



PLANNING BOARD MEETING AGENDA

January 28, 2026 at 7:30 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

ROLL CALL

CALL TO ORDER

PUBLIC HEARING

DISCUSSIONS

1. The application submitted by Tzvi Lefkowitz for a Clearing/Filling/and Excavating Permit.

The subject premises is situated on the north side of Willow Tree Road, approximately 280 feet west of Route 306. Designated on the Town of Ramapo Tax Map as Parcel ID#41.07-2-31. The subject property is located at 34 Willow Tree Road in a R -50 Zone.

2. Resolution to the proposed Zoning Law Amendment regarding on street parking.

APPROVAL OF MINUTES

3. December 18, 2025

ADJOURNMENT

WeinbergLim Engineering

(845) 570-0401

office@weinberglim.com

August 13, 2025
Village of Wesley Hills Building Department
432 NY-306
Monsey, NY 10952

Narrative Summary for:

Proposed Site Restoration for 34 Willow Tree Road (Tax Lot 41.07-2-31)

WeinbergLim Engineering (WLE) has been retained to prepare an engineering plan showing restoration of the subject property in the Village of Wesley Hills. We have noticed that fill has been placed and trees have been removed on the property within the stream corridor.

The Site Restoration Plan dated 07/18/2025, prepared by WLE (copy attached) shows restoration works that are to be completed by the property owner. Namely, the works include the removal of fallen tree trunks, branches, stumps, and any debris within the stream corridor, erosion control measures, tree planting and stabilization of disturbed areas by topsoiling and seeding.

The attached plan is based on an original site plan, with proposed restoration work added.

The effective FEMA regulatory lines such as the Floodway and Base Flood Elevation limits have been overlaid on the plan for reference.

VILLAGE OF WESLEY HILLS

FOR CLEARING, FILLING OR EXCAVATION OF LAND

Before proceeding with any land disturbance, please contact "Dig Safely New York" at 1-800-962-7962, a free service, to insure a safe dig.

APPLICANT: 720. Ieffkowitz / Rachel Sossen

STREET ADDRESS: 39 Quince Ln

CITY, STATE Monsey NY ZIP 10952

TELEPHONE NO.(S) 718 757 1603

PROJECT LOCATION

STREET LOCATION: 34 Willow tree Rd

TAX MAP SECTION 41.07 LOT _____

IF APPLICABLE: SUBDIVISION NAME _____
BLOCK 2 LOT 31

NAME OF PROJECT

1. BRIEFLY DESCRIBE NATURE AND PURPOSE OF LAND DISTURBANCE:

The purpose is to fix any mistakes that were done at this property

2. AREA TO BE DISTURBED (IN ACRES) 1/10

3. (A) ESTIMATED MAXIMUM QUANTITY OF MATERIAL TO BE EXCAVATED AND/OR REMOVED (10 trees) dont know yet 70 yrd Ra

(B) ESTIMATED MAXIMUM QUANTITY THAT WILL BE USED FOR REGRADING OR FILLING. (COMPUTED FROM CROSS SECTIONS OF A PROPOSED EXCAVATION OR DISTURBED AREA) ? if something its going to be removed

4. DESCRIBE ANY MATERIAL TO BE USED FOR LAND FILLING, AND, WHERE FILL IS TO BE BROUGHT ONTO THE PREMISES, ITS SOURCE, METHOD OF TRANSPORT AND ESTIMATED VOLUME on/a top soil for grass through the drive way dump truck

5. IS THERE A WELL AND/OR A SEWAGE DISPOSAL SYSTEM WITHIN FIFTY (50) FEET OF THE PROPOSED DISTURBED AREA? NO

6. STATE LOCATION AND PRESENT STATUS OF ANY PREVIOUS OPERATIONS OF THE TYPE CONTEMPLATED BY THIS LOCAL LAW OF THE PROPERTY WITHIN THE PRECEDING YEAR N/A

ESTIMATED COST OF SUCH WORK IN ACCORDANCE WITH THE STANDARDS OF THIS SECTION ?

"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."

SITE PLAN

A SITE PLAN MUST BE SUBMITTED WITH THIS APPLICATION SHOWING AT LEAST THE FOLLOWING:

- (1) THE AREA PROPOSED TO BE DISTURBED AND ITS RELATION TO NEIGHBORING PROPERTIES, TOGETHER WITH BUILDINGS, ROADS, AND NATURAL WATER COURSES, IF ANY, WITHIN 250 FEET OF THE BOUNDARIES OF THE SAID AREA. AN INSET MAP AT A REDUCED SCALE MAY BE USED, IF NECESSARY AND HELPFUL.
- (2) THE AREA THAT IS TO BE DISTURBED BY THE PROPOSED EXCAVATION OR LANDFILLING.
- (3) THE ESTIMATED MAXIMUM QUANTITY OF MATERIAL TO BE EXCAVATED AND/OR REMOVED AND THE ESTIMATED MAXIMUM QUANTITY THAT WILL BE USED FOR REGRADING OR FILLING, COMPUTED FROM CROSS SECTIONS OF A PROPOSED EXCAVATION OR DISTURBED AREA.
- (4) A DESCRIPTION OF ANY MATERIAL TO BE USED FOR LAND FILLING, AND, WHERE FILL IS TO BE BROUGHT INTO THE PREMISES, ITS SOURCE, METHOD OF TRANSPORT AND ESTIMATED VOLUME.
- (5) THE LOCATION OF ANY WELL, AND THE DEPTH THEREOF, AND THE LOCATION OF NATURAL WATERCOURSES, IF ANY, LOCATED WITHIN 50 FEET OF THE PROPOSED DISTURBED AREA.
- (6) THE LOCATION OF ANY SEWAGE DISPOSAL SYSTEM, ANY PART OF WHICH IS WITHIN 50 FEET OF THE PROPOSED DISTURBED AREA.
- (7) EXISTING TOPOGRAPHY OF THE AREA PROPOSED TO BE DISTURBED AT A CONTOUR INTERVAL OF NOT MORE THAN TWO FEET. CONTOURS SHALL BE SHOWN FOR A DISTANCE 50 FEET BEYOND THE LIMITS OF THE PROPOSED DISTURBED AREA.

- (8) THE PROPOSED FINAL CONTOURS AT A MAXIMUM CONTOUR INTERVAL OF TWO FEET.
- (9) THE LOCATION AND PRESENT STATUS OF ANY PREVIOUS OPERATIONS OF THE TYPE CONTEMPLATED BY THIS LOCAL LAW OF THE PROPERTY WITHIN THE PRECEDING YEAR.
- (10) THE DETAILS OF ANY DRAINAGE SYSTEM PROPOSED TO BE INSTALLED AND MAINTAINED BY THE APPLICANT, DESIGNED TO PROVIDE FOR PROPER SURFACE DRAINAGE OF THE LAND, BOTH DURING THE PERFORMANCE OF THE WORK APPLIED FOR, AND AFTER THE COMPLETION THEREOF.
- (11) IF A PROPOSED EXCAVATION IS FOR THE PURPOSE OF MAKING A LAKE OR POND, THE DETAILS OF THE PROPOSED CONSTRUCTION OF THE DAM OR OTHER STRUCTURE OR EMBANKMENT INTENDED TO IMPOUND THE WATER, TOGETHER WITH THE DETAILS AND LOCATION OF PROPOSED DISCHARGE AND OF A VALVED OUTLET FOR DRAINAGE PURPOSES.
- (12) THE REHABILITATION PROPOSED, AND THE ESTIMATE OF THE COST OF SUCH WORK IN ACCORDANCE WITH THE STANDARDS IN THIS SECTION.

FEE

\$100 FOR FIRST 1,000 SQUARE FEET OF AFFECTED AREA, PLUS **\$50** FOR EACH ADDITIONAL 1,000 SQUARE FEET OF AFFECTED AREA AS DETERMINED BY VILLAGE ENGINEER.

AMOUNT OF FEE:: ? _____

THE UNDERSIGNED APPLICANT AGREES TO ABIDE BY THE CONDITIONS OF LOCAL LAW NO. 17 OF 1984 OF THE VILLAGE OF WESLEY HILLS

Corporate Seal (If Applicable)

Company Name (If Applicable)



SIGNATURE

11/19/25

DATE

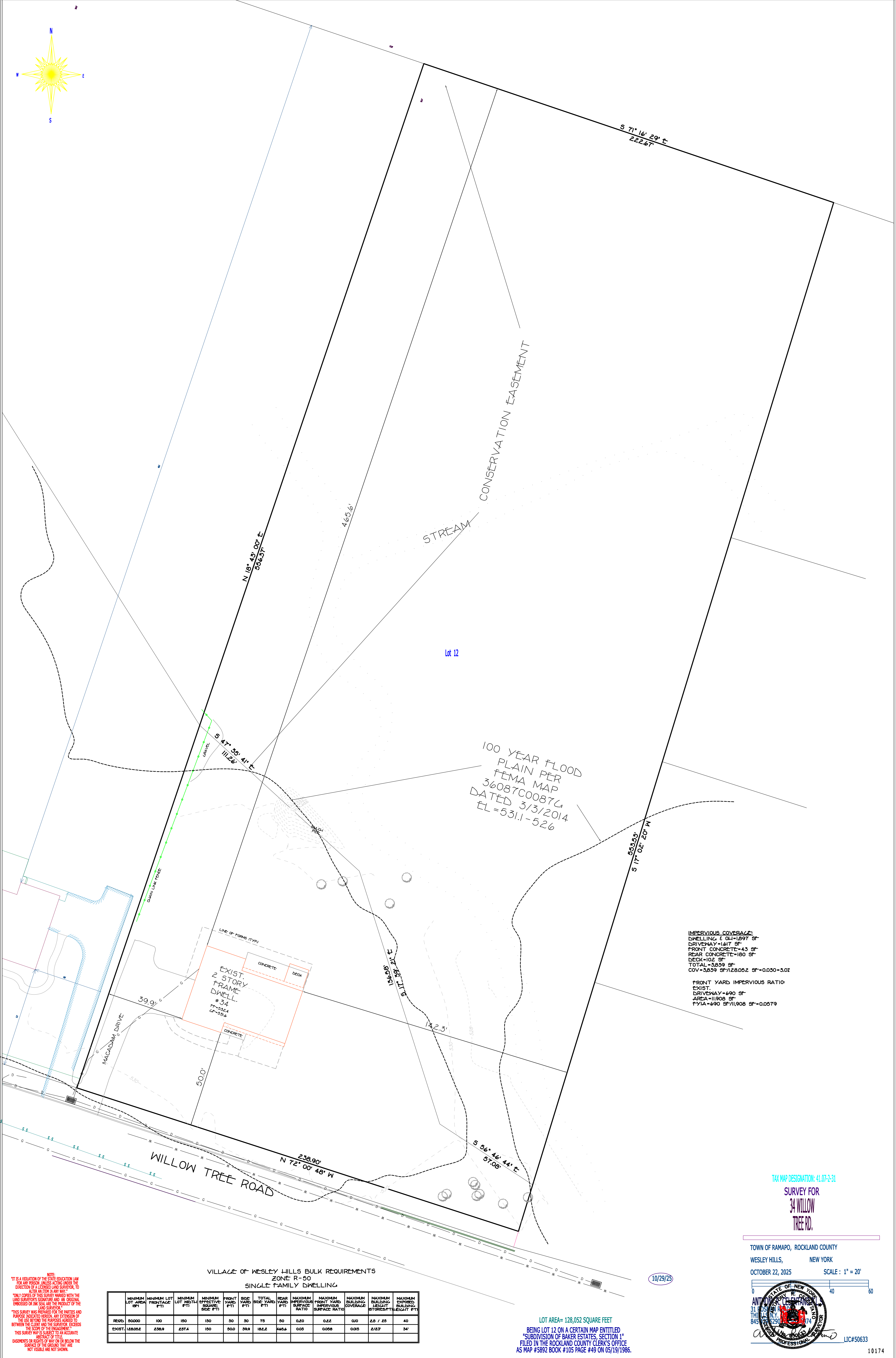
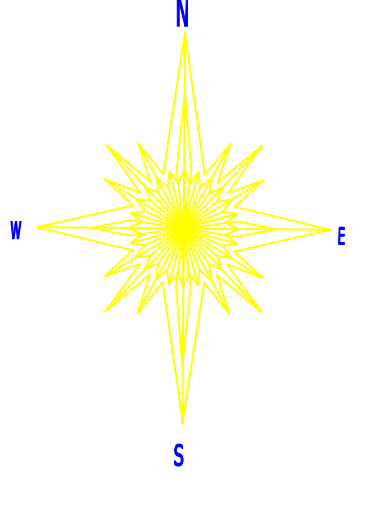
TITLE (If Applicable)

CONDITIONS: _____

APPROVED BY: _____ TITLE _____

DATE: _____

Submit (2) Originals + 12 Copies of Application



Lot 12

100 YEAR FLOOD
PLAIN PER
FEMA MAP
36087C0087G
DATED 3/3/2014
EL=531.1-526

IMPERVIOUS COVERAGE:
DWELLING = 0412897 SF
DRIVEWAY = 1617 SF
FRONT CONCRETE = 43 SF
REAR CONCRETE = 180 SF
DECK = 102 SF
TOTAL = 5839 SF
COV = 5839 SF / 128,052 SF = 0.030 = 3.0%

FRONT YARD IMPERVIOUS RATIO:
EXIST.
DRIVEWAY = 690 SF
AREA = 11,908 SF
FYIA = 690 SF / 11,908 SF = 0.0579

NOTE:
THIS IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER ANY ITEM IN ANY WAY.
ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMPRESSED OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR.
THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR, EXCEEDS THE SURVEYOR'S PROFESSIONAL LIABILITY INSURANCE COVERAGE.
THIS SURVEY IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.

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

REQD.	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)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)
REQD.	50000	100	150	150	50	50	75	50	0.20	0.22	0.00	2.5 / 25	40
EXIST.	128052	236.9	237.4	100	50.0	59.9	182.2	145.6	0.05	0.056	0.056	2/23	34'

LOT AREA = 128,052 SQUARE FEET
BEING LOT 12 ON A CERTAIN MAP ENTITLED
'SUBDIVISION OF BAKER ESTATES, SECTION 1'
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #5892 BOOK #105 PAGE #49 ON 05/19/1986.

10/29/25

TAX MAP DESIGNATION: 41.07-2-31
SURVEY FOR
34 WILLOW
TREE RD.

TOWN OF RAMAPO, ROCKLAND COUNTY
WESLEY HILLS, NEW YORK
OCTOBER 22, 2025 SCALE: 1" = 20'



LIC#50633

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

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

December 12, 2025

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

Tax Data: 41.07-2-31

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

Map Date: 10/22/2025

Date Review Received: 11/25/2025

Item: *Lefkowitz - 34 Willow Tree Road (GML-25-0600)*

Clearing, Filling, or Excavation permit to restore a 2.94-acre parcel containing a single-family dwelling after fill was placed and trees were removed within the on-site stream corridor. Fallen tree trunks, branches, stumps and debris within the stream corridor will be removed, erosion control measures will be put in places, trees will be planted, and disturbed areas will be covered topsoil and seeded. The site is located in the R-50 zoning district.

North side of Willow Tree Road, approximately 280 feet west of Route 306

Reason for Referral:

State Route 306

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

Recommend the Following Modifications

- 1 The narrative indicates that a Site Restoration Plan dated 07/18/2025 was attached to the application. A copy of the restoration plan was not received with this GML referral and therefore this application could not be thoroughly reviewed.
- 2 The Village should ensure that the stream restoration adheres to all local and state environmental protection laws and regulations and any required State stream disturbance permits are obtained and enforced. Please see <https://dec.ny.gov/regulatory/permits-licenses/waterways-coastlines-wetlands/protection-of-waters-program>
- 3 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County

Lefkowitz - 34 Willow Tree Road (GML-25-0600)

Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

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



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
NYS Department of Environmental Conservation
NYS Department of Transportation
Rockland County Department of Health
Rockland County Planning Board
Rockland County Sewer District No. 1
Anthony R. Celentano P.L.S.

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

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

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

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

DRAINAGE AGENCY
A DIVISION OF THE HIGHWAY DEPARTMENT
26 Scotland Hill Road, Chestnut Ridge, NY 10977
Phone: (845) 638-5060 Fax: (845) 638-5037
Email: Drainageagency@co.rockland.ny.us

Charles H. "Skip" Vezzetti
Superintendent of Highways
Chairman, Drainage Agency

Via email: buildingdept@weslevhills.gov

December 8, 2025

Planning Board
Village of Wesley Hills
432 Route 306
Wesley Hills, NY 10952
Attn.: Alicia Schultz, Deputy Village Clerk

Re: 34 Willow Tree Rd - Site Restoration Plan

Location: 34 Willow Tree Road, Monsey
Parcel ID(s): Section 41.07, Block 2, Lot(s) 31
Municipality Village of Wesley Hills

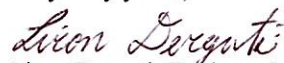
Dear Planning Board Members:

The Rockland County Drainage Agency (RCDA) has reviewed the above referenced proposal as prepared by Anthony Celentano, P.E., dated/last revised 10/22/2025, included with the municipal referral dated 11/25/2025. Based on a review, the RCDA offers the following comment(s):

- 1) Please note that the above referenced project site is outside the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, Chapter 846, and therefore, a Rockland County Stream Control Act permit is not required for developments within this site. The review and approval of proposals for this site, including stormwater management and erosion controls design, are appear to be within the jurisdiction of the municipal land use boards and/or departments. The project site is partially or entirely within the Special Flood Hazard Area (SFHA)/100-year floodplain limits, as per the vicinity effective Flood Insurance Rate Map (FIRM). Therefore, pursuant to SEQRA, please have the applicant demonstrate that the development proposal will not result any reduction in the existing flood storage capacity of the site and no increase in the rate of stormwater runoff from the site during 100-year storm events in order to limit potential adverse impact to other properties.
- 2) The RCDA recommends that the municipal land use boards and/or departments review all development proposals for this site to ensure that the development will not result any increase in stormwater runoff and any reduction in the existing 100-year flood storage capacity of the site in order to limit potential adverse impact to other properties.

Please contact the RCDA at (845) 638-5060 or by email: drainageagency@co.rockland.ny.us, if you have any questions regarding this matter.

Very truly yours,


Liron Derguti, Engineer I
Rockland County Drainage Agency

c: Kent Rigg, P.E., RCDA
Building Department, Village of Wesley Hills
Zoning Board of Appeals, Village of Wesley Hills
Rockland County Planning Department
File

buildingdept@weslevhills.gov
buildingdept@weslevhills.gov
(by Tyler EPL)
(File: 25 RGR 80)



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

December 16, 2025

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

Attn: Stephanie Caputo, Secretary to the Planning & Zoning Board

Re: 34 Willow Tree Road
Tax Lot 41.07-2-31
Application for Clearing, Filling or Excavation of Land
CDW #WH25-608

Dear Ms. Caputo,

Our office has received and reviewed the Clearing, Filling or Excavation of Land submission for the above referenced project:

- Application for Clearing, Filling or Excavation of Land, dated November 19, 2025
- Narrative Summary prepared by WeinbergLim Engineering, dated August 13, 2025.
- Survey Map prepared for 34 Willow Tree Road, dated October 22, 2025, signed and sealed by Anthony R. Celentano, PLS.

It is our understanding that site work including clearing, filling and excavation was previously performed on site without the required Permit. The narrative submitted by the Applicant indicates that a site restoration plan dated 7/18/2025 has been submitted with this application, however, our office did not receive and therefore did not review the referenced plan. We offer the following comments at this time:

1. Willow Tree Brook is regulated by the Rockland County Stream Control Act. A Permit from the Drainage Agency is required for any proposed work within 100 feet of the 100-year floodplain.
2. As per NYSDEC Environmental Resource Mapper, NYSDEC regulated wetlands are present on the site. The wetland delineation must be shown on the plan. The Applicant must submit a Parcel Jurisdictional Determination Request to NYSDEC, and obtain a Permit from NYSDEC if necessary.
3. A site plan is required for this project. The minimum site plan requirements are shown on the Application for Clearing, Filling or Excavation of Land form.
4. The Applicant shall clarify the limits of disturbance and provide volume of cut/fill. Cut and fill analysis may be required.
5. All disturbed areas on site should be temporary stabilized until site work is approved by the Village, and all required Permits are obtained.

Please contact our office if you have any questions. We will continue our review upon receipt of updated plan submissions and materials as noted above.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Alena Guckian'.

Civil Design Works, LLC

Alena Guckian, P.E.

Village of Wesley Hills Consulting Engineer

W:\Projects\WH\2025\WH25-608 - 34 Willow Tree Road\Correspondence\2025-12-16 - 34 Willow Tree Rd.docx

NY Office: 254 South Main Street, Suite 308 - New City, New York 10956 - T: 845-266-6441

NJ Office: 17 Arrowhead Road - Oakland, New Jersey 07436 - T: 201.644.7530



Memorandum

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

From: William Brady, AICP
Gerard Chesterman, Planner

Re: Lefkowitz, 34 Willow Tree Road – Clearing, Filling or Excavation Permit
SBL# 41.07-2-31

Date: December 17, 2025

cc: Eve Mancuso, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
John Layne, Building Inspector
Josef Lefkowitz, Applicant

Received and reviewed for this memorandum:

- Application for Clearing, Filling or Excavation of Land, signed by Josef Lefkowitz, dated November 11, 2025.
- Project Narrative, prepared by WeinbergLim Engineering, dated August 13, 2025.
- Letter from Rockland County Sewer District NO. 1, prepared and signed by Joseph LaFiandra, Engineer II, dated March 23, 2024.
- Letter from Rockland County Drainage Agency, signed by Liron Derguti, dated December 8, 2025.
- Site Survey, prepared, signed and stamped by Anthony R. Celentano, dated October 22, 2025.

Project Summary

The subject application is for a Clearing, Filling and Excavation Permit, under Chapter 95 of the Village Code. We first reviewed this application in March of 2024, where the applicant proposed to add 200 cubic yards of fill around the side and rear of the existing house, and to remove ten trees. The proposed extent of disturbance was 1/10th of an acre or 4,000 square feet. It appears that some work was completed at the site without receiving approvals from the Village or .

The current application notes that the restoration work will include: the removal of fallen tree trunks, branches, stumps and, any debris within the stream corridor; erosion control measures; tree plantings; and stabilization of disturbed areas by topsoiling and seeding.

The subject lot is located at 34 Willow Tree Road on the north side of Willow Tree Road, west of the intersection with Route 306, on SBL # 41.07-2-31, and is in the R-50 Zoning District. A class c stream tributary of the Mahwah River crosses the site, which is also a designated 100-year FEMA Floodplain.

Submission Comments

1. **12/2025 – It appears that clearing and filling and tree removal work has been completed on the site without approval; please confirm this.**
2. **12/2025 - The narrative mentions a Site Restoration Plan dated July 18, 2025, which we have not received. Please provide.**
3. 3/2024 - We recommend that the application not be placed on a Planning Board agenda until more information is submitted, as outlined below. **12/2025 – Comment remains.**
4. 3/2024 - Section 95-4.A.(1) requires the application to include: “The area proposed to be disturbed and its relation to neighboring properties, together with buildings, roads, and natural watercourses, if any, within 250 feet of the boundaries of the said area. An inset map at a reduced scale may be used, if necessary and helpful.” On the west side of the lot, there is a neighboring house and driveway close by. The application only shows the grading and fill area up to the west property line. Please expand the surrounding area shown, with details on the grading and side slope adjacent to the western neighbor. **12/2025 – Comment not addressed.**
5. 3/2024 - Please provide details on how the areas will be reseeded, landscaped, and/or replanted after the fill has been placed, per §95-4.E. **12/2025 – Comment not addressed.**
6. 3/2024 - Per §95-4.A.(10), please provide drainage details to the satisfaction of the Village Engineer. **12/2025 - We will defer to the Engineer’s review of drainage matters.**

Permit and Watercourse Comments

7. We previously noted that the tributary of the Mahwah that runs through the property calls for several actions that need to be taken. Please see the following:
 - a. 3/2024 - Per §221-7 A wetlands permit will be required for the placement of fill within 100 feet of the watercourse. **12/2025 – Please provide a status update.**
 - b. 3/2024 - The State of New York DEC Environmental Resources Mapper shows the house is about 50 feet from a class C Trout Stream, a tributary of the Mahwah River, identified as Stream 860. The applicant should consult with the NYSDEC to see what permitting they will require for this proposed action, under 6 CRR-NY V E 608. **12/2025 – Please indicate if any communication with the NYSDEC occurred on this matter.**
 - c. 3/2024 - The State of New York DEC Environmental Resources Mapper shows the house is within 100-feet of a forested/shrub federal wetland identified by the National Wetlands Inventory (NWI). The State of New York DEC Environmental Resources Mapper also shows that the stream course is also shown within a riverine wetland identified in the National Wetlands Inventory (NWI). **12/2025 – The applicant should consult with the NYSDEC to see what permitting they will require for this proposed action, under 6 CRR-NY V E 608.**
 - d. 3/2024 - The tributary stream behind the house is also a designated 100-year FEMA Floodplain. The floodway and floodplain edges should be depicted on the filling plan, at the heights indicated by the FEMA flood study. **12/2025 – The 100-year FEMA Floodplain has been identified on the survey plan**

SEQRA/GML Comments



8. 3/2024 - The project is for the placement of fill and tree cutting on an approved lot, which typically is considered a type II action, requiring no SEQRA review. However, this proposal for filling is adjacent to wetlands and a stream. The Planning Board may still require submittals and design changes to mitigate environmental impacts of this application under its Chapter 95 and 221 standards, even if the project is only considered Type II for SEQRA purposes. **12/2025 -Comment remains.**
9. 3/2024 - This action is located less than 500 feet from Route 306, a State Highway. However, no special permit, subdivision or site plan review is involved, so GML review is not required. **12/2025- The Village has forwarded the current application to Rockland County for GML review. The Rockland County Sewer District No. 1, in a letter dated March 23, 2024, has reviewed and provided comments on the 2024 application. The District has noted that the project lies within an Environmentally Sensitive Area (ESA) as designated by the US Environmental Protection Agency (EPA). We recommend that the applicant updated the Planning Board on a response to the District's requirement that the applicant must apply for a waiver from both the NYS DEC and EPA.**
10. **12/2025 – The letter from the Rockland County Drainage Agency (RCDA), dated December 8, 2025, notes that the project site is outside the jurisdiction of the RCDA. The letter also notes that the Village's boards and departments should have the applicant demonstrate any potential impacts on flood storage capacity of the site and ensure that the development will not result in stormwater runoff and any reduction in in the existing 100-year flood storage capacity of the site. The applicant should respond to the Agency's recommendations.**

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

Items Previously Reviewed for the March 3, 2024 Memorandum

- Application for Clearing, Filling or Excavation of Land, signed by Josef Lefkowitz, undated, received by Building Department February 20, 2024.
- Application Submittals per §95-4.A:
 - Aerial Photographs of 34 Willow Tree Road in relation to neighboring properties
 - Aerial Photograph with area of disturbance indicated by red circle
 - Estimate of maximum quantity of fill and tree removal count
 - Description of Fill Source
 - Stream Location
 - Sewage Disposal System location (N/A)
 - Existing Topography – 50 feet beyond limits of disturbance
 - Proposed Final Contours
 - Status of Previous Operations (N/A)
 - Details of Drainage System
 - Lake or Pond Creation (N/A)
 - Rehabilitation

