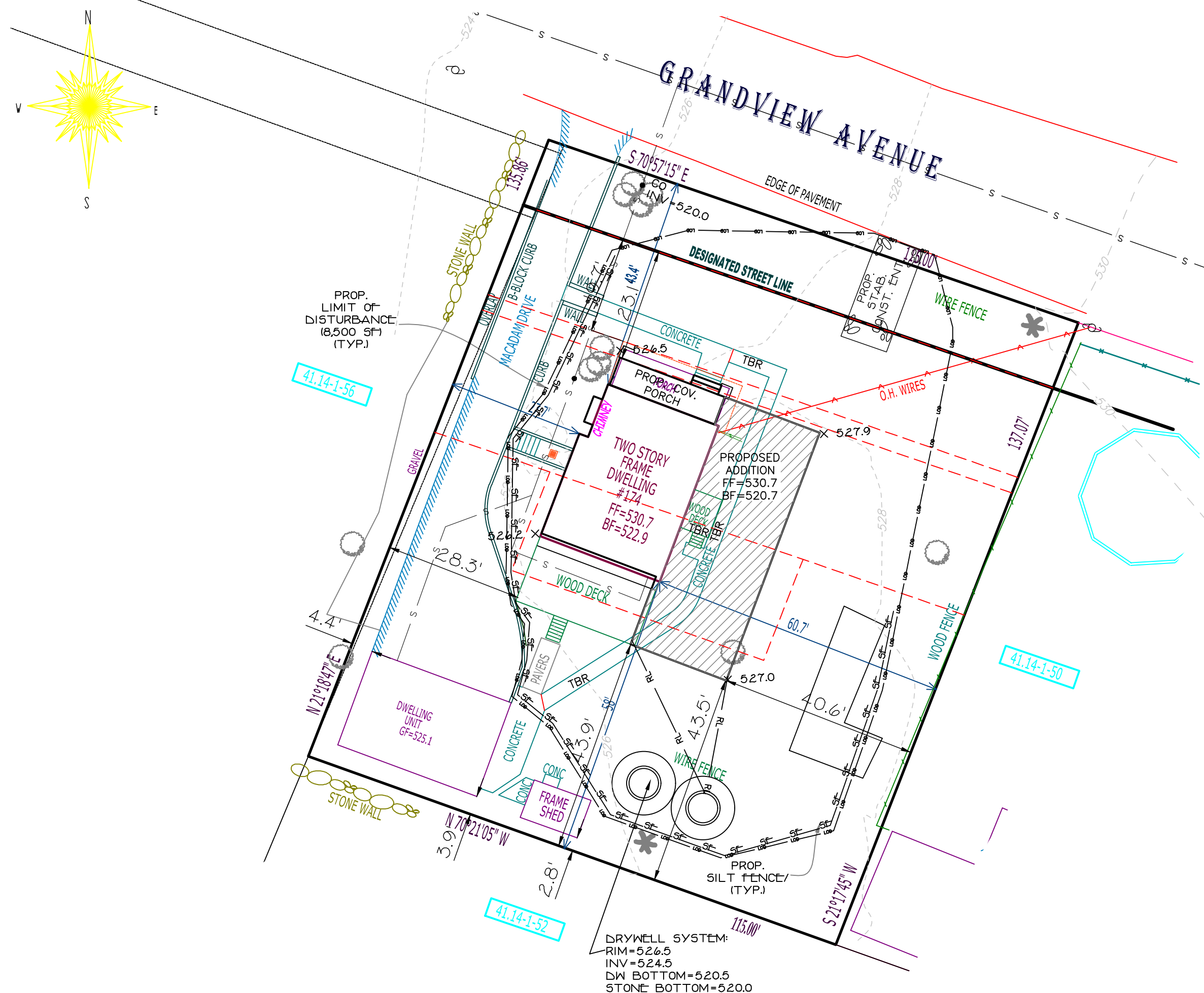
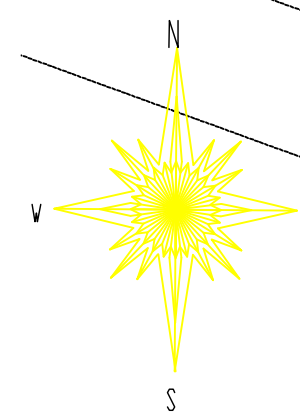


STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 6 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - THREE (3) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS, TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE SPREAD ACROSS THE ENTRANCE, IF PAVED IS IMPERVIOUS, A RECLAIMED STONE WITH 1:1 SLOPE 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, BROKEN, 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 GRABES INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



SEEPAGE PIT SYSTEM: 10.5' X 10.5' N.T.S.

- NOTES:
1. SET PIT IN 10.5X10.5' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
  2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.
- SEEPAGE PIT MAINTENANCE NOTES
1. SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
  2. SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
  3. IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.



VICINITY MAP SCALE 1"=300'

REQUIRED STORMWATER NOTES:

1. MUNICIPAL ENGINEER MUST WITNESS SOIL PERCOLATION TESTING AND SHALL BE CONTACTED 48 HOURS IN ADVANCE OF THE TEST FOR SCHEDULING.
2. MUNICIPAL ENGINEER MUST INSPECT ANY INFILTRATION SYSTEM INSTALLATION AS PER THE BELOW INSPECTION SCHEDULE.
3. ANY INFILTRATION SYSTEM COMPONENT INSTALLED PRIOR TO INSPECTION WILL BE REJECTED.

STORMWATER DESIGN/INSTALLATION MUNICIPAL ACCEPTANCE:

DESIGN APPROVAL DATE:

REVIEWING ENGINEER SIGNATURE:

INSP	INSPECTION DESCRIPTION	MUNICIPAL INSPECTOR	INSPECTION DATE
1	PERCOLATION TEST		
2	LOCATION EXCAVATED AND FOUNDATION STONE INSTALLED		
3	APPROVED STRUCTURE SET IN PLACE (NO BACKFILL)		
4	STRUCTURE BACKFILLED AS PER APPROVED DESIGN		

COVERAGE:  
 DWELLING W/O+I= 935 SF  
 FRONT PORCH=245 SF (TBR)  
 GARAGE/DWELLING=624 SF  
 DRIVEWAY, BASEMENT ACCESS & WALKS=2,925 SF=105 SF+2,820 SF  
 SLED=101 SF  
 DECK=391 SF  
 CONC=26 SF  
 PROP. ADDITION=1056 SF  
 PROP. FRONT PORCH=150 SF  
 PROP. CONC=16 SF  
 TOTAL IMPERVIOUS = 6170 SF  
 PROP. COV.=6099 SF/15,684.2 SF=0.389

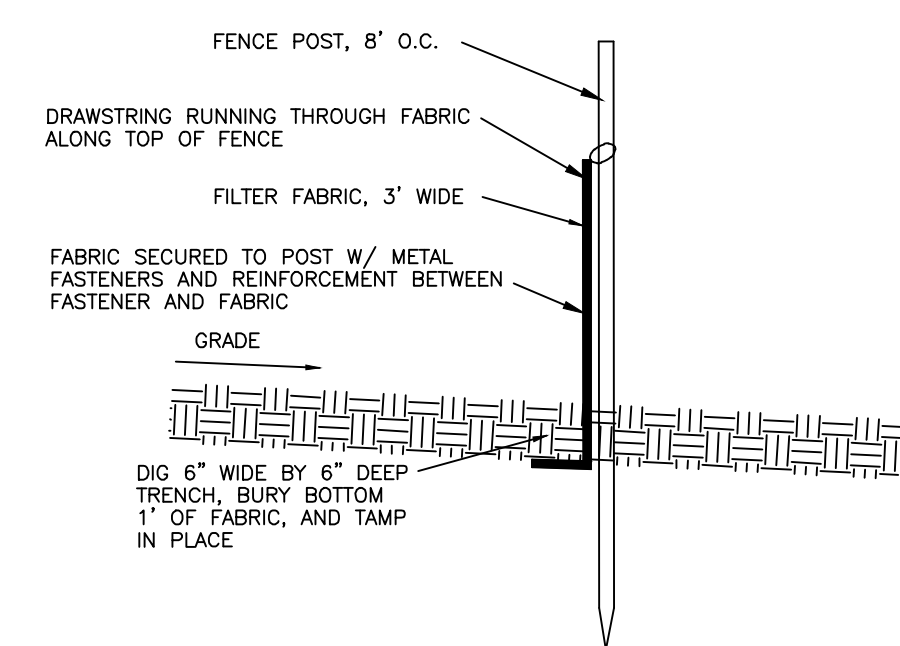
MAXIMUM BUILDING COVERAGE CALCULATION PER ZONING LAW:  
 SQUARE FOOTAGE OF BUILDINGS LESS THAN 15' HEIGHT OR 1-1/2 STORIES=1278 SF  
 TOTAL BUILDING AREA=2195 SF  
 BLDG COVERAGE = 2195/15,684.2 SF = 0.140  
 PROP. 1.5 STORY=391 SF+150 SF=541 SF  
 TOTAL=3,237 SF PER ARCHD  
 541 SF/3,237 SF=0.05+0.10=0.108  
 BLDG COV.=3,237 SF/15,684.2 SF=0.206

BUILDING HT CALCS:  
 BUILDING HEIGHT  
 AVG EXIST. GRADE=527.9+526.5+1054.4/2=527.2  
 527-527.2=0.5+16.4FT TO EAVE=19.9'  
 EXPOSED HEIGHT  
 AVG. FINISHED GRADE REAR=526.2+527.0+1055.2/2=526.6  
 HEIGHT TO GRADE=527-526.6=0.4'  
 EXPOSED HT=0.4'+31.2FT TO HEIGHT=31.6'

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

	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)
REQD	35,000	100	125	125	50	25	60	50	0.25	0.20	0.10/0.108	2.5 / 25	40
EXIST.	15,684.2*	115.0	115.0*	21.5*	19.7*	4.4*	65.1	3.9*	0.355*	0.153	0.140*	19.9	35.3
PROD	15,684.2*	115.0	115.0*	21.5*	23.1*	4.4*	45.0*	3.9*	0.389*	0.155	0.206*	19.9	35.3

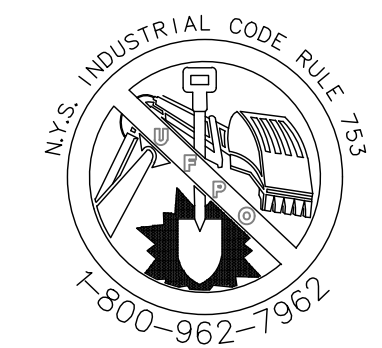
\* EXISTING NON-CONFORMING  
 \*\* VARIANCE FOR NO INDOOR PARKING SPACE  
 + VARIANCE REQUIRED



SILT FENCE N.T.S.

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

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

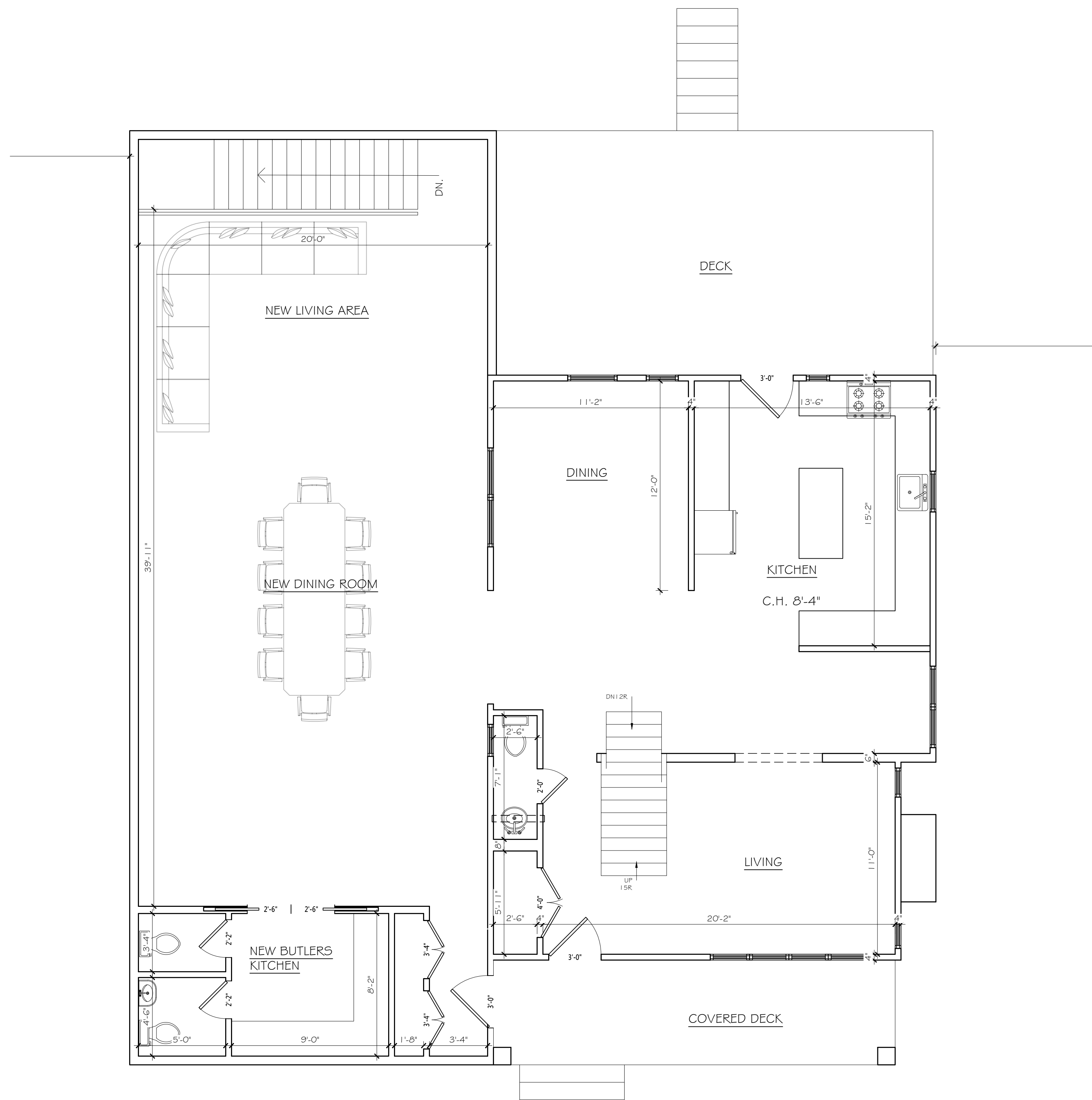


PAUL GDANSKI, PE, PLLC  
 3512 WHITTIER COURT  
 MALDEN, N.J. 07430  
 TEL: (917) 418-0999

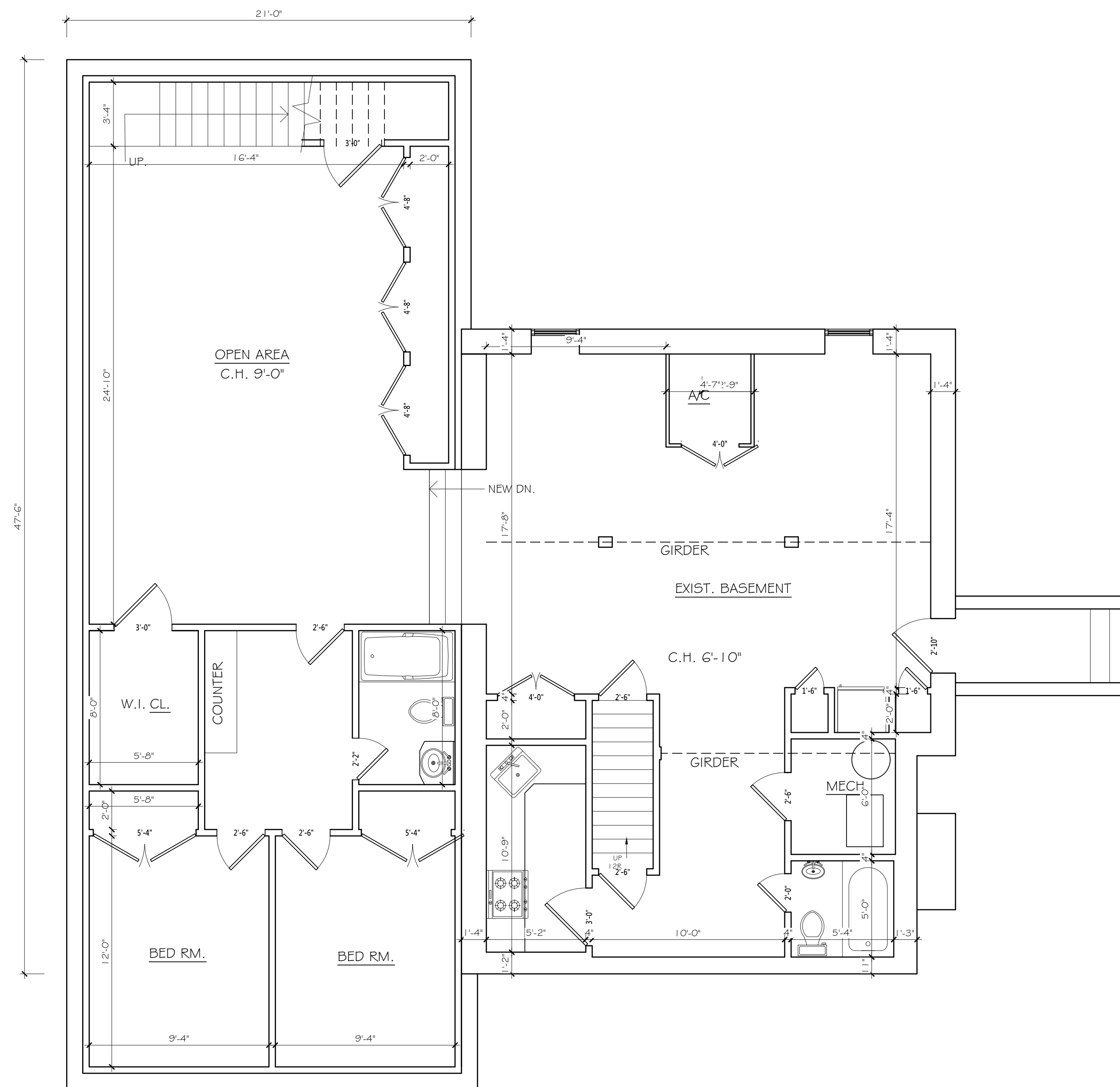
NO.	REVISIONS

PLOT PLAN FOR MARCH 174 GRANDVIEW AVE  
 TAX LOT 4114-1-51  
 LOCATED IN THE VILLAGE OF WESLEY HILLS  
 ROCKLAND COUNTY, NEW YORK  
 GRAPHIC SCALE  
 0 10 20 30 40 50

PAUL GDANSKI, PE, PLLC	FILE NO. 174GRAND
DATE NOV. 14, 2025	SCALE 1" = 20'
DWG NO. 1 OF 1	



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



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

**PROJECT:**

**THE MARCH FAMILY RESIDENCE**  
174 GRANDVIEW AVE.  
MONSEY NY 10952

START DATE: 10/30/25

REVISIONS

**DESIGNED BY:**



T : 8 4 5 6 5 9 9 1 9 5  
E : SAMUEL@THEHANFLINGGROUP.COM  
A : 62 W CHURCH ST. SPRING VALLEY NY

---

December 31, 2025

## ZONING BOARD OF APPEALS NARRATIVE

**Property Address:** 31 Skylark Road, Wesley Hills, NY

**SBL:** 41.16-1-90

**Applicant:** Samuel Breuer - Owner, Nochum Goldmunzer - Agent

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### PROJECT DESCRIPTION AND BACKGROUND

The subject property located at **31 Skylark Road, Wesley Hills, NY (SBL 41.16-1-90)** is an improved residential lot containing a single-family dwelling situated on a pre-existing, nonconforming parcel.

The Applicant seeks area variances in connection with a proposed residential addition intended to accommodate a **63-year-old immediate family member diagnosed with confirmed dementia**, who is currently residing in a nursing facility. Due to declining health and the inability of the facility to provide consistent individualized care, it has become medically and humanitarily necessary for him to transition into a family home environment as soon as possible.

The homeowner's daughter, who resides at the subject property, is a trained caregiver and is currently completing her Registered Nurse (RN) qualifications. Her spouse is a trained A-EMT who volunteers locally. Together, they are uniquely qualified to provide the required **24-hour care**, but the existing dwelling lacks sufficient space to safely and appropriately house the family member. The proposed addition is therefore not discretionary in nature, but rather a **medical and family-care necessity**.

## EXISTING CONDITIONS

- The lot is **pre-existing and nonconforming** with respect to minimum lot area.
- The dwelling currently encroaches into the required front yard setback.
- The proposed project consists of:
  - A **left-side addition** that continues an existing setback condition; and
  - A **new main entrance annex**, which increases the degree of front-yard encroachment.

The proposed improvements are designed to be residential in character, consistent with the surrounding neighborhood, and the **minimum necessary** to achieve the stated purpose.

---

## VARIANCES REQUESTED

The Applicant respectfully requests the following **area variances**:

### 1. Lot Area Variance

- **Required:** 35,000 square feet
- **Provided:** 27,401.4 square feet
- **Status:** Pre-existing condition; **no change proposed**

### 2. Front Yard Setback Variance

- **Required:** 50 feet
  - **Existing:** 37.2 feet
  - **Proposed (with annexed main entrance addition):** 26.5 feet
  - **Nature:** New variance related to the proposed entrance addition
- 

## JUSTIFICATION UNDER NYS TOWN LAW §267-b(3)

Pursuant to New York State law, the Zoning Board of Appeals must balance the benefit to the applicant against any potential detriment to the health, safety, and welfare of the neighborhood, considering the following five statutory factors:

### 1. **Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties**

The proposed addition will not alter the essential residential character of the neighborhood. The improvements are consistent in scale, design, and use with

surrounding homes, and will not introduce any commercial or high-density use. No adverse impact on neighboring properties is anticipated.

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**

Due to the existing lot size, building placement, and setback constraints, there is **no feasible alternative** that would allow the necessary living space to be created without the requested variances. Interior reconfiguration alone cannot provide a safe and code-compliant accommodation for 24-hour assisted living.

3. **Whether the requested area variance is substantial**

The requested front-yard setback variance increases the degree of an existing nonconformity; however, it is limited in scope and purpose. The front entrance annex is proposed to allow for improved accessibility, including safe ingress and egress for wheelchair or stretcher use as may be required, and to enhance day-to-day functionality and quality of life within the home.

The medically necessary living quarters for the family member are located within the side addition, which continues an existing pre-existing nonconforming front setback condition and does not introduce a new or disproportionate encroachment. Accordingly, the proposal as a whole represents the **minimum variance necessary** to provide both essential medical accommodation and reasonable, humane accessibility improvements.

4. **Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood**

The project will not adversely affect drainage, traffic, utilities, or environmental conditions. The addition is residential in nature and will not increase occupancy beyond a single-family use.

5. **Whether the alleged difficulty was self-created**

While the need for the variance arises from the existing lot and building configuration, New York State law recognizes that a self-created condition does not, by itself, preclude the granting of an area variance. In this case, the hardship is driven by **unforeseen**

**medical circumstances** involving an immediate family member and not by speculative or financial motives.

---

## CONCLUSION

The requested variances are necessary to allow a family to provide urgent, medically appropriate care to a close family member suffering from dementia, in a safe and supportive home environment. The proposal represents the **least intrusive and most reasonable solution**, maintains neighborhood character, and aligns with the spirit and intent of the zoning code while addressing a genuine humanitarian need.

For these reasons, the Applicant respectfully requests that the Zoning Board of Appeals grant the requested area variances.

Sincerely,

*Nochum Goldmunzer*  
BlueLine USA Inc. - CEO

**PART I**

Name of Municipality VILLAGE OF WESLEY HILLS Date Dec. 22, 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: 31 Skylark Drive

Applicant: Nochum Goldmunzer @ BlueLine USA Inc. Phone # 845-458-1889

Address 22 Ostereh Blvd. Spring Valley, NY 10977  
Street Name & Number (Post Office) State Zip code

Property Owner: Samuel Breuer Phone # 718-388-7003

Address 31 Skylark Drive Spring Valley, NY 10977  
Street Name & Number (Post Office) State Zip code

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

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

Attorney: N/A Phone # \_\_\_\_\_

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

Contact Person: Applicant & Owner Phone # \_\_\_\_\_

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

**Tax Map Designation:**

Section 41.16 Block 1 Lot(s) 90  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

**Location:** On the North East side of Skylark Dr.,  
850 feet North West of Sherri Ln.

**Acreage of Parcel** 0.64 **Zoning District** R-35  
**School District** East Ramapo **Postal District** 10977

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

\_\_\_\_\_  
Proposing a side yard and front entry addition and asking for area variances.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**If subdivision:**

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

**Project History:** Has this project ever been reviewed before? no

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

State or County Road  
 Long Path  
 Municipal Boundary

State or County Park  
 County Stream  
 County Facility

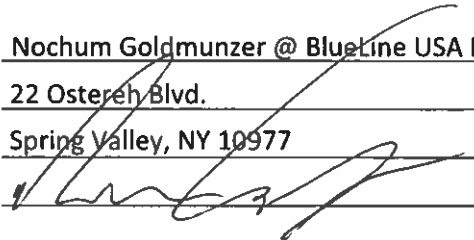
List name(s) of facility checked above. \_\_\_\_\_  
\_\_\_\_\_

**Applicant's Signature and Certification**

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

I, Nochum Goldmunzer @ BlueLine USA Inc., hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address

Nochum Goldmunzer @ BlueLine USA Inc.  
22 Osterch Blvd.  
Spring Valley, NY 10977  


SWORN to before this

31<sup>st</sup> day of December, 2025

  
\_\_\_\_\_  
Notary Public

**GAVRIEL FISCHER**  
Notary Public, State of New York  
Registration No. 01F16427779  
Qualified in Rockland County  
My Commission Expires January 03, 2030



# Affidavit Pursuant to Section 809 of the General Municipal Law

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

N/A

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

1. Print or type full name and post office address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_ of the Town/Village of \_\_\_\_\_  
(Board, Commission or Agency)  
\_\_\_\_\_, Rockland County, New York:

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Premises affected are in a \_\_\_\_\_ zone and from the town of \_\_\_\_\_ tax map, the property is know as Section \_\_\_\_\_, Block, \_\_\_\_\_, Lot(s) \_\_\_\_\_.

Jurisdiction  
Not in a GML

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

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

(if none, so state)

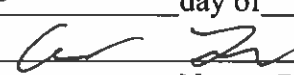
- a. Name and address of officer or employee none
- b. Nature of interest \_\_\_\_\_
- c. If stockholder, number of shares \_\_\_\_\_
- d. If officer or partner, nature of office and name of partnership \_\_\_\_\_
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of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

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

I, Nochum Goldmunzer @ BlueLine USA Inc., 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 Nochum Goldmunzer @ BlueLine USA Inc.  
22 Ostereh Blvd.  
Spring Valley, NY 10977

SWORN to before this

31st day of December, 2025  
  
Notary Public

**GAVRIEL FISCHER**  
Notary Public, State of New York  
Registration No. 01F16427779  
Qualified in Rockland County  
My Commission Expires January 03, 2030

**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 }

Samuel Breuer being duly sworn, deposes and  
says that he/she resides at 31 Skylark Drive, Spring Valley


\_\_\_\_\_

in the County of Rockland, State of New York; that he/she is the owner in  
fee of all that certain lot, piece or parcel of land situated, lying and being  
in the Village of Wesley Hills, and designated on the Town of Ramapo  
Map as Section No. 41.16-1 Lot No. 90 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: Samuel Breuer   
Address: 31 Skylark Drive  
Spring Valley, NY 10977

Sworn to before me this

23 day of Dec 2025  
  
Notary Public

AIDY GREENBERG  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01GR6294794  
Qualified in Rockland County  
My Commission Expires ~~12-30-2025~~  
12/23/2029

**AFFIDAVIT**

State of New York)  
County of Rockland) SS.  
Town/Village of \_\_\_\_\_



I, Nochum Goldmunzer @ BlueLine USA Inc. 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 31 Skylark Drive, 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

List will be attached

SWORN to before this

3<sup>rd</sup> day of December, 2015



Notary Public

GAVRIEL FISCHER  
Notary Public, State of New York  
Registration No. 01F16427779  
Qualified in Rockland County  
My Commission Expires January 03, 2030

**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 }

Nochum Goldmunzer @ BlueLine USA Inc. 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 31 Skylark Drive, 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

*Posting  
UPON  
Page to be completed*

## **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

Nochum Goldmunzer @ BlueLine USA Inc.  
APPLICANT

12/22/2025  
DATED

**PART II**

**Application before the Zoning Board of Appeals**

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of a single family home with a proposed addition.

AS APPLICABLE, COMPLETE THE FOLLOWING:

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

*For access to the above State Environmental Quality Review forms:*

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

**INSTRUCTIONS**

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

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

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

# Short Environmental Assessment Form

## Part 1 - Project Information

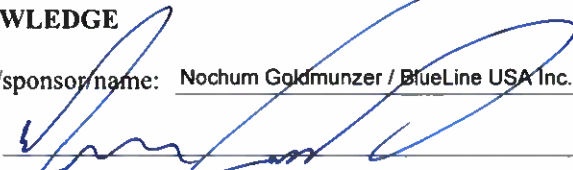
### Instructions for Completing

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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 31 Skylark Drive			
Project Location (describe, and attach a location map): 31 Skylark Drive in the Village of Wesley Hills			
Brief Description of Proposed Action: Proposing a side yard and front entry addition and asking for area variances.			
Name of Applicant or Sponsor: Nochum Goldmunzer / BlueLine USA Inc.		Telephone: 845-458-1889	
		E-Mail: NG@BlueLineUS.net	
Address: 22 Ostereh Blvd. Unit 212			
City/PO: Spring Valley		State: NY	Zip Code: 10977
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.64 acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<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?		NO	YES	
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?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" 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?		NO	YES	
		<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 type="checkbox"/>	<input checked="" 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?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<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?	NO	YES
If Yes,	<input 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:		
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Nochum Goldmunzer / BlueLine USA Inc.	Date: 12/22/2025	
Signature: 	Title: Applicant's Rep.	

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL PANGLOSS, Esri Japan, Esri Canada, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, USGS, NPS

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



11/41.16-1-81  
GANZ JOSHUA & RAIZY  
32 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-2-11  
BREUER GITTEL & CHAYA Y  
4 RIDGEWAY TERR  
SPRING VALLEY, NY 10977

11/41.16-2-4  
GRANT LLOYD & RUTH  
8 ASH LAWN CT  
SPRING VALLEY, NY 10977

11/41.16-1-77  
GROSSBERGER ROCHEL &  
LAWRENCE  
26 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-80  
SLATER REUVEN & GERALD A  
30 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-32  
LANS PERRY  
C/O LISTON LANS  
19 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-94  
LEVIN ERWIN + MARLA  
23 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-33  
PATASAW FREDDIE & NATALIE  
31 TAMMY RD  
SPRING VALLEY, NY 10977

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

11/41.16-1-34  
LOEVINGER MARK & VALERIE  
& LEOPOLD  
29 TAMMY RD  
SPRING VALLEY, NY 10977

11/41.16-2-15  
ROSENFELD ZAHAVA &  
JEHOSHUA  
6 WILSON CT  
SPRING VALLEY, NY 10977

11/41.16-2-10  
KLEIN JACOB  
21 CRESTVIEW TERRACE  
MONSEY, NY 10952

11/41.16-1-75  
KOLLEL SHAREI TEFILAH  
22 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-79  
CONG BAIS YAKOV YOSEF  
OSTROW  
5 RIDGEWAY TERR  
SPRING VALLEY, NY 10977

11/41.16-1-95  
ANGLADE NEBLUNG DOMINIQUE  
1 SHERRI LA  
WESLEY HILLS, NY 10977

11/41.16-1-31  
BAITZ SHLOMIE Z  
2 SHERRI LANE  
SPRING VALLEY, NY 10977

11/41.16-1-93  
BREUER SHLOMO ZALMEN  
25 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-30  
GELMAN DP LEGACY TRUST  
4 SHERRI LA  
SPRING VALLEY, NY 10977

11/41.16-1-91  
MEISELS MORDECHAI & NAOMI  
29 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-84  
ADLER SAMUEL  
100 BATES DRIVE  
MONSEY, NY 10952

11/41.16-2-14  
LUNGER SCHMIEL  
8 WILSON CT  
SPRING VALLEY, NY 10977

11/41.16-2-5  
LIEBOWITZ CAROL & DAVID M  
6 ASH LAWN CT  
SPRING VALLEY, NY 10977

11/41.16-1-76  
HOLZBERG RONALD & BASYA &  
NEWHOUSE MENASHE  
24 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-78  
RUBIN YECHIEL & LEAH  
A/K/ALEAH ROSENBERG RUBIN  
6 RIDGEWAY TERR  
SPRING VALLEY, NY 10977

11/41.16-1-92  
YUDASIN BORIS & MARYNA  
27 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-82  
STEKEL AKIVA & RAIZY  
UNIT 3  
28 BUTTERMAN PLACE  
MONSEY, NY 10952

11/41.15-2-15  
GOLD YISROEL CHAIM &  
CHAYA RAIZEL  
4 AUBURN CT  
MONSEY, NY 10952

11/41.16-1-83  
PINKESZ AVIGDER  
10 DORSET ROAD  
SPRING VALLEY, NY 10977

11/41.16-1-96  
MILLER YAAKOV E & DEVORAH  
3 SHERRI LANE  
SPRING VALLEY, NY 10977

11/41.16-1-29  
MAUSE JOSEPH & KAREN  
6 SHERRI LA  
SPRING VALLEY, NY 10977

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

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

11/41.16-1-97  
SENER BENTZION N &  
ROSENBLUM REBECCA  
5 SHERRI LA  
SPRING VALLEY, NY 10977

11/41.16-1-90  
BREUR SAMUEL  
31 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-28  
SEGARRA IVONNE  
8 SHERRI LA  
SPRING VALLEY, NY 10977

11/41.16-1-99  
WEISZ MEIR & MIREL N  
9 SHERRI LA  
SPRING VALLEY, NY 10977

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

11/41.16-1-86  
WEINBERGER RICHARD +  
LILLIAN  
40 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-98  
DEL BIONDO JOHN &  
CHRISTINE  
7 SHERRI LA  
SPRING VALLEY, NY 10977

11/41.16-1-35  
LEND A ANDREW R & REGINA B  
27 TAMMY RD  
SPRING VALLEY, NY 10977

11/41.16-1-36  
ROSENBERG MORDECHAI &  
CHARNIE  
25 TAMMY RD  
SPRING VALLEY, NY 10977

11/41.16-1-27  
KLEIN YOSEF & BLIMIE  
10 SHERRI LANE  
SPRING VALLEY, NY 10977

11/41.16-1-89  
BREUER SAMUEL  
33 SKYLARK DR  
WESLEY HILLS, NY 10977

11/41.16-1-88  
35 SKYLARK LLC  
SUITE 118  
46 MAIN ST  
MONSEY, NY 10952

11/41.16-1-87  
WAINHAUS SAMUEL &  
BASHIE  
42 SKYLARK DR  
SPRING VALLEY, NY 10977

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

11/41.16-1-24  
16 SHERRI LN LLC  
38 JILL LANE  
MONSEY, NY 10952

11/41.16-1-25  
ANAYANNIS FAMILY TRUST  
THE  
L/E  
14 SHERRI LA  
SPRING VALLEY, NY 10977

11/41.16-1-26  
PRIDGEN SYLVIA L  
WILLIAM A  
12 SHERRI LA  
SPRING VALLEY, NY 10977

11/41.16-1-4  
GERSHUNY WOLF LAUREN  
& WOLF HARRIET  
19 MARCUS DR  
MONSEY, NY 10952

11/41.16-1-5  
FINE JOSEPH S & SHIRA M  
11 SHERRI LA  
SPRING VALLEY, NY 10977

11/41.16-1-3  
ELI & MERYL REV TRUST  
17 MARCUS DR  
MONSEY, NY 10952

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

11/41.16-1-6  
TREITEL GITTY  
13 SHERRI LANE  
SPRING VALLEY, NY 10977

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

11/41.16-1-2  
JAEGER LINDA  
15 MARCUS DR  
MONSEY, NY 10952

11/41.16-1-8  
KARMEL EPHRAIM & SARAH  
17 SHERRI LANE  
SPRING VALLEY, NY 10977

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

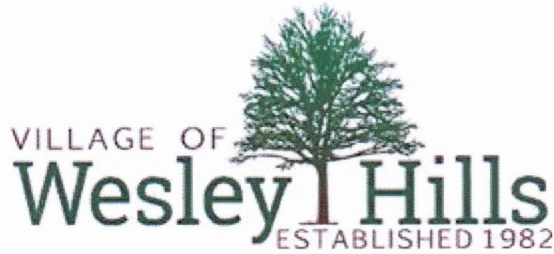
11/41.16-1-7  
STEIN MARIA  
15 SHERRI LA  
WESLEY HILLS, NY 10977

11/41.12-1-39  
MECHLIN MERYS  
13 MARCUS DR  
MONSEY, NY 10952

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

11/41.12-2-56  
GAYER ISRAEL & LIBBY  
14 N SHERRI LA  
SPRING VALLEY, NY 10977

11/41.12-2-55  
RAMAPO TOWN OF  
237 RT 59  
SUFFERN, NY 10901



**432 Route 306**

**Wesley Hills, N.Y. 10952-1221**

Phone: 845-354-0400 Fax: 845-354-4097 [www.wesleyhills.gov](http://www.wesleyhills.gov)

Email: [BuildingDept@wesleyhills.gov](mailto:BuildingDept@wesleyhills.gov)

**Dated:** January 2, 2026

**Tax Parcel ID:** 41.16-1-90

**Address:** 31 Skylark Drive

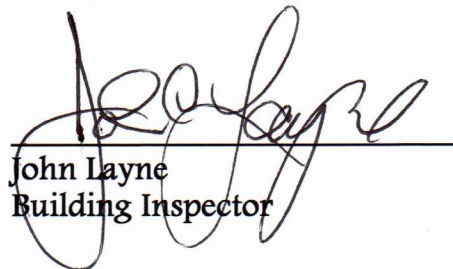
**Applicant:** Samuel Breuer

**BUILDING AND ZONING DEPARTMENT:**

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

~Minimum front yard of 26.3' where 50' is required

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

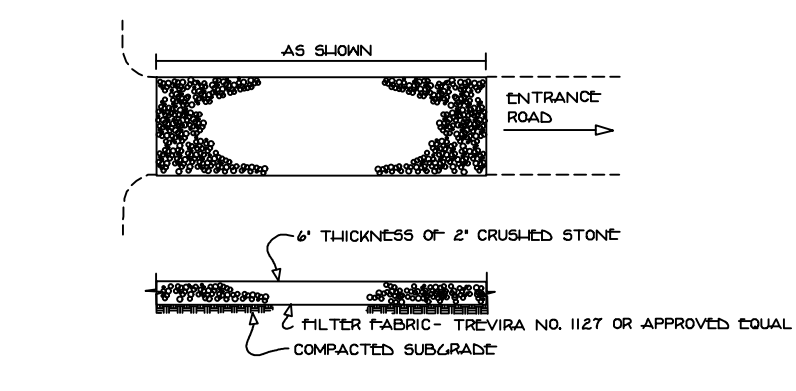


John Layne  
Building Inspector

cc: Zoning Board of Appeals

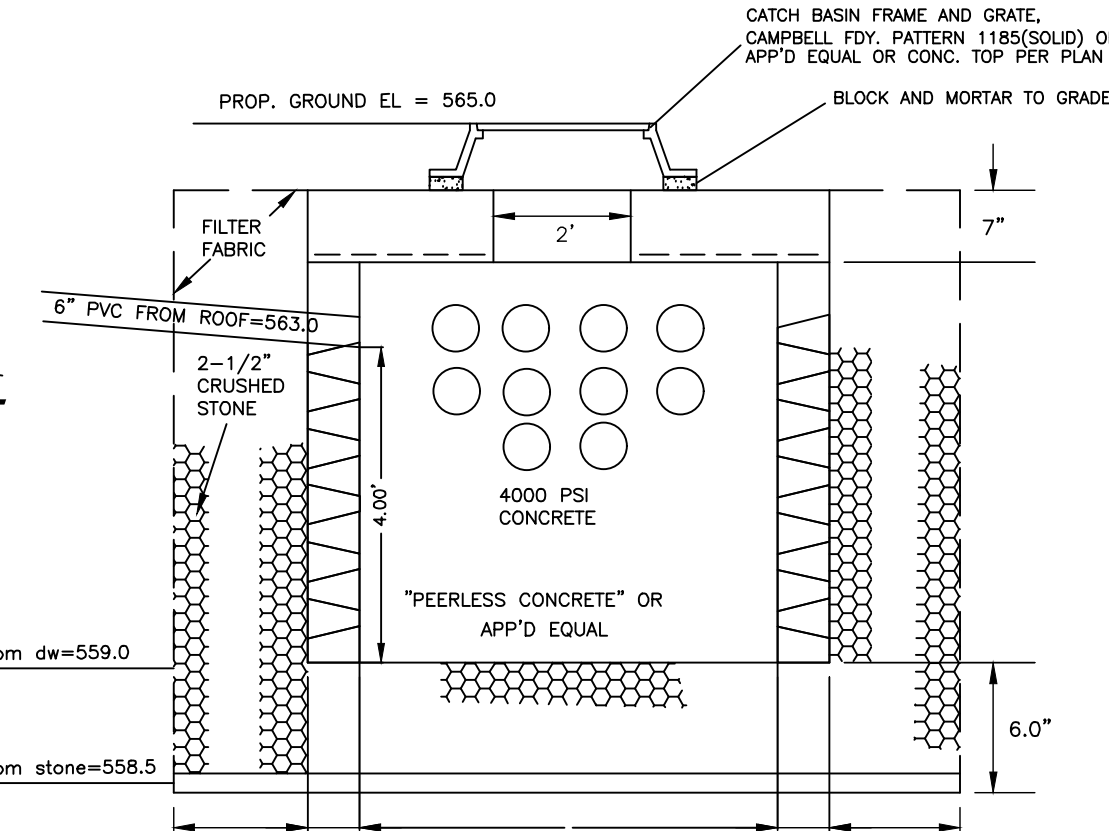
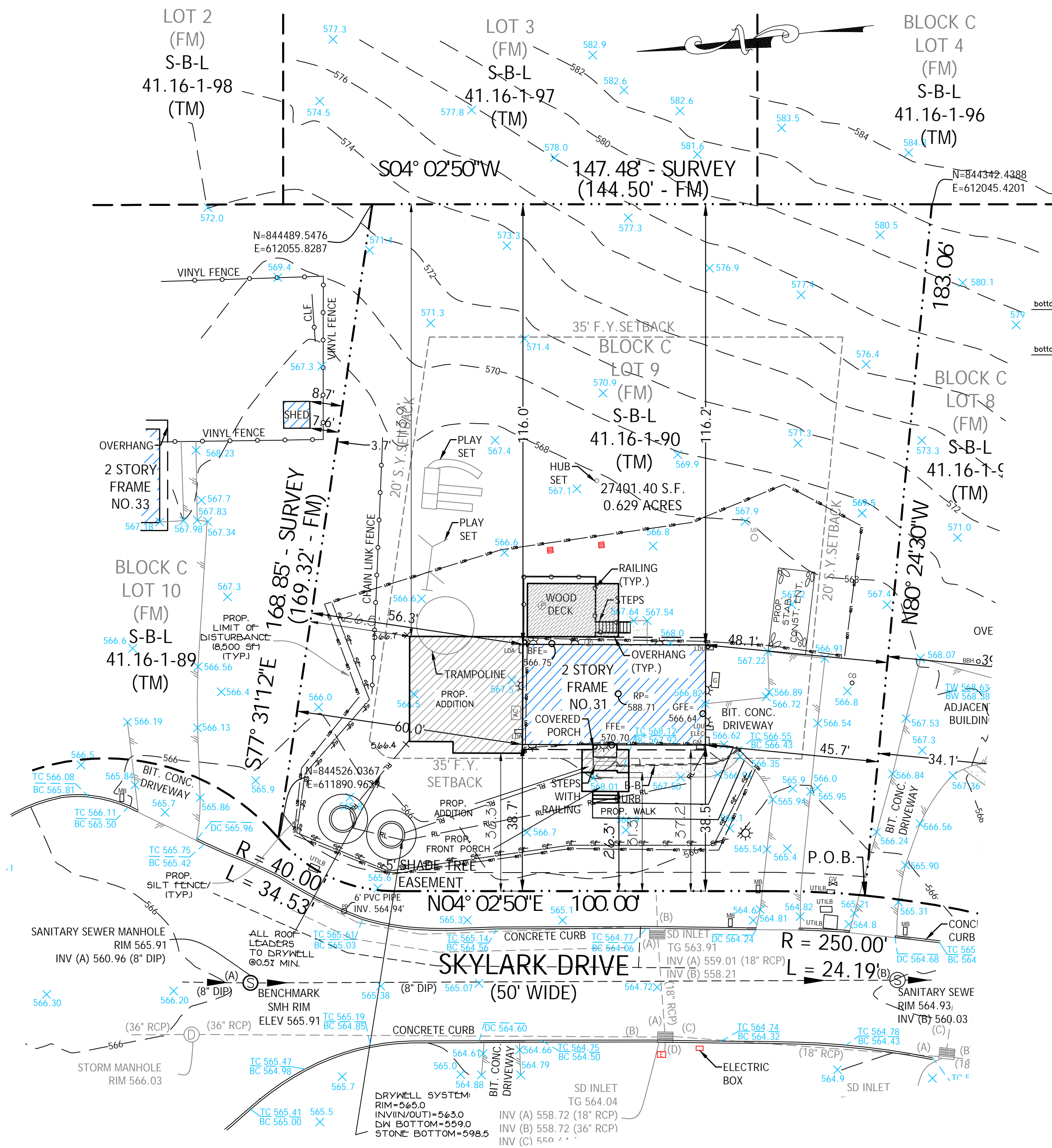
TAX LOT: SECTION 41.16, BLOCK 1, LOT 90  
 REFERENCES:  
 -ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY CLEARPOINT SURVEYING, DPC DATED NOVEMBER 11, 2025.  
 -BEING KNOWN AS LOT 9, BLOCK C, AS SHOWN ON A CERTAIN MAP ENTITLED "SKYLARK ESTATES, SECT. 3, IN VILLAG. TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK, WHICH MAP WAS FILED ON JUNE 15, 1971 IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP NO. 4151.

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



STABILIZED CONSTRUCTION ENTRANCE  
 N.T.S.

- CONSTRUCTION SPECIFICATIONS:
- STONE SIZE: USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LATCH: NOT LESS THAN 1/2 INCH.
  - THICKNESS: NOT LESS THAN SIX (6) INCHES.
  - WIDTH: FIVE FEET TO THIRTY FEET, 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 SPREAD ACROSS THE ENTRANCE, IF POSSIBLE, APPROXIMATELY A MINIMUM OF 10 FEET.
  - 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, BROKEN, WASTED 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 GRABS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



SEEPAGE PIT SYSTEM: 10.5' X 10.5'  
 N.T.S.

- NOTES:  
 1. SET PIT IN 10.5'X10.5' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.  
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.
- SEEPAGE PIT MAINTENANCE NOTES  
 1. SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.  
 2. SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).  
 3. IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.



VICINITY MAP  
 SCALE 1"=300'

**Drywell Design:**

Priority: B

Development Size = 0.0285 Acre  
 Undeveloped SCS Curve No = 61.0000  
 Developed SCS Curve No = 98.0000

1. Select Design Storm  
 100 year, 24-hour: 9.3000

2. Type of sub surface disposal system  
 Precast drywell with 3'-3" crushed stone

3. Determine Percolation Rate  
 Percolation Rate: 1.0000 inches  
 Drop Time: 30.0000 minutes  
 a. Area of Percolation (Ap): 1.0000 foot  
 Surface Area of Cylinder (Acyl): 3.1416  
 Depth: 8.0000 inches  
 Bottom Area (Ab): 2.2283 Ft<sup>2</sup>  
 Volume of Percolation (Vp): 0.7854 Ft<sup>3</sup>

4. Calculate Required Storage Volume  
 100yr, 24 hour rainfall: 9.3000 inches  
 From Table 2-1 of TR-55  
 Existing CN: 61.0000 therefore depth Vm = 4.40 inches  
 Proposed CN: 98.0000 therefore depth Vm = 9.10 inches  
 Delta Vm: 4.7000 inches  
 Vm = Delta Vm \* Area = 488.0593 Ft<sup>3</sup>

5. Calculate Volume per Drywell  
 Vm = P \* 2 \* Height = 2.0000 feet  
 Thickness of Stone = 0.3330 feet  
 Diameter of drywell = 6.0000 feet  
 Height of drywell = 4.0000 feet  
 Vm = 168.0000 Ft<sup>3</sup>

6. Calculate 24-hour percolation volume per drywell (Vp)  
 Vp = Vm \* S \* Area of drywell (A) \* percolation rate (S)  
 Vp = P \* D \* Vm \* Area = 60.9258 Ft<sup>3</sup> day/drywell

7. Calculate the total 24-hour volume per drywell (Vt)  
 Vt = Vm \* Area \* S \* 24 = 239.7338 Ft<sup>3</sup>

8. Determine number of drywells required (DW)  
 DW = Req. Volume of Storage (Vt) / Total Vol. per Drywell (Vt)  
 DW = 2.0

- REQUIRED STORMWATER NOTES:
- MUNICIPAL ENGINEER MUST WITNESS SOIL PERCOLATION TESTING AND SHALL BE CONTACTED 48 HOURS IN ADVANCE OF THE TEST FOR SCHEDULING.
  - MUNICIPAL ENGINEER MUST INSPECT ANY INFILTRATION SYSTEM INSTALLATION AS PER THE BELOW INSPECTION SCHEDULE.
  - ANY INFILTRATION SYSTEM COMPONENT INSTALLED PRIOR TO INSPECTION WILL BE REJECTED.
- STORMWATER DESIGN/INSTALLATION MUNICIPAL ACCEPTANCE:
- DESIGN APPROVAL DATE:
- REVIEWING ENGINEER SIGNATURE:

INSP	INSPECTION DESCRIPTION	MUNICIPAL INSPECTOR	INSPECTION DATE
1	PERCOLATION TEST		
2	LOCATION EXCAVATED AND FOUNDATION STONE INSTALLED		
3	APPROVED STRUCTURE SET IN PLACE (NO BACKFILL)		
4	STRUCTURE BACKFILLED AS PER APPROVED DESIGN		

COVERAGES:  
 DWELLING W/OL = 1419 SF  
 DRIVEWAY & WALKS = 1058 SF  
 DECK = 334 SF (TBR)  
 CONC & GENERATOR = 50 SF  
 PROP. ADDITIONS = 960 SF  
 PROP. FRONT PORCH = 25 SF  
 PROP. DECK = 450 SF  
 PROP. WALK = 100 SF  
 TOTAL IMPERVIOUS = 4,202 SF  
 PRO. COV. = 4,202 SF / 27,401.4 SF = 0.1533 = 15.3%

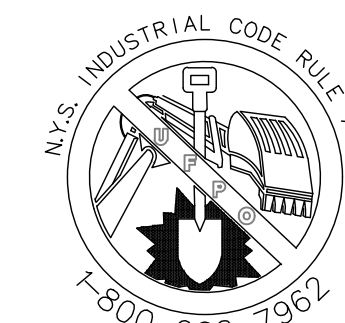
MAXIMUM BUILDING COVERAGE (CALCULATION PER ZONING LAW)  
 SQUARE FOOTAGE OF BUILDINGS LESS THAN 10' HEIGHT OR 1-1/2 STORIES = 1,278 SF  
 BLDG. COVERAGE = 1,278 SF / 27,401.4 SF = 0.0464  
 PROP. 1.5 STY = 2,984 SF  
 TOTAL = 2,984 SF  
 2,984 SF / 27,401.4 SF = 0.1090 = 10.90%

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

	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE FOOTAGE, SIDE (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)
REQD	35,000	100	125	125	50	25	75	50	0.25	0.20	0.10/0.15	2.5 / 25	40
EXIST.	27,401.4*	158.7	158.4	125	37.2*	45.7	102.0	116.0	0.108	0.108	0.064	17.4	22.6
PROD.	27,401.4*	158.7	158.4	125	26.3+	26.5	72.2	113.9	0.153	0.114	0.106	17.4	22.6

\* EXISTING NON-COMFORMING  
 \*\* VARIANCE FOR NO INDOOR PARKING SPACE  
 + VARIANCE REQUIRED

BUILDING HT. CALCS:  
 BUILDING HEIGHT -  
 AVG. EXIST. GRADE = 566.6 + 566.4 + 113.2 / 2 = 566.5  
 566.5 - 566.6 (FT) = -0.1 FT TO EAVE / 17.4'  
 EXPOSED HEIGHT -  
 AVG. FINISHED GRADE REAR = 568.0 + 566.7 + 113.4 / 2 = 567.4  
 HEIGHT TO GRADE = 566.6 - 567.4 = -0.8'  
 EXPOSED HT = -0.8 + 23.4 (FT) TO HIGH EST. = 22.6'



UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(12) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.  
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
 USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY STATE OR OFFICE IS AN UNAUTHORIZED AND ILLEGAL VIOLATION OF FEDERAL AND STATE LAWS.  
 PAUL GDANSKI, PE, PLLC  
 3512 WHITTIER COURT  
 MALDEN, N.J. 07430  
 TEL: (917) 418-0999

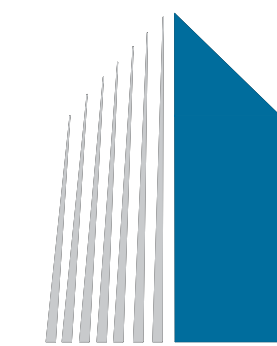
NO.	REVISIONS

PLOT PLAN FOR  
 BREUER  
 31 SKYLARK DRIVE  
 TAX LOT 41.16-1-90  
 LOCATED IN THE  
 VILLAGE OF WESLEY HILLS  
 ROCKLAND COUNTY, NEW YORK  
 GRAPHIC SCALE  
 1" = 20'

PAUL GDANSKI, PE, PLLC  
 3512 WHITTIER COURT  
 MALDEN, N.J. 07430  
 TEL: (917) 418-0999  
 DATE: NOV. 11, 2025  
 SCALE: 1" = 20'  
 SHEET: 1 OF 1








**BLUeline**  
Custom Design & Expediting

22 OSTEREH BLVD. UNIT #212  
SPRING VALLEY, NY.10977  
845-458-1889 E:NG@bluelineUS.net

**KENNETH IRVING,  
ARCHITECT P.C.**

198 ORANGE AVENUE,  
SUFFERN, NY 10901



MANUEL ANTONIO  
ANDRADE, AIA,  
LEED AP BD&C

MANDRADE@KIARCH.COM  
845.369.1010

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED

### THE BREUER RESIDENCE

REVISIONS

DATE	DESCRIPTION
8-30-25	FOR REVIEW
12-23-25	FOR PERMITS

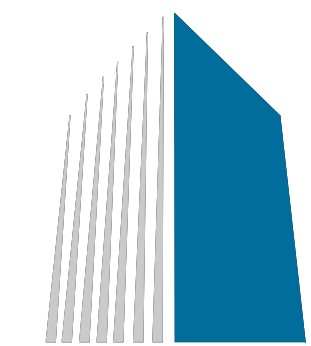
PROJECT

**PROPOSED  
ADDITION / RENOVATION PLAN  
FOR 31 SKYLARK DRIVE  
VILLAGE OF WESLEY HILLS  
COUNTY OF ROCKLAND  
STATE OF NEW YORK  
SBL: 41.16-1-90**

SEAL & SIGNATURE	DATE: 03-05-25
	SCALE: AS NOTED
	DRAWING BY: N.G.
	CHK BY: M.A.A.
	DWG No: <b>A-3 of 4</b>

FRONT, LEFT & RIGHT SIDE ELEVATION





**BLUELINE**  
Custom Design & Expediting

22 OSTEREH BLVD. UNIT #212  
SPRING VALLEY, NY. 10977  
845-458-1889 E:NG@bluelineUS.net

**KENNETH IRVING,  
ARCHITECT P.C.**

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SUFFERN, NY 10901

**KIA**

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LEED AP BD&C**

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**THE BREUER  
RESIDENCE**

REVISIONS

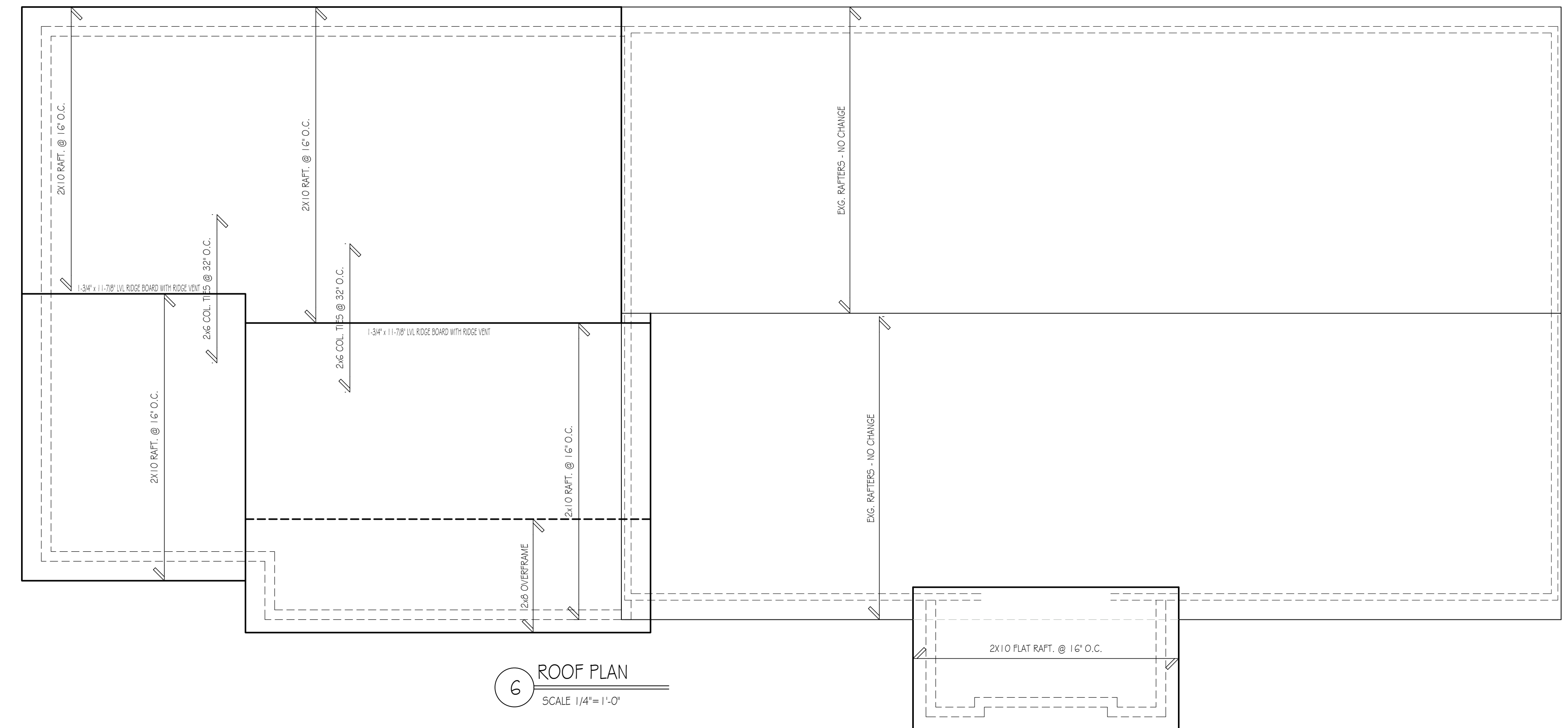
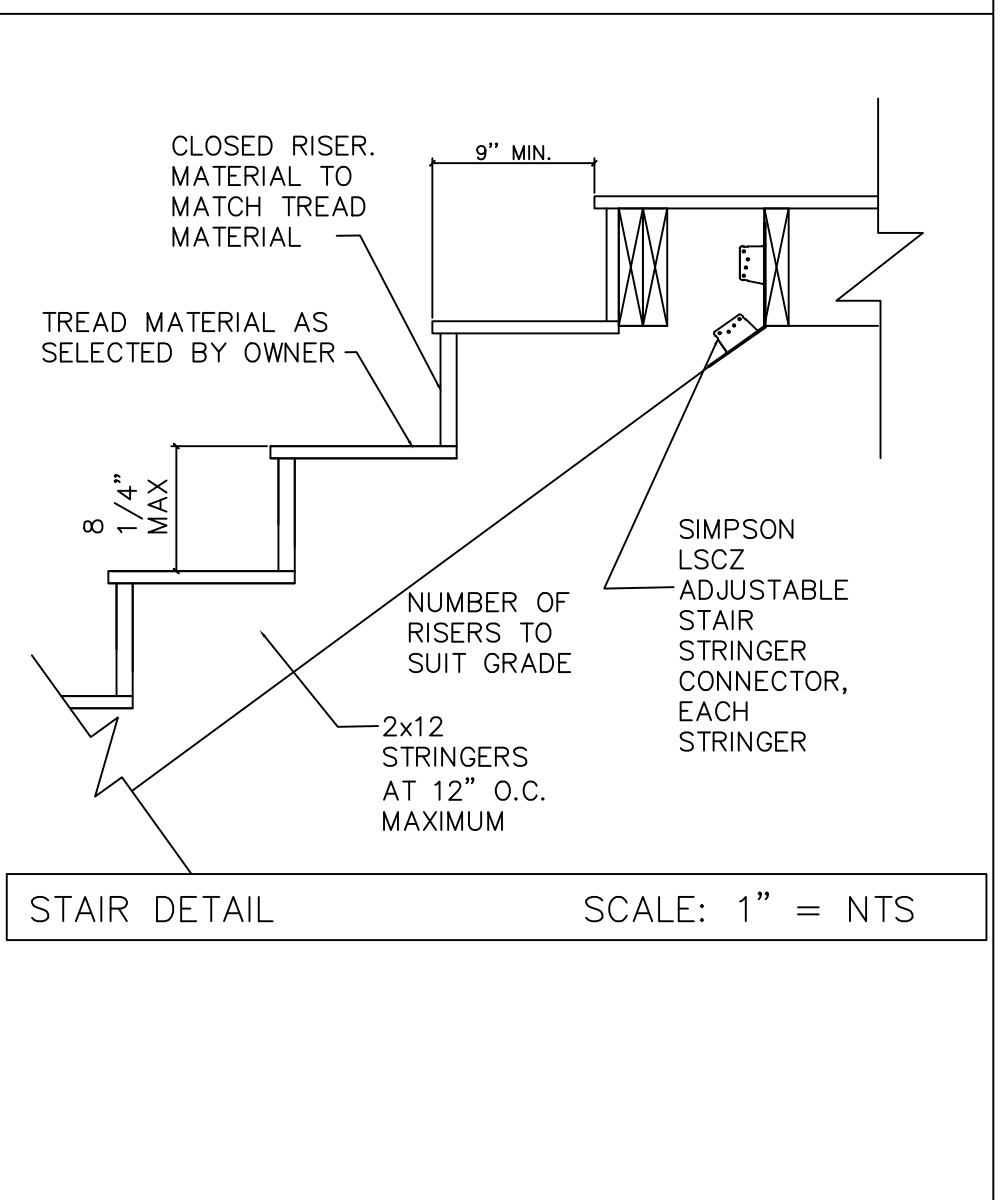
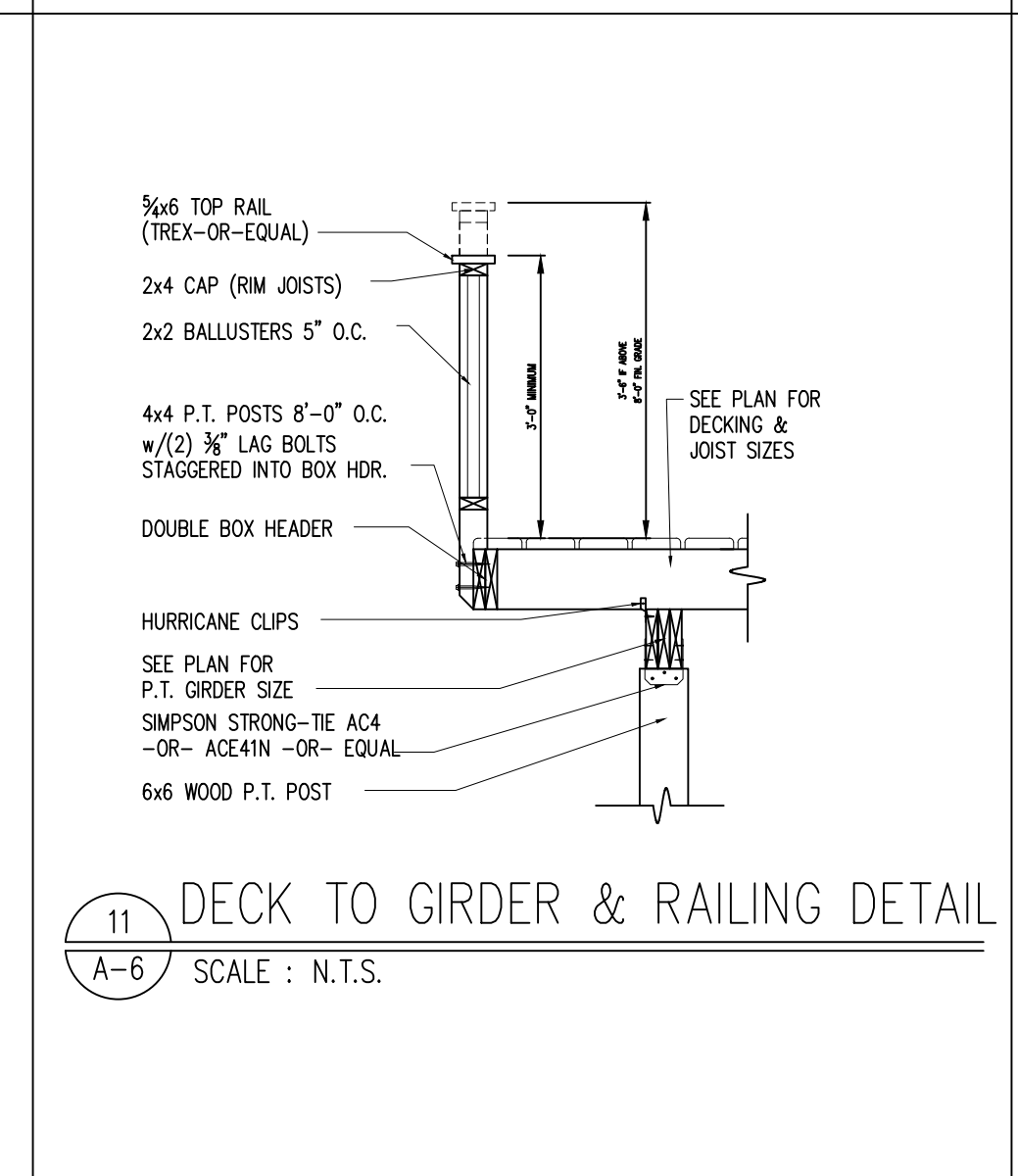
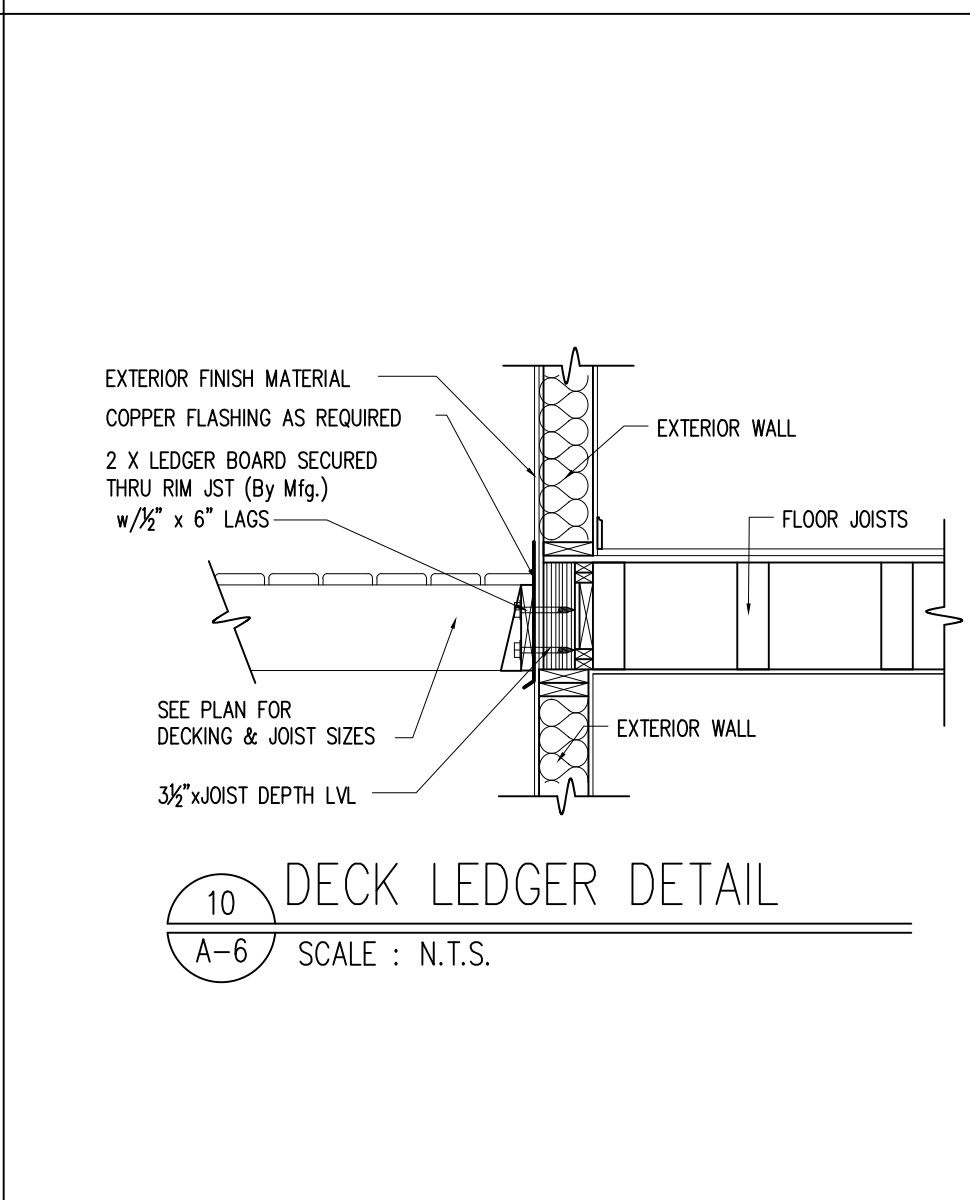
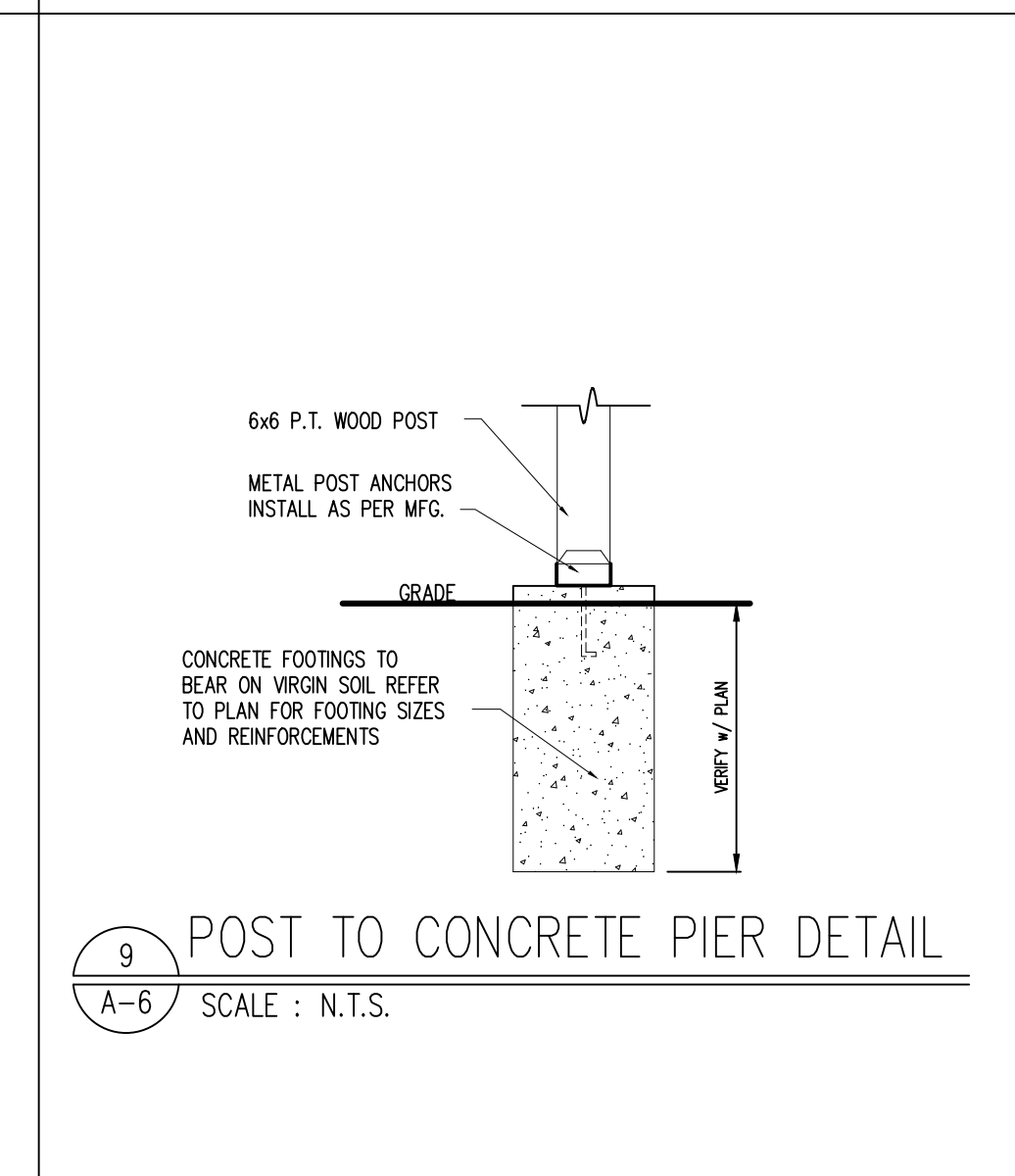
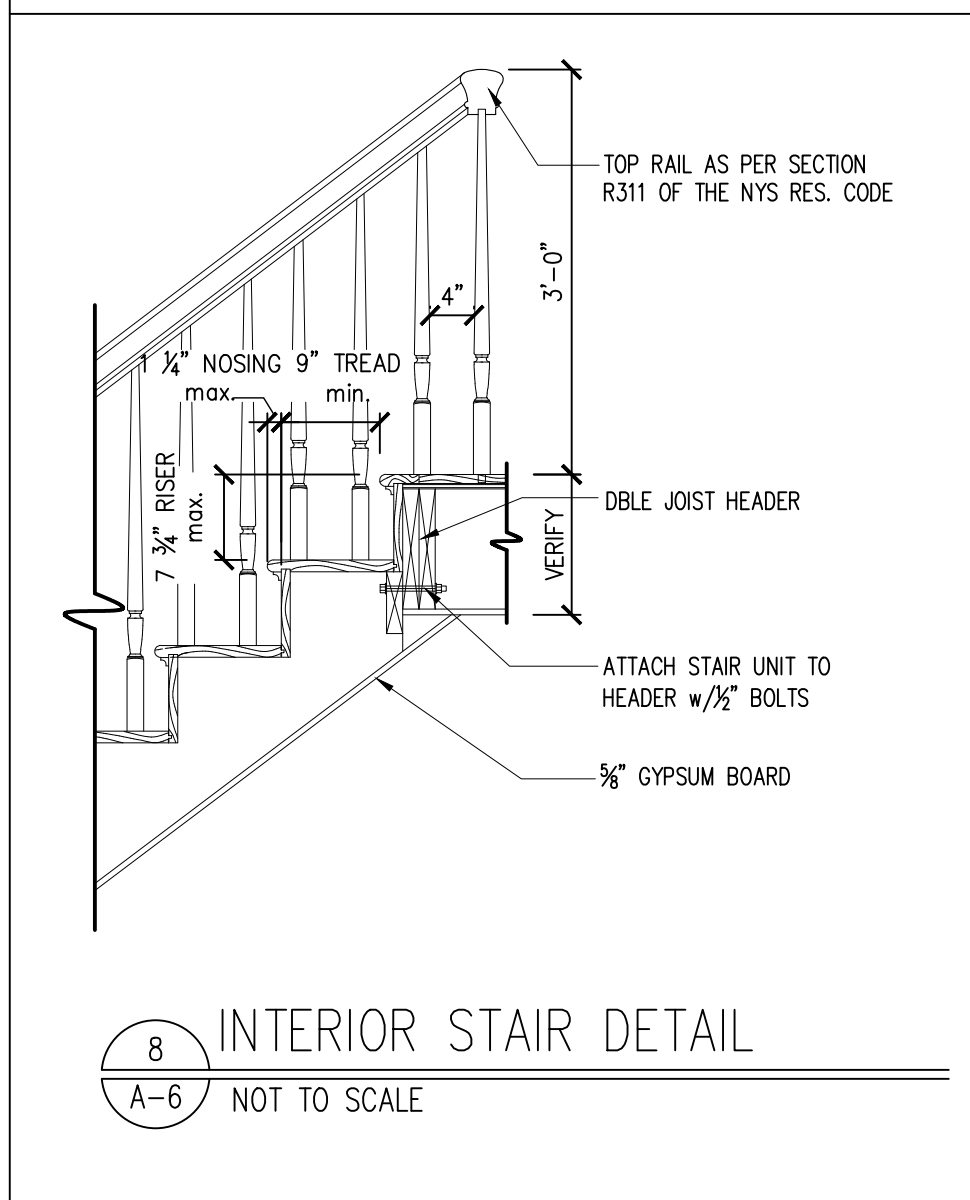
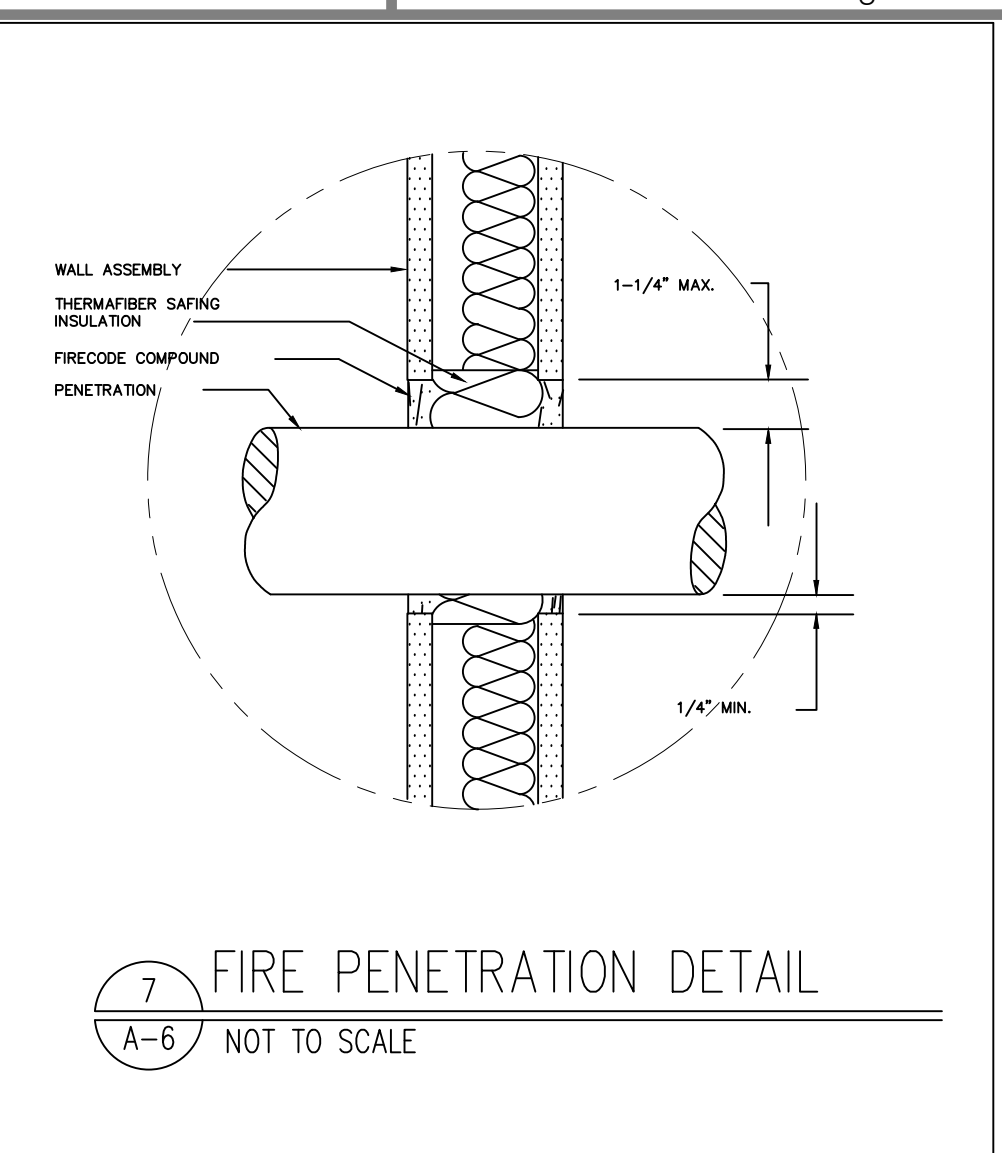
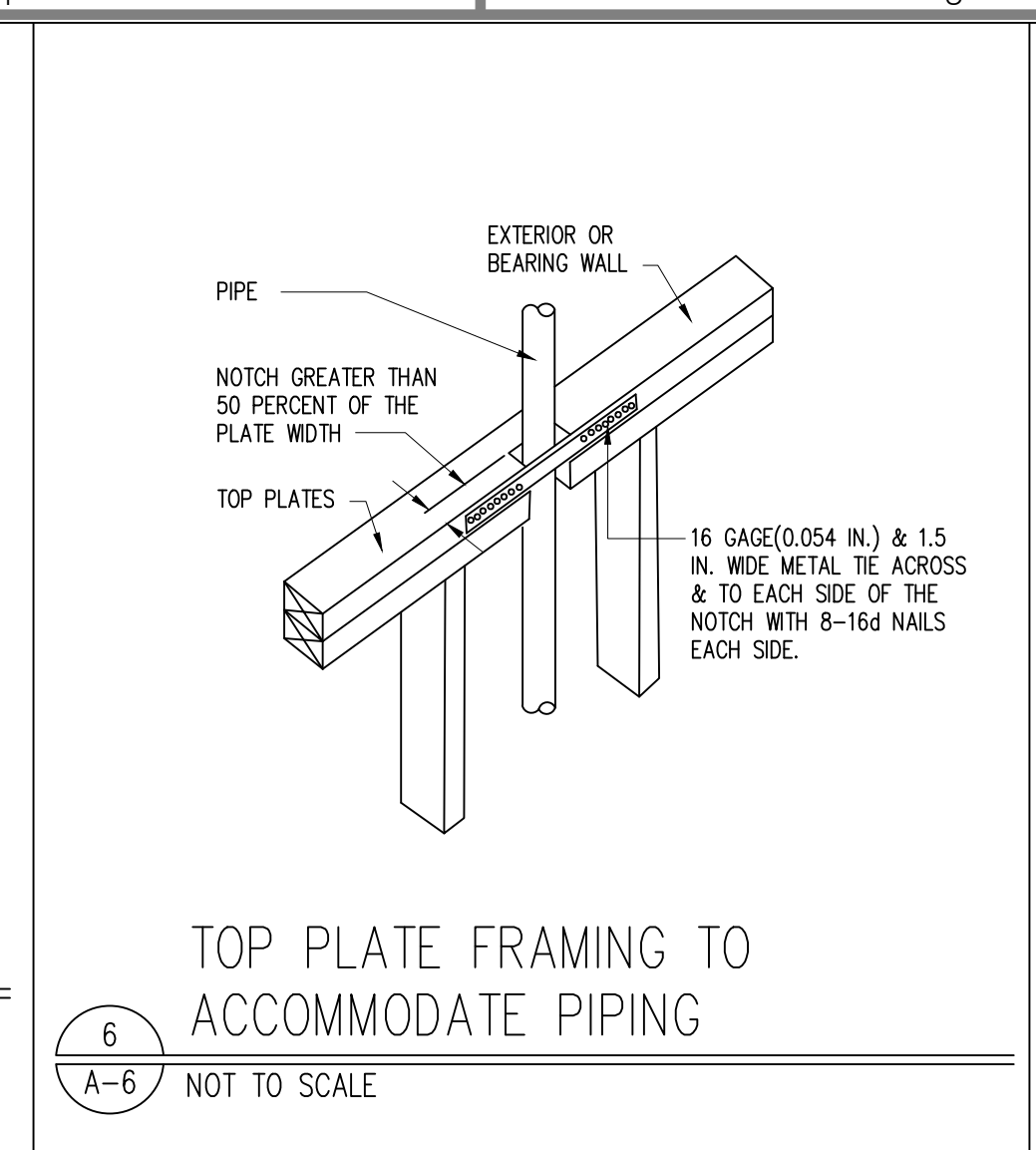
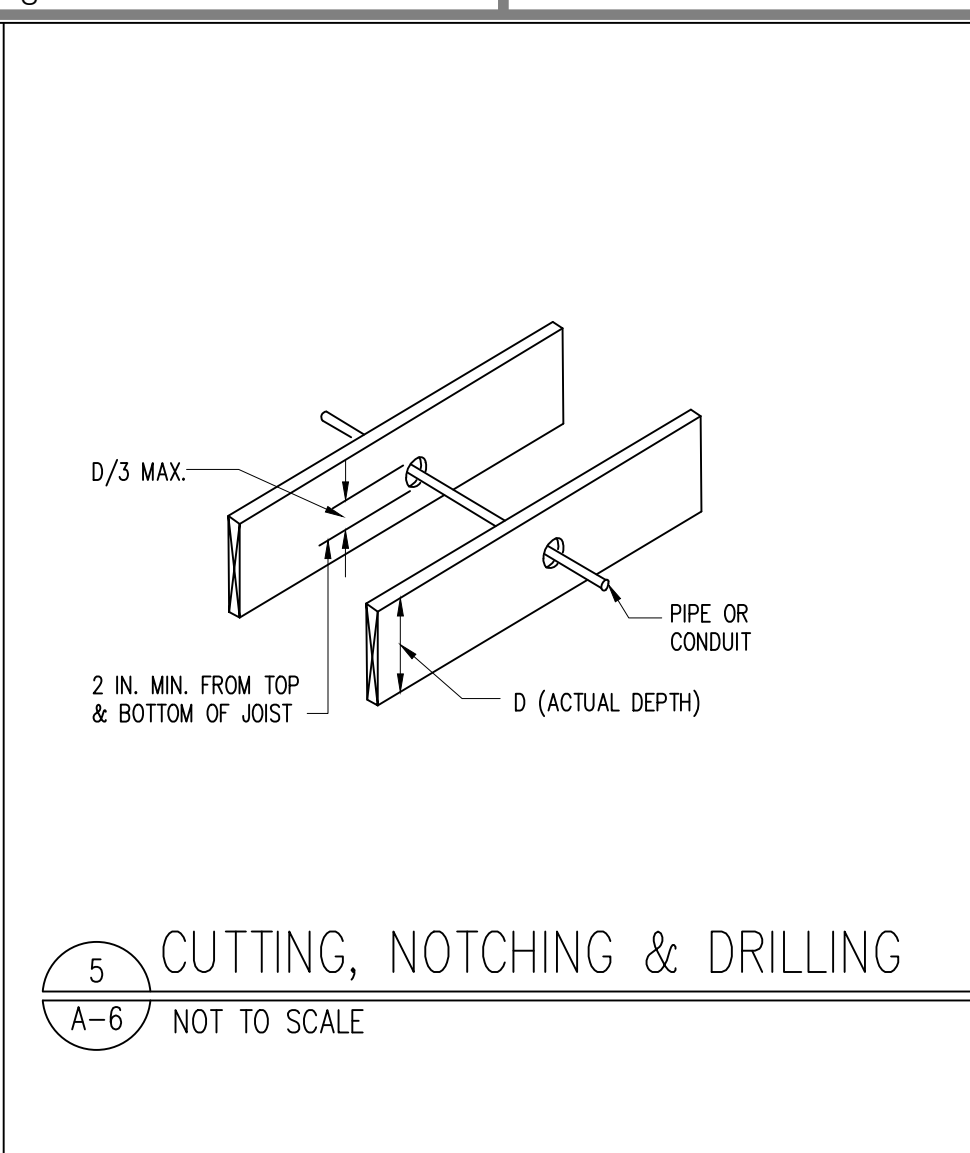
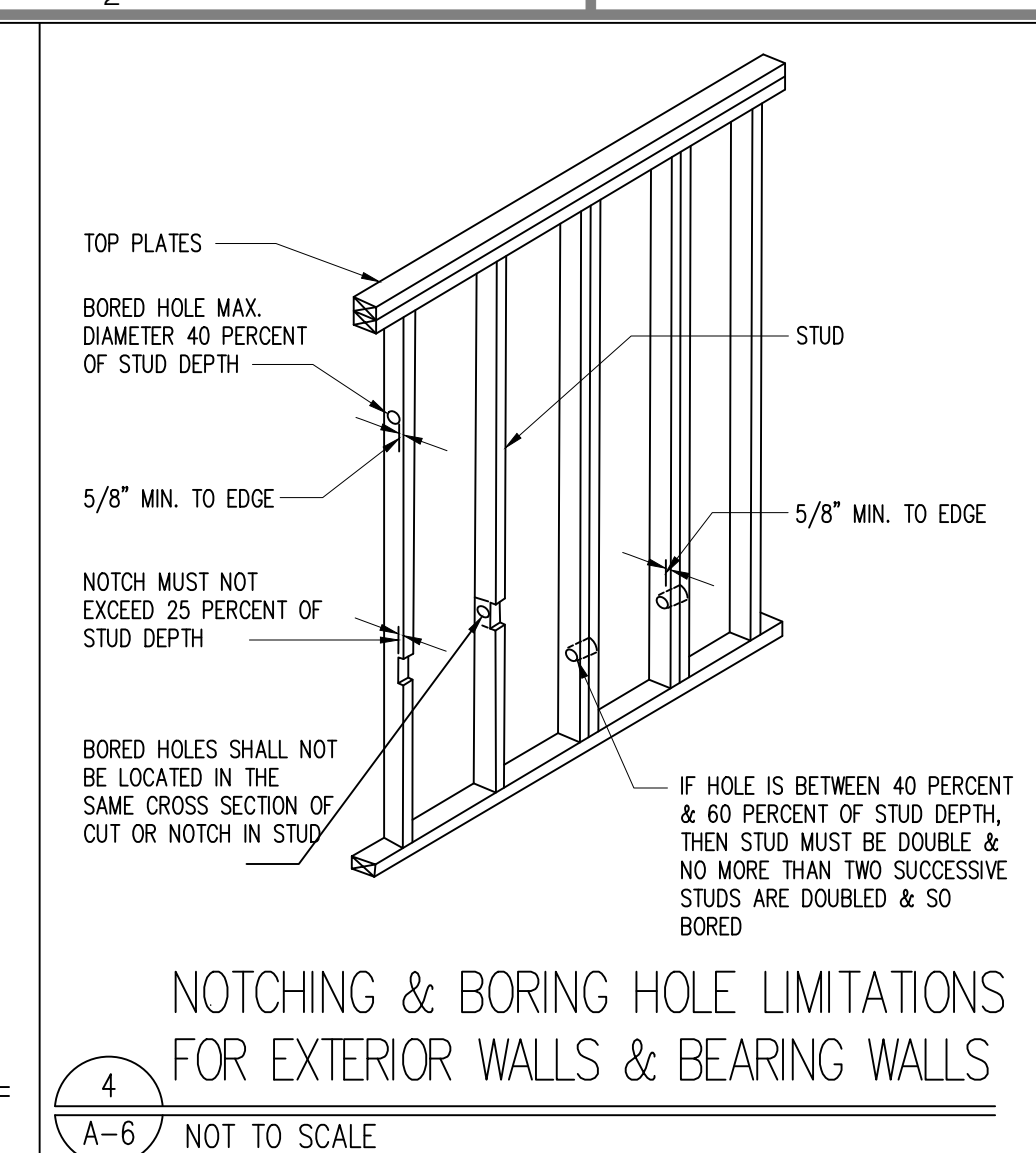
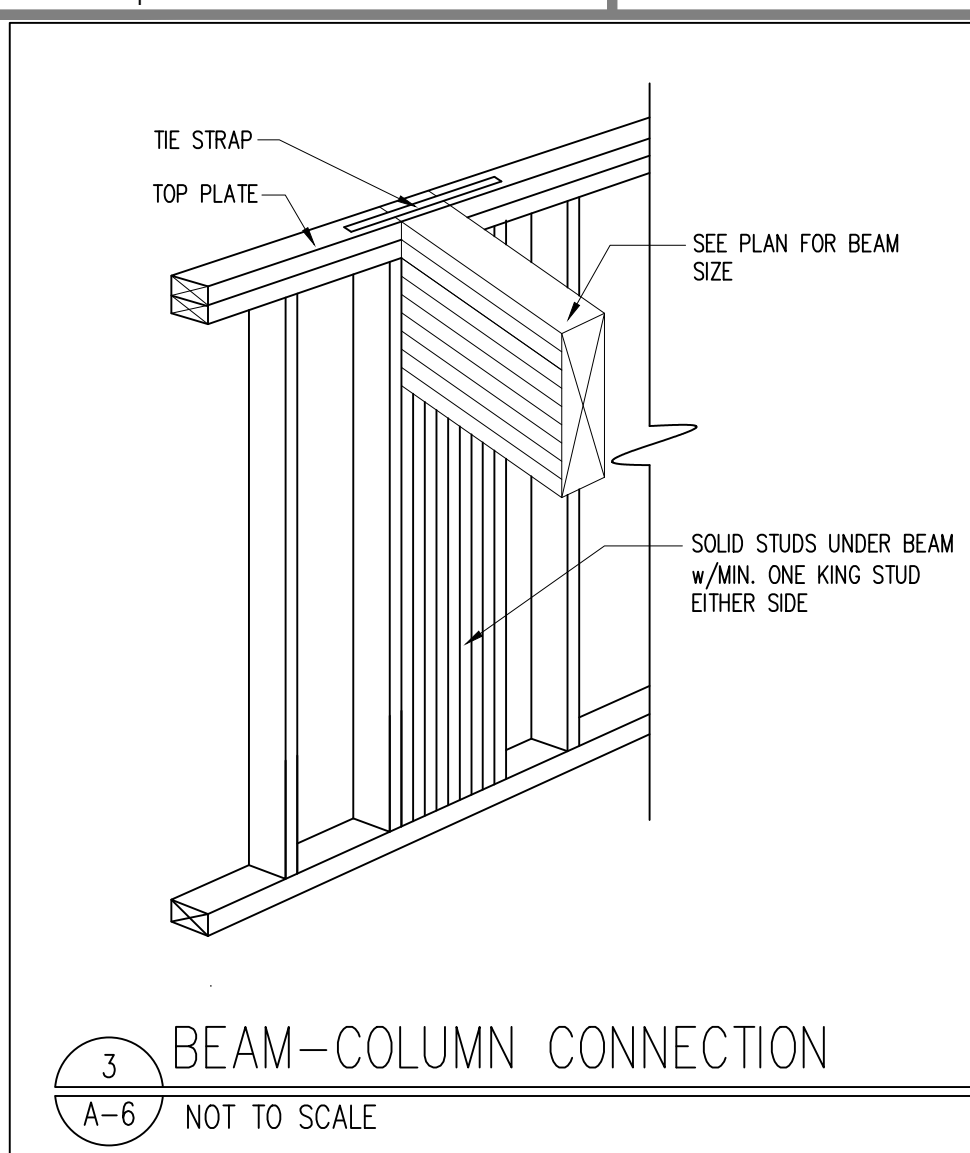
DATE	DESCRIPTION
8-30-25	FOR REVIEW
12-23-25	FOR PERMITS

PROJECT

**PROPOSED  
ADDITION / RENOVATION PLAN  
FOR 31 SKYLARK DRIVE  
VILLAGE OF WESLEY HILLS  
COUNTY OF ROCKLAND  
STATE OF NEW YORK  
SBL: 41.16-1-90**

SEAL & SIGNATURE	DATE: 03-05-25
	SCALE: AS NOTED
	DRAWING BY: N.G.
	CHK BY: M.A.A.
	DWG No: <b>A-4 of 4</b>

ROOF PLAN  
DETAILS, NOTES





## ZONING BOARD OF APPEALS MEETING MINUTES

December 29, 2025 at 7:30 PM  
432 Route 306, Wesley Hills, NY 10952  
Phone: 845-354-0400 | Fax: 845-354-4097

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### CALL TO ORDER

Chairman Gewirtz opened the meeting at 7:45pm.

### ROLL CALL

**MEMBERS PRESENT:** Chairman Jonathan Gewirtz  
Member Stuart Zelmanovitz  
Ad Hoc Anita Hajioff

### ABSENT:

Member Randi Marlin  
Member Stefanie Collantes  
Member Barry Rosenberg

### OTHERS PRESENT:

Doris Ulman, Assistant Village Attorney  
Camille Guido-Downey, Village Clerk  
Stephanie Caputo, Secretary to the Planning and Zoning Boards

### 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.

Chairman Gewirtz read the Public Hearing Notice into the record.

Sam Yurowitz, 21 Glenbrook Drive, was present and affirmed to tell the truth. Mr. Yurowitz stated he

prepared a new narrative for the Board. Mr. Yurowitz stated that the deck is higher than the required 36 inches by a few inches and that all work has been completed and professionally landscaped.

Chairman Gewirtz stated that one of the variances is not needed.

Doris Ulman stated that the driveway width variance is not needed. Ms. Ulman stated that she had made a mistake with the driveway variance and apologized to Mr. Yurowitz.

Chairman Gewirtz stated that if the deck was not above the 36 inches required, then a variance would not be required.

Chairman Gewirtz asked if anyone from the public wished to speak.

No one from the public wished to speak.

Stuart Zelmanovitz stated he would like the driveway to be made visually appealing.

Chairman Gewirtz stated that he would like to see planters along the driveway and add dirt around the deck which will eliminate the variance needed.

Chairman Gewirtz made a motion to close the Public Hearing, seconded by Anita Hajioff.

Chairman Gewirtz made a motion to approve the Application, contingent on planters lining the driveway and raising the grade beneath the deck, seconded by Stuart Zelmanovitz. Upon vote, this carried unanimously.

**In the Matter of the application of**

**Sam Yurowitz**

**Premises situated on the north side of Glenbrook**

**Road approximately 100 feet east of Moccasin Place**

**Known as 21 Glenbrook Road, designated on the Tax**

**As Section 41.11, Block 1, Lot 64, in an R-35 Zoning District**

**WHEREAS**, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Sam Yurowitz for variances from the provisions of Section 230-17 Attachment I and Section 230-34(2) and (4) of the Code of the Village of Wesley Hills to permit the maintenance and use of a single family residence and driveway having a 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 .20, driveway width of 25 feet instead of the maximum permitted of 12 feet and a driveway gradient of 4.23% instead of the maximum permitted of 3% and

**WHEREAS**, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on October 29, 2025, which hearing was continued on November 12, 2025, and December 29, 2025, and

**WHEREAS**, the applicant appeared in person and testified as follows:

That the Building Coverage variance is needed because of the deck which is only a few inches higher than 3 feet above grade;

The applicant will raise the grade of the land beneath the deck and will request that the building coverage variance be withdrawn;

That the driveway width and front yard impervious surface ratio variances result because the applicant has a two-car garage and wanted to be able to use both spaces without the need to move one car or the other;

That the 4.23% gradient is the natural slope of the land at the front of the property; and

**WHEREAS**, the attorney for the Board reported that the Wesley Hills Zoning Law does not require a maximum driveway width of 12 feet and so that variance is not required, and

**WHEREAS**, members of the Zoning Board of Appeals visited the site and viewed the substantial width of the driveway; and

**WHEREAS**, several members of the public gave letters in support of the application and no one spoke in opposition,

**NOW, THEREFORE, IT IS HEREBY DETERMINED** that the proposed action is a Type II action and that no SEQRA determination is required, and be it further

**RESOLVED** that the application is hereby amended by removing the request for the driveway width variance and the building coverage variance, and be it further

**RESOLVED**, that the application submitted by Sam Yurowitz for variance from the provisions of Section 230-17 Attachment I and Section 230-34D(2) of the Code of the Village of Wesley Hills to permit the maintenance and use of a single family residence and driveway having front yard impervious surface ratio of .26 instead of the maximum permitted of .20 and driveway gradient of 4.23% in the first 20 feet from the curb instead of the maximum permitted of 3% is hereby approved on condition that applicant will install a row of plantings along the entire length of the driveway from the curb to a point 6 feet from the house to mitigate the visual width of the driveway, said plantings to be subject to the approval of the Building Inspector for compliance with this decision, and be it further

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

1. That the Zoning Board of Appeals takes judicial notice of the fact that this lot is part of an average density subdivision of small lots approved by the Town of Ramapo before the establishment of the Village;
  2. That because of the size of the lot it is difficult for property owners to comply with R-35 impervious surface and building coverage maximums;
  3. The installation of plantings will mitigate the visual impact of the blacktop;
  4. That the applicant has explained the benefit to his family's use of property by granting the variances and no detriment to the neighborhood or to the community has been identified.
- 
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. 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.

Chairman Gewirz read the Public Hearing Notice into the record.

The members of the Zoning Board declared that a Building Coverage variance is no longer required, because the deck is less than 3 feet above grade.

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.

Chairman Gewirtz read the Public Hearing Notice into the record.

Ira Emanuel, Applicant's Attorney, was present and affirmed to tell the truth. Mr. Emanuel stated the last time they were here was October 29, 2025 and there was concern about whether a wetlands permit was needed. Mr. Emanuel stated that the Wesley Hills Planning Board addressed wetlands in its 2010 decision.

Rhonda Smith, Civil Tech Engineer, was present and affirmed to tell the truth. Ms. Smith stated that they have eliminated 12 parking spaces to reduce the impervious surface, reducing the variance to .44 along with rain gardens.

Chairman Gewirtz read a letter of support into the record:

Deborah Munitz, 5 Rose Hill Road, Suffern, NY sent a letter in support of this application.

Chairman Gewortz asked if anyone from the public wished to speak.

Neil Marcus, 46 John St New City, was present and affirmed to tell the truth. Mr. Marcus provided a brief history of the state fresh water wetland law that was updated in January 2025. Mr. Marcus provided the board with handouts which he described each page. Mr. Marcus wanted to make sure that the Board had been given the correct information before making a decision. Mr. Marcus also feels that having this type of work ruins the character of the neighborhood.

Deborah Munitz, 5 Rose Hill Rd, was present and affirmed to tell the truth. Ms. Munitz stated that she had sent an email in support of this application. Ms. Munitz stated that she has served on ROSA 4 since 2011 and the statements in her letter are made from her personal knowledge and research. Ms. Munitz feels that there are enough findings that support the granting of this variance.

Gorden Wren, 3 Rockwood Ln, was present and affirmed to tell the truth. Mr. Wren stated that he has lived in Wesley Hills all of his life. Mr. Wren stated that he is in favor of this application.

Stuart Zelmanovitz made a motion to close the Public Hearing, seconded by Anita Hajioff.

Chairman Gewirtz stated that if the variance should be granted and if the DEC change affects the application, then it would be up to the Planning Board.

Doris Ulman, Assistant Village Attorney, stated that there is a court order approving stipulations that were agreed to by the then Village Trustees for the Wickes use of the property.

Stuart Zelmanovitz made a motion to approve the Application, seconded by Anita Hajioff. Upon vote, this vote carried unanimously.

**In the Matter of the Application of  
IJJ, LLC – Ira Wickes  
Premises 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**

**WHEREAS**, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by IJJ, LLC – Ira Wickes Arborist 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 service having impervious surface ratio of .46 instead of the maximum permitted of .25, and

**WHEREAS**, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on September 17, 2025, which was continued on October 29, 2025, and December 29, 2025; and

**WHEREAS**, the applicant appeared, by its attorney and its engineer, and testified as follows:

That the applicant received Special Permit and site plan approval from the Wesley Hills Planning Board in 2010 for an arborist use, which approval was overturned by the Appellate Division of the State Supreme Court in 2017 for abusing its discretion by, among other things, approving a site plan that was in violation of the Wesley Hills Zoning Law in that the impervious surface ratio for the use was

.44 instead of the maximum permitted of .25;

That the applicant re-applied to the Wesley Hills Planning Board for Special Permit and site plan approval and received a coordinated negative declaration on February 26, 2025;

That thereafter the applicant applied to the Zoning Board of Appeals for the impervious surface variance that is presently before the Board;

That the surface of the property is packed gravel, is used primarily for the parking of the applicant's vehicles and storage of materials and has remained substantially the same for more than 54 years;

That applicant will improve drainage and aesthetics at the site by installing rain gardens and other water retention facilities, and

**WHEREAS**, members of the Zoning Board of Appeals visited the site and viewed existing conditions thereon; and

**WHEREAS**, a former neighbor appeared in opposition to the application alleging , among other things, 1) that the use is in violation of the Village Zoning Law; 2) that there are State and Village wetlands on the site that have not been addressed by any governmental agency; 3) that the impervious surface ratio is actually greater than .46 and the applicant's engineer has not included some surfaces in her calculations; and

**WHEREAS**, the applicant agreed to remove 12 parking spaces from the site, thereby reducing the impervious surface ratio to .44, and

**WHEREAS**, several persons appeared in support of the application,

**NOW, THEREFORE, BE IT RESOLVED**, that the application submitted by IJJ, LLC- Ira Wickes,Arbonist, for a variance from the provisions of Section 230-17 Attachment I of the Code of Wesley Hills to permit the maintenance and use of an arborist facility having an impervious surface ratio of .46 is hereby amended by reducing said request to .44, and be it further

**RESOLVED**, that the amended application for an impervious surface variance of .44 is hereby granted, subject to approval of Special Permit and site plan by the Wesley Hills Planning Board and compliance with all GML review letters, and be it further

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

1. That the Arborist services are expressly permitted in the R-35 Zoning District subject to Special Permit approval by the Wesley Hills Planning Board pursuant to Village Code Section 230-26N. This application arises in the context of an application to the Planning Board for Special Permit and site plan approval;
2. That the Zoning Board of Appeals takes judicial notice of the Stipulation of Settlement and Court Order in 2004 that created the arborist use as a Special Permit use in the R-35 Zoning District;
3. That the Planning Board, as Lead Agency under SEQRA, granted a negative declaration on May 26, 2010(Resolution No, 10-16) which was reaffirmed on February 26, 2025 (Resolution

- No. 25-2);
4. That uncontroverted testimony exists in the record that the impervious surface of the property has not significantly changed since 1972;
  5. That the alleged difficulty results from a pre-existing physical condition and the needs of the applicant;
  6. That although the impervious surface variance is substantial, water runoff will be mitigated by the drainage system and rain gardens to be constructed on site which will improve conditions on the property;
  7. That the Village Planner has reported that the wetlands on the property are Village, not State wetlands, and the Planning Board addressed the wetlands issue in its negative declaration decision of 2010;
  8. That the variance granted reflects a reduction in the magnitude of the variance sought and is the minimum variance needed to provide the relief sought by the applicant;
  9. That the Wesley Hills Planning Board has determined that no substantial environmental or ecological issues will result from approval of the use;
  10. That the benefit to the applicant by granting the variance is substantial in that it cannot function without the parking areas on site whereas there is no new detriment to the neighborhood or to the community by granting the variance.

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 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.

Chairman Gewirtz read the Public Hearing Notice into the record.

Jerry Steinfeld, Applicants contractor, was present and affirmed to tell the truth. Mr. Steinfeld stated they are asking for new variances for the pool and cabana that have already been built. Mr. Steinfeld stated that the Building Inspector approved the permit for the cabana that was constructed

Chairman Gewirtz read letters of support into the record.

Michael Sussholz of 28 Charlotte Dr, supports this application.  
Mr. & Mrs. Perkowski of 13 Charlotte Dr, supports this application.  
Susan Rosenberg of 1 Charlotte Dr, supports this application.  
Eliot Trainer of 9 Charlotte Dr, supports this application.

Nik Davidson of 11 Charlotte Dr, supports this application.  
Samuel Book, MD of 15 Deerwood Road, supports this application.  
Mr. & Mrs. Muller of 17 Deerwood Road, supports this application.  
Yoav Stern of 18 Charlotte Dr, supports this application.  
Mr. Mendel Rosen of 26 Charlotte Drive, supports this application.  
Israel Dahan of 20 Charlotte Dr, supports this application.  
Moshen Rosenberg of 6 Charlotte Dr, supports this application.

Chairman Gewirtz asked if anyone from the public wished to speak.

No one wished to speak.

Ms. Ulman stated that the previous variance granted was for the cabana, which was 375 sq feet and now the cabana is larger at 765 sq feet, which now changes the impervious surface along with the building coverage.

Chairman Gewirtz stated that the cabana is double the size.

Mr. Steinfeld stated that the side yard is very narrow and reminded the board that the neighbor, Mrs. Abrams is in favor of this application.

Chairman Gewirtz stated that this is not the first time that people have obtained variances, only and then completely ignored them and constructed something completely different. Chairman Gewirtz stated that there are 3 members present tonight, and he needs more guidance from other members.

Ms. Ulman stated that she will review the approved building permit.

Chairman Gewirtz made a motion to adjourn this application until January 21, 2026, seconded by Stuart Zelmanovitz. Upon vote, this carried unanimously.

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**

Chairman Gewirtz made a motion to adjourn this item until April 22, 2026, seconded by Stuart Zelmanovitz. Upon vote, this carried unanimously.

## **DISCUSSIONS**

6. Letter received from the attorney for Jay Court Subdivision to abandon the September 2025 variance.

The Board received a letter from the attorney for th applicant to abandon the September 25, 2025, variances,

**WHEREAS**, Pomona Enterprises Corp. on behalf of Jay Court Holdings LLC, received subdivision approval for the resubdivision of a three-lot subdivision into two lots at premises known as 106 East Willow Tree Road, 108 East Willow Tree Road and 2 Charlotte Drive, in the Village of Wesley Hills, and

**WHEREAS**, in conjunction therewith, on September 17, 2025, the Zoning Board of the Village of Wesley Hills granted variances to the resubdivided Lot No. 1 to permit frontage of 35 feet on East Willow Tree Road and frontage of 86 feet on Charlotte Drive, and

**WHEREAS**, the attorney for the owner of said lots has informed the Zoning Board of Appeals that the owner has abandoned the resubdivision and is also abandoning the variances granted on September 17, 2025, and

**WHEREAS**, the attorney for the owner has also informed the ZBA that the subdivision had not been filed with the Rockalnd County Clerk,

**THEREFORE, BE IT RESOLVED**, that based upon information provided to the Zoning Board of Appeals by the attorney for the owner of premises known as 106 East Willow Tree Road, 110 East Willow Tree Road and 2 Charlotte Drive, the resolution and variances granted by the Zoning Board of Appeals to these properties on September 17, 2025, is hereby vacated and declared to be null and void.

7. Discussion of the Proposed Zoning Law Amendment Regarding Sidewalks.

Camille Guido-Downey, Village Clerk, was present. Ms. Downy stated that the Village of Wesley Hills never legalized this section of the code, and they never had a prior notice for litigation. The Board had no comment regarding the local law.

## **APPROVAL OF MINUTES**

8. November 12, 2025

Anita Hajioff made a motion to accept the Zoning Board of Appeals minutes, seconded by Stuart Zelmanovitz, subject to a correction on page 2. Upon vote, this motion carried unanimously.

9. EXECUTIVE SESION

Chairman Gewirts made a motion to adjourn to Executive Session to discuss litigation, seconded by Stuart Zelmanovitz. Upon vote, this motion carried unanimously.

## **ADJOURNMENT**

Chairman Gewirtz made a motion to adjourn the meeting, seconded by Anita Hajioff. Upon vote, this motion carried unanimously.

Respectively submitted,

Stephanie Caputo  
Secretary to the Planning and Zoning Boards