



## **TECHNICAL ADVISORY COMMITTEE (T.A.C.) MEETING AGENDA**

**March 4, 2026 at 2:30 PM**  
**432 Route 306, Wesley Hills, NY 10952**  
**Phone: 845-354-0400 | Fax: 845-354-4097**

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### **ROLL CALL**

### **DISCUSSIONS**

1. A proposed lot line adjustment between the properties located at 12 Mark Drive and 15 Oz Court.

January 29, 2025

Technical Advisory Committee

Village of Wesley Hills

432 Route 306 Wesley Hills,

NY 10952

Re: Subdivision - 15 Oz Ct Spring Valley, NY 10977

To the Honorable Members of the Board,

This narrative is submitted in support of a proposed lot line adjustment between the residential properties located at 15 Oz Ct and 12 Mark Dr. The primary objective of this application is a land transfer that better aligns the property boundaries with the practical use and topography of the land.

The Proposal The owner of 15 Oz Ct proposes to subdivide a rear portion of their property, consisting of 6,602 square feet, and merge it into the existing lot at 12 Mark Dr.

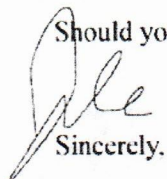
Zoning and Area Analysis The subject properties are located within the R-35 zoning district, which requires a minimum lot area of 35,000 square feet.

12 Mark Dr. : This lot will grow from 51,863 SF to a total of 58,465 SF.

15 Oz Court: This lot will be reduced from 42,385 SF to 35,783 SF.

Impact and Intent the proposed change is minor in nature and does not involve any new construction It is a logical adjustment that provides 12 Mark DR. with a more functional lot depth while leaving 15 Oz Court with a spacious and conforming yard.

Should you have any questions or require further clarification, please do not hesitate to contact us.

  
Sincerely,



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

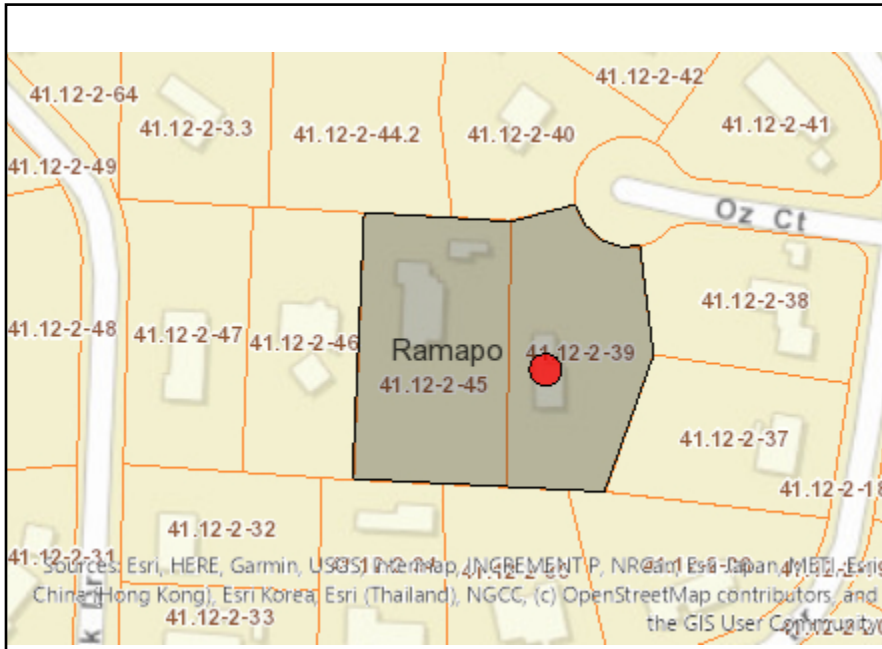
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 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 type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Parkland	<input type="checkbox"/> Other(Specify):		

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

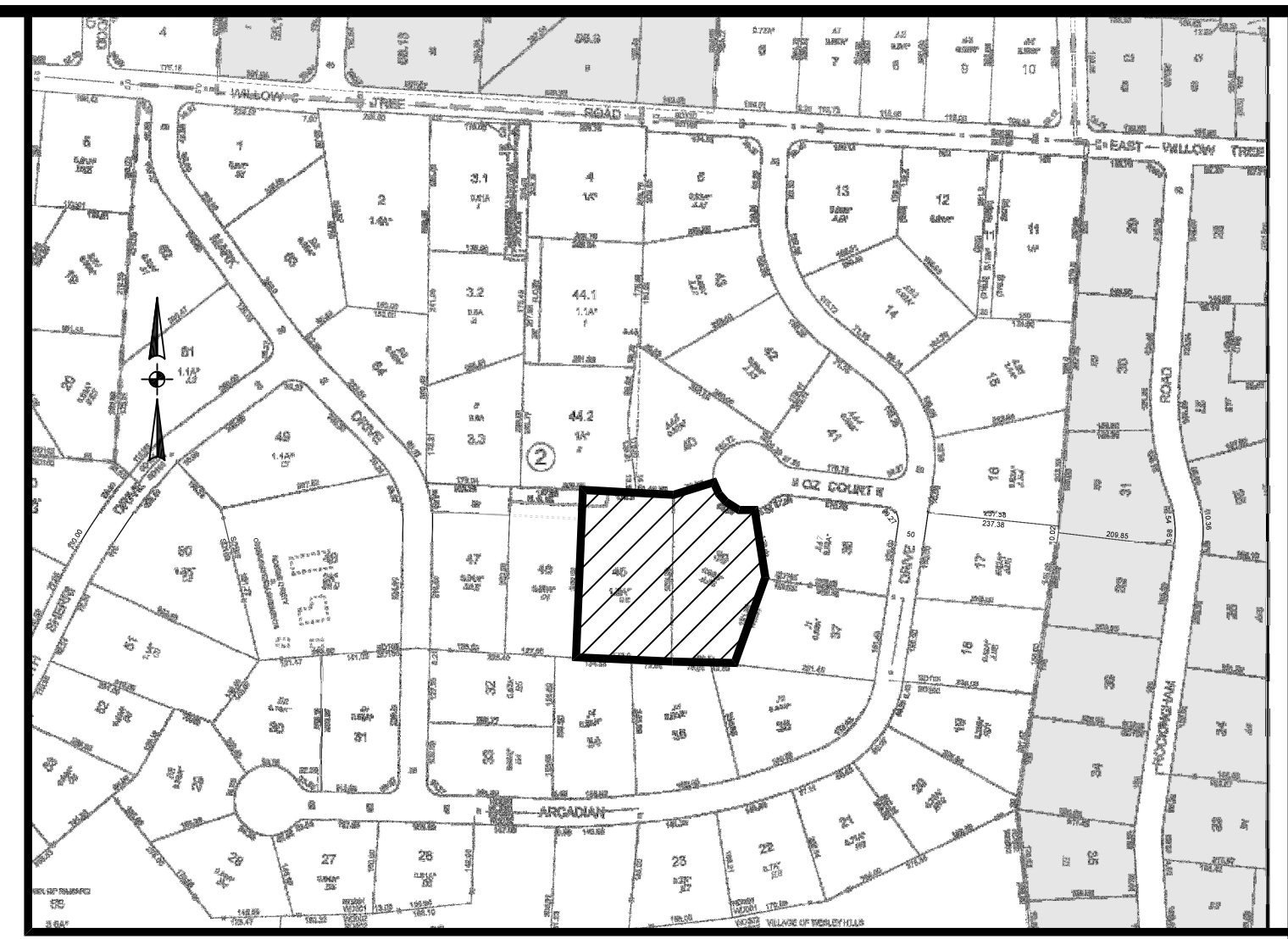
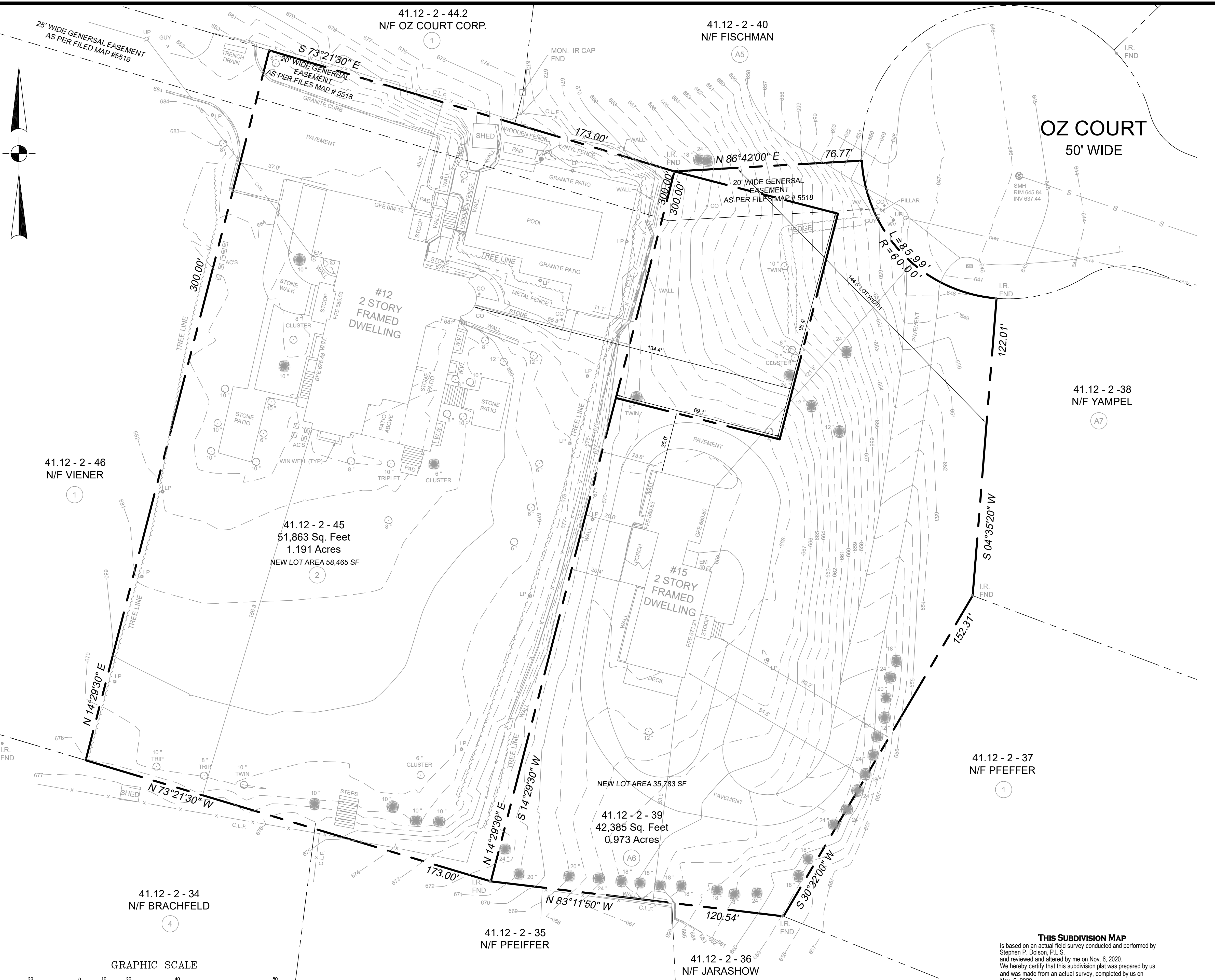
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/>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



**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.



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]	Digital mapping data are not available or are incomplete. Refer to 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



VICINITY MAP  
1" = 300'

**GENERAL NOTES**

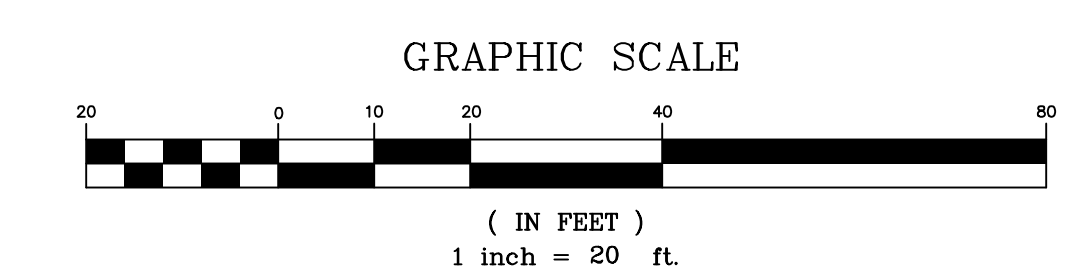
- BASED ON THE VILLAGE OF WESLEY HILLS TAX MAP, THESE LOTS ARE 45 AND 41.12 ON MAP 41.12 BLOCK 2.
- AREA OF TRACT: 94,248 SQ FT OR 2.164 AC
- ZONE: R-35
- NUMBER OF PROPOSED LOTS: 2
- RECORD OWNER: CARL PFEFFER JULIE LICHTSCHEN
- 11 ARCADIAN DRIVE SPRING VALLEY, NY 10977 12 MARK DRIVE SPRING VALLEY, NY 10977
- APPLICANT: SAME
- EXISTING USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: SINGLE FAMILY RESIDENCE
- THIS PLAT DOES NOT CONFLICT WITH THE OFFICIAL COUNTY MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW.
- ALL HOUSES TO BE SEWERED BY GRAVITY WITH A MIN. SLOPE OF 2%.
- THE INDIVIDUAL LOTS ARE DESIGNATED WITH THE TAX LOT NUMBER SHOWN THUS
- 3/4" CORNER IRON PIPES TO BE SET BEFORE C.O. IS ISSUED.
- ALL NEW UTILITIES TO BE UNDERGROUND.
- FIRE DISTRICT - MOLESTON
- SCHOOL DISTRICT - EAST RAMAPO
- WATER DISTRICT - RAMAPO CONSOLIDATED WATER DISTRICT. WATER SUPPLY BY VEOLIA NORTH AMERICA
- ALL ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.
- ELECTRIC DISTRICT - ORANGE & ROCKLAND
- SEWER DISTRICT - BENEFITED AREA NO. 5
- THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE TOWN OF RAMAPO AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS, AS A MINIMUM IN FILE WITH THE TOWN OF RAMAPO.
- PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

PROFESSIONAL ENGINEER AND OR LAND SURVEYOR DATE  
 THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON, AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**REFERENCES**

- BEING SECTION 41.12, BLOCK 2, LOT 45 AND 41.12, BLOCK 2, LOT 39 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2010 AT PAGE 44572 AND BOOK 493 AT PAGE 380 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- BEING LOT 2 ON A MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR LOUIS BATTIOLI LOCATED AT TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK," FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON JULY 29, 1983 IN BOOK 100 ON PAGE 50 AS MAP NUMBER 5518. BEING LOT 6 IN BLOCK A ON A MAP ENTITLED "ARCADIAN FARMS IN NEW HEMPSTEAD TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK," FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON JUNE 17, 1964 IN BOOK 68 ON PAGE 28 AS MAP NUMBER 3240.
- TOTAL AREA LOT 45 = 51,863 SQUARE FEET OR 1.191 ACRES.
- TOTAL AREA LOT 39 = 42,385 SQUARE FEET OR 0.973 ACRES



**Bulk Requirements: R-35 Single Family Residence**

	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square, Sde	Min Front Yard	Min Side Yard	Min Total Side Yard	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Height	Max Exposed Building Height
Required	35,000 SF	100 FT	125 FT	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	25 stories/ 25 FT	40 FT
Existing 12 Mark Drive	51,863 SF	0 FT	300 FT	125 FT	37 FT	45.3 FT	201.6 FT	65.3 FT	0.261	0.26	0.08	2 stories	<40 FT
Proposed 12 Mark Drive	58,465 SF	0 FT	300 FT	125 FT	37 FT	45.3 FT	201.6 FT	134.4 FT	0.232	0.26	0.07	2 stories	<40 FT
Existing 15 Oz Ct	42,385 SF	85.99 FT	144.5 FT	125 FT	121.8 FT	20 FT	100.2 FT	83.9 FT	0.237	0.136	0.04	2 stories	<40 FT
Proposed 15 Oz Ct	35,783 SF	85.99 FT	144.5 FT	125 FT	121.8 FT	20 FT	100.2 FT	83.9 FT	0.281	0.208	0.05	2 stories	<40 FT

**OWNERS APPROVAL**  
 THE OWNER OR HIS REPRESENTATIVE HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE TOWN OF RAMAPO, ALL STREETS, MUNICIPAL USES, PARKS, AND REQUIRED UTILITIES SHOWN ON THE WITHIN SUBDIVISION PLAT AND CONSTRUCTION PLANS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION.

OWNER OR REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED FOR FILING \_\_\_\_\_

**ROCKLAND COUNTY DRAINAGE AGENCY APPROVAL**

APPROVED FOR FILING \_\_\_\_\_

OWNER OR REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN ROCKLAND COUNTY DRAINAGE AGENCY \_\_\_\_\_ DATE \_\_\_\_\_

**THIS SUBDIVISION MAP**  
 is based on an actual field survey conducted and performed by Stephen P. Dolson, P.L.S. and reviewed and altered by me on Nov. 6, 2020. We hereby certify that this subdivision plat was prepared by us and was made from an actual survey, completed by us on Nov. 6, 2020.

DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 41.12 - 2 - 45 & 39	
<b>SUBDIVISION PLAT FOR 12 MARK DRIVE &amp; 15 OZ COURT TOWN OF RAMAPO - ROCKLAND COUNTY - NEW YORK</b>			
<b>CIVIL TEC Engineering &amp; Surveying PC</b>		DATE: 1/20/26	
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243	111 Main Street Chester, NY 10918 845.610.3621	DRAWN BY: RB/LT	
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		CHKD BY: RB/LT	
STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554		JOB No. 4466	
		SCALE: 1"=20'	
		DWG No. 1 OF 1	