



ZONING BOARD OF APPEALS MEETING AGENDA

March 11, 2026 at 7:30 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

ROLL CALL

CONTINUED PUBLIC HEARING

1. The application submitted by Nancy Rubin on behalf of Aaron Zelefsky 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 having a side yard of 24.9 feet instead of the minimum required of 25 feet, impervious surface ratio of .259 instead of the maximum permitted of .25 and building coverage of .134 instead of the maximum permitted of .105.

The property is part of an average density subdivision filed in the Rockland County Clerk's office as Map No. 4479, Book 86, Page 58. The subject premises are situated on the south side of Roven Road approximately 400 feet east of Carefree Lane, known as 10 Roven Road, designated on the Tax Map as Section 41.11, Block 1, Lot 4, in an R-50 Zoning District.

2. The application submitted by Norman Pomeranz 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 cabana having a side yard of 20.1 feet instead of the minimum required of 25 feet, total side yard of 55.3 feet instead of the minimum required of 60 feet and rear yard of 20 feet instead of the minimum required of 50 feet.

The subject premises are situated on the north side of Glenbrook Road approximately 260 feet west of Van Winkle Road, known as 5 Glenbrook Road, designated on the Tax Map as Section 41.11, Block 1, Lot 57, in an R-35 Zoning District.

3. The application submitted by 7 Bruck Court LLC for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence and cabana having building coverage of .15 instead of the maximum permitted of .138.

The subject premises are situated on the west side of Bruck Court

approximately 160 feet north of Charlotte Drive, known as 7 Bruck Court, designated on the Tax Map as Section 41.08, Block 2, Lot 12, in an R-35 Zoning District.

4. The application submitted by Mark Friedman for variances from the provisions of Section 230-17 Attachment I and Section 230-140(4)(a) of the Code of the Village of Wesley Hills to permit the construction, maintenance, and use of a single family residence, swimming pool, cabana, tennis court and pergola having side yard of 25 feet for the cabana instead of the minimum required of 30 feet, rear yard of 28 feet instead of the minimum required of 50 feet, impervious surface ratio of .39 instead of the maximum permitted of .20 and a front yard impervious surface ratio of .23 instead of the maximum permitted of .15.

The subject premises are situated on the east side of Martha Road approximately 350 feet south of Grandview Avenue, known as 12A Martha Road, designated in the Tax Map as Section 41.14, Block 1, Lot 62, in an R-50 Zoning District.

5. The application submitted by Saul Horowitz 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 a deck having a side yard of 15.6 feet instead of the minimum required of 25 feet and a total side yard of 41.9 feet instead of the minimum required of 60 feet.

The subject premises are situated on the north side of East Willow Tree Road approximately 120 feet west of Arcadian Drive, known as 21 Rochelle Lane, designated on the Tax Map as Section 41.08, Block 2, Lot 58.8, in an R-35 Zoning District.

6. The application submitted by Dov and Freda Hook for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence having a side yard of 15 feet instead of the minimum required of 30 feet.

The subject premises are situated on the north side of Timber Trail approximately 790 feet east of Wilder Road, known as 21 Timber Trail, designated on the Tax Map as Section 32.14, Block 1, Lot 13, in an R-50 Zoning District.

7. 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.

PUBLIC HEARING

8. **The application submitted by Ahuva Katz Cherns for a variance from the provisions of Section 230-140(5) of the Code of the Village of Wesley Hills, to permit the maintenance and use of a cabana that is 2,337 square feet instead of the maximum permitted of 900 square feet.**

The subject premises are situated on the north side of Willow Tree Road approximately 700 feet west of New York State Route 306, known as 38 Willow Tree Road, designated on the Tax Map as Section 41.07, Block 2, Lot 33, in an R50 Zoning District.

DISCUSSIONS

APPROVAL OF MINUTES

9. February 18, 2026 and December 29, 2025

ADJOURNMENT

REFERENCES:
 ALL BOUNDARY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS. MARCH 5, 2025.
 BEING LOT 6 ON A CERTAIN MAP ENTITLED "SUBDIVISION OF PROPERTY FOR JC BESS, INC." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #4479 BOOK #86 PAGE #88

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.
 3. SOIL TESTING SHALL BE PERFORMED TO CONFIRM DEPTH TO BEDROCK.

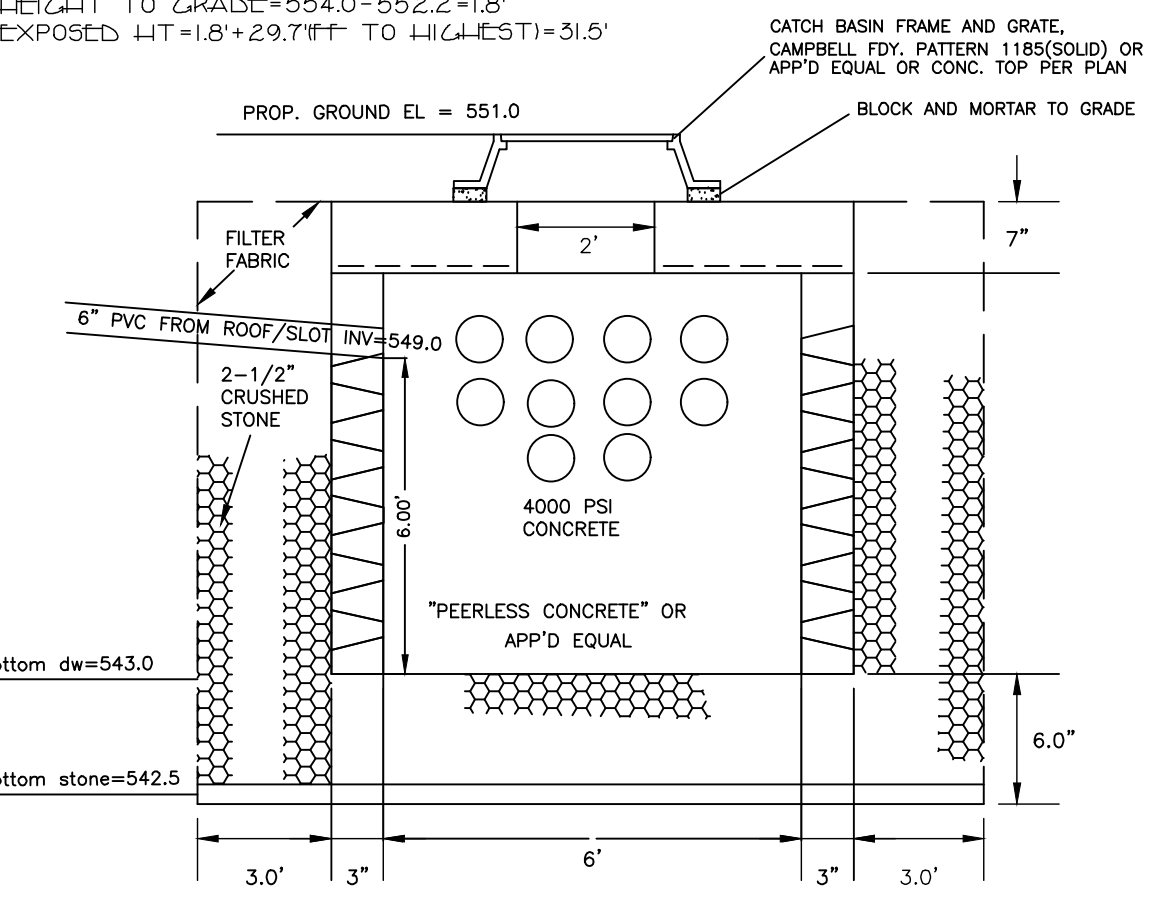
VILLAGE OF WESLEY HILLS BULK REQUIREMENTS
 ZONE R-50
 SINGLE FAMILY DWELLING **AVG. DENSITY

	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM BUILDING HEIGHT (FT)
REQD.	40000**	90	125	125	50	25	60	50	0.25	0.20	0.10/0.105	2.5 / 25	40
EXIST.	32,471.7	110.0	120.8*	125	46.2*	32.7	74.5*	102.8	0.16	0.091	0.074	<2.5 / 20	29.0
PROD.	32,471.7	110.0	120.8*	125	59.0	24.9*	69.9*	65.0	0.259*	0.122	0.134*	2.0 / 24.1'	31.5'

* EXISTING CONDITION - NON CONFORMING
 + VARIANCE REQUIRED
 EXISTING SURFACES:
 DWELLING = 1904 SF (TBR)
 DECK = 387 SF (TBR)
 DRIVEWAY = 1380 SF (TBR)
 SHED = 98 SF (TBR)
 TOTAL EXISTING IMPERVIOUS = 3,769 SF / 32,471.7 SF = 0.116
 PROPOSED:
 DWELLING = 3974 SF
 COV. PORCH = 383 SF
 DRIVEWAY & WALK = 3564 SF
 PATIO = 400 SF
 BASEMENT STAIRS = 84 SF
 TOTAL PROPOSED IMPERVIOUS = 8,405 SF / 32,471.7 SF = 0.259

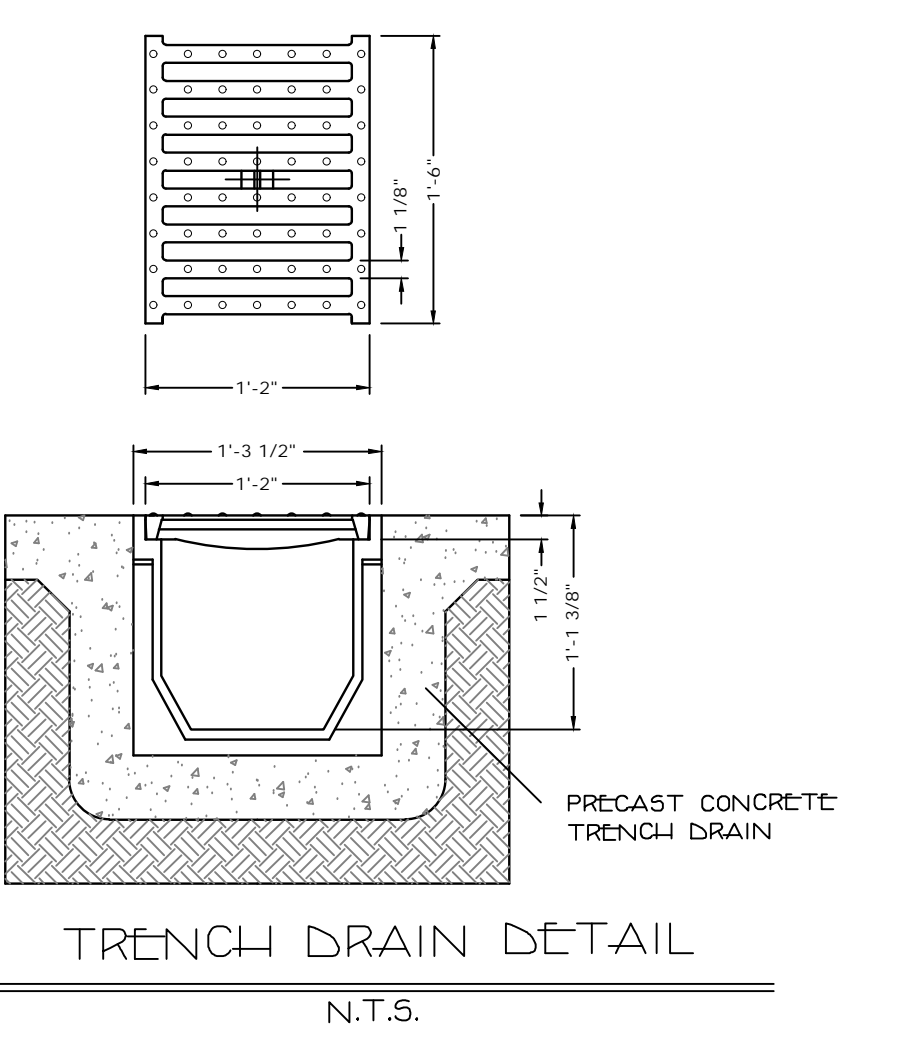
BUILDING COVERAGE:
 DWELLING = 1904 SF (TBR)
 DECK = 387 SF (TBR)
 SHED = 98 SF (TBR)
 TOTAL = 2389 SF
 COV = 2389 SF / 32,471.7 = 0.074
 PROP. DWELLING = 3974 SF
 PROP. COV. PORCH = 383 SF
 395 / 4367 * 0.05 + 0.10 = 0.105 ALLOWED
 PROP. = 4267 / 32,471.7 = 0.159
 FRONT YARD IMPERVIOUS SURFACES:
 FVIA = 552.1 SF
 EX. DRIVEWAY = 504 SF
 EXIST. = 504 / 538.6 = 0.091
 PROPOSED:
 FVIA = 7169 SF
 DRIVEWAY & WALK = 874 SF
 PROP. = 874 / 7169 = 0.122

BUILDING HT CALCS:
 BUILDING HEIGHT -
 AVG. EXIST. GRADE = 549.9 + 552.4 - 1102.5 / 2 = 551.2
 554.0 - 551.2 = 2.9 + 21.2 FT TO EAVE = 24.1'
 EXPOSED HEIGHT -
 AVG. FINISHED GRADE REAR = 552.4 + 552.0 - 1104.4 / 2 = 552.2
 HEIGHT TO GRADE = 554.0 - 552.2 = 1.8'
 EXPOSED HT = 1.8 + 23.7 FT TO HIGHEST = 31.5'

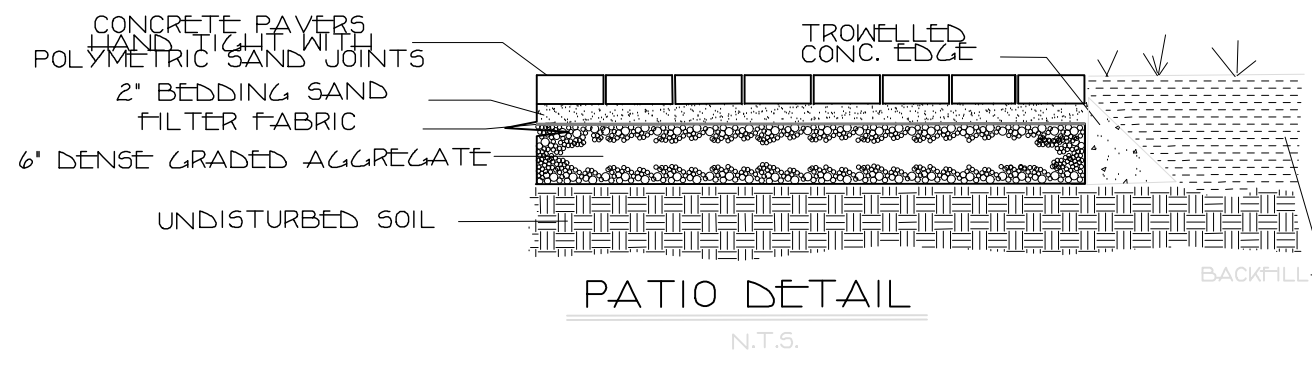


3 SEEPAGE PIT SYSTEM: 12.5' X 37.5'
 N.T.S.

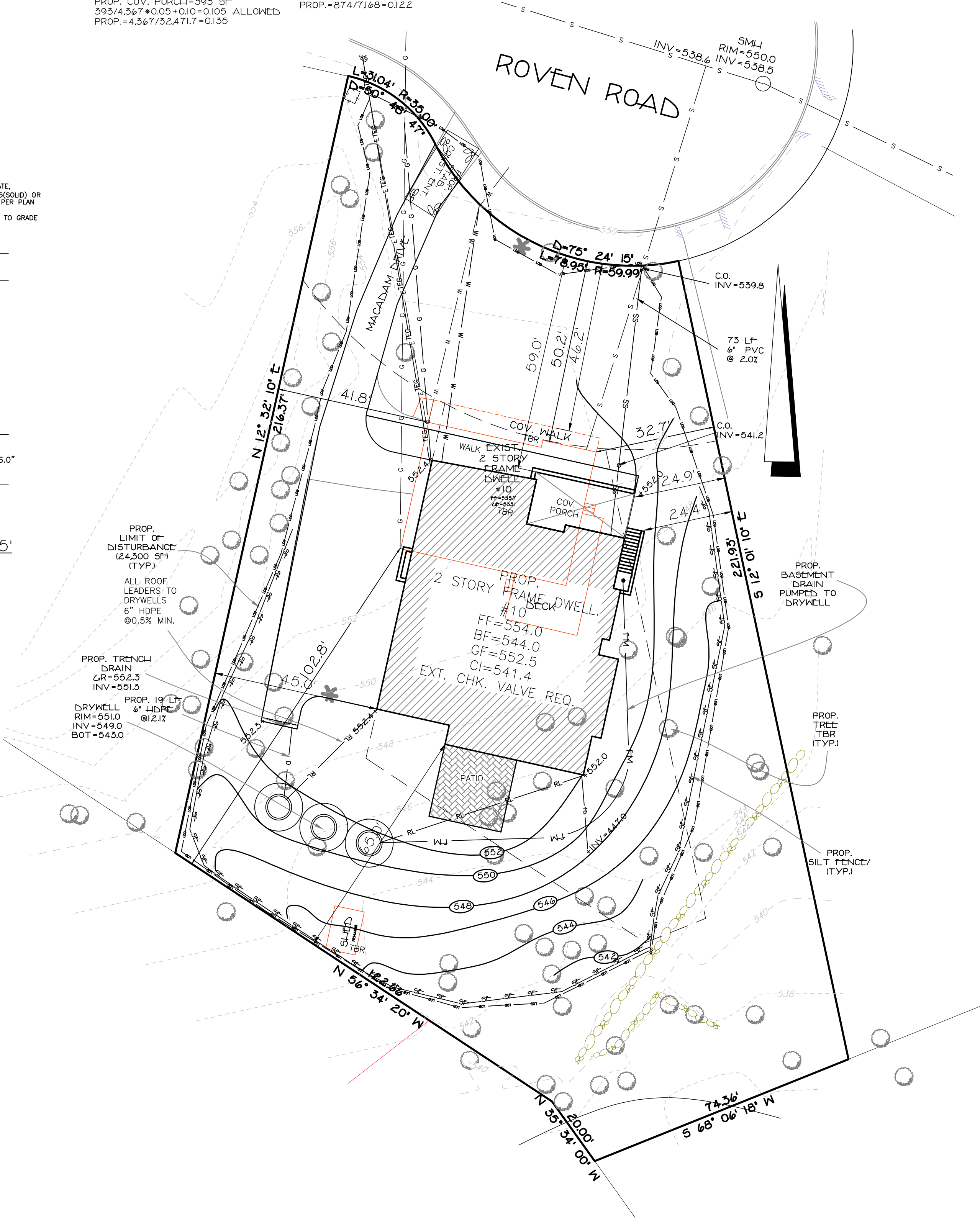
NOTES:
 1. SET FIT IN 25'X25' OVERALL EXCAVATION. BACKFILL WITH ALL CLEAN STONE.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.
SEEPAGE 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 TRICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT OR AFTER ANY SIGNIFICANT STORM.
 3. IF ENGINEER PERCEIVES THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.



TRENCH DRAIN DETAIL
 N.T.S.

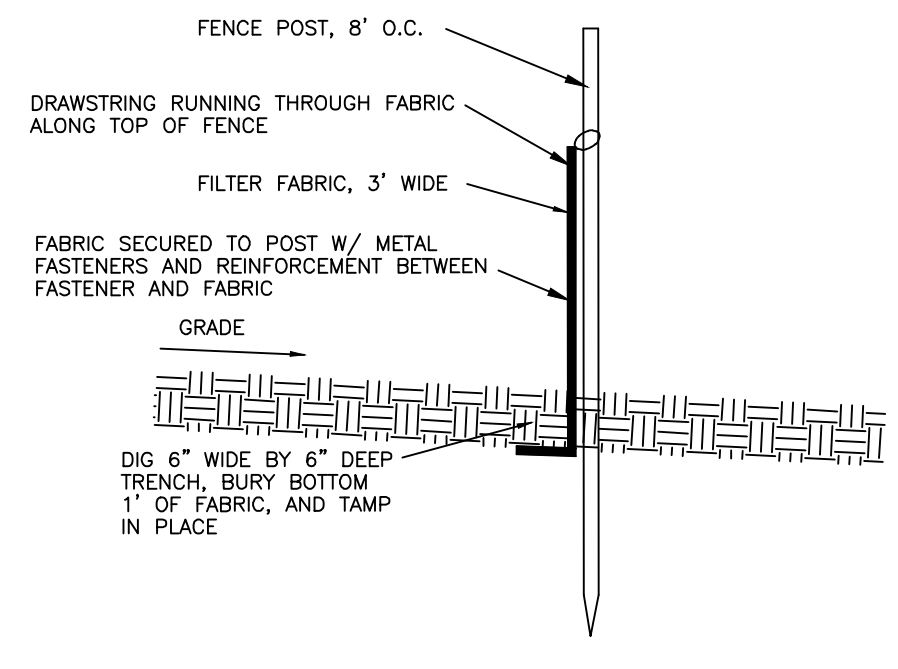
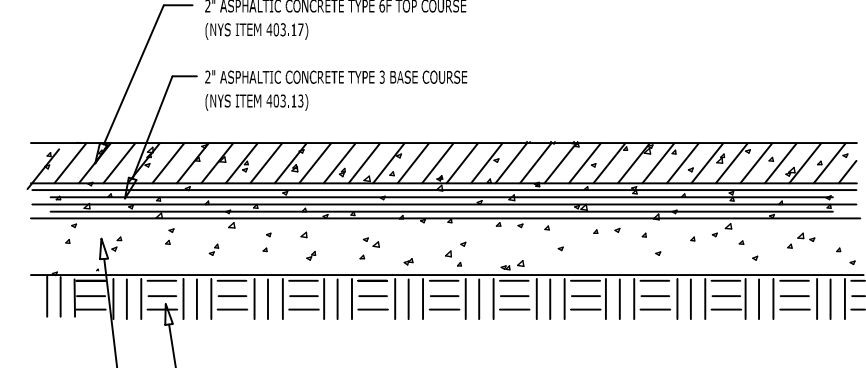


PATIO DETAIL
 N.T.S.



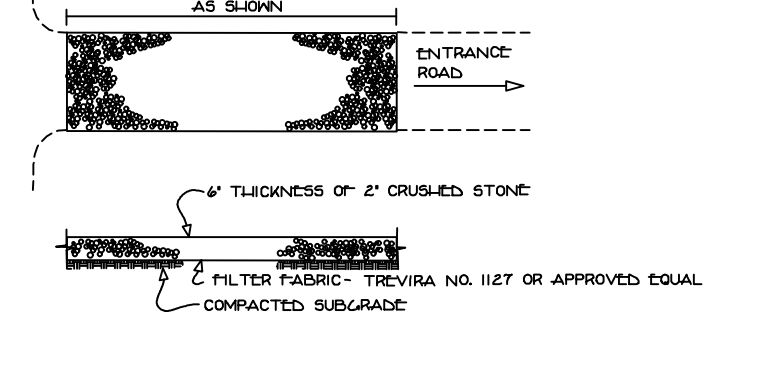
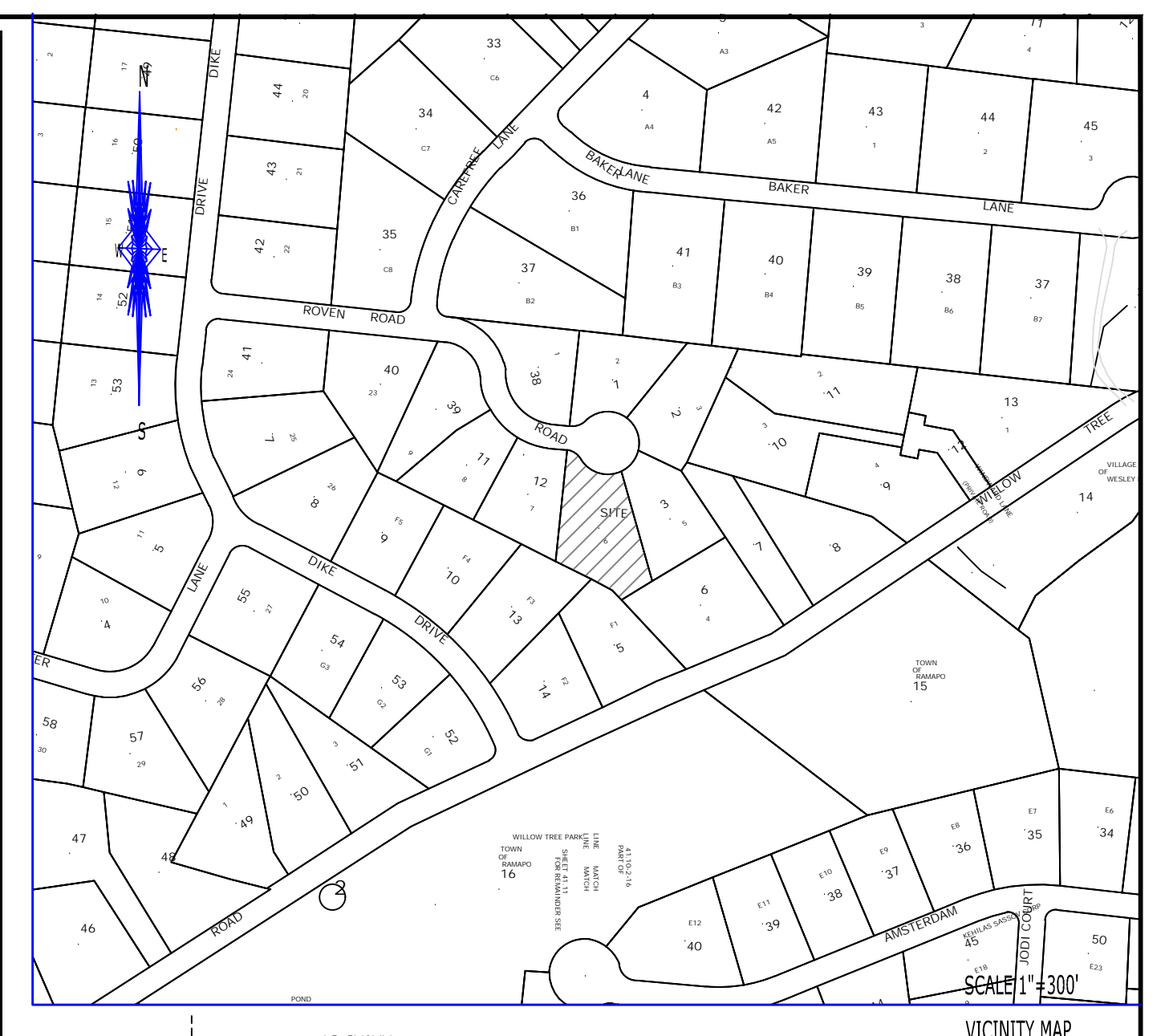
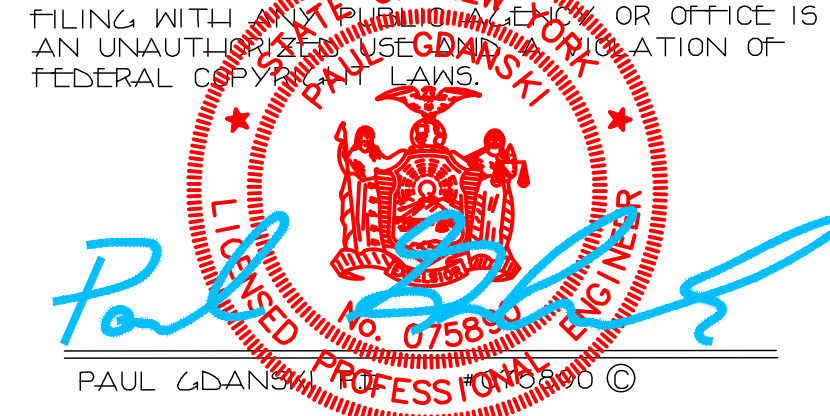
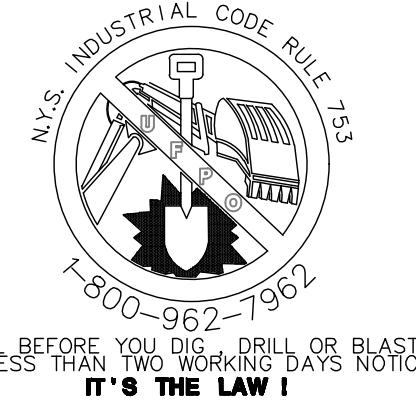
Drywell Design:
 Wetnessfield "C"

Development size =	0.1064 Acre
Undeveloped SCS Curve No. =	74.0000
Developed SCS Curve No. =	98.0000
1. Select Design Storm 100 year, 24-hour	9.3000
2. Type of subsurface disposal system: Precast drywell with 3-3/4\"/>	
3. Determine Percolation Rate: Percolation Rate: Drop Time	1.0000 inches 30.0000 minutes
a. Area of Percolation (Ap): Surface area of Cylinder Ac = Pi * Dh * g D = havg = Ac = Bottom Area Ab = Pi * r^2 Ab =	1.0000 foot 8.5000 inches 2.2253 Ft^2 0.7854 Ft^2
Volume of Percolation: Ap = Ac + Ab Ap = Vp = Ab * h Soil Percolation Rate S = Volume / area * time S = (minus clogging factor of 25%)	3.0107 Ft^2 0.0654 Ft^3 0.0007 Ft^3/Ft^2/Min 1.0435 Ft^3/Ft^2/day 0.7826 Ft^3/Ft^2/day
4. Calculate Required Storage Volume: 100yr, 24 hour rainfall = From Table 2-1 of TR-55 Existing CN = Proposed CN = Delta Vp = Vs = delta Vp * Area Vs =	9.3000 inches 74.0000 therefore depth Vp = 6.11 inches 98.0000 therefore depth Vp = 9.10 inches 2.9900 inches 1155.1367 Ft^3
5. Calculate Volume per Drywell: Vw = Pi * r^2 * height Thickness of Stone = Thickness of drywell wall = Diameter of drywell = Height of drywell = Vw =	3.0000 feet 0.3330 foot 6.0000 feet 6.0000 feet 337.6500 Ft^3
6. Calculate 24-hour percolation volume per drywell (Vp): Vp = surface area of drywell * soil percolation rate (S) Vp = Pi * D^2 * h * S Vp = *Note: Bottom of drywell not included	98.6083 Ft^3/day/drywell
7. Calculate the total 24-hour Volume per drywell (Vt): Vt = Volume of drywell (Vw) + percolation volume (Vp) Vt = DWR = Req. Volume of Storage (Vs) / Total Vol. per Drywell (Vt) DWR =	436.2583 Ft^3 2.6
	USE 3



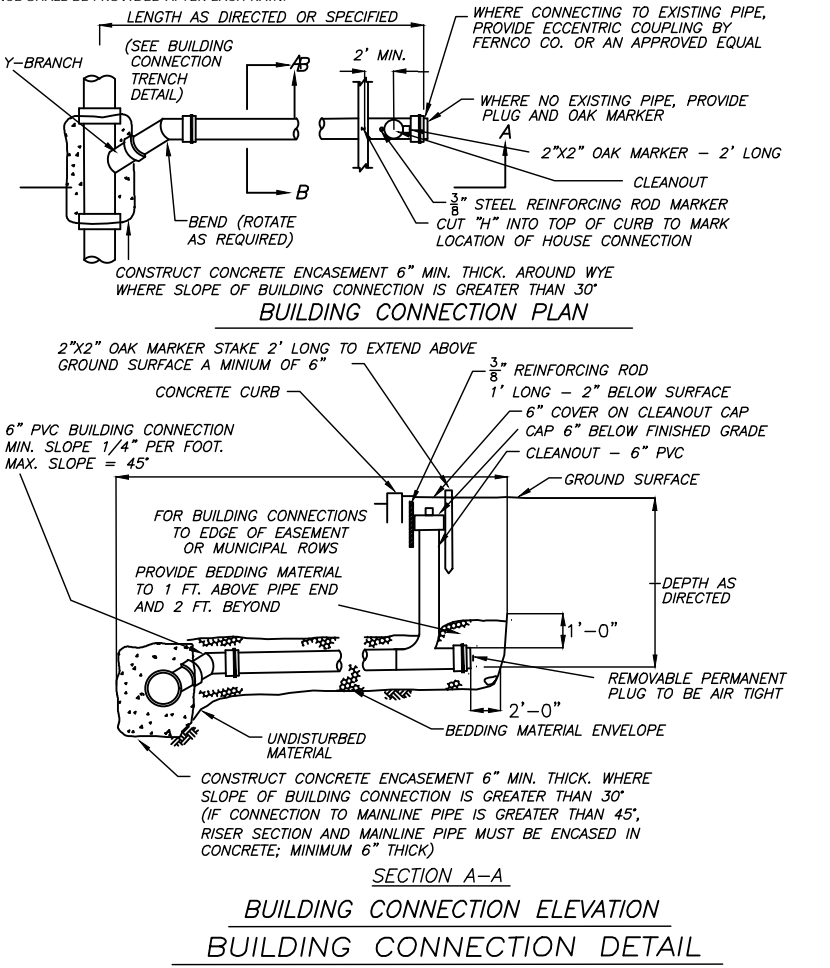
SILT FENCE
 N.T.S.

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



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 30 FEET.
 3. THICKNESS - NOT LESS THAN 8 INCHES.
 4. WIDTH - THREE (3) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE BRUSHES OR TRENCHES OCCUR. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 5. GUTTERING - WILL BE MAINTAINED THROUGH THE ENTIRE AREA THROUGHOUT CONSTRUCTION.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE FILTERED ACROSS THE ENTRANCE. IF FIRMING IS NECESSARY, A MINIMUM BENCH WITH 1-1% SLOPE WILL BE MAINTAINED.
 7. TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY: ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
 10. LENSES AS DIRECTED OR SPECIFIED.



BUILDING CONNECTION ELEVATION
 BUILDING CONNECTION DETAIL
 N.T.S.

REVISIONS	
1	2/25/26 REVISE

PLOT PLAN FOR
ZELEFSKY
 10 ROVEN RD
 TAX LOT 4111-1-4
 LOCATED IN THE
 VILLAGE OF WESLEY HILLS
 ROCKLAND COUNTY, NEW YORK
 GRAPHIC SCALE

10 15 20 30 40 50 60

PAUL GDANSKI, PE, PLLC	10 ROVEN
3512 WHITTIER COURT MAHWAH, N.J. 07430 TEL: (917) 418-0999	DATE DEC. 1, 2025
SCALE 1" = 20'	DWG # 1 OF 1

GREENSTEIN GARY S & JADINE K

8 Roven Rd
Monsey, NY 10952

February 19, 2026

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

Re: Support for Variances – New Single-Family Home at 10 Roven Rd

Dear Board Members,

We, **Gary S. Greenstein and Jadine K. Greenstein**, owners of 8 Roven Rd, Monsey, NY 10952, are writing to express our support for the new single-family home being proposed by **Aaron Zelefsky and his family**, owners of 10 Roven Rd.

We are in support of the following variances being granted:

- Minimum side yard of 24.9' where 30' is required
- Minimum total side yard of 69.9' where 75' is required
- Maximum impervious surface ratio of 25.9% where 20% is required
- Maximum building coverage of 13.4% where 10.5% is required

Thank you for your consideration.

Sincerely,



Gary S. Greenstein

Michael and Adina Finkelstein
12 Dike Drive
Monsey, NY 10952

March 6, 2026

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

Re: Support for Variances – New Single-Family Home at 10 Roven Rd

Dear Board Members,

We, **Michael and Adina Finkelstein** owners of 12 Dike Drive, Monsey, NY 10952, are writing to express our support for the new single-family home being proposed by **Aaron Zelefsky and his family**, owners of 10 Roven Rd.

We are in support of the following variances being granted:

- Minimum side yard of 24.9' where 30' is required
- Minimum total side yard of 69.9' where 75' is required
- Maximum impervious surface ratio of 25.9% where 20% is required
- Maximum building coverage of 13.4% where 10.5% is required

Thank you for your consideration.

Sincerely,
Michael and Adina Finkelstein



GOLD SIMON & SARAH

12 Roven Rd
Monsey, NY 10952

February 19, 2026

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

Re: Support for Variances – New Single-Family Home at 10 Roven Rd

Dear Board Members,

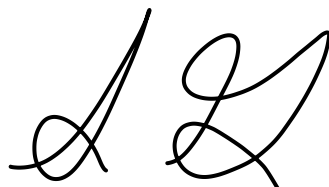
We, **GOLD SIMON & SARAH**, owners of 12 Roven Rd, Monsey, NY 10952, are writing to express our support for the new single-family home being proposed by **Aaron Zelefsky and his family**, owners of 10 Roven Rd.

We are in support of the following variances being granted:

- Minimum side yard of 24.9' where 30' is required
- Minimum total side yard of 69.9' where 75' is required
- Maximum impervious surface ratio of 25.9% where 20% is required
- Maximum building coverage of 13.4% where 10.5% is required

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, consisting of two stylized, overlapping letters that appear to be 'A' and 'S', representing Gold Simon & Sarah.

ROTHSCHILD YEHUDA

16 Roven Rd
Monsey, NY 10952

February 19, 2026

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

Re: Support for Variances – New Single-Family Home at 10 Roven Rd

Dear Board Members,

We, **ROTHSCHILD YEHUDA**, owners of 16 Roven Rd, Monsey, NY 10952, are writing to express our support for the new single-family home being proposed by **Aaron Zelefsky and his family**, owners of 10 Roven Rd.

We are in support of the following variances being granted:

- Minimum side yard of 24.9' where 30' is required
- Minimum total side yard of 69.9' where 75' is required
- Maximum impervious surface ratio of 25.9% where 20% is required
- Maximum building coverage of 13.4% where 10.5% is required

Thank you for your consideration.

Sincerely,



Barnett and Elana Brodie

18 Roven Rd
Monsey, NY 10952

March 6, 2026

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

Re: Support for Variances – New Single-Family Home at 10 Roven Rd

Dear Board Members,

We, **Barnett Brodie and Elana Motechin**, owners of 18 Roven Rd, Monsey, NY 10952, are writing to express our support for the new single-family home being proposed by **Aaron Zelefsky and his family**, owners of 10 Roven Rd.

We are in support of the following variances being granted:

- Minimum side yard of 24.9' where 30' is required
- Minimum total side yard of 69.9' where 75' is required
- Maximum impervious surface ratio of 25.9% where 20% is required
- Maximum building coverage of 13.4% where 10.5% is required

Thank you for your consideration.

Sincerely,

Barnett Brodie and Elana Motechin



Jay and Naomi Pollak
14 Dike Drive
Monsey, NY 10952

March 6, 2026

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

Re: Support for Variances – New Single-Family Home at 10 Roven Rd

Dear Board Members,

We, **Jay and Naomi Pollak**, owners of 14 Dike Drive, Monsey, NY 10952, are writing to express our support for the new single-family home being proposed by **Aaron Zelefsky and his family**, owners of 10 Roven Rd.

We are in support of the following variances being granted:

- Minimum side yard of 24.9' where 30' is required
- Minimum total side yard of 69.9' where 75' is required
- Maximum impervious surface ratio of 25.9% where 20% is required
- Maximum building coverage of 13.4% where 10.5% is required

Thank you for your consideration.

Sincerely,

Jay and Naomi Pollak



EDELSTEIN STEVEN & BLIMA

14 Roven Rd
Monsey, NY 10952

February 19, 2026

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

Re: Support for Variances – New Single-Family Home at 10 Roven Rd

Dear Board Members,

We, **EDELSTEIN STEVEN & BLIMA**, owners of 14 Roven Rd, Monsey, NY 10952, are writing to express our support for the new single-family home being proposed by **Aaron Zelefsky and his family**, owners of 10 Roven Rd.

We are in support of the following variances being granted:

- Minimum side yard of 24.9' where 30' is required
- Minimum total side yard of 69.9' where 75' is required
- Maximum impervious surface ratio of 25.9% where 20% is required
- Maximum building coverage of 13.4% where 10.5% is required

Thank you for your consideration.

Sincerely,



March 2, 2026

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

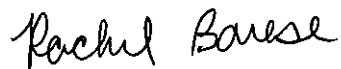
Re: 12A Martha Road
Monsey, NY 10952
Tax Lot 41.14-1-62

Attached please find a plan revised based upon comments received from the last ZBA meeting. There were concerns among the Board members and the surrounding neighbors that stormwater would flow to adjacent properties. As such, we have taken steps to ensure that no stormwater runoff will flow to the neighboring properties.

A trench drain is now proposed along the northern side of the pool patio. The runoff would then be routed to a field inlet near the proposed cabana before finally routing into the proposed drywells. The runoff from the proposed tennis court would not be an issue as it slopes to the south which is away from the neighbor's property at 12 Martha. Lastly, while the footing drain cannot be relocated, it will only be collecting the groundwater that accumulates at the basement level. Therefore, the water exiting the pipe will be minimal and there is very little concern that there will be any runoff issues.

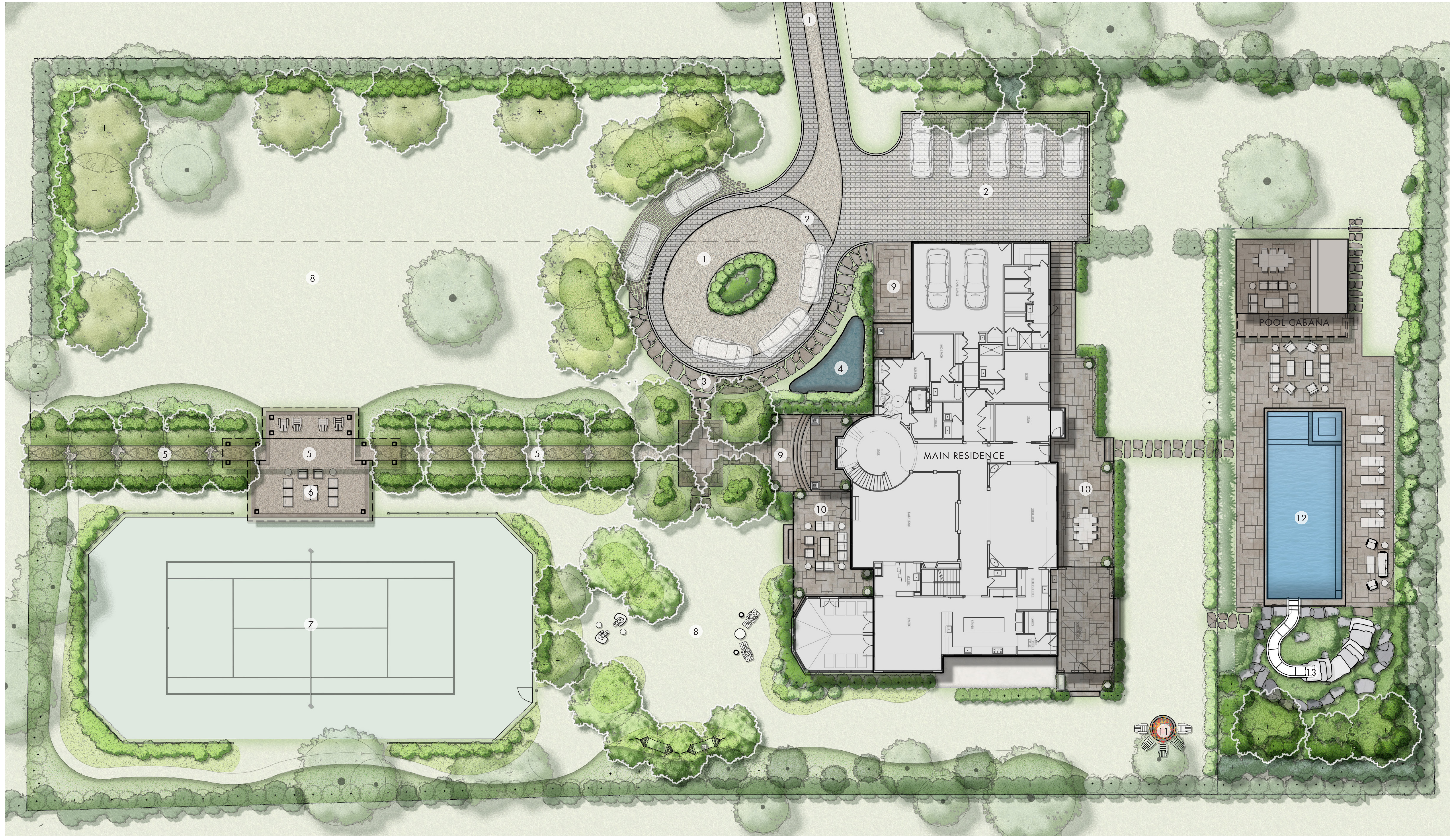
Please contact me at (845) 547-2241 or by email at rbarese@civil-tec.com with any questions or concerns you may have.

Sincerely,



Rachel Barese, P.E.
President

FRIEDMAN RESIDENCE
 12A MARTHA ROAD • VILLAGE OF WESLEY HILLS, NEW YORK



LEGEND	
1. Gravel Circular Driveway & Median (PERVIOUS)	8. Open Lawn & Garden
2. Cobblestone Pave Driveway & Parking Court (IMPERVIOUS)	9. Front & Side Entry Stone Walkways
3. Irregular Stepping Stone Walkway w/ Grass Joints	10. Front & Rear Terraces
4. Koi Pond Garden Feature	11. Wood-burning Stone Firepit
5. Gravel Walkway	12. Swimming Pool & Terrace
6. Tennis & Garden Terrace w/ Pergola	13. Raised Rock Garden Feature & Slide Area
7. Tennis Court 60'x120'	

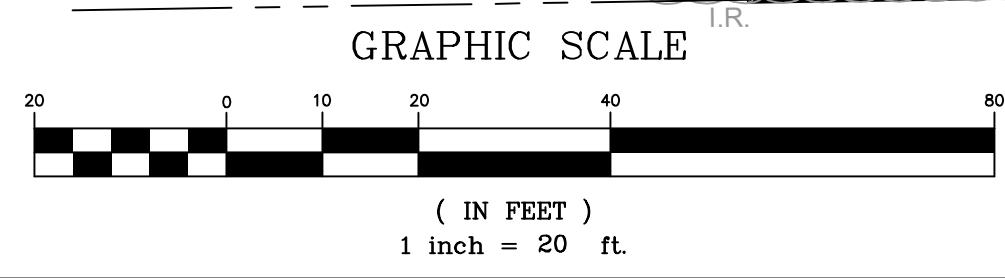


SURVEY NOTES:

1. IT IS A VIOLATION OF THE STATE EDUCATION LAW SECT 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED SEAL ARE A VALID ORIGINAL PRODUCT OF THE LAND SURVEYOR. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES AND PURPOSE INDICATED HEREON ANY CLAIM FOR LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE AGREEMENT ANY EXTENSION OF USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT HOLDS THE SURVEYOR HARMLESS FOR UNAUTHORIZED USE BY OTHER PARTIES PERSONS OR GOVERNMENTAL APPROVALS AND RENDERS THIS SURVEY MAP NULL & VOID. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.
2. THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC PURPOSE AND IS BASED ON SPECIFIC CONTRACTUAL REQUIREMENTS FOR THIS TRANSACTION. USE OF THIS MAP FOR SURVEY INSPECTION UPDATES IS STRICTLY PROHIBITED. THIS MAP MAY NOT BE COPIED IN WHOLE OR IN PART. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, ENLARGED, REDUCED, TRACED OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF A CIVIL TEC ENGINEERING & SURVEYING PC REPRESENTATIVE WHO'S SIGNATURE & SEAL APPEAR HEREON.
3. PROPERTY CORNER MARKERS WERE NOT INSTALLED AS PART OF THIS SURVEY.
4. VERTICAL DATUM IS NAVD88.

REFERENCES

1. BEING SECTION 41.14, BLOCK 1, LOT 62 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
2. LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2020 AT PAGE 1027 AT THE ROCKLAND COUNTY CLERKS OFFICE.
3. BEING LOT 1 ON A MAP ENTITLED "ARNOLD C. GILBERT", FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON OCTOBER 12, 1973 IN BOOK 86 ON PAGE 42 AS MAP NUMBER 4464.
4. TOTAL AREA = 80,253 SQUARE FEET OR 1.8424 ACRES.



DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.14 - 1 - 62			
SURVEY MAP			
FOR			
12A MARTHA ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 7/06/20
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: WPD
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			CHKD BY: SPD
 STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554			JOB No. 3814
			SCALE: 1"=20'
			DWG No. 1 OF 5





VICINITY MAP
1" = 300'

GENERAL NOTES

- BASED ON THE VILLAGE OF WESLEY HILLS TAX MAP, THIS LOT IS 62 ON MAP 41.14 BLOCK 1.
- AREA OF TRACT: 80,253 SQ FT OR 1.8424 AC
- ZONE: R-50
- NUMBER OF PROPOSED LOTS: 1
- RECORD OWNER: DEVORAH & MARK FRIEDMAN
12A MARTHA ROAD
MONSEY, NY 10952
SAME
- APPLICANT:
- EXISTING USE: 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 - SUFFERN CENTRAL
- WATER DISTRICT - RAMAPO CONSOLIDATED WATER DISTRICT. WATER SUPPLY BY SUEZ WATER
- ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. & G.S. DATUM.
- ELECTRIC DISTRICT - ORANGE & ROCKLAND
- SEWER DISTRICT - BENEFITED AREA NO. 5
- THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS MAP, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE REPORT.
- BASEMAP FROM A SURVEY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC DATED JULY 6, 2020.
- ALL FOOTING DRAINS SHALL BE PUMPED AND DAYLIGHTED.
- BASEMENT SHALL HAVE A ZOELLER 1/2 HP SUBMERSIBLE SUMP PUMP OR APPROVED EQUAL.

IMPERVIOUS IN FRONT YARD:
4,347 SF (DRIVEWAY)

AREA OF FRONT YARD: 22,624 SF

FRONT YARD IMPERVIOUS RATIO:
4,347 SF IMPERVIOUS/22,624 SF = 0.19

BUILDING COVERAGE CALCULATION:
9,371 SF TOTAL LIVING FLOOR AREA
TOTAL FLOOR AREA INCLUSIVE: 9,766 SF
3,272 SF IN SINGLE STORY HEIGHT (GAZEBO INCLUDED)
3,272 SF/8,805 (5,533 SF IN TWO STORY HEIGHT) TOTAL
BUILDING AREA = 0.37
0.37 X 0.05 = 0.0185
0.0185 + 0.10 = 0.1185
80,253 SF (LOT AREA) X 0.1185 = 9,509.98 SF MAXIMUM
ALLOWABLE BUILDING COVERAGE
PROVIDED BUILDING COVERAGE
8,805 SF TOTAL BUILDING COVERAGE < 9,509.98 SF MAXIMUM
BUILDING COVERAGE ALLOWED
0.110 < 0.1185

*ALL EXISTING STRUCTURES ARE TO BE REMOVED

LOT COVERAGE:
DRIVEWAY 5,446 SF
DWELLING 5,275 SF
GAZEBO, POOL EQUIPMENT 560 SF
POOL, SPA, HOT TUB 1,100 SF
POOL PATIO 2,260 SF
WALKWAYS, WINDOW WELLS, STAIRS, TERRACES, ETC. 2,558 SF

TOTAL 17,199 SF

TOTAL IMPERVIOUS COVERAGE:
17,199 SF/80,253 SF = 0.21

NO STEEP SLOPES

PARKING CALCULATION:
SINGLE FAMILY HOME REQUIRES 2 SPACES
2 GARAGE SPACES PROVIDED

Bulk Requirements: R-50 Single Family Residence												
	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Total Side Yard	Min. Rear Yard	Max. Impervious Surface Ratio	Max. Front Yard Impervious Surface Ratio	Max. Building Coverage	Max. Building Height	Max. Exposed Building Height
Required	50,000 SF	100 FT	150 FT	50 FT	30 FT	75 FT	50 FT	0.2	0.15	0.1185	2.5 stories/25 FT	40 FT
Provided	80,253 SF	20.3 FT	381.6 FT	50 FT	87 FT	281 FT	28 FT	0.21	0.19	0.11	2 stories/23 FT	40 FT
Variances		Existing					Yes	Yes	Yes			

VARIANCES GRANTED ON SEPTEMBER 16, 2020

N/F LITOWSKI
41.14 - 1 - 70

- | | | |
|-------------------|-------|-------------------------------------|
| NOVEMBER 15, 2021 | REV 4 | REV PER VILLAGE ENGINEER'S COMMENTS |
| OCTOBER 27, 2021 | REV 3 | REV PER VILLAGE ENGINEER'S COMMENTS |
| OCTOBER 14, 2021 | REV 2 | REV PER SOIL TESTING |
| OCTOBER 6, 2021 | REV 1 | REV PER VILLAGE ENGINEER'S COMMENTS |

REFERENCES

- BEING SECTION 41.14, BLOCK 1, LOT 62 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2020 AT PAGE 1027 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- BEING LOT 1 ON A MAP ENTITLED "ARNOLD C. GILBERT", FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON OCTOBER 12, 1973 IN BOOK 86 ON PAGE 42 AS MAP NUMBER 4464.
- TOTAL AREA = 80,253 SQUARE FEET OR 1.8424 ACRES.

S.B.L. 41.14 - 1 - 62
BUILDING PERMIT PLAN APPROVED 2021
FOR
12A MARTHA ROAD
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

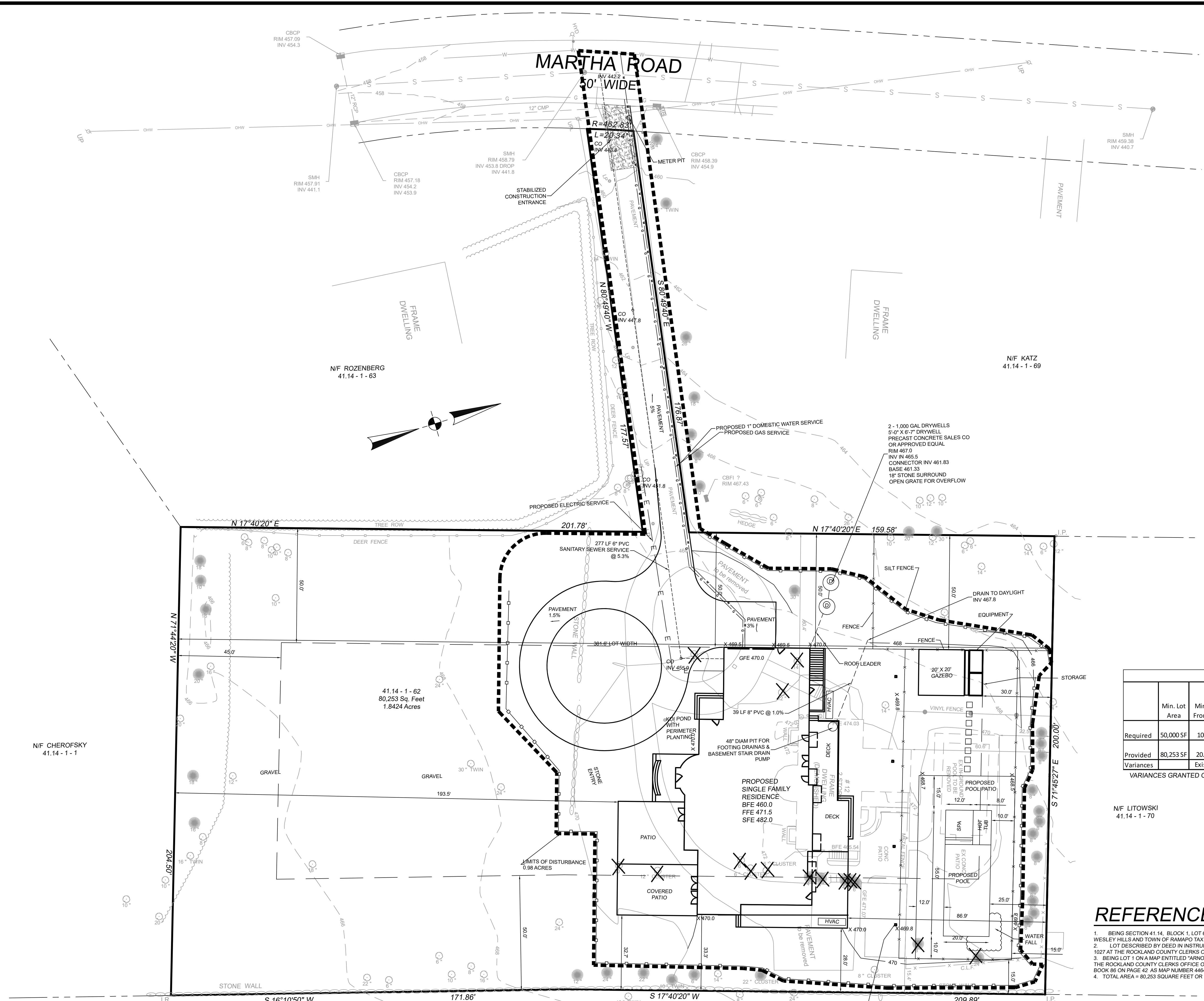
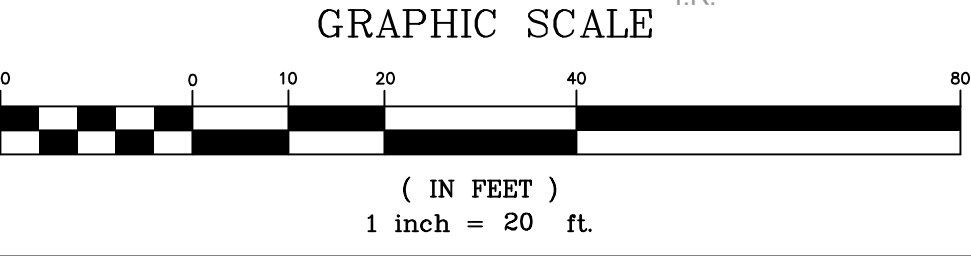
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901
P 845.547.2241 - F 845.547.2243

111 Main Street Chester, NY 10918
845.610.3621

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

DATE: 12/7/2020
DRAWN BY: RB/LT
CHKD BY: RB/LT
JOB No. 3814
SCALE: 1"=20'
DWG No. 2 OF 5

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



N/F RETTER
41.14 - 1 - 61



VICINITY MAP
1" = 300'

GENERAL NOTES

- BASED ON THE VILLAGE OF WESLEY HILLS TAX MAP, THIS LOT IS 62 ON MAP 41.14 BLOCK 1.
- AREA OF TRACT: 80,253 SQ FT OR 1.8424 AC
- ZONE: R-50
- NUMBER OF PROPOSED LOTS: 1
- RECORD OWNER: DEVORAH & MARK FRIEDMAN
12A MARTHA ROAD
MONSEY, NY 10952
- APPLICANT: SAME
- EXISTING USE: 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 - SUFFERN CENTRAL
- WATER DISTRICT - RAMAPO CONSOLIDATED WATER DISTRICT. WATER SUPPLY BY SUEZ WATER
- ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. & G.S. DATUM.
- ELECTRIC DISTRICT - ORANGE & ROCKLAND
- SEWER DISTRICT - BENEFITED AREA NO. 5
- THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS MAP, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE REPORT.
- BASEMAP FROM A SURVEY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC DATED JULY 6, 2020.
- ALL FOOTING DRAINS SHALL BE PUMPED AND DAYLIGHTED.
- BASEMENT SHALL HAVE A ZOEGLER 1/2 HP SUBMERSIBLE SUMP PUMP OR APPROVED EQUAL.

Lot Coverage:

Dwelling	5,510 SF
Covered Patio	422 SF
Deck	891 SF
Pergola (by Tennis)	1,048 SF
Front ramp/Walk/Canopy	625 SF
Pavios	863 SF
Rear basement stairs	184 SF
Sunroom	545 SF
Cabana/Storage/Equipment	600 SF
Pool	1,144 SF
Pool patio	3,345 SF
Fire Pit	44 SF
Driveway	6,991 SF
Tennis Court	6,999 SF
Gravel Walkway & Area near	1,580 SF
Tennis	1,580 SF
Total	30,771 SF
Total Impervious Coverage	0.383
Variance Required	

BUILDING COVERAGE CALCULATION:
 9,371 SF TOTAL LIVING FLOOR AREA
 TOTAL FLOOR AREA INCLUSIVE: 9,766 SF
 3,272 SF IN SINGLE STORY HEIGHT (GAZEBO INCLUDED)
 3,272 SF/8,805 (5,533 SF IN TWO STORY HEIGHT) TOTAL
 BUILDING AREA = 0.37
 0.37 X 0.05 = 0.0185
 0.0185 + 0.10 = 0.1185
 80,253 SF (LOT AREA) X 0.1185 = 9,509.98 SF MAXIMUM
 ALLOWABLE BUILDING COVERAGE
 PROVIDED BUILDING COVERAGE
 9,005 SF TOTAL BUILDING COVERAGE < 9,509.98 SF MAXIMUM
 BUILDING COVERAGE ALLOWED
 0.112 < 0.1185

*ALL EXISTING STRUCTURES ARE TO BE REMOVED
 NO STEEP SLOPES

PARKING CALCULATION:
 SINGLE FAMILY HOME REQUIRES 2 SPACES
 2 GARAGE SPACES PROVIDED

FRONT YARD IMPERVIOUS DRIVEWAY 5,300 SF
 5,300 SF IMPERVIOUS/22,624 SF FRONT YARD = 0.23

Bulk Requirements: R-50 Single Family Residence

	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Total Side Yard	Min. Rear Yard	Max. Impervious Surface Ratio	Max. Front Yard Surface Ratio	Max. Building Coverage	Max. Building Height	Max. Exposed Building Height
Required	50,000 SF	100 FT	150 FT	50 FT	30 FT	75 FT	50 FT	0.2	0.15	0.1185	2.5 stories/ 25 FT	40 FT
Variations Previously Granted		20.3 FT					33 FT	0.26	0.169			
Provided	80,253 SF	20.3 FT	381.6 FT	50 FT	25 FT	281 FT	31.9 FT	0.39	0.23	0.112	2 stories/ 23 FT	40 FT
Variations		Existing		Yes		Yes	Yes	Yes	Yes			

VARIANCES ORIGINALLY GRANTED ON SEPTEMBER 16, 2020
 VARIANCE REQUIRED FOR 230-14.0(6) FOR MORE THAN TWO ACCESSORY STRUCTURES.
 SPECIAL PERMIT REQUIRED FOR AN ACCESSORY SPORTS COURT GREATER THAN 2,500 SF

DATE	ISSUE	DESCRIPTION	REVISIONS
MARCH 6, 2026	REV 10	REV FOR ZBA	REV FOR ZBA
DECEMBER 22, 2025	REV 9	REV FOR ZBA	REV FOR ZBA
NOVEMBER 21, 2025	REV 8	REV PER COMMENTS	REV PER COMMENTS
JANUARY 17, 2025	REV 7	REV FOR ZBA	REV FOR ZBA
DECEMBER 31, 2024	REV 6	REV UTILITIES	REV UTILITIES
AUGUST 7, 2024	REV 5	REV FOR TENNIS COURT	REV FOR TENNIS COURT
NOVEMBER 15, 2021	REV 4	REV PER VILLAGE ENGINEER'S COMMENTS	REV PER VILLAGE ENGINEER'S COMMENTS
OCTOBER 27, 2021	REV 3	REV PER VILLAGE ENGINEER'S COMMENTS	REV PER VILLAGE ENGINEER'S COMMENTS
OCTOBER 14, 2021	REV 2	REV PER SOIL TESTING	REV PER SOIL TESTING
OCTOBER 6, 2021	REV 1	REV PER VILLAGE ENGINEER'S COMMENTS	REV PER VILLAGE ENGINEER'S COMMENTS

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- TOTAL AREA = 80,253 SQUARE FEET OR 1.8424 ACRES.

S.B.L. 41.14 - 1 - 62

BUILDING PERMIT PLAN FOR 12A MARTHA ROAD
 VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

DATE: 12/7/2020

DRAWN BY: RB/LT

CHKD BY: RB/LT

JOB No. 3814

SCALE: 1"=20'

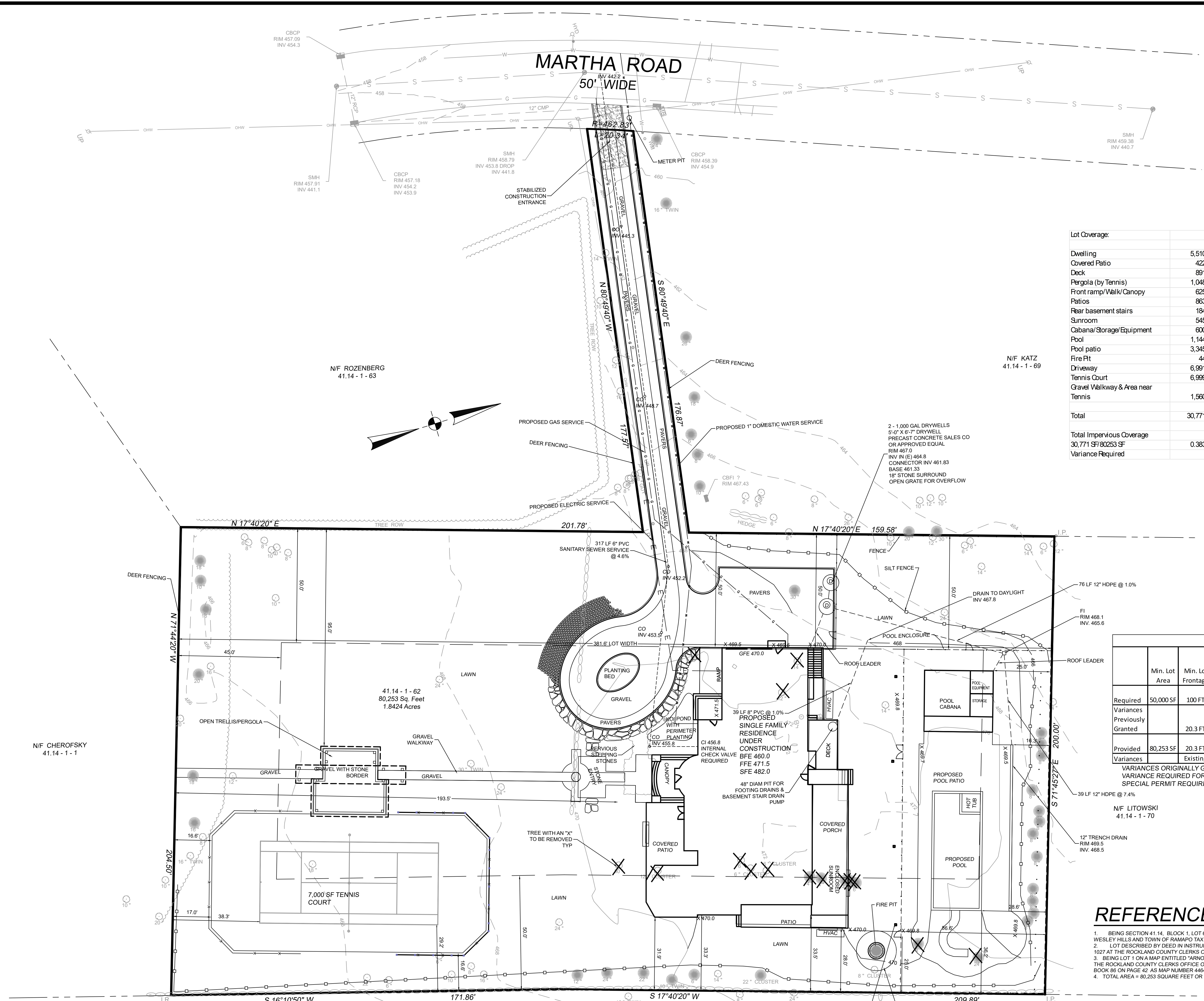
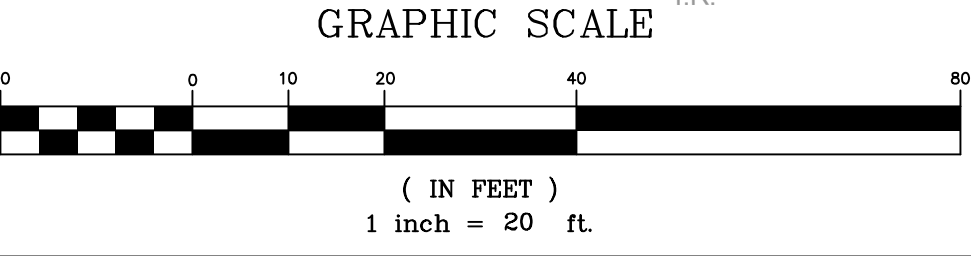
DWG No. 3 OF 5

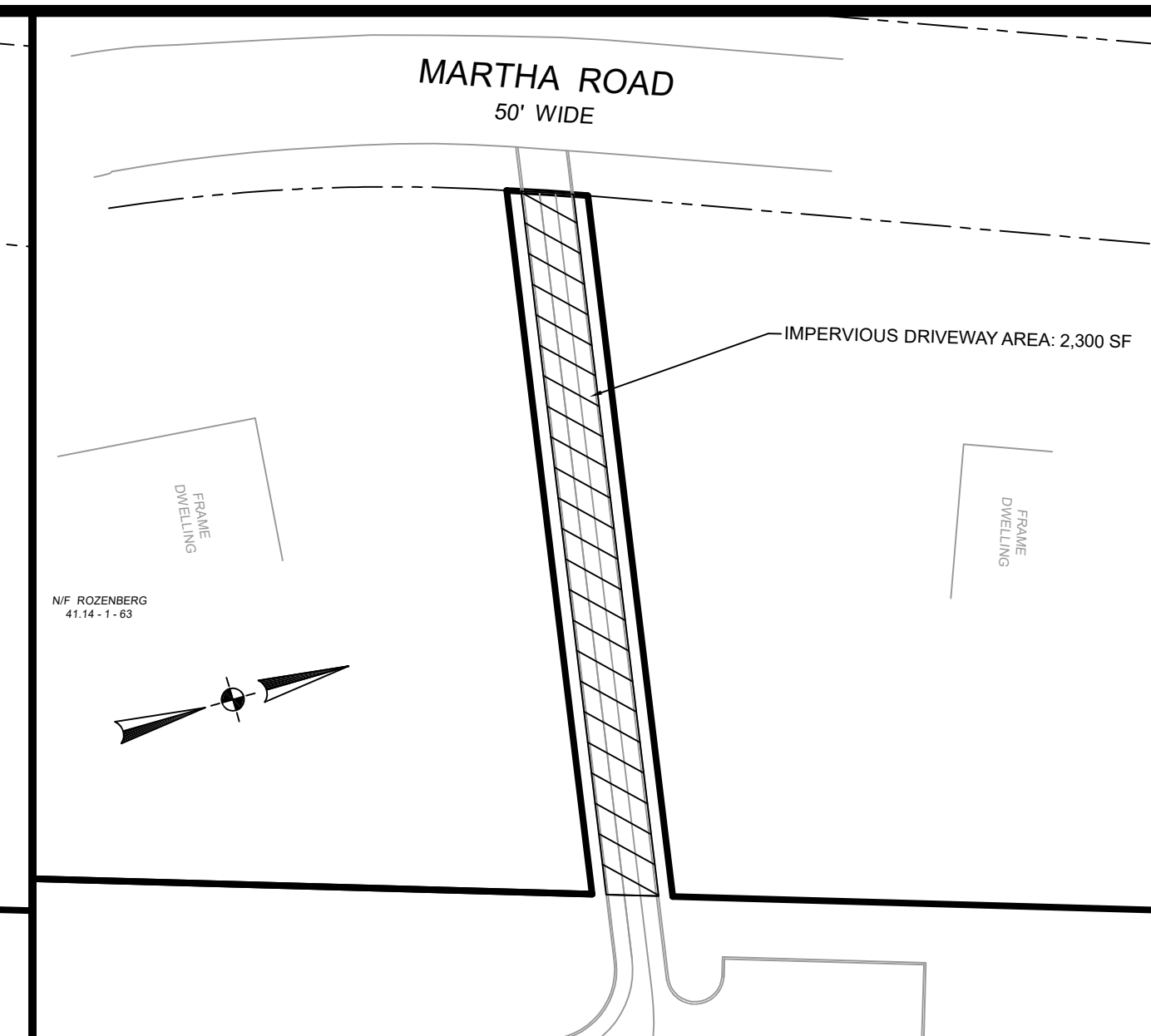
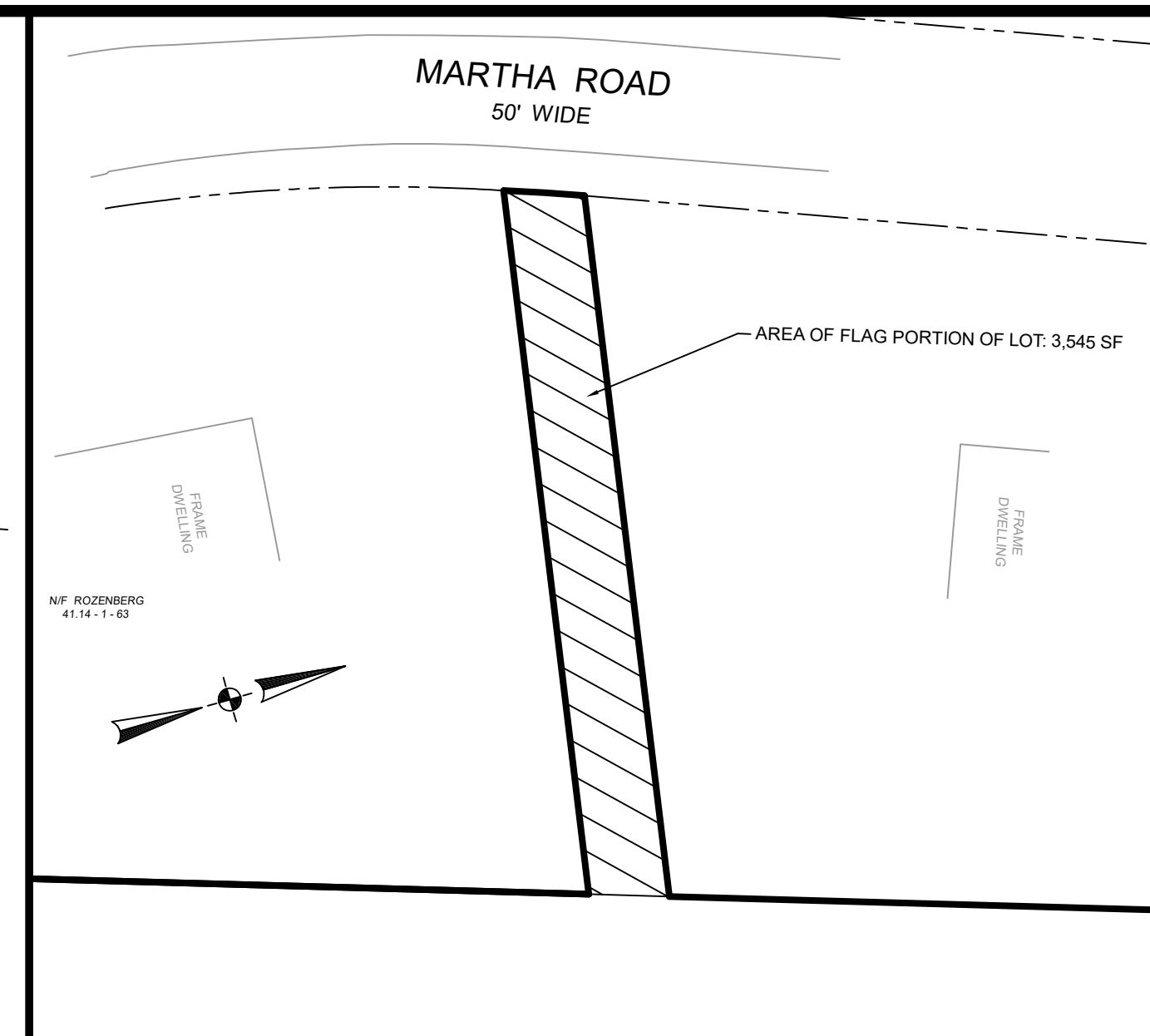
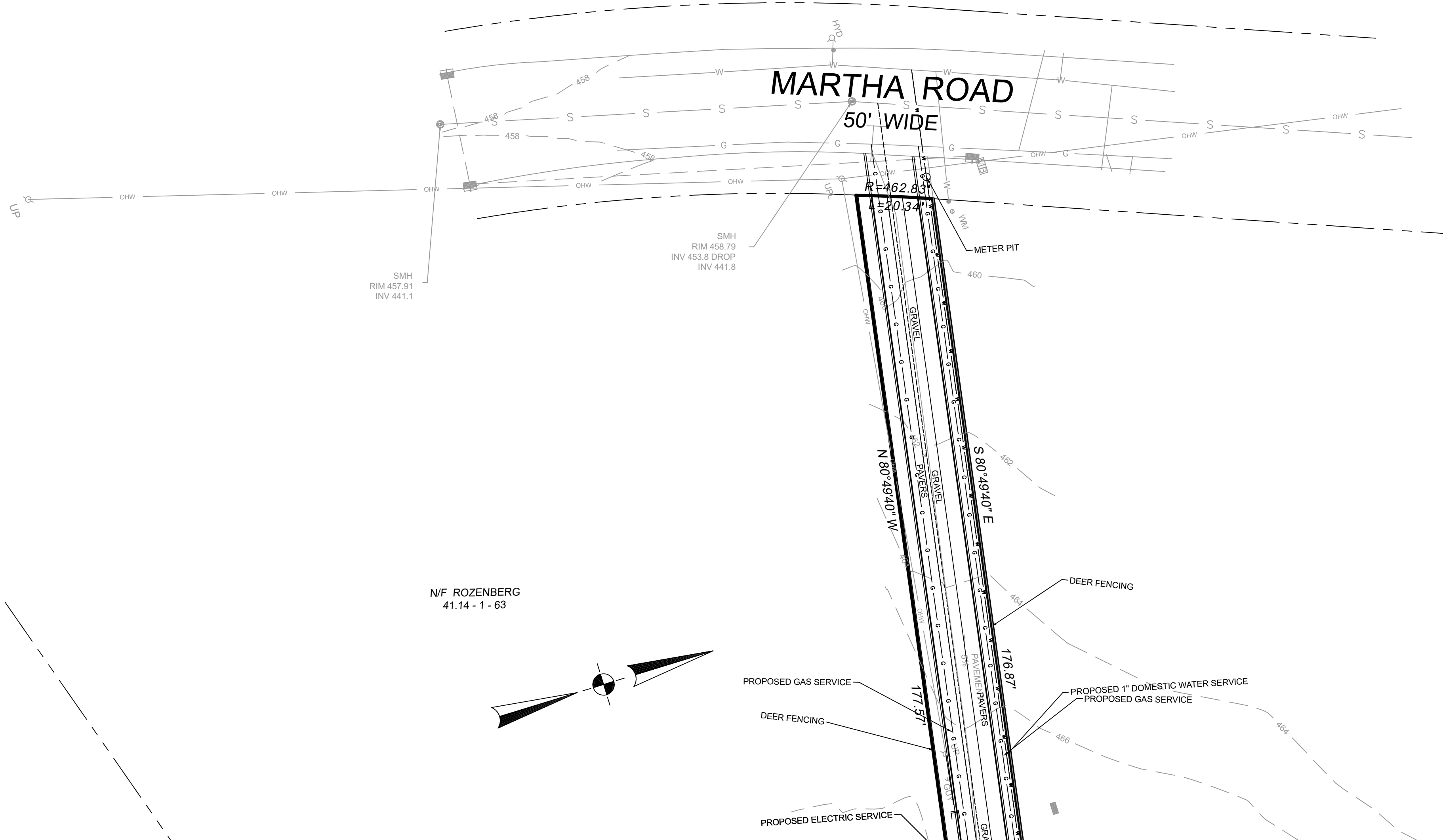
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901
 P 845.547.2241 - F 845.547.2243

111 Main Street Chester, NY 10918
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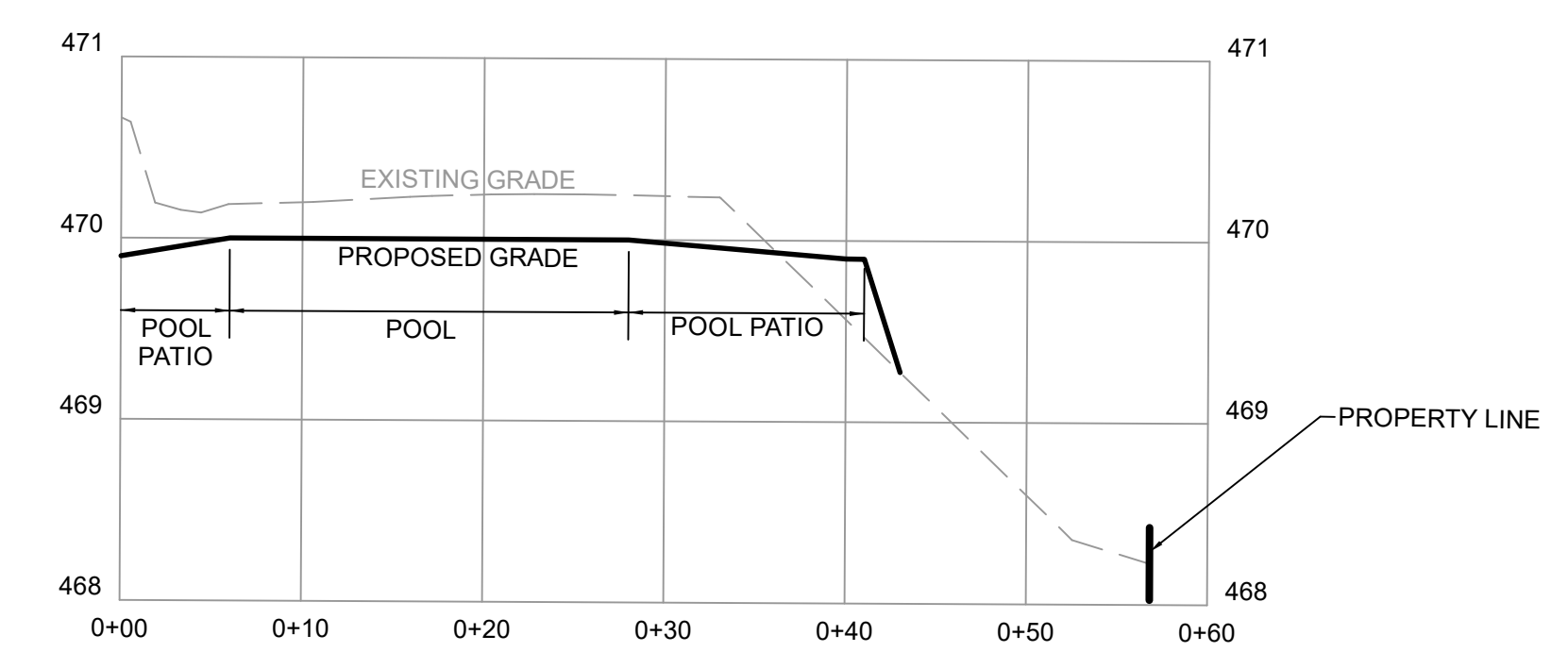
Civil Engineering & Land Surveying Services that Build Confidence
 www.Civil-Tec.com

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

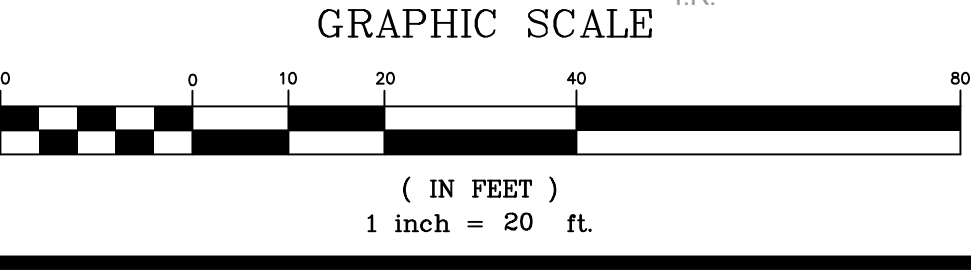
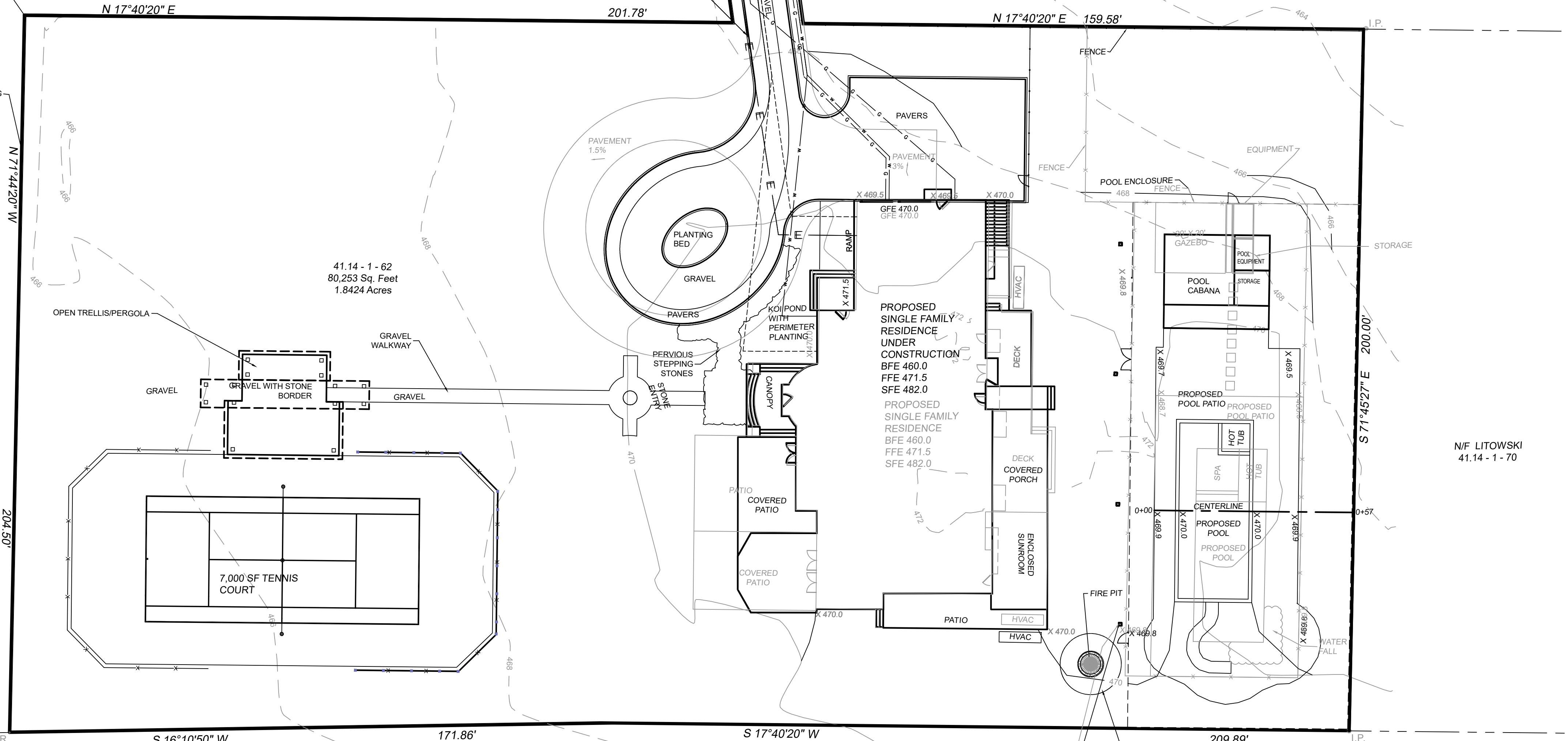




SCALE: 1" = 40'

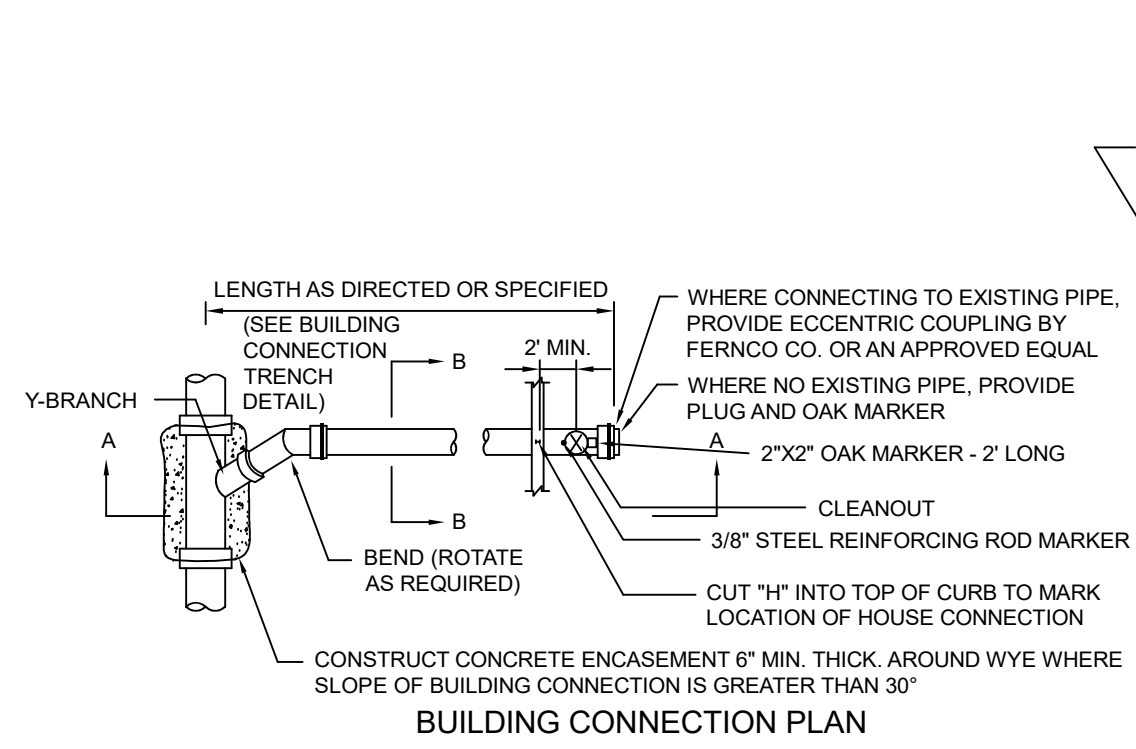


PROPOSED POOL PROFILE
SCALE: 1" = 10' HORIZONTAL
1" = 1' VERTICAL

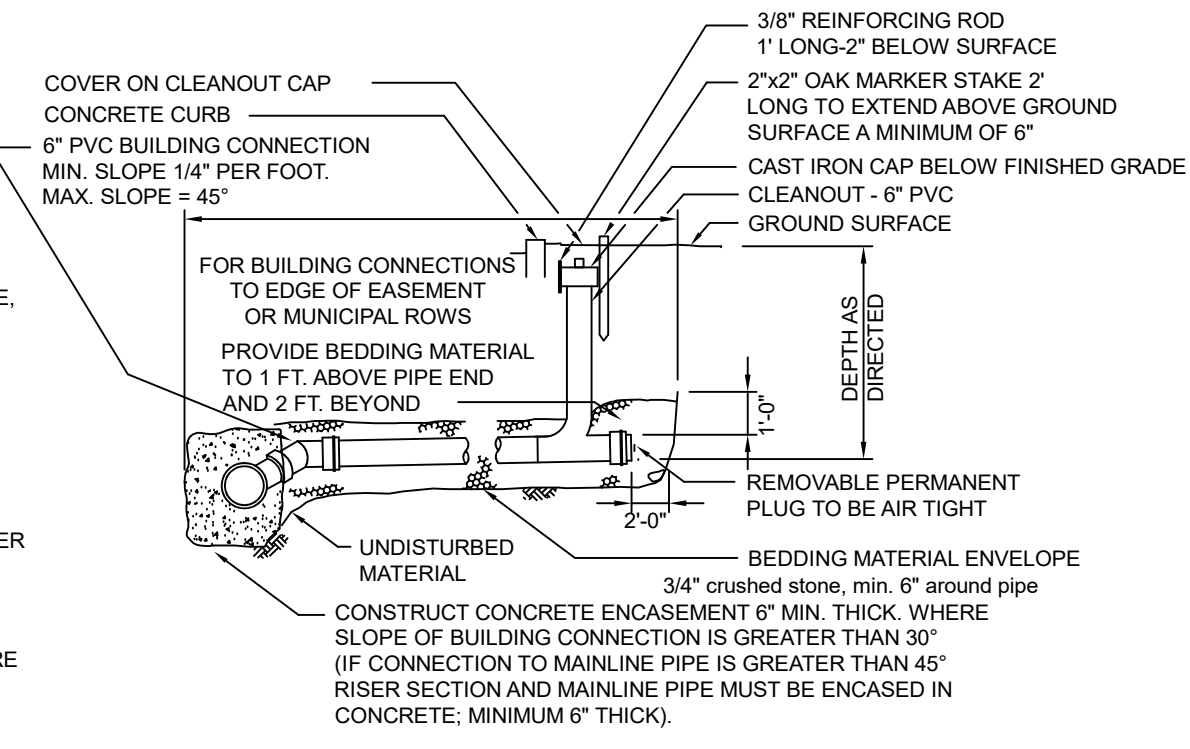


MARCH 6, 2026	REV 5	REV FOR ZBA
DECEMBER 22, 2025	REV 4	REV FOR ZBA
NOVEMBER 21, 2025	REV 3	REV PER COMMENTS
JANUARY 17, 2025	REV 2	REV FOR ZBA
DECEMBER 31, 2024	REV 1	REV UTILITIES

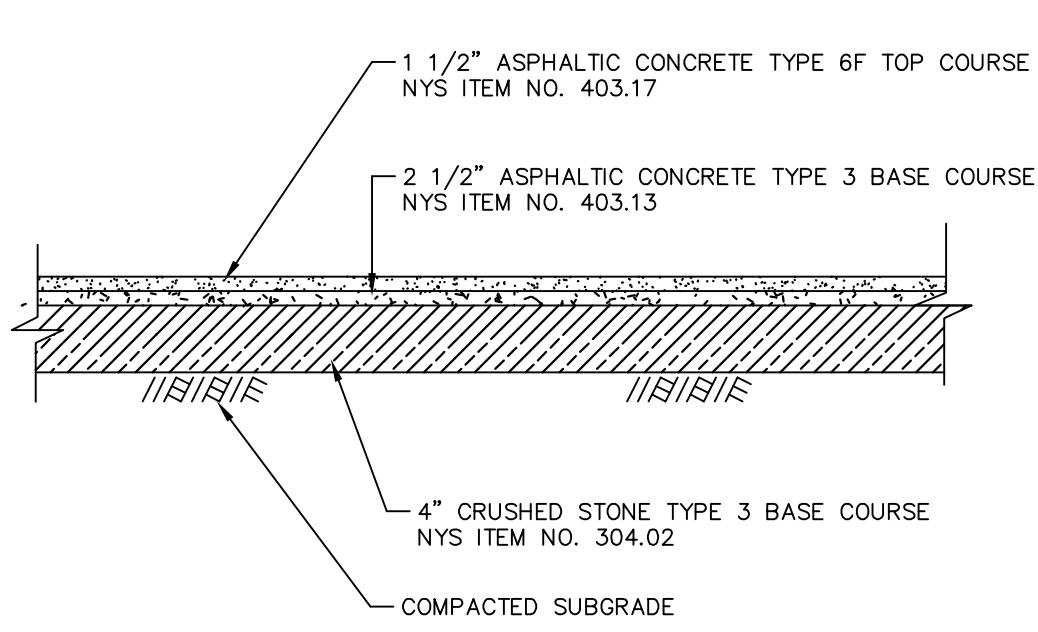
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.14 - 1 - 62			
OVERLAY PLAN			
FOR			
12A MARTHA ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 10/28/24
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: DC
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			
			JOB No. 3814
<i>Rachel B. Barese</i> Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: 1"=20'
			DWG No. 4 OF 5



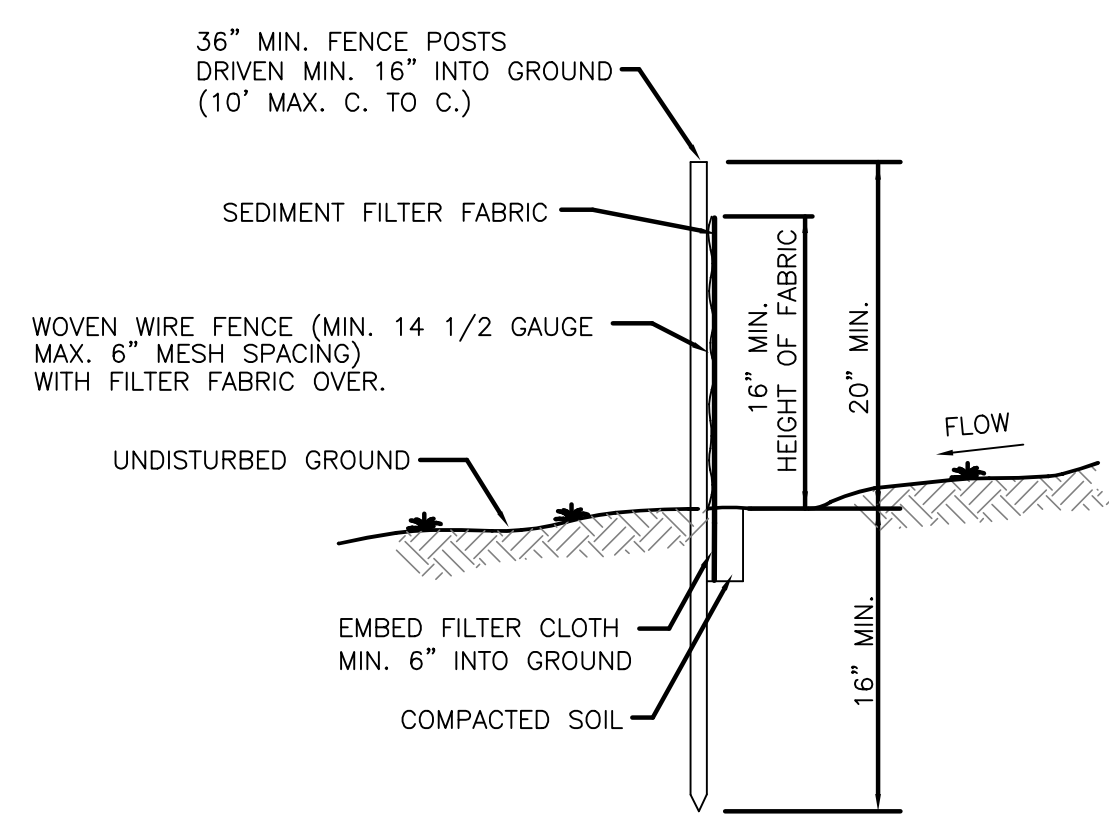
BUILDING CONNECTION PLAN
N.T.S.



BUILDING CONNECTION ELEVATION
N.T.S.

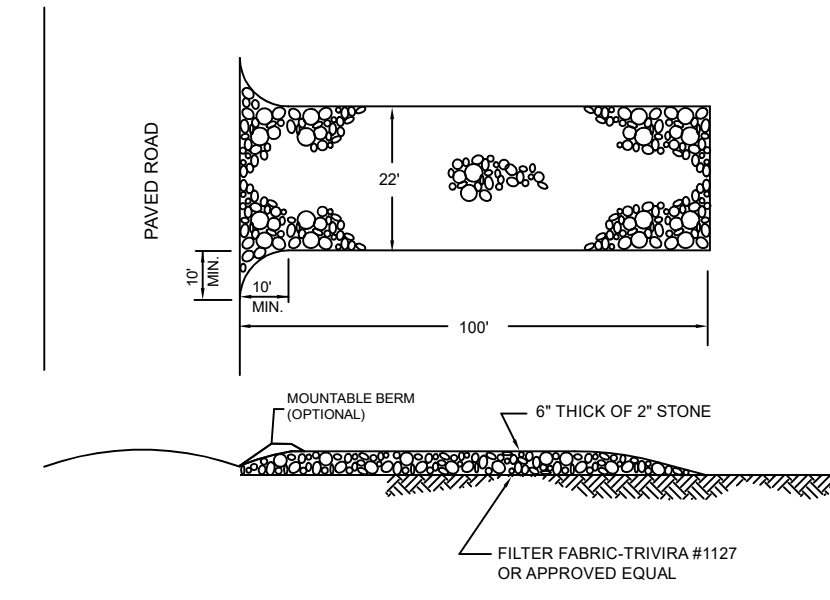


TYPICAL DRIVEWAY PAVEMENT SECTION
SCALE: N. T. S.



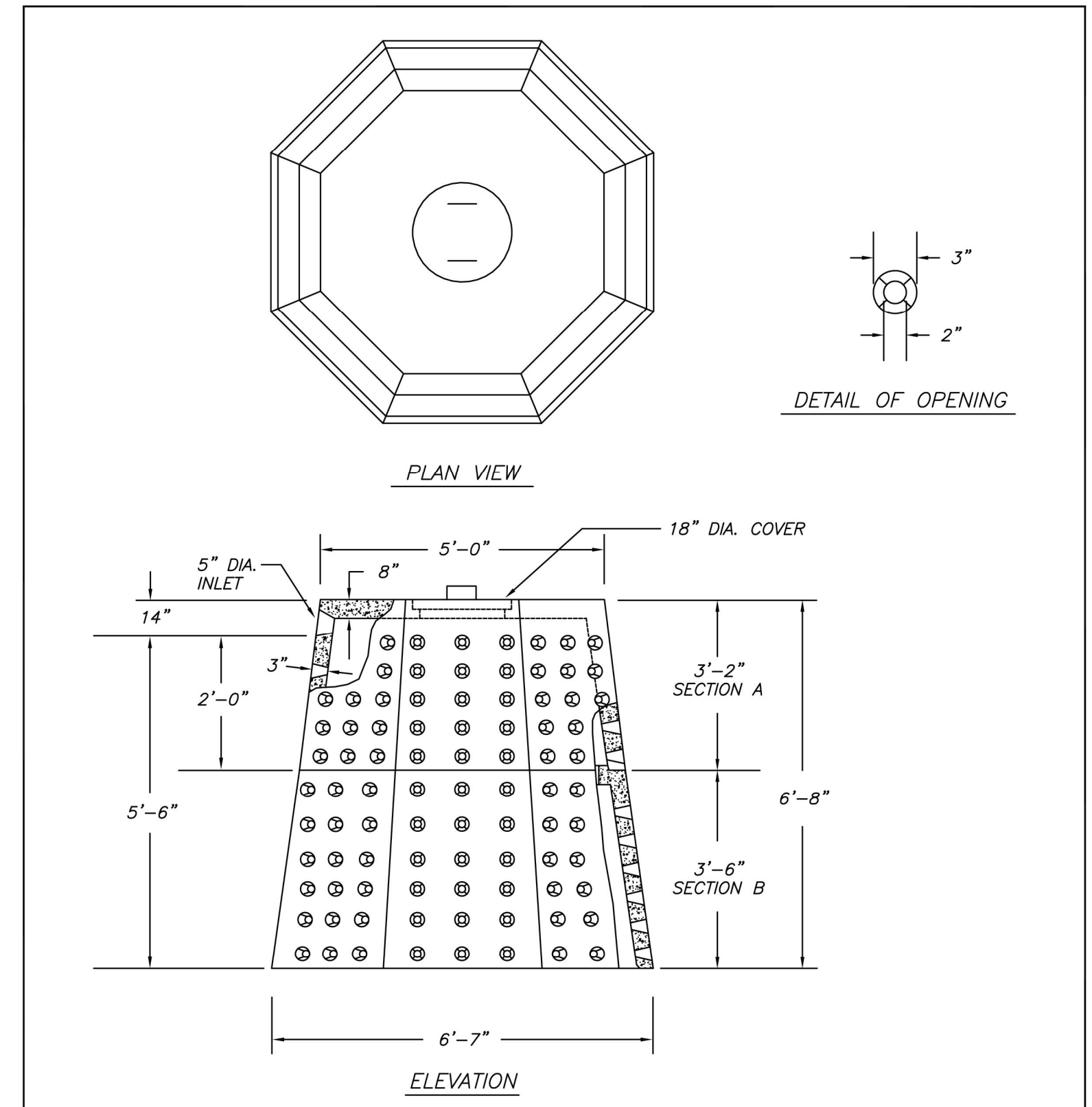
SECTION SILT FENCE
N.T.S.

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

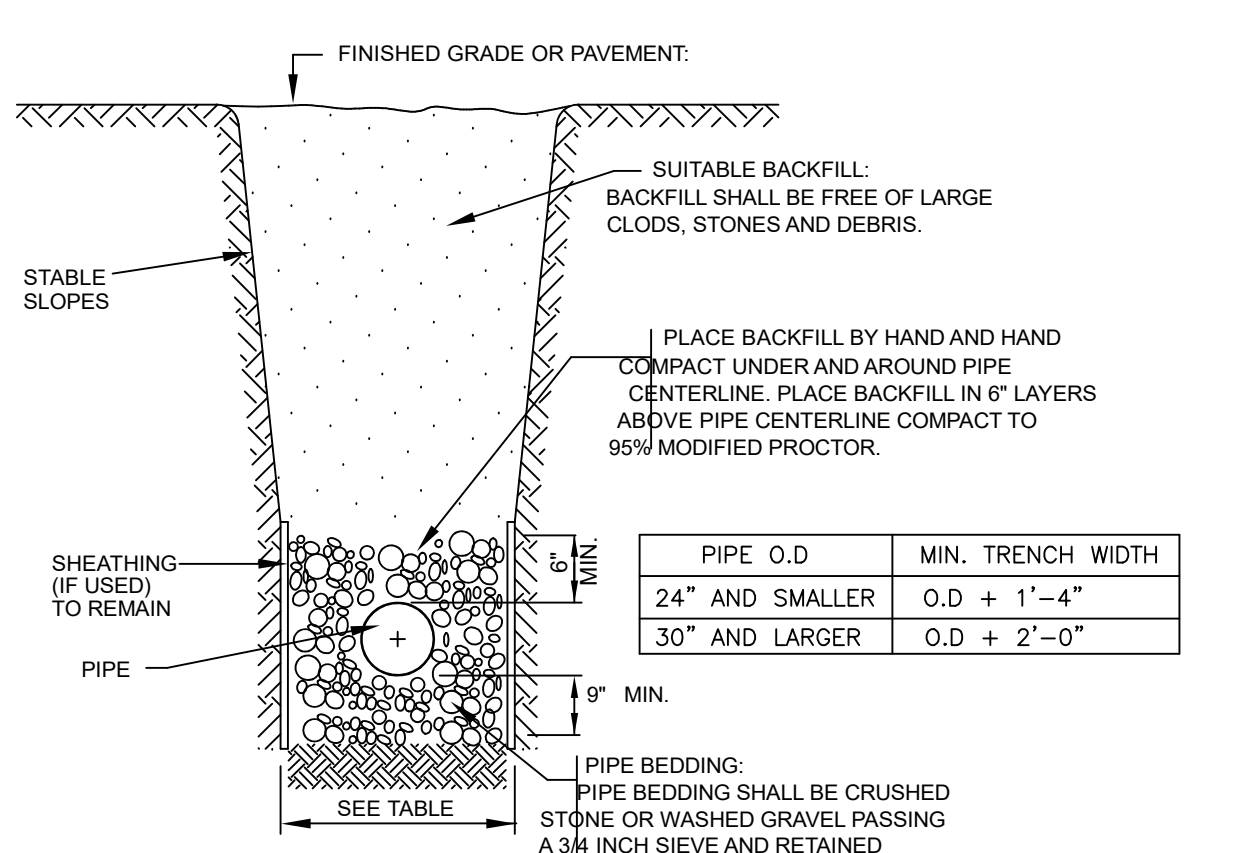


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

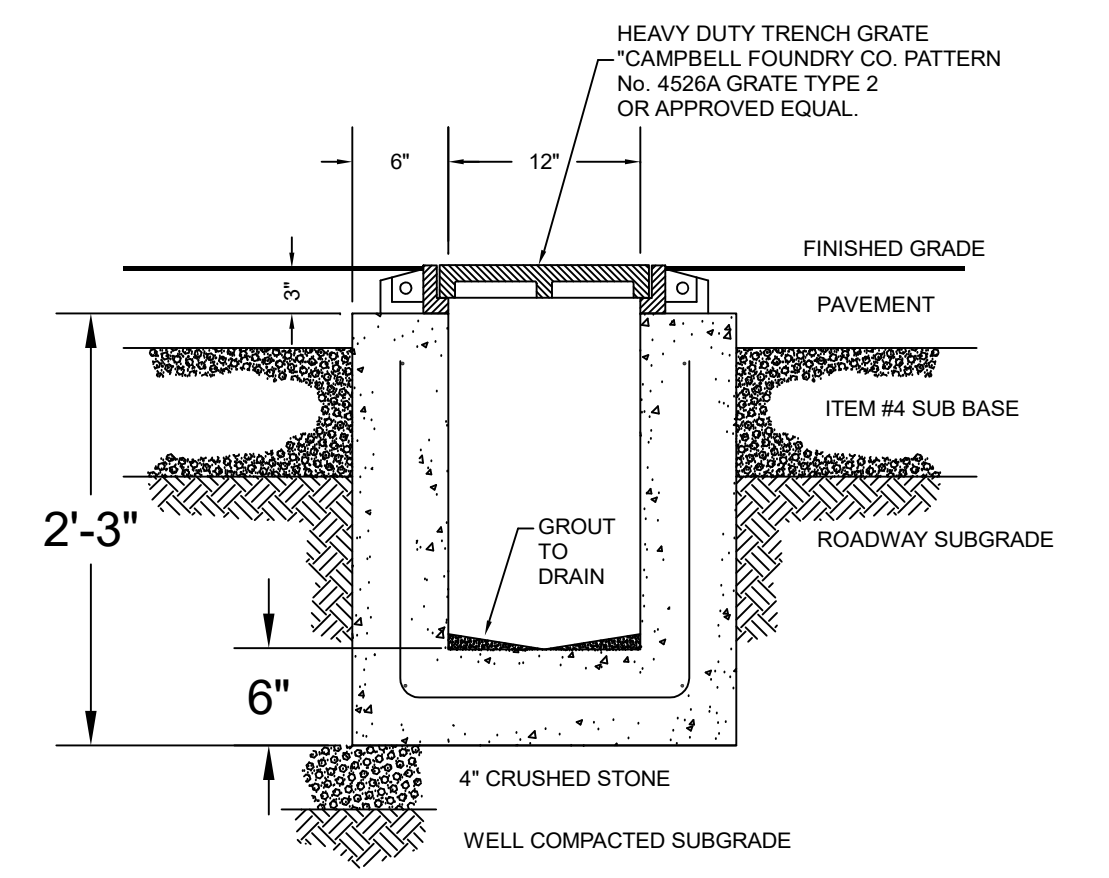
- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN 6 INCHES.
 - WIDTH - 12 FEET MINIMUM, BUT NOT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



DETAIL OF OPENING



TYPICAL TRENCH DETAIL (STORM SEWER)
N.T.S.



TRENCH DRAIN DETAIL
N.T.S.

- NOTES:**
- MUST BE SUITABLE FOR H-20 LOADING
 - MATERIALS & CONSTRUCTION TO CONFORM TO LOCAL BUILDING DEPARTMENT
 - ALL CONCRETE TO BE 4000 P.S.I.

- NOTES :**
- CONCRETE TO TEST 4000 PSI @ 28 DAYS
 - STEEL REINFORCEMENT-ASTM-A-615
 - SECTION A - 370 GALLONS 6'-0" ACROSS BOTTOM WEIGHT - 2,000 LBS.
 - SECTION B - 630 GALLONS 6'-7" ACROSS BOTTOM WEIGHT - 4050 LBS
 - LOAD RATING - HS20

Precast Concrete Sales Co.		
123 Route 303 Valley Cottage, N.Y. 10989		
Tel. (845) 268-4949 - Fax (845) 268-4376		
CONT.		
JOB		
5'-0" x 6'-7" DRYWELL		
TWO SECTIONS		
DATE	DRAWN BY	DRAWING NO.
02/09	AT	705-A/B

EROSION CONTROL & SEDIMENT NOTES

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

MARCH 6, 2026	REV 10	REV FOR ZBA
DECEMBER 22, 2025	REV 9	REV FOR ZBA
NOVEMBER 21, 2025	REV 8	REV PER COMMENTS
JANUARY 17, 2025	REV 7	REV FOR ZBA
DECEMBER 31, 2024	REV 6	REV UTILITIES
AUGUST 7, 2024	REV 5	REV FOR TENNIS COURT
NOVEMBER 15, 2021	REV 4	REV PER VILLAGE ENGINEER'S COMMENTS
OCTOBER 27, 2021	REV 3	REV PER VILLAGE ENGINEER'S COMMENTS
OCTOBER 14, 2021	REV 2	REV PER SOIL TESTING
OCTOBER 6, 2021	REV 1	REV PER VILLAGE ENGINEER'S COMMENTS

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.14 - 1 - 62			
BUILDING PERMIT PLAN			
FOR			
12A MARTHA ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE:	7/21/21
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 Confidence www.Civil-Tec.com			
		CHKD BY:	RB/LT
		JOB No.	3814
		SCALE:	AS SHOWN
		DWG No.	5 OF 5


EMANUEL LAW P.C.

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

Four Laurel Road
New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-634-4141

March 11, 2026

Wesley Hills ZBA
432 Route 306
Wesley Hills, NY 10952


Re: 12A Martha Road

Dear Members:

Enclosed please find letters of support for the variances in the above matter from the owners of 194 Grandview Avenue (Retter) and 14 Martha Road (Katz). At the prior meeting of the Board, Mr. Rosenberg of 12 Martha Road offered his support. The Board should also know that the applicant also owns 10 Martha Road.

Enclosed is a map showing the locations of the foregoing. Please enter these materials into the record.

Very truly yours,
EMANUEL LAW, PC

By: 
Ira M. Emanuel

Encls.
Cc: Client

March 9, 2026

Re: Neighbor Support for Variance Request

Dear ZBA Members,

I reside nearby 12A Martha Road Monsey, NY and am familiar with the property and the proposed plans. I understand that the applicant is seeking zoning variances.

From what I have seen, the proposal appears reasonable and I do not have objections. I support the application and request favorable consideration by the Board.

Thank you.

Name: 

Address: 14 Martha Road,
Monsey, NY 10952

March 9, 2025

To the Zoning Board of Appeals,

Re: 12A Martha Road Monsey, NY

I am a resident of the neighborhood and am aware of the proposed project before the Board. I understand that the applicant requires zoning variances. After reviewing the proposal, I am comfortable with the plans and believe they will fit appropriately within the area. I support the application and respectfully request the Board's approval.

Sincerely,

**David and Elky Retter
194 Grandview Ave, Monsey Ny**


David Retter (Mar 10, 2025 14:58:27 EDT)

Signature:

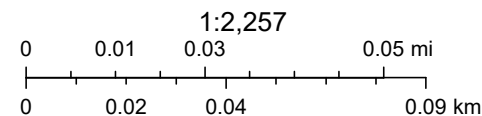
Email:

12A Martha Road



3/11/2026, 12:44:38 PM

- Find Parcel With Address _Query result
- Parcel ROWs
- Parcel



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Map data © OpenStreetMap

Web AppBuilder for ArcGIS

Richard H. Sarajian
Direct Line: (845) 205- 4553
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Paul S. Baum
Direct Line: (845) 205-4556
Email: pbaum@sbnewyorklaw.com



SARAJIAN & BAUM
PLLC

155 North Main Street
New City, New York 10956
Telephone: (845) 205-4558
Fax: (845) 213-2141

March 4, 2026

Stephanie Caputo
Village of Wesley Hills
Secretary to the Planning & Zoning Board
432 Route 306
Wesley Hills, New York 10952

Re: ZBA Application of Saul Horowitz
21 Rochelle Lane
S/B/L: 41.08-2-58.8

Dear Ms. Caputo:

I enclose letters from the neighbors in support of the application for the Board's consideration. Kindly circulate to Board members.

Thank you for your attention.

SARAJIAN & BAUM, PLLC



PAUL S. BAUM

PSB/vjl
enc

**HOROWTIZ FAMILY TRUST
21 Rochelle Lane
Spring Valley, NY 10977**

**RE: Variance Request of Saul Horowitz
21 Rochelle Lane**


To the Zoning Board of Appeals,

I am the Trustee of the Horowitz Family Trust that owns the property located at 52 East Willow Tree Road which is next door to 21 Rochelle Lane. I am writing to express my support for the variance request.

The addition of the deck above the parking has been in place for almost 20 years. The deck has not created, and will not create, any negative impact on my property.

I respectfully ask the board to approve this request.

Sincerely,


**David Horowitz
Trustee**

**Michael Rothchild
14 Rochelle Lane
Spring Valley, NY 10977**

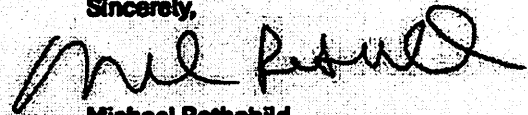
**RE: Variance Request of Saul Horowitz
21 Rochelle Lane**

To the Zoning Board of Appeals,

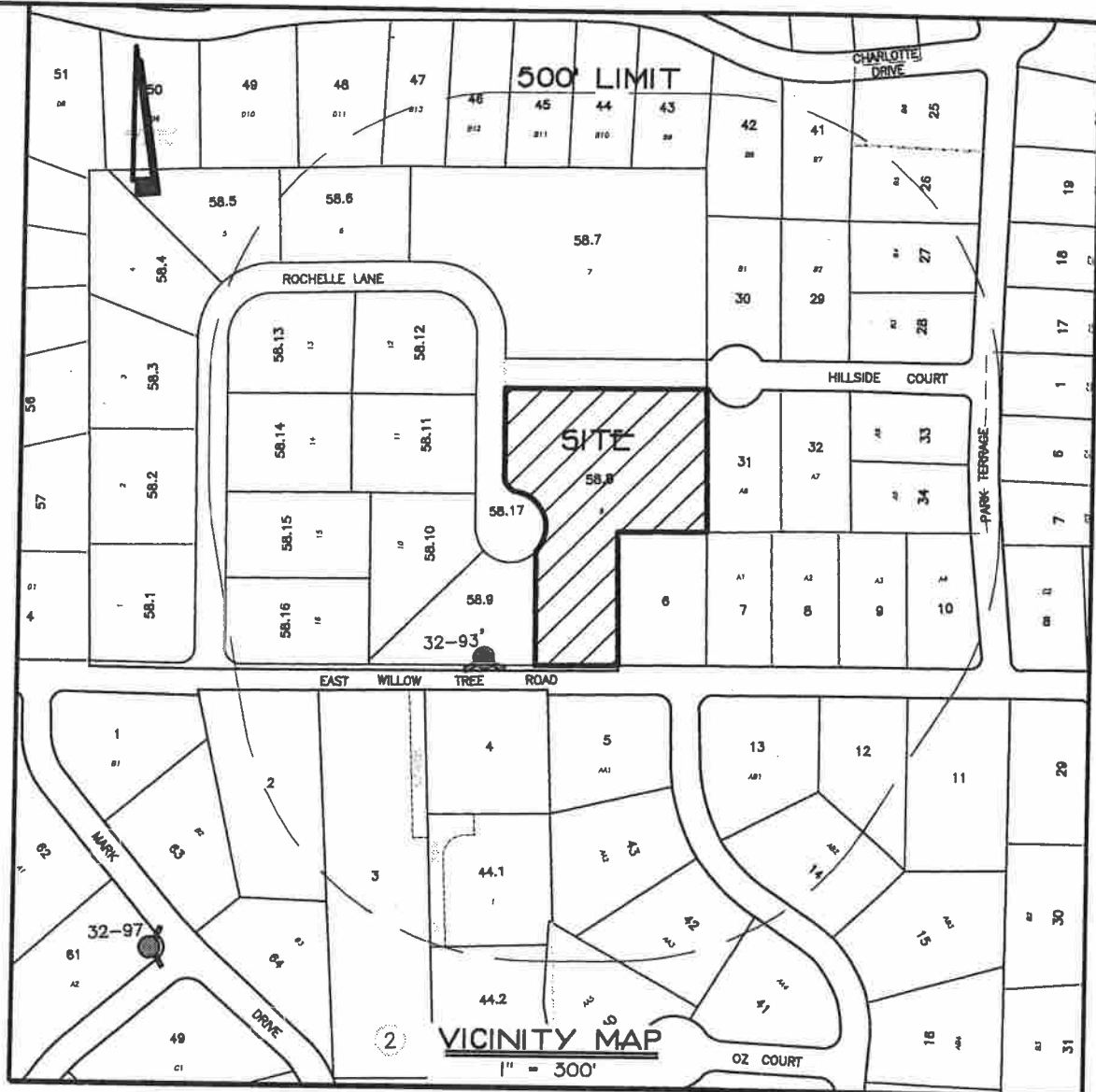
I am the owner of the property located at 14 Rochelle Lane which is across the street from 21 Rochelle Lane. I am writing to express my support for the variance request.

The deck addition is existing. It does not have any impact on the community. It cannot even be seen from the street. Mr. Horowitz keeps his home looking beautiful and I have no objection to the variance and ask the Board to approve his request.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Rothchild", written in a cursive style.

Michael Rothchild



RECEIVED
 JAN 28 2026
 VILLAGE OF WESLEY HILLS

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 Highway Dept sent a letter dated Dec 31, 2025 stating that the applicant should dedicate the front portion of the lot to the Highway Dept. This dedication has exacerbated some of the existing non-conforming lot conditions and has increased several of the variance requests.

The following variances are sought:

Required Lot Area: 35,000 sf

Existing Lot Area: 15,684 sf

Provided Lot Area: 14,029 sf

Required Total Side Yard: 60 ft

Proposed Total Side Yard: 45 ft

Maximum Impervious Surface: 25%

Previously Proposed Impervious Surface: 39%

Proposed Impervious Surface: 43.5%

Maximum Building Coverage: 10%

Previously Proposed Building Coverage: 21%

Proposed Building Coverage: 23%

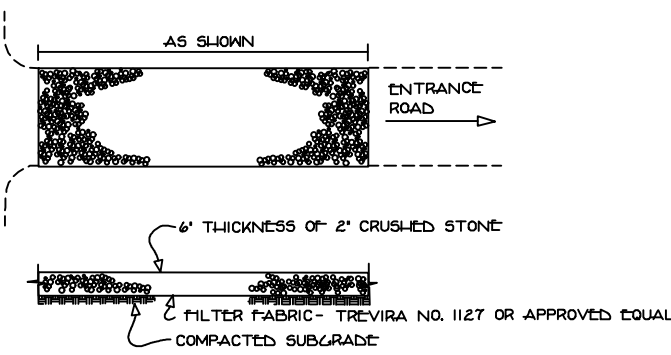
Variance from Section 230-31 A. – Requirement to have 1 indoor parking space

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, 2023.
 -NOT PART OF A FILED MAP

NOTES:

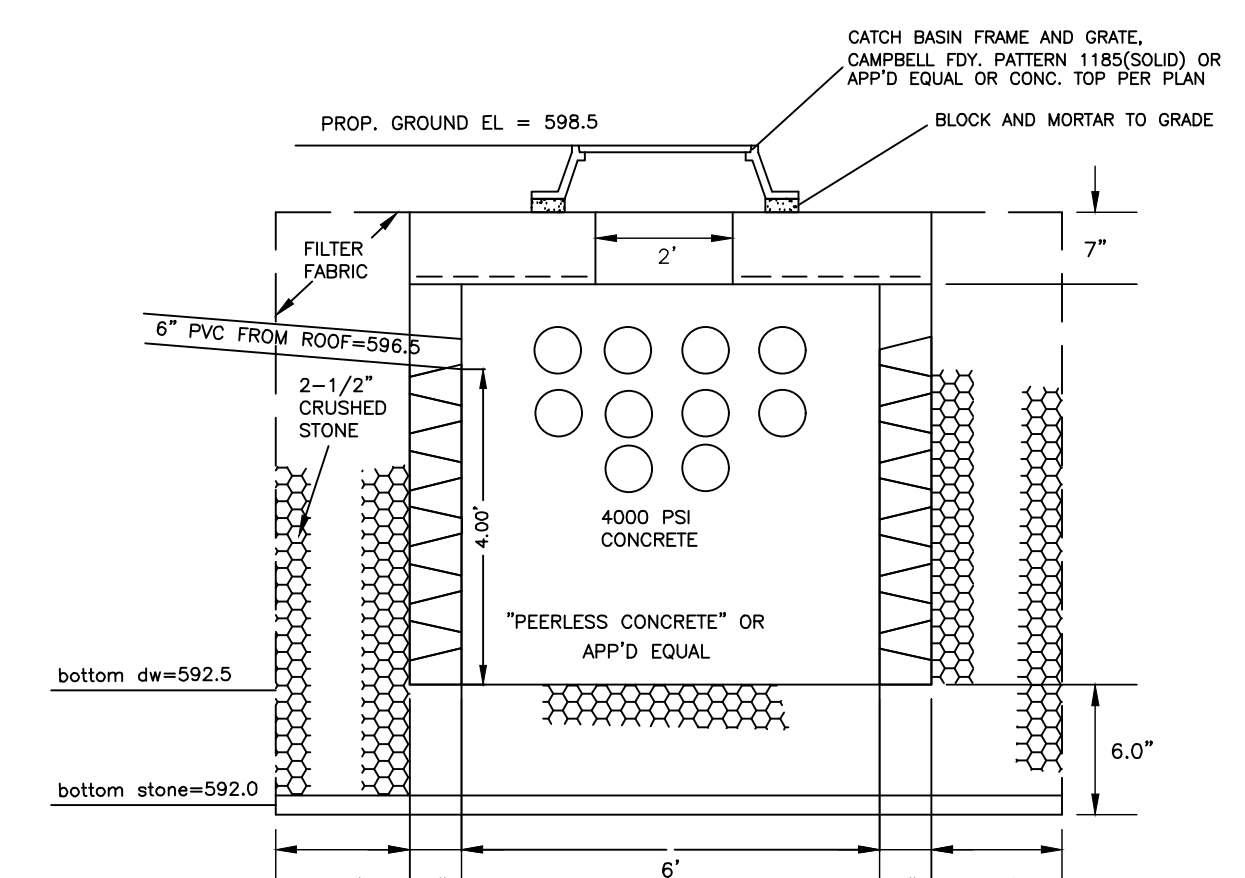
1. IF LOWEST FLOOR TO BE SEWERED IS BELOW THE UPSTREAM RIM ELEVATION, AN EXTERIOR CHECK VALVE MUST BE INSTALLED.
 2. PERMEABLE PAVEMENT INSTALLATION MUST BE DONE PER MANUFACTURER SPECIFICATIONS AND MUST BE CERTIFIED BY LICENSED PROFESSIONAL ENGINEER. SOIL TESTING REQUIRED PER NYSDEC APPENDIX D.



STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

- CONSTRUCTION SPECIFICATIONS:
- STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LINCH - NOT LESS THAN 30 FEET.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - 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.
 - 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 PAVED ACROSS THE ENTRANCE. IF PAVED IS IMPRACTICAL, A RECLAIMED STONE WITH 1:1 SLOPE WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. ALL SEDIMENT SPILLED, BROKEN, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH GRABES 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.

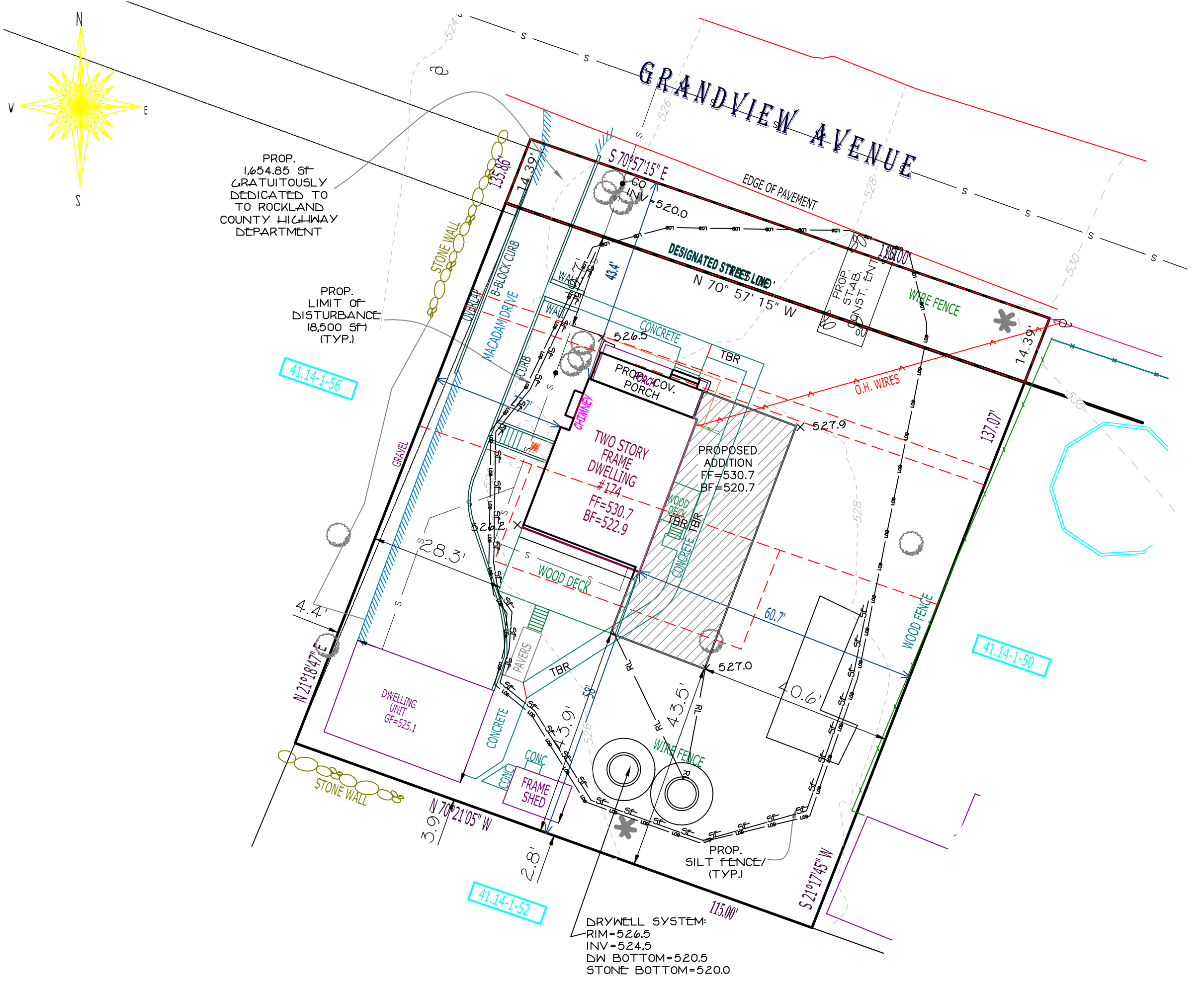
- NOTES:
- SET PIT IN 10.5'X10.5' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

- SEEPAGE PIT MAINTENANCE NOTES
- SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
 - SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
 - IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.



VICINITY MAP

SCALE 1"=300'



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		

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
 SHED=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/14,029 SF=0.4347

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

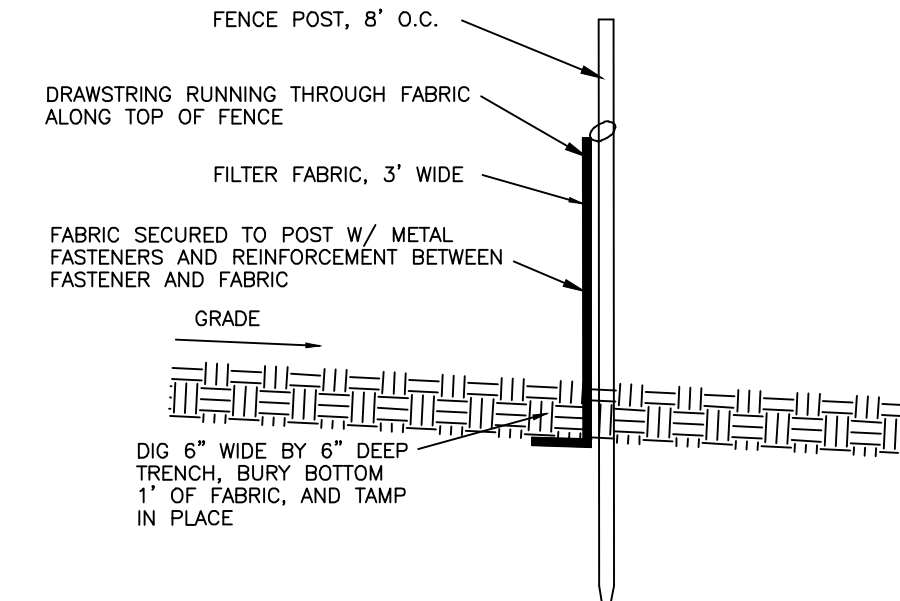
PROP. 1.5 STORY=391 SF+150 SF=541 SF
 TOTAL=3,237 SF PER ARCHJ
 541 SF/3,237 SF=0.05+0.10=0.108
 BLDG COV.=3,237 SF/14,029 SF=0.2307

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

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=16.9'
 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'+16.2FT TO HEIGHT=16.6'

	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	14,029+	115.0	115.0*	21.5*	19.7*	4.4*	45.0+	3.9*	0.435+	0.172	0.231+	19.9	35.3

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

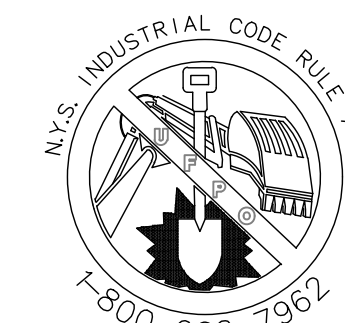


SILT FENCE

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 DOCUMENTS IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY STATE OR OFFICE IS AN UNAUTHORIZED PRACTICE OF PROFESSIONAL ENGINEERING.



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

REVISIONS
1 2/18/26 REVISE

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

PAUL GDANSKI, PE, PLLC	174GRAND
3512 WHITTIER COURT MALDEN, N.J. 07430 TEL: (917) 418-0999	DATE NOV. 14, 2025
SCALE 1" = 20'	DWG # 1 OF 1