



## **PLANNING BOARD MEETING AGENDA**

**March 25, 2026 at 7:30 PM**  
**432 Route 306, Wesley Hills, NY 10952**  
**Phone: 845-354-0400 | Fax: 845-354-4097**

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### **CALL TO ORDER**

### **ROLL CALL**

### **CONTINUED PUBLIC HEARING**

1. **Public Hearing to consider the application submitted by Mendel Kirsh. The Applicant is seeking a Special Permit for a Home Business.**

The subject property is commonly known as 1 Pearl Drive, Wesley Hills, NY. The property is situated on the southeast corner of Pearl Drive and Route 306. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.7-1-38 and is located in a R-35 zoning district.

2. **Public Hearing to consider the application of Abraham Schwartz/25 Onderdonk LLC, 14 Scenic Drive, Suffern, NY 10901. The Applicant are seeking a Wetlands Permit and Site Plan Approval [Wetland relocation to build a single-family home].**

The subject Property is commonly known as 25 Onderdonk Road, Suffern, NY. The Property is situated on the west side of Onderdonk Road, 380 feet from the intersection of Cains Road. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 32.19-1-1 and is located in an R-35 zoning district.

### **DISCUSSIONS**

3. **DISCUSSION ON THE APPLICATION OF TZVI LEFKOWITZ FOR A CLEARING/FILLING/EXCAVATING PERMIT. Designated on the Town on Ramapo Tax Map as Parcel ID#41.07-2-31. Subject property is located at 34 Willow Tree Road.**

### **APPROVAL OF MINUTES**

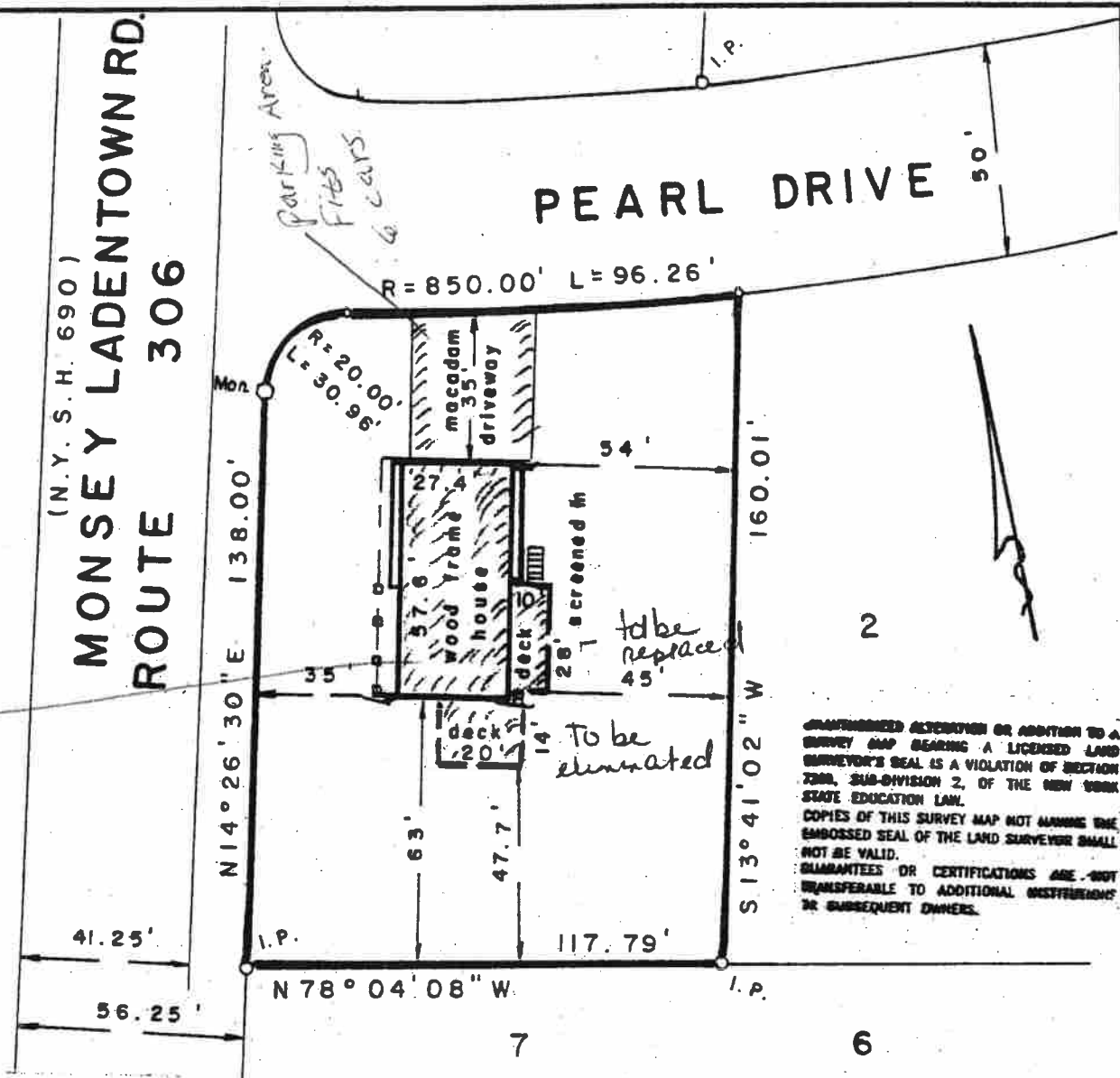
4. **February 25, 2026**

### **ADJOURNMENT**

Total Home sq ft ~~356~~ 3156 Using 500 sq ft

MIRACLES

(N.Y. S.H. 690)  
**MONSEY LADENTOWN RD.  
ROUTE 306**



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7000, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BARING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL DISTURBANCES OR SUBSEQUENT OWNERS.

*Survey of Property for*  
**HARRY SPIEGEL**

WESLEY HILLS, N.Y.  
SCALE: 1" = 40'

ROCKLAND COUNTY  
APRIL 22, 1986

REFERENCE: BEING LOT NO. 1, BLOCK "C" ON A MAP ENTITLED "DEVELOPMENT MAP OF PEARL ACRES, PROPERTY OF PEARL TOBIAS" FILED SEPTEMBER 11, 1958 IN BK. 59, PG. 29 AS MAP NO. 2594.

CERTIFIED AS ACCURATE & CORRECT TO:

1. HARRY SPIEGEL.
2. TITLE USA INSURANCE CORPORATION OF NEW YORK.
3. DIME SAVINGS BANK OF NEW YORK, F. S. B. SUCCESSORS AND OR ASSIGNS.
4. GREATER METRO FINANCIAL SERVICES

*Thomas A. Donovan*  
THOMAS A. DONOVAN, P.L.S.  
WEST NYACK, N.Y.  
N.Y.S. LIC. NO. 49046

TAX MAP DESIGNATION: SEC. 8, LOT 24-C-1

**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 15, 2025

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

**Tax Data:** 41.07-1-38

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

**Map Date:**

**Date Review Received:** 11/20/2025

**Item:** *Kirsh - 1 Pearl Drive (GML-25-0591)*

Special permit to allow a home business within an existing single-family dwelling located on approximately 0.43 acres in the R-35 zoning district.  
Southeast corner of Peal Drive and Route 306

**Reason for Referral:**

Lime Kiln Rd (County Route 84), 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 Special permit uses are, by definition, subject to a higher standard of review than as-of-right uses. The Village shall be satisfied that the proposed home business complies with the general standards for special permit uses outlined in Section 230-22, as well as the individual standards and requirements listed in Section 230-26J.
  - 1.1 The Village shall confirm that the size of the home business complies with the area limits found in Section 230-26J(1)(a) of the Zoning Code. In addition, if any signage is proposed, it shall comply with Section 230-26J(1)(e).
  - 1.2 Section 230-26J(6) requires a simple plot plan showing the lot, driveway, paved area, and all structures be submitted. This shall be provided.
- 2 Under no circumstances may vehicles park within the right-of-way of the State highway.
- 3 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML

**Kirsh - 1 Pearl Drive (GML-25-0591)**

review are overridden by the board, then the local land use board must file a report with the County 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.

- 4 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.



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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills  
NYS Department of Transportation  
Rockland County Department of Health  
Rockland County Highway Department  
Rockland County Planning Board  
Rockland County Sewer District No. 1

\*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.

**ROCKLAND COUNTY SEWER DISTRICT NO. 1**

4 Route 340  
Orangeburg, New York 10962  
Phone: (845) 365-6111 Fax: (845) 365-6686  
RCSD@co.rockland.ny.us

**Michael Specht**  
*Chairman*

**Michael R. Saber, P.E.**  
*Executive Director*

January 21, 2026

Ms. Alicia Schultz  
Deputy Village Clerk  
Village of Wesley Hills  
432 Route 306  
Monsey, NY 10952

Re: 1 Pearl Drive, Monsey  
Tax Lot 11/41.07-1-38 (formerly 9./24/C1)

Dear Ms. Schultz:

Our office has received and reviewed a narrative written on August 4, 2025, for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. The sanitary sewers from this project would connect to the District's sewer system.
  - a. Upon review of this application, the District has determined that an impact fee is required, in accordance with Sections 502A and 1317 of the Rockland County *Sewer Use Law* as last amended in 2010.
  - b. Approval of this application and the variances for a home occupation on a lot with an area of 18,845 square feet in the R-35 District will result in one (1) additional sewer unit. **Therefore, the applicant must submit a check in the amount of one thousand eight hundred fifty dollars (\$1,850.00) payable to Rockland County Sewer District No. 1 within thirty (30) days of approval.**
  - c. If the use or occupancy of the property exceeds two (2) units (e.g., with additional dwelling units, guest suites, a house of worship, a school, a daycare center, or other home occupations the District will require further review and the owner will have to pay an additional impact fee.
  - d. Payment of the impact fee must be made to the District **before the structures are connected to the sewerage system.**
  - e. We request that the Board notify the District upon approval of the project.
2. As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted at <https://www.rocklandcountyny.gov/departments/sewer->

**Rocklandgov.com**

**district-1/permits-forms** and approved by this office before any sewage is discharged into the District's sewerage system. **The owner must sign the wastewater questionnaire.**

3. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
4. Details for the sanitary sewer connection are subject to approval by the Town of Ramapo.
5. Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Lorelei Greene Tinston  
Engineer I

cc: M. Saber                      M. Dolphin                      M. Castro                      D. Gregory                      J. Roth  
Michael Sadowski, P.E. – Town of Ramapo DPW  
Mendel Kirsch – 1 Pearl Drive, Monsey, NY 10952

File: TOR 41.07-1-38 – 1 Pearl Drive  
Reader

SURVEYOR:

**SCHWARTZ RESIDENCE**  
25 ONDERDONK RD  
SUFFERN, NY 10901

DATE: DECEMBER 5, 2025  
DRAWN BY: AVM  
JOB NO: 120525  
SCALE: 1" = 20'  
FILENAME: 2025\_0212 Schwartz

REVISIONS:  
3/2/2026

By the M Yost ASLA | Registered Landscape Architect

**PLANTING PLAN**

SHEET NO.

**L-701**

**PLANTING NOTES**

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LA PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT, IRRIGATE & CARE FOR STOCK NOT PLANTED.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI 260 (REV. 1980) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS SHALL BE PRUNED UTILIZING CLEAN, SHARP TOOLS TO MAKE CLEAN ENDS BEFORE PLANTING.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- ALL PLANTING BEDS SHALL BE PREPARED WITH 2" TOP SOIL, 1" OF COMPOST AND MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
- ALL DISTURBED AREAS TO BE TREATED WITH 3" TOP SOIL & SEEDING IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS.

**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
	6	Betula nigra 'Duraheat'	Duraheat River Birch	7-8'
	7	Quercus bicolor	Swamp White Oak	2.5-3" Cal.
<b>SHRUBS</b>				
	136	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	24-30"
	5	Buxus x 'Green Mountain'	Green Mountain Boxwood	30-36"
	5	Clethra alnifolia 'Sixteen Candles'	Summersweet	5 Gal
	5	Deutzia gracilis 'Nikko'	Slender Deutzia	3 Gal
	9	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel	5-6'
<b>GROUND COVER</b>				
	16	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	1 Gal
<b>PERENNIALS</b>				
	15	Nepeta x 'Walker's Low'	Walker's Low Catmint	2 Gal
<b>GROUND COVERS</b>				
	3	FACW Wetland Meadow Mix	Ernst Seeds	LBS

**EXISTING TREE COUNT**

TOTAL EXISTING TREES LOCATED ON PROPERTY: 101  
 TOTAL EXISTING TREES PROPOSED TO BE REMOVED: 49  
 TOTAL EXISTING TREES PROPOSED TO REMAIN: 52

**PLANT IMAGES**



Betula 'Dura-Heat'

Quercus bicolor

Buxus 'Winter Gem'

Buxus 'Green Mountain'

Clethra 'Sixteen Candles'

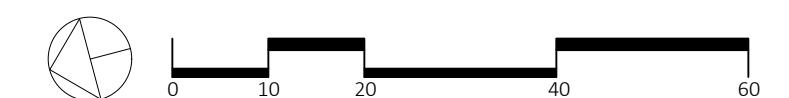
Deutzia 'Nikko'

Nepeta 'Walker's Low'

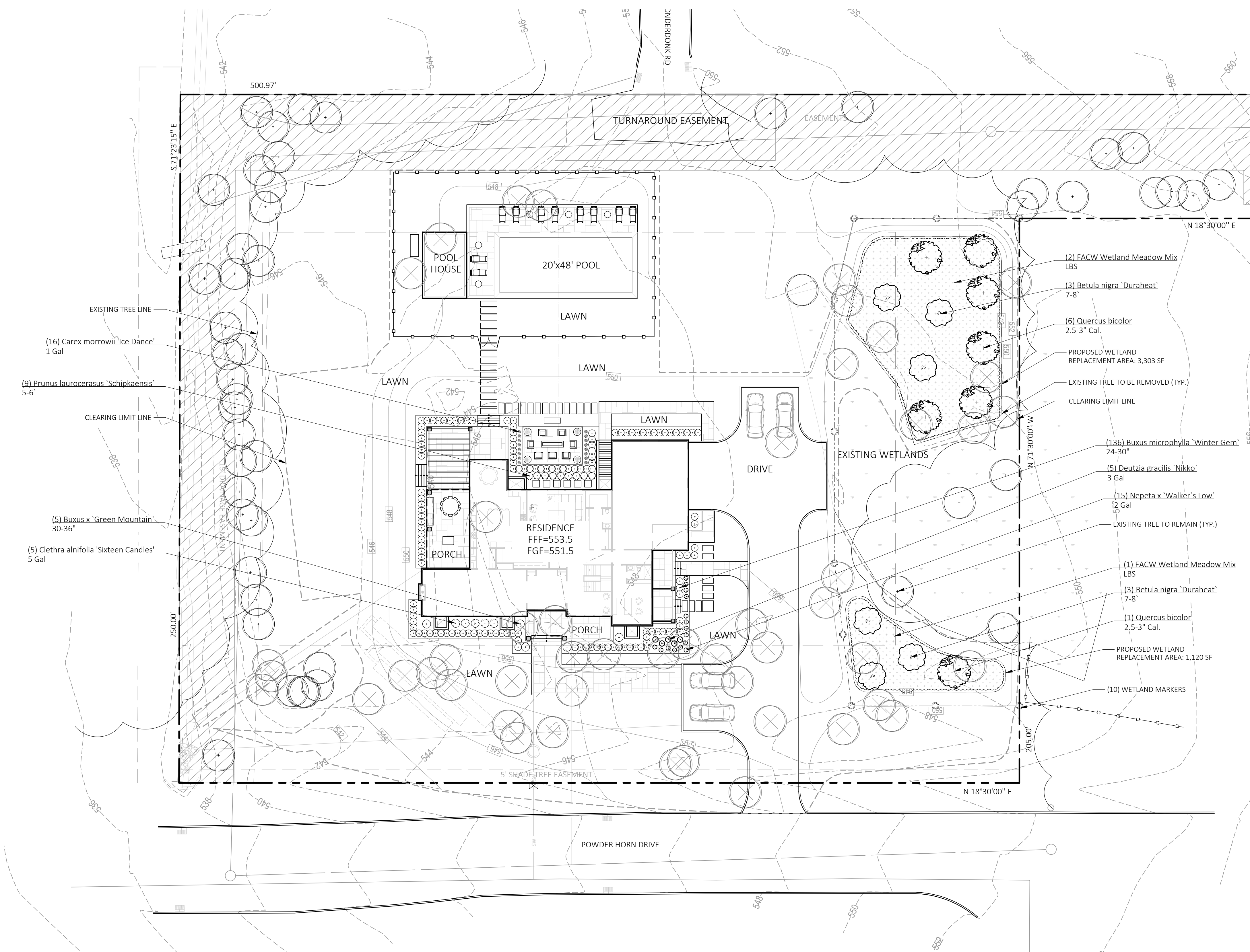
Prunus 'Schipkaensis'

Carex 'Ice Dance'

FACW Wetland Meadow Seed Mix

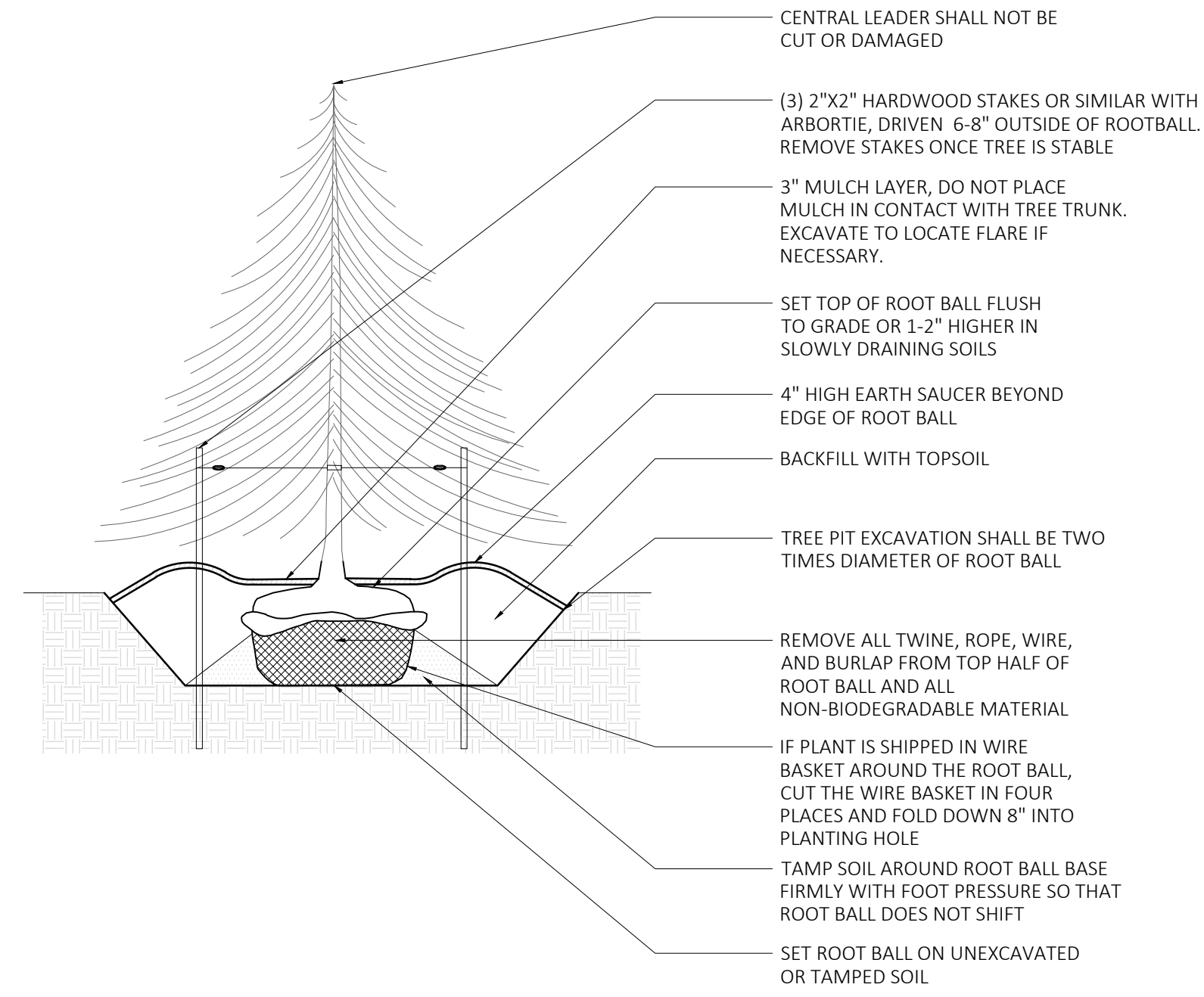


TO SCALE WHEN PLOTTED ON 24x36  
 PROGRESS SET NOT FOR CONSTRUCTION



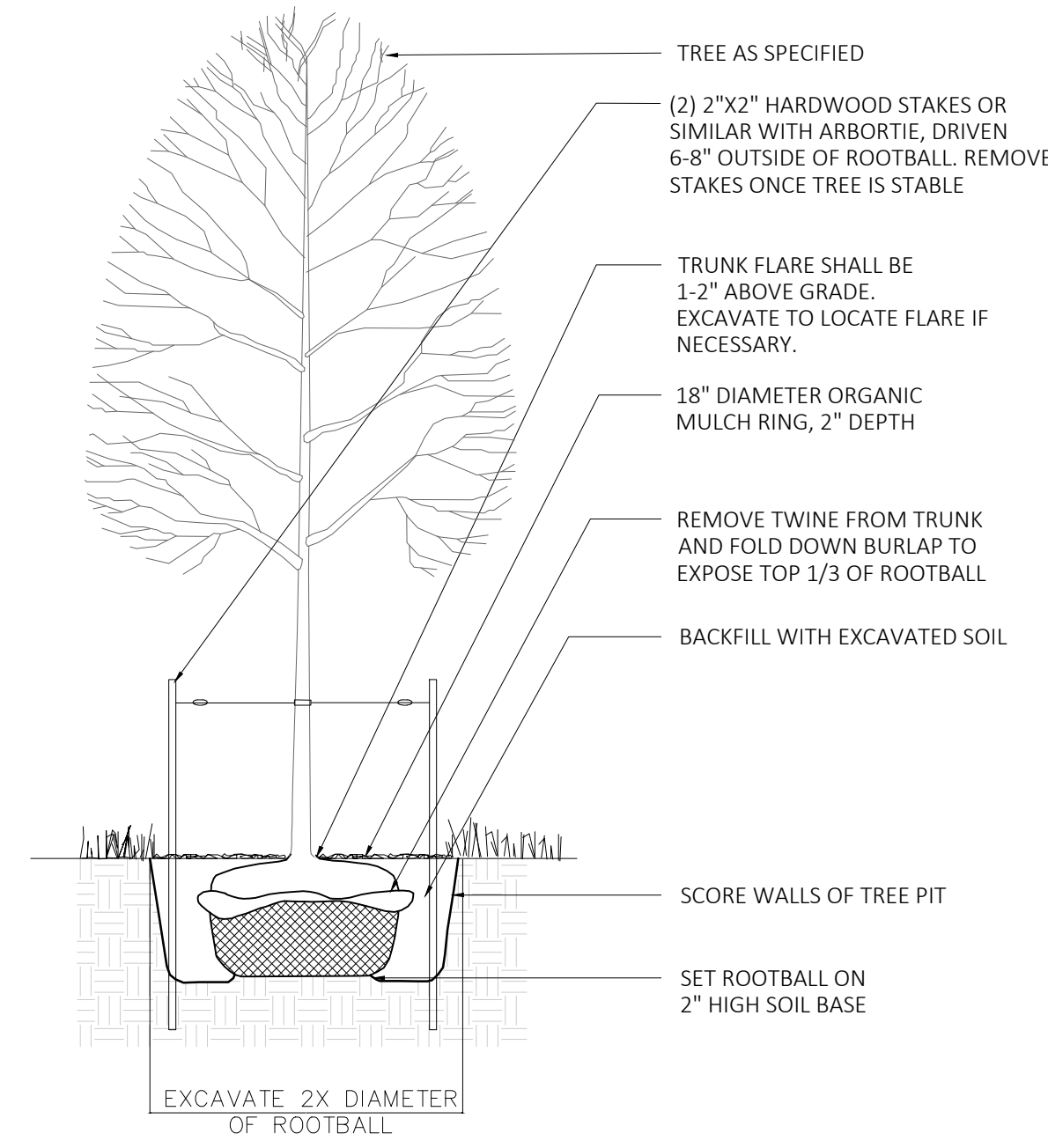
- (16) Carex morrowii 'Ice Dance' 1 Gal
- (9) Prunus laurocerasus 'Schipkaensis' 5-6'
- (5) Buxus x 'Green Mountain' 30-36"
- (5) Clethra alnifolia 'Sixteen Candles' 5 Gal

- (2) FACW Wetland Meadow Mix LBS
- (3) Betula nigra 'Duraheat' 7-8'
- (6) Quercus bicolor 2.5-3" Cal.
- PROPOSED WETLAND REPLACEMENT AREA: 3,303 SF
- EXISTING TREE TO BE REMOVED (TYP.)
- CLEARING LIMIT LINE
- (136) Buxus microphylla 'Winter Gem' 24-30"
- (5) Deutzia gracilis 'Nikko' 3 Gal
- (15) Nepeta x 'Walker's Low' 2 Gal
- EXISTING TREE TO REMAIN (TYP.)
- (1) FACW Wetland Meadow Mix LBS
- (3) Betula nigra 'Duraheat' 7-8'
- (1) Quercus bicolor 2.5-3" Cal.
- PROPOSED WETLAND REPLACEMENT AREA: 1,120 SF
- (10) WETLAND MARKERS



1 EVERGREEN TREE PLANTING  
SCALE: 1/4"=1'

- CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED
- (3) 2"x2" HARDWOOD STAKES OR SIMILAR WITH ARBORTIE, DRIVEN 6-8" OUTSIDE OF ROOTBALL. REMOVE STAKES ONCE TREE IS STABLE
- 3" MULCH LAYER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. EXCAVATE TO LOCATE FLARE IF NECESSARY.
- SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2" HIGHER IN SLOWLY DRAINING SOILS
- 4" HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL
- BACKFILL WITH TOPSOIL
- TREE PIT EXCAVATION SHALL BE TWO TIMES DIAMETER OF ROOT BALL
- REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL AND ALL NON-BIODEGRADABLE MATERIAL
- IF PLANT IS SHIPPED IN WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE
- TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT
- SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL

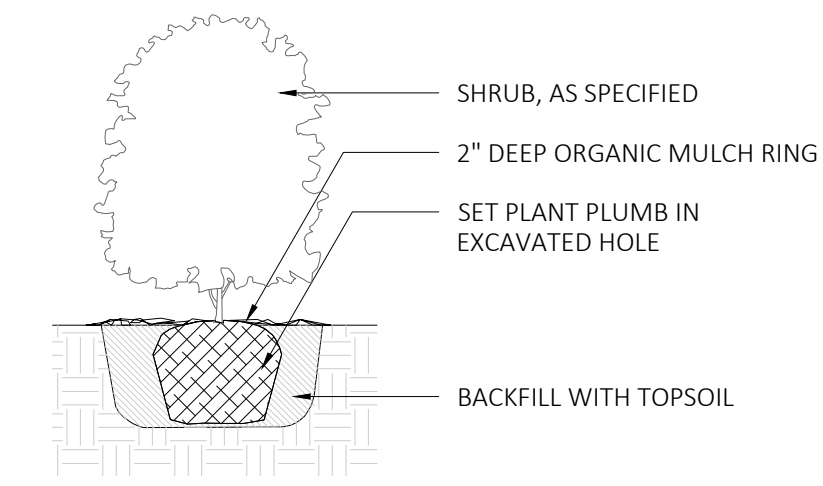


2 DECIDUOUS TREE PLANTING  
SCALE: 1/4"=1'

- TREE AS SPECIFIED
- (2) 2"x2" HARDWOOD STAKES OR SIMILAR WITH ARBORTIE, DRIVEN 6-8" OUTSIDE OF ROOTBALL. REMOVE STAKES ONCE TREE IS STABLE
- TRUNK FLARE SHALL BE 1-2" ABOVE GRADE. EXCAVATE TO LOCATE FLARE IF NECESSARY.
- 18" DIAMETER ORGANIC MULCH RING, 2" DEPTH
- REMOVE TWINE FROM TRUNK AND FOLD DOWN BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL
- BACKFILL WITH EXCAVATED SOIL
- SCORE WALLS OF TREE PIT
- SET ROOTBALL ON 2" HIGH SOIL BASE
- EXCAVATE 2X DIAMETER OF ROOTBALL

NOTES:

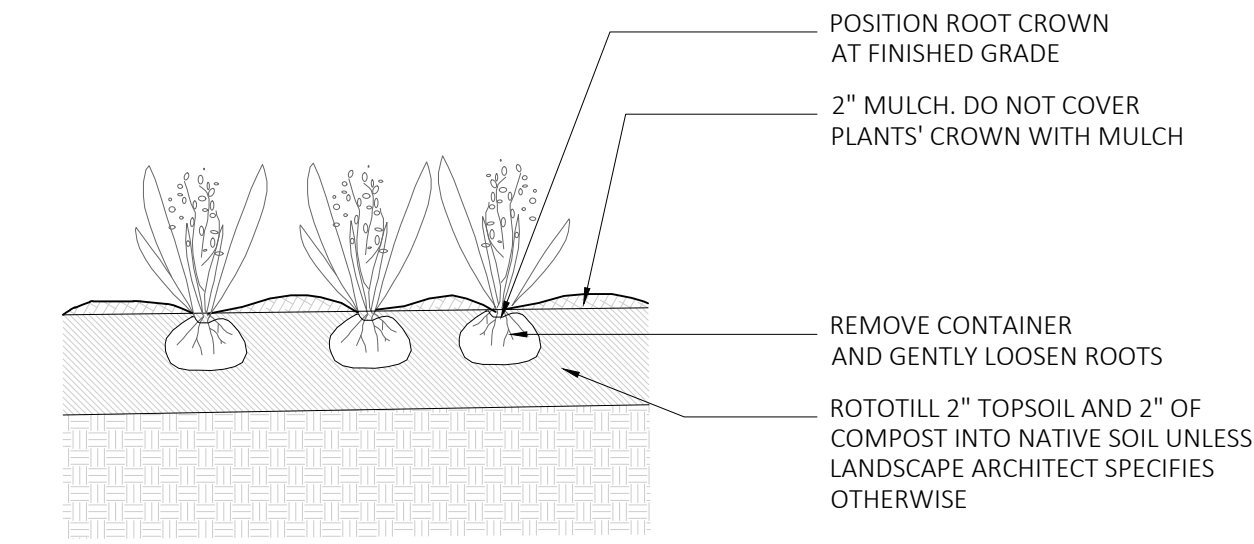
1. SET TREE PLUMB.
2. REMOVE COMPLETELY ANY NON-BIODEGRADABLE MATERIALS BINDING THE ROOTBALL.
3. REMOVE WIRE BASKET COMPLETELY IF ROOTBALL WILL BARE. OTHERWISE, CLIP AND PEEL BACK WIRE BASKET AT LEAST ONE THIRD OF THE WAY FROM THE TOP OF THE ROOTBALL.
4. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
5. DO NOT ADD ANY SOIL AMENDMENTS OTHER THAN COMPOST UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
6. DO NOT ADD ANY SOIL OR MULCH AGAINST TRUNK OF TREE. IF ROOT FLARE IS NOT EXPOSED, REMOVE SOIL AND EXPOSE.



3 SHRUB PLANTING  
SCALE: 1/2"=1'

NOTES:

1. FOR B & B PLANT MATERIAL, REMOVE ALL TWINE AND ROLL BACK BURLAP FROM TOP 1/2 OF BALL. IF ANY MATERIALS USED TO BIND THE ROOTBALL ARE NON-BIODEGRADABLE, REMOVE COMPLETELY INCLUDING WIRE BASKET.
2. FOR CONTAINER GROWN PLANT MATERIAL, REMOVE CONTAINER. TO HELP PREVENT LOOSENING OF SOIL AND SCARIFY BALL TO HELP PREVENT GIRDLING ROOTS.
3. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING, AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
4. NO MULCH OR SOIL SHOULD BE PLACED AGAINST THE PLANT'S TRUNK.



4 GROUNDCOVER PLANTING  
SCALE: 1/2"=1'

- POSITION ROOT CROWN AT FINISHED GRADE
- 2" MULCH. DO NOT COVER PLANTS' CROWN WITH MULCH
- REMOVE CONTAINER AND GENTLY LOOSEN ROOTS
- ROTOTILL 2" TOPSOIL AND 2" OF COMPOST INTO NATIVE SOIL UNLESS LANDSCAPE ARCHITECT SPECIFIES OTHERWISE

**ROCKLAND COUNTY SEWER DISTRICT NO. 1**

4 Route 340  
Orangeburg, New York 10962  
Phone: (845) 365-6111 Fax: (845) 365-6686  
RCSD@co.rockland.ny.us

**Michael Specht**  
*Chairman*

**Michael R. Saber, P.E.**  
*Executive Director*

March 2, 2026

Ms. Alicia Schultz  
Deputy Village Clerk  
Village of Wesley Hills  
432 Route 306  
Monsey, NY 10952

Re: Abraham Schwarz – 25 Onderdonk LLC  
25 Onderdonk Road, Suffern  
Tax Lot 11/32.19-1-1

Dear Ms. Schultz:

Our office has received and reviewed a site plan that was last revised on February 2, 2026, which Sparaco & Youngblood, PLLC, prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Approval of this application and the variances for construction of a single family residence, an in-ground pool, pool house, patio and relocating wetlands on a 85,170 square foot lot in the R-50 District does not require the applicant to pay an impact fee, in accordance with the Rockland County *Sewer Use Law* as last amended in 2010.  
**However, if the use or occupancy of the property exceeds one (1) unit (e.g., if the pool is rented out to the public, or with additional dwelling units, a guest suite, a house of worship, a school, a daycare center, or a home occupation), the District will require further review and the owner will have to pay an impact fee.**
2. Pursuant to Section 902(B)(19) of the *Sewer Use Law*, the discharge of swimming pool drainage (not filter backwash) into the sanitary sewer system is specifically prohibited.
3. Details for sanitary sewer construction as shown on the plans comply with the District's construction standards.
4. Details for the sanitary sewer connection are subject to approval by the Town of Ramapo.
5. Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

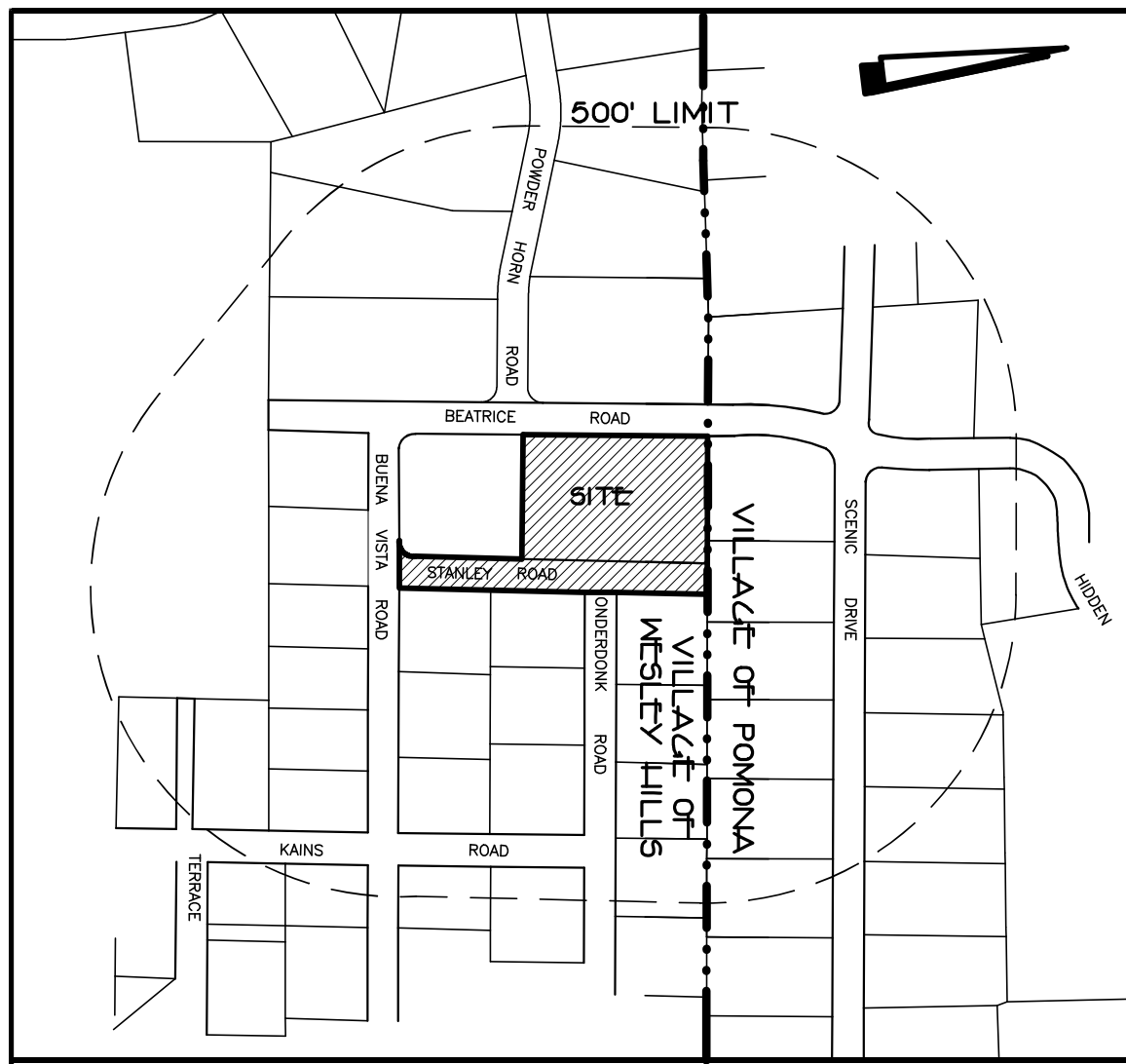
Very truly yours,



Lorelei Greene Tinston  
Engineer I

cc: M. Saber                      D. Gregory  
Michael Sadowski, P.E. – Town of Ramapo DPW  
Steven M. Sparaco, P.E. – Sparaco & Youngblood, PLLC, P.O. Box 818, Harriman, NY  
10926-0818  
Abraham Schwarz - 25 Onderdonk LLC – 14 Scenic Drive, Suffern, NY 10901

File: TOR 32.19-1-1 – Schwarz  
Reader



VICINITY MAP  
1" = 500'

BEING LOT NO. 1, AND FORMERLY STANLEY ROAD AS SHOWN ON A MAP ENTITLED "REVISED SUBDIVISION-POMONA HEIGHTS RECREATIONAL AREA" FILED IN THE ROCKLAND CO. CLERK'S OFFICE ON AUGUST 7, 1992 AS MAP #6688 BK. #14, P.L. #20

BEING LOT 1 IN BLOCK 1 AS SHOWN ON SECTION 32.19 ON THE TOWN OF RAMAPO TAX MAPS.

AREA = 85,170 ± SF. (OR) 1.955 ± AC.

TAX LOT 32.19-1-22  
N/F MORDUCHOWITZ

PROPOSED CONSERVATION EASEMENT IN FAVOR OF THE VILLAGE OF WESLEY HILLS. AREA: 11,621 SF.

EASEMENT FOR WATER, SEWER UTILITIES AND SERVICES IN FAVOR OF TAX LOT 32.19-1-22 B. 577 P. 2295

EASEMENT FOR SEWER AND WATER IN FAVOR OF TAX LOT 32.19-1-22 B. 552 P. 788

TURNAROUND EASEMENT IN FAVOR OF THE VILLAGE OF WESLEY HILLS F.M. #6688

R-50	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE (FEET)	MINIMUM LOT WIDTH (FEET)	MINIMUM EFFECTIVE SQUARE (FEET)	MINIMUM FRONT YARD (FEET)	MINIMUM SIDE YARD (FEET)	MINIMUM REAR YARD (FEET)	TOTAL YARD (FEET)	MINIMUM BUILDING COVERAGE	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMP. SURFACE RATIO	MAXIMUM BUILDING HEIGHT (STY/FEET)	MAXIMUM EXPOSED HEIGHT (FEET)
REQUIRED	50,000	100	150	150	50	30	75	50	0.12**	0.20	0.15	25	40
EXISTING	70,312	305	305	150	45.8*	24.8*	75.2	50.3	0.01	0.13	0.01	425	440
PROPOSED	59,912	305	305	150	51.5	86.8	206.8	50	0.10	0.19	0.15	23.0**	35.6**

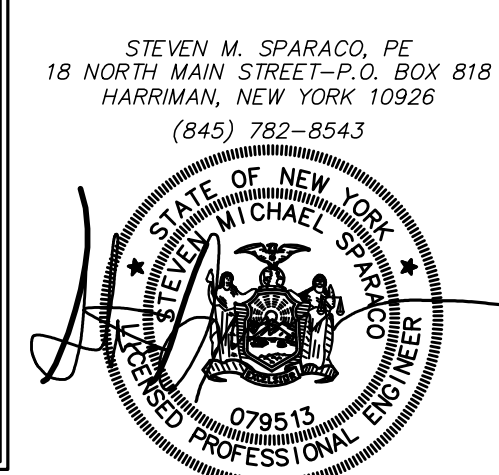
\* EXISTING, NON-CONFORMING.  
\*\* PER ARCHITECTURAL PLANS.

**LOT AREA CALCULATION**

75% DEDUCTION FOR EASEMENTS:  
EXISTING:  
TOTAL EASEMENT X .75 = 75% DEDUCTION  
19,810 SF X .75 = 14,858 SF  
TOTAL LOT AREA - 75% DEDUCTION = ZONED AREA  
85,170 SF - 14,858 SF = 70,312 SF  
PROPOSED:  
TOTAL EASEMENT X .75 = 75% DEDUCTION  
35,677 SF X .75 = 26,758 SF  
TOTAL LOT AREA - 75% DEDUCTION = ZONED AREA  
85,170 SF - 26,758 SF = 58,412 SF

**MAXIMUM BUILDING COVERAGE**

EXISTING BUILDING COVERAGE / ZONED LOT AREA  
540 SF / 70,312 SF = 0.0077 (0.01)  
PROPOSED BUILDING COVERAGE / ZONED LOT AREA  
5564 SF / 59,912 SF = 0.0929 (0.10)  
MAXIMUM IMPERVIOUS SURFACE CALCULATION  
EXISTING IMPERVIOUS COVERAGE / GROSS LOT AREA  
10,446 SF / 85,170 SF = 0.1225 (0.13)  
PROPOSED IMPERVIOUS COVERAGE / GROSS LOT AREA  
15,617 SF / 85,170 SF = 0.1841 (0.19)  
FRONT YARD IMPERVIOUS SURFACE CALCULATION  
EXISTING FRONT YARD IMPRV. COV. / ZONED FRONT YARD AREA  
1986 SF / 15,250 SF = 0.0099 (0.01)  
PROPOSED FRONT YARD IMPRV. COV. / ZONED FRONT YARD AREA  
1986 SF / 15,250 SF = 0.1468 (0.15)



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SP-4585  
Feb. 2, 2026  
1" = 20'  
1" = 6'

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



1-800-962-7962

**GENERAL NOTES:**

- CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
- ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
- CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
- ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
- THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK, WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
- ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE SPECIFIED.
- ROOF LEADERS (WHERE REQUIRED) TO BE 6" DIA. SDR 35 PVC PIPE AND WILL OUTLET TO THE STORM DRAINAGE SYSTEM AS SHOWN ON THIS PLAN.
- ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECT'S MECHANICAL ENGINEER.
- ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. CAST IRON WITH A MINIMUM GRADE OF 2% TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING. BEYOND THE FIRST CLEAN OUT, SDR 35 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.
- ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES.
- ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE CURB LINE WITH A PERMANENT WATER-TIGHT PLUG OF CAST CONCRETE.
- WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.
- CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.
- RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER.
- THIS PLAN IS BASED ON ARCHITECTURAL PLANS BY TODD ROSENBLUM, R.A.
- AN EXTERIOR CHECK VALVE SHALL BE PROVIDED ON THE SOIL LINE IF CAST IRON INVERT IS BELOW THE UPSTREAM MANHOLE RIM ELEVATION.
- CONTRACTOR TO UTILIZE EXISTING WATER CONNECTION ON SITE AND MODIFY AS NECESSARY PER BUILDING MECHANICAL ENGINEER.
- ALL WORK WITHIN THE BEATRICE ROAD IS SUBJECT TO PERMITTING FROM THE TOWN OF RAMAPO HIGHWAY DEPARTMENT. ALL WORK SHALL CONFORM TO THE TOWN OF RAMAPO HIGHWAY DEPARTMENT SPECIFICATIONS.

TAX LOT 32.19-1-22  
N/F MORDUCHOWITZ

TAX LOT 32.19-1-23  
N/F JACOBSON

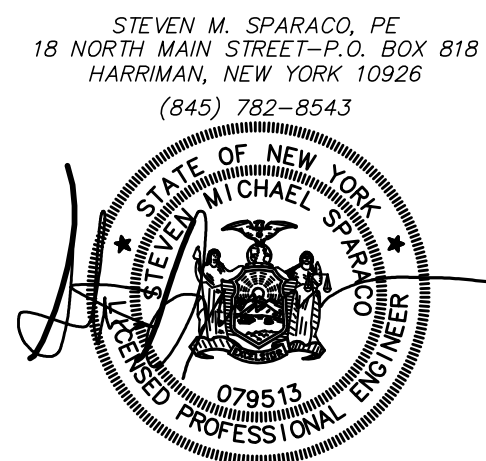
TAX LOT 32.19-1-21  
N/F RUOFF

TAX LOT 32.15-2-31  
N/F HAKEREM

TAX LOT 32.15-1-30  
N/F COLTON

**25 ONDERDONK ROAD**  
LOCATED IN  
VILLAGE OF WESLEY HILLS  
TOWN OF RAMAPO  
ROCKLAND COUNTY, NEW YORK

1-REV. PER COMMENTS-2/24/26  
2-REV. PER COMMENTS-5-16-26



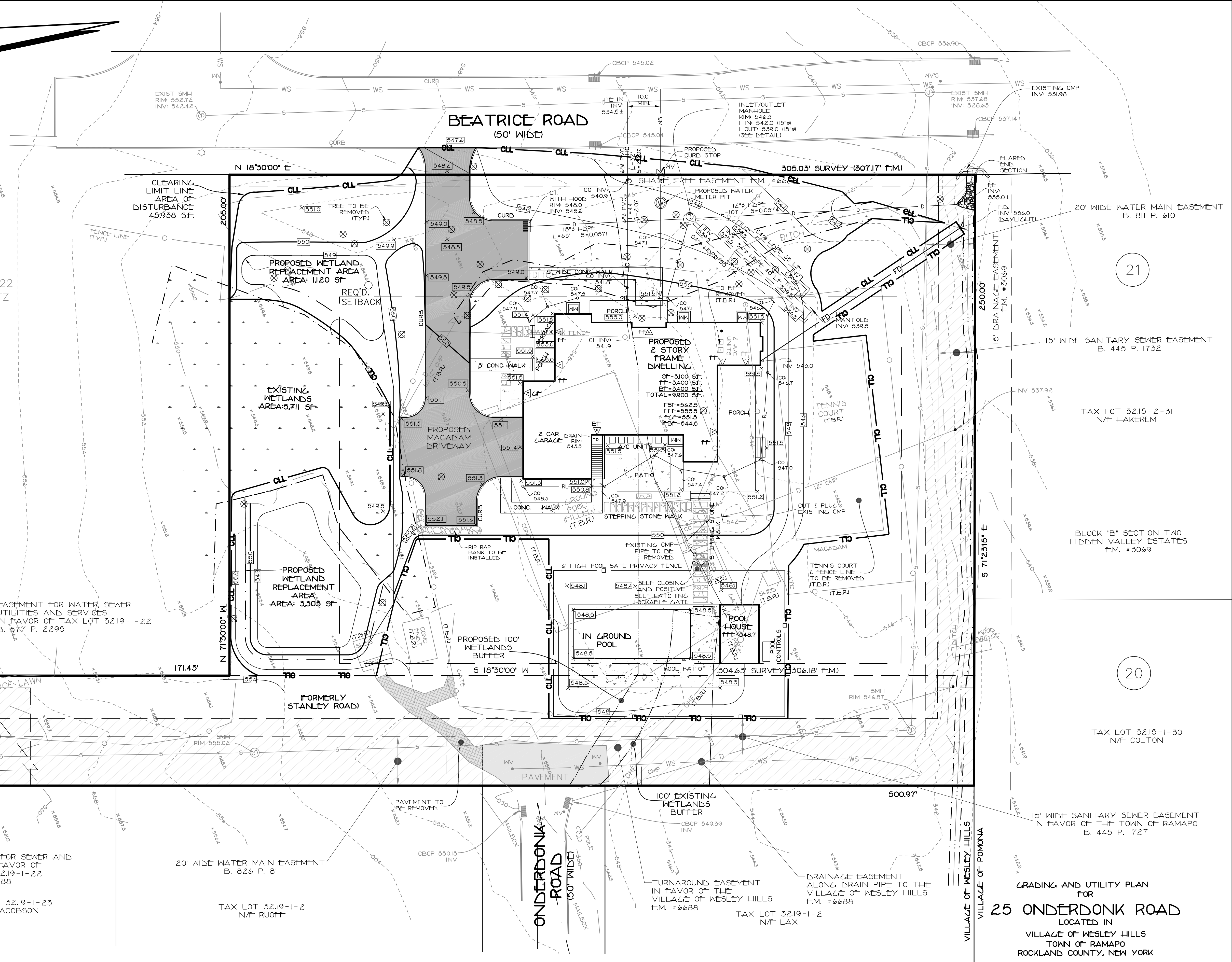
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SP-4585  
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SCALE: 1"=20'  
SHEET: 2 OF 6

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16 NYCRR PART 753  
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NEW YORK  
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**EROSION CONTROL INFORMATION:**

**EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE**

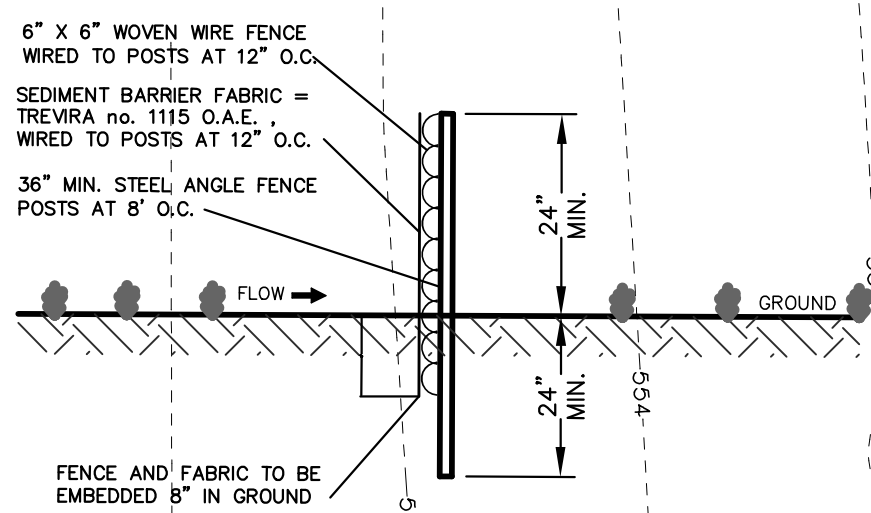
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND OR UTILITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
5. CONSTRUCT BERMS, TEMPORARY SHALES AND PILES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
6. CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED. STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
7. PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDS WITH TEMPORARY RYE GRASS.
8. INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS. GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
9. INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
10. CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF THE CURB AND FIELD INLETS ACCORDINGLY.
11. COMPLETE THE GRADING.
12. INSTALL SURFACE COURSE OF PAVEMENT. RAISE GRATES OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
13. UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS ARE TO BE SEEDS WITH 1/2 LB. OF RYE GRASS PER 1000 SQUARE FEET OF DISTURBED AREA OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR THIS SITE. SOILS TO BE AMENDED AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR THIS SITE. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
14. FOR INDIVIDUAL HOUSE SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #15 WHERE APPLICABLE.
15. BARE SOIL SHOULD BE SEEDS WITHIN 14 DAYS OF EXPOSURE. WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHOULD BE SEEDS DOWN OR MULCHED IMMEDIATELY. UPON COMPLETION A PERENNIAL MIX NEEDS TO BE USED TO ENSURE CONTINUAL STABILIZATION.

**STANDARD EROSION CONTROL NOTES**

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING, AS APPLICABLE:

1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING CARTLON BERMS, RIP-RAP, CRUSHED STONE DAMS, OR OTHER SUITABLE MATERIALS. DIVERSION SHALES, BERMS OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDS WITH 1/2 LB. OF RYE GRASS AND MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICAL BY INSTALLATION OF THE BASIC COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE. (SEE DETAILS)

TAX LOT 32.19-1-22  
N/F MORDUCHOWITZ



- NOTES:
1. THIS FENCE IS AN ALTERNATE TO HAY BALE SEDIMENT BARRIER
  2. MAINTAIN FENCE TO INSURE SEDIMENT ENTRAPMENT QUALITIES DURING CONSTRUCTION.
  3. REMOVE EXCESS SILT PERIODICALLY AND WHEN BULGES DEVELOP.
  4. FENCE SYMBOL ON PLAN

**SEDIMENT BARRIER FENCE**

N.T.S.

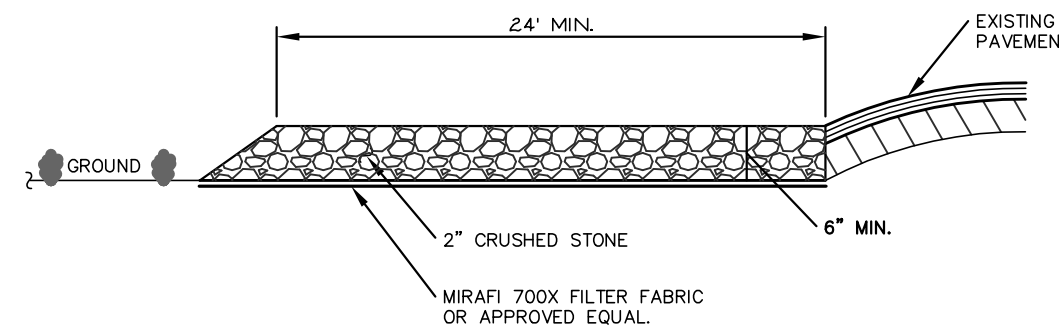
EASEMENT FOR WATER, SEWER UTILITIES AND SERVICES IN FAVOR OF TAX LOT 32.19-1-22 B. 445 P. 2295

EASEMENT FOR SEWER AND WATER IN FAVOR OF TAX LOT 32.19-1-22 B. 552 P. 788

20' WIDE WATER MAIN EASEMENT B. 826 P. 81

TAX LOT 32.19-1-23 N/F JACOBSON

TAX LOT 32.19-1-21 N/F RUOFF



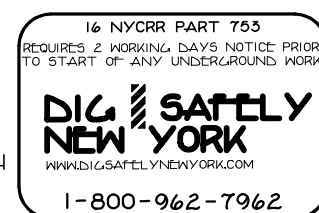
NOTES:

1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

**STABILIZED CONSTRUCTION ENTRANCE**

N.T.S.

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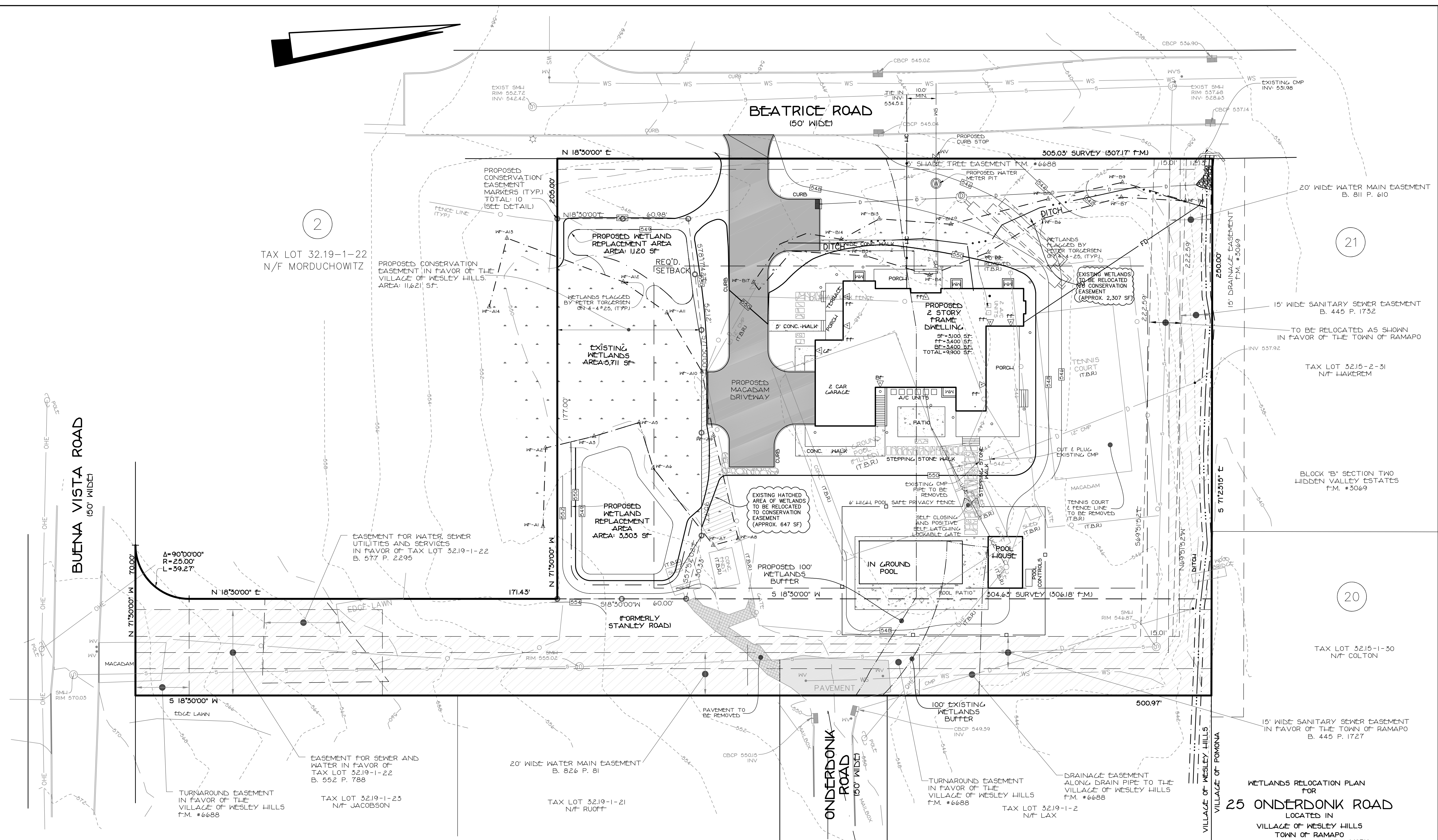
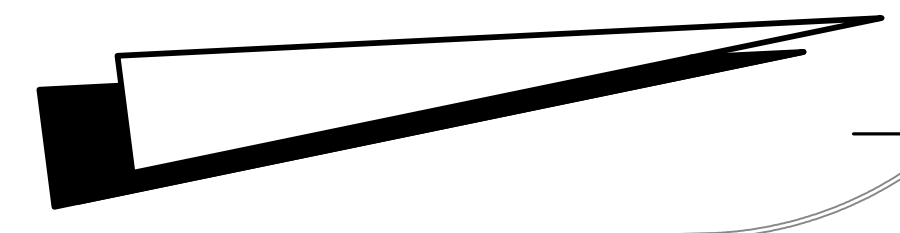
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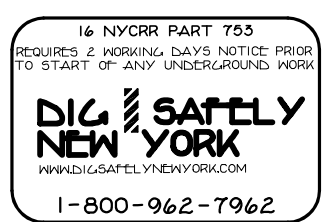
SP-4585  
DATE: FEB. 2, 2026  
SCALE: 1"=20'  
SHEET: 3 OF 6



**WETLAND AREA BREAKDOWN**

EXISTING WETLAND AREA TO BE REMOVED = 2,885 SF  
PROPOSED WETLAND AREA TO BE ADDED = 4,423 SF

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**WETLANDS RELOCATION PLAN FOR  
25 ONDERDONK ROAD**  
LOCATED IN  
VILLAGE OF WESLEY HILLS  
TOWN OF RAMAPO  
ROCKLAND COUNTY, NEW YORK



STEVEN M. SPARACO, PE  
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SP-4585  
DATE: FEB. 2, 2026  
SCALE: 1"=20'  
SHEET: 4 OF 6

BEING LOT NO. 1, AND FORMERLY STANLEY ROAD AS SHOWN ON A MAP ENTITLED "REVISED SUBDIVISION-POMONA HEIGHTS RECREATIONAL AREA" FILED IN THE ROCKLAND CO. CLERK'S OFFICE ON AUGUST 7, 1992 AS MAP #6688 BK. #114, PL. #20

BEING LOT 1 IN BLOCK 1 AS SHOWN ON SECTION 32.19 ON THE TOWN OF RAMAPO TAX MAPS. AREA = 85,170± SF. (OR) 1.955± AC.

2  
TAX LOT 32.19-1-22  
N/F MORDUCHOWITZ

21

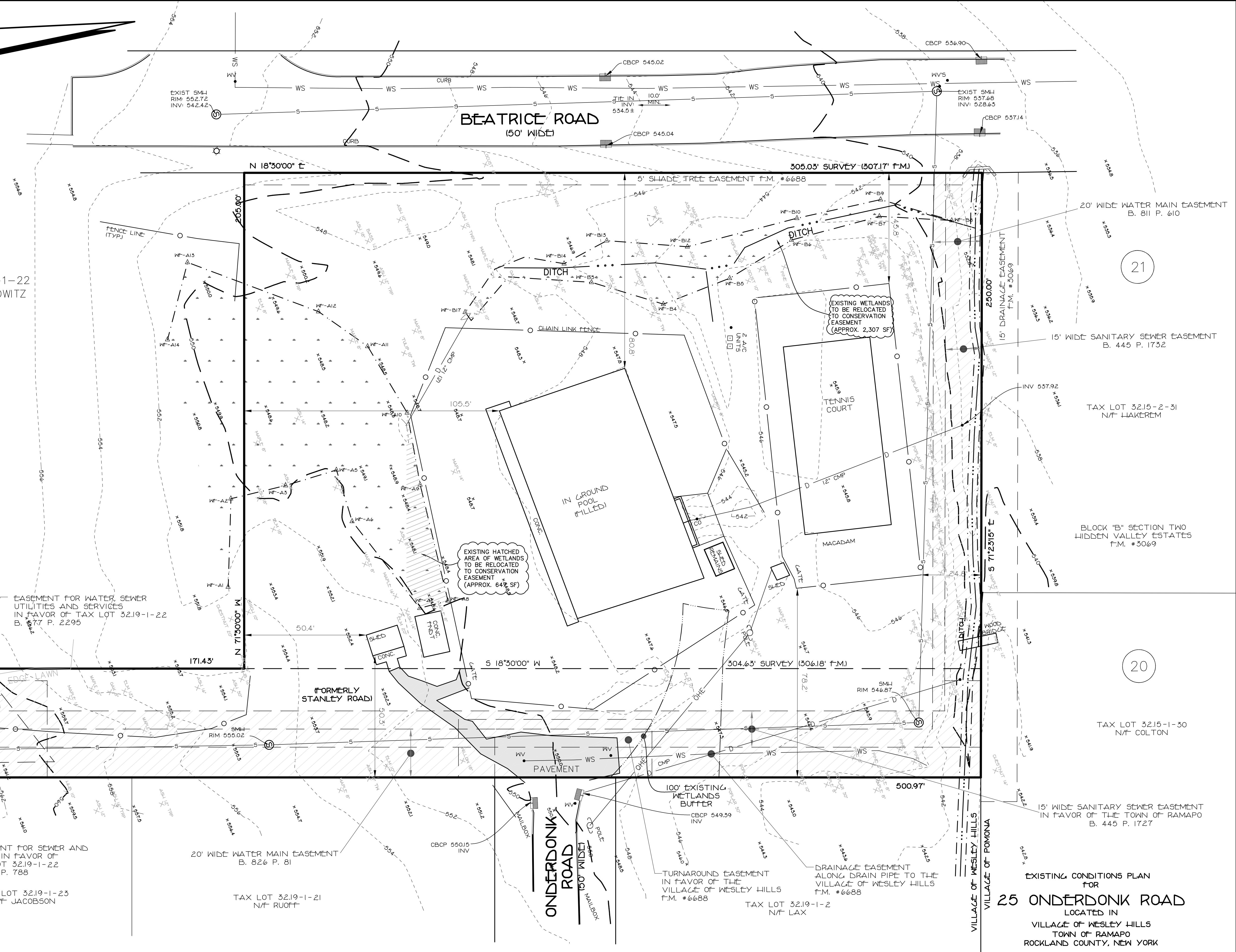
20

EXISTING CONDITIONS PLAN FOR  
**25 ONDERDONK ROAD**  
LOCATED IN  
VILLAGE OF WESLEY HILLS  
TOWN OF RAMAPO  
ROCKLAND COUNTY, NEW YORK

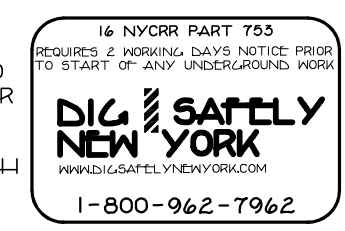
BUENA VISTA ROAD  
(50' WIDE)

BEATRICE ROAD  
(50' WIDE)

ONDERDONK ROAD  
(50' WIDE)



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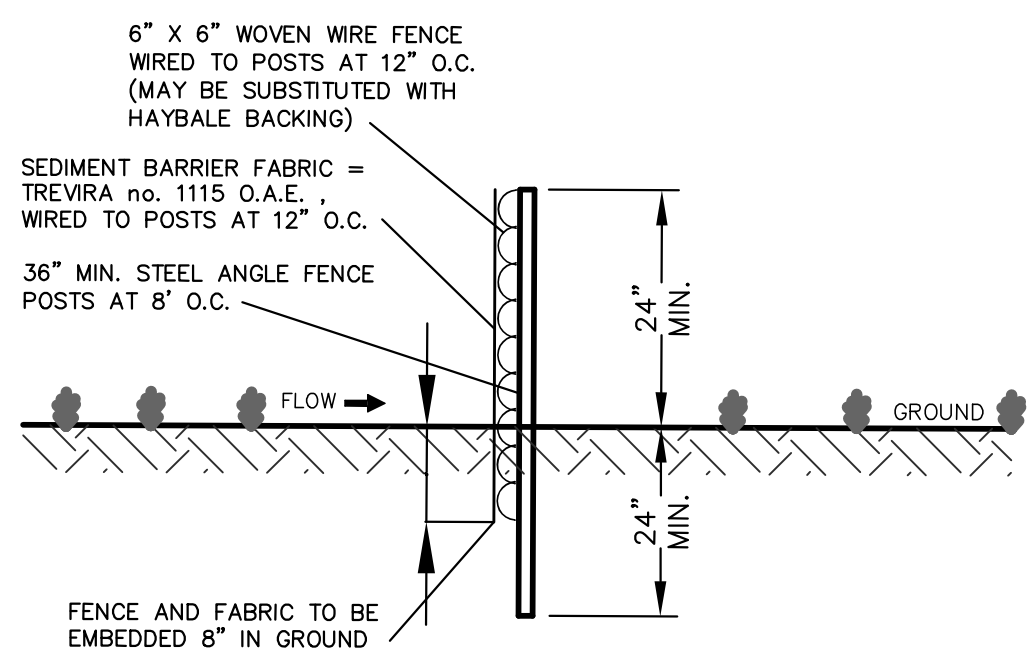


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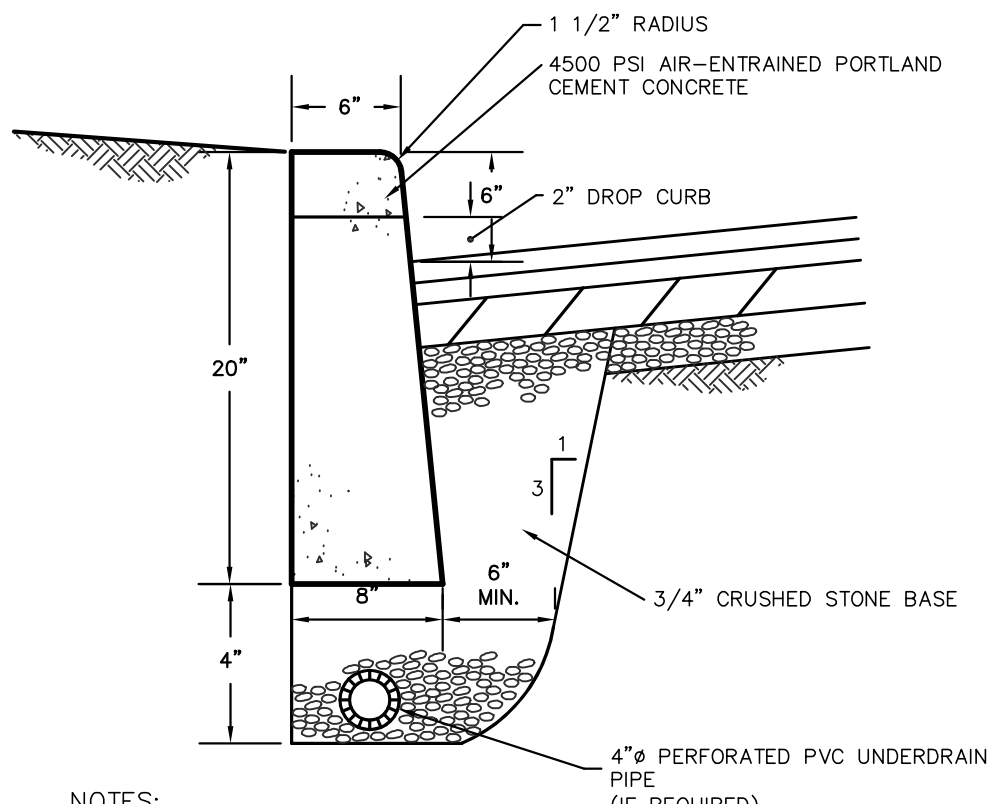
SP-4585  
DATE: FEB. 2, 2026  
SCALE: 1"=20'  
SHEET: 5 OF 6



- NOTES:**
1. THIS FENCE IS AN ALTERNATE TO HAY BALE SEDIMENT BARRIER
  2. MAINTAIN FENCE TO INSURE SEDIMENT ENTRAPMENT QUALITIES DURING CONSTRUCTION.
  3. REMOVE EXCESS SILT PERIODICALLY AND WHEN BULGES DEVELOPE.
  4. FENCE SYMBOL ON PLAN = [Symbol]

**SEDIMENT BARRIER FENCE**

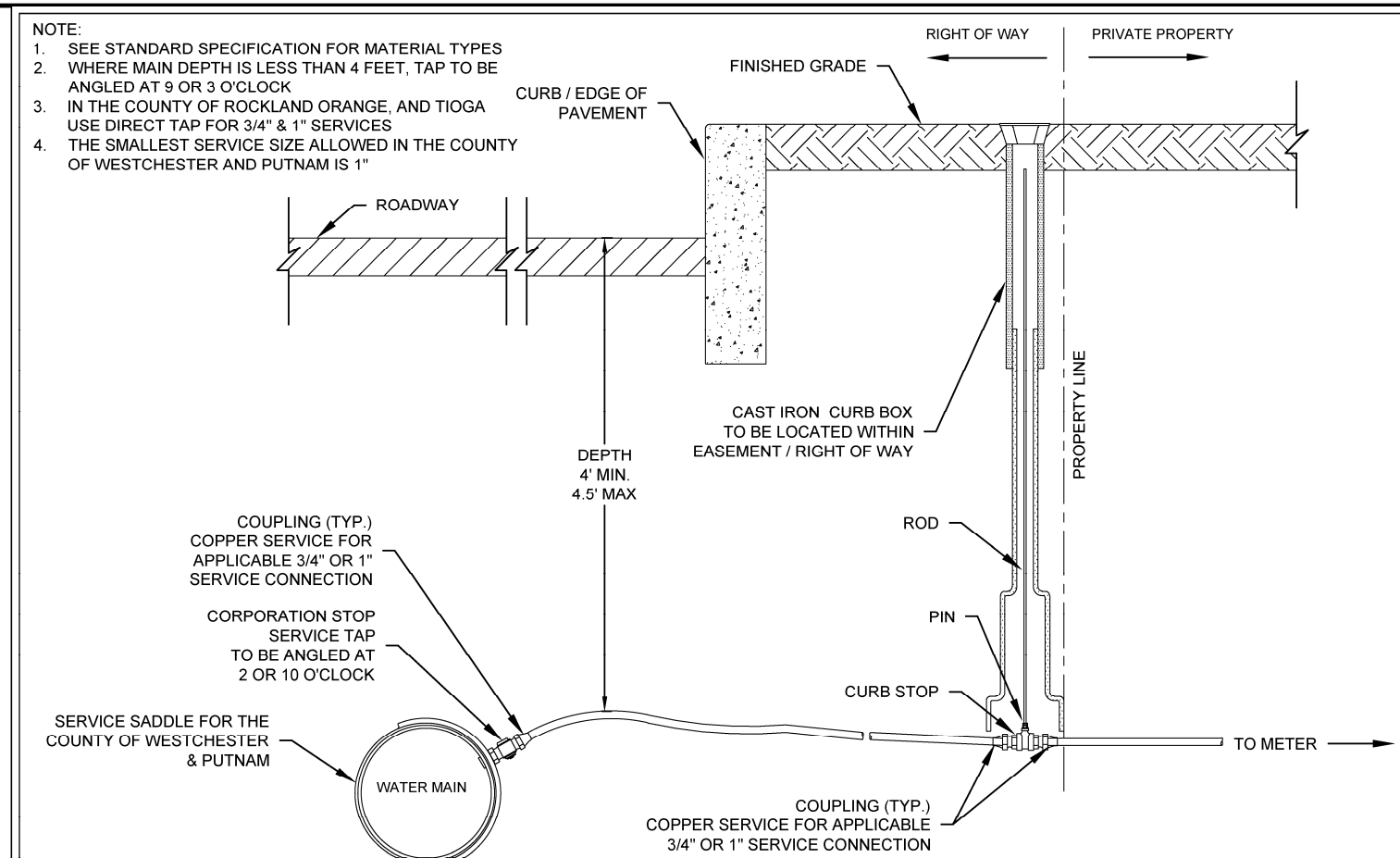
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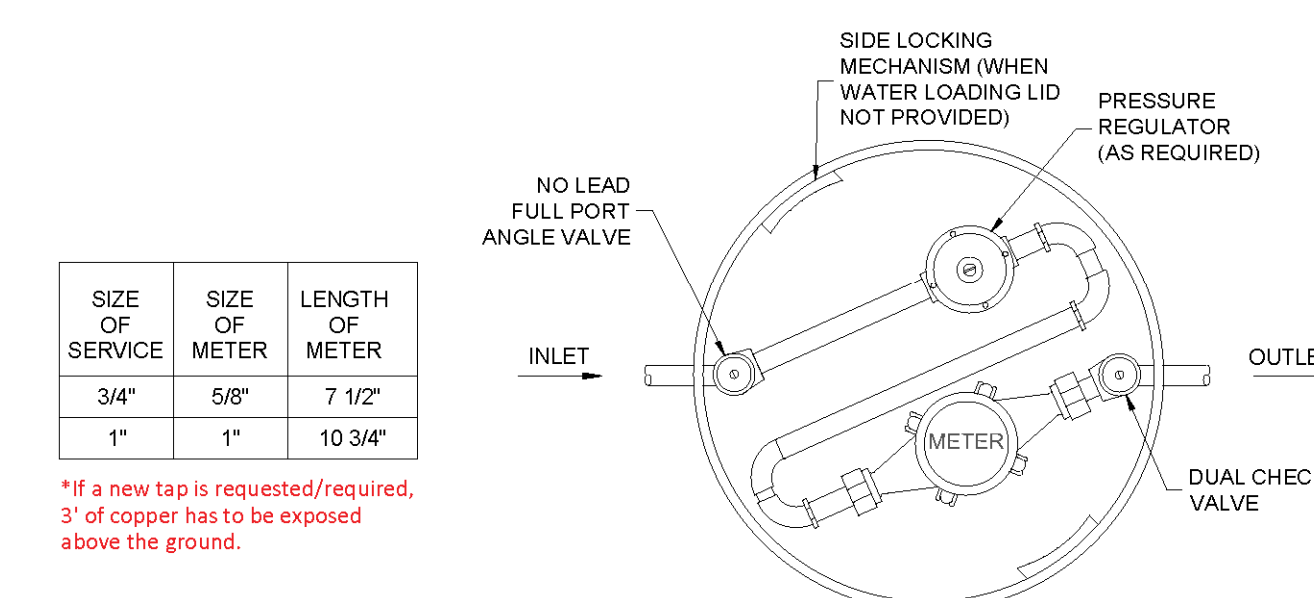
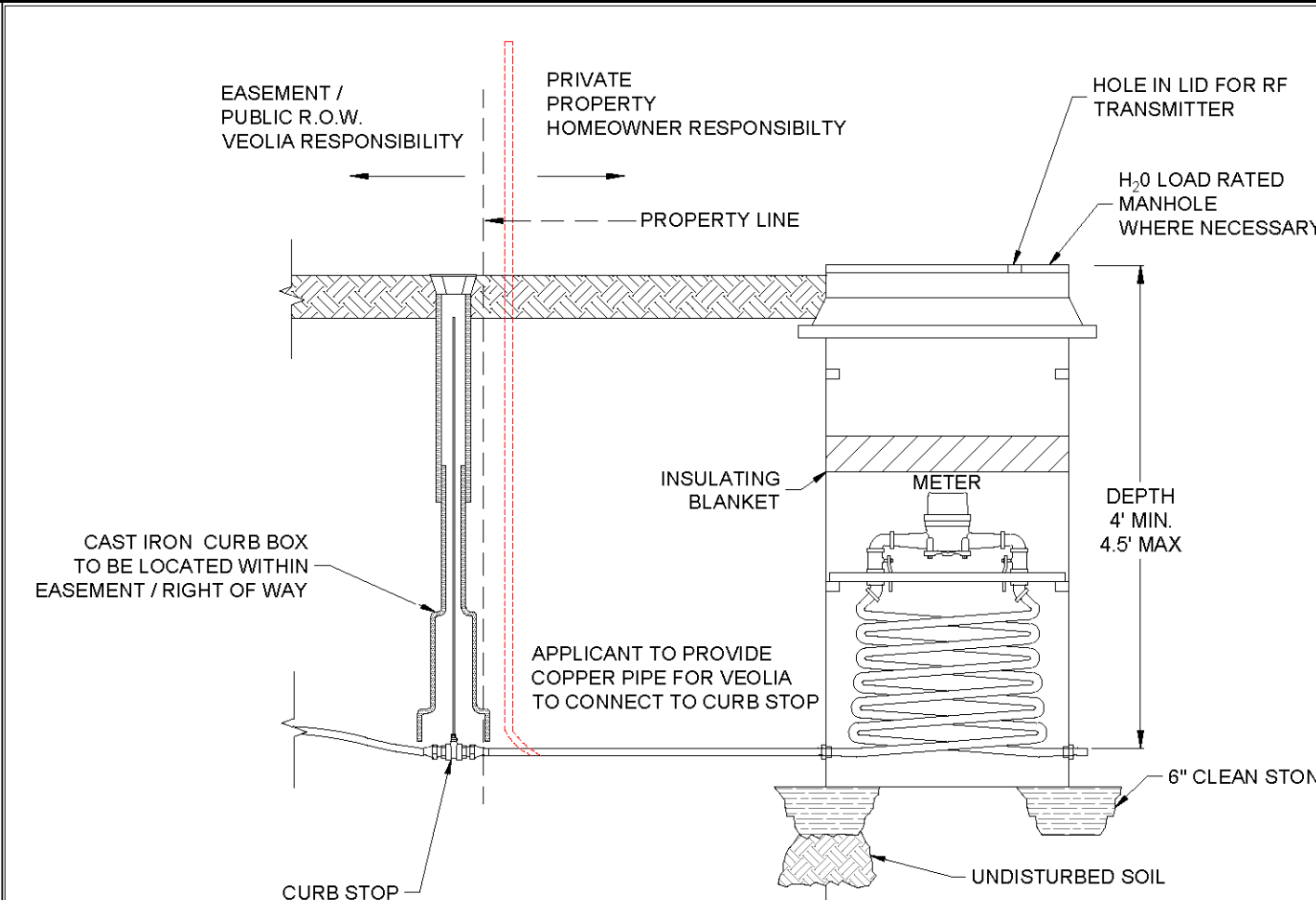
- NOTES:**
1. CURB SHALL BE CAST IN PLACE
  2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
  3. UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON-PUBLIC FACILITIES.

**CURB DETAIL - CONCRETE**

N.T.S.



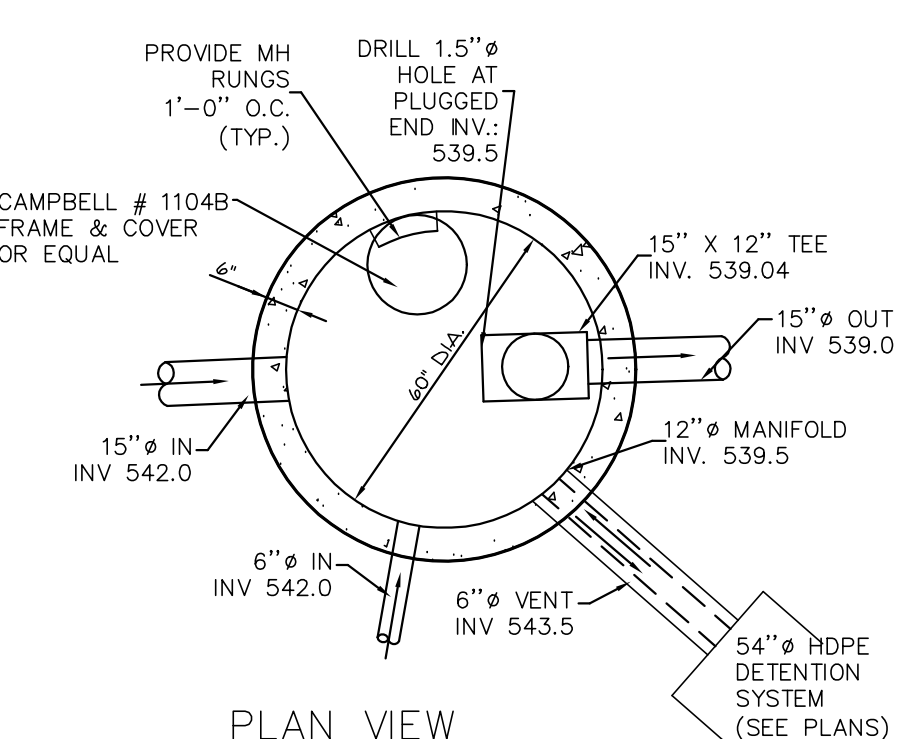
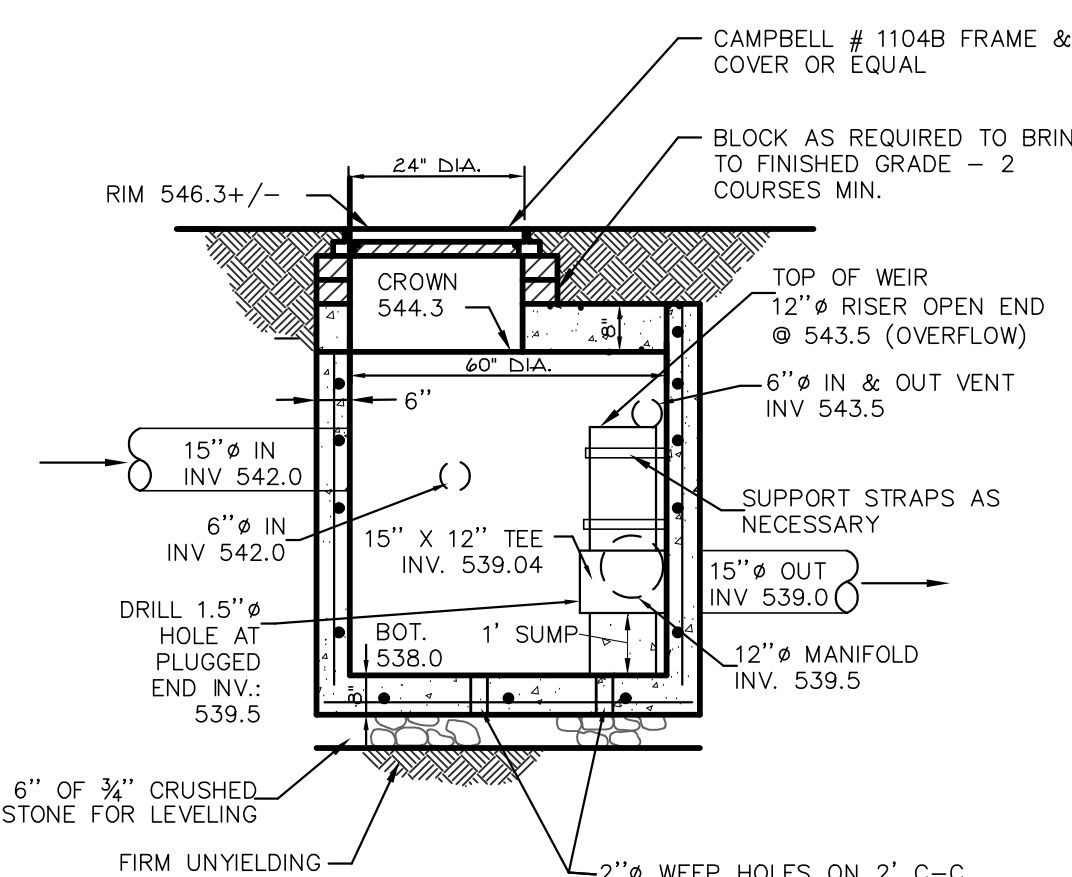
<p>VEOLIA WATER NEW YORK 120 OLD MILL ROAD WEST NYACK, NY 10994 (845) 420-3334</p>	<b>SPECIFICATION DETAILS</b>	<b>DOMESTIC SERVICE CONNECTION</b>
	INSTALLATION OF WATER SYSTEMS APPURTENANCES	3/4" & 1" SERVICE CONNECTION
	DRAFTED BY: MS APPROVED BY: WMY DIV. NB	FIGURE 3.01
	SCALE: NTS	DATE: 11/1/2022



SIZE OF SERVICE	SIZE OF METER	LENGTH OF METER
3/4"	5/8"	7 1/2"
1"	1"	10 3/4"

\*If a new tap is requested/required, 3' of copper has to be exposed above the ground.

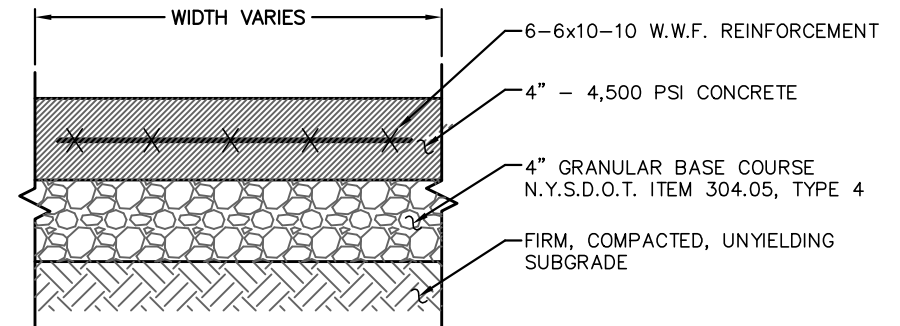
<p>VEOLIA WATER NEW YORK 120 OLD MILL ROAD WEST NYACK, NY 10994 (845) 420-3334</p>		<b>3/4" TO 1" DOMESTIC SERVICE - METER PIT</b>
DRAFTED BY: MS	APPROVED BY: WMY DIV. NB	DWG 5.01
SCALE: NTS		DATE: 11/1/2022



- NOTES:**
1. MANHOLE TO CONFORM TO A.S.T.M. C478 (LATEST REVISION).
  2. PRECAST CONCRETE MANHOLES WITH RESILIENT SEALS AT JOINTS.
  3. MANUFACTURER SHALL CERTIFY ALL COMPONENTS MANHOLE FOR MSO LOADING.
  4. RISER SECTION JOINTS SHALL BE FIELD-MORTARED.
  5. SHOP DRAWING TO BE APPROVED BY DESIGN ENGINEER PRIOR TO CASTING.

**INLET/OUTLET MANHOLE**

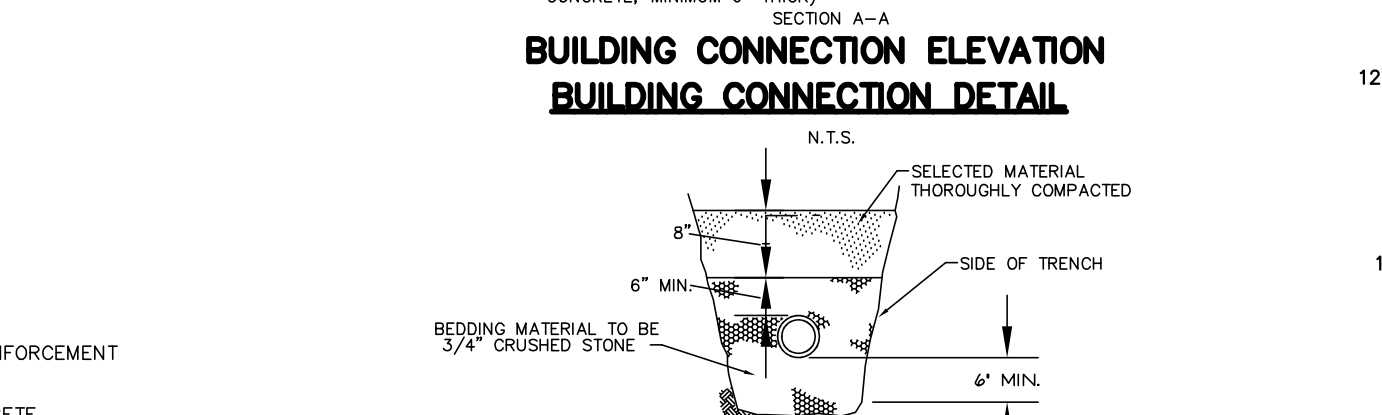
N.T.S.



- NOTES:**
1. BROOM FINISH EACH SQUARE AT 90° TO PRECEDING SQUARE.
  2. PLACE JOINTS EQUAL TO WALK WIDTH OR AS SHOWN ON PLAN.
  3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT FILLERS AT 24" O.C. MAX. AND AGAINST CONCRETE CURBS, BUILDINGS AND OTHER STRUCTURES.

**CONCRETE SIDEWALK DETAIL**

N.T.S.



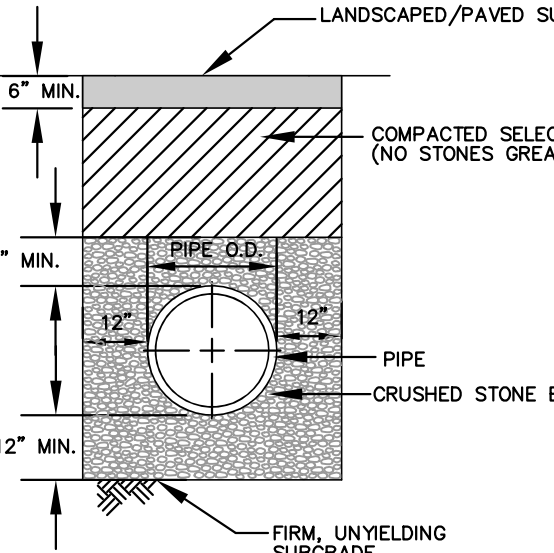
**BUILDING CONNECTION ELEVATION BUILDING CONNECTION DETAIL**

N.T.S.



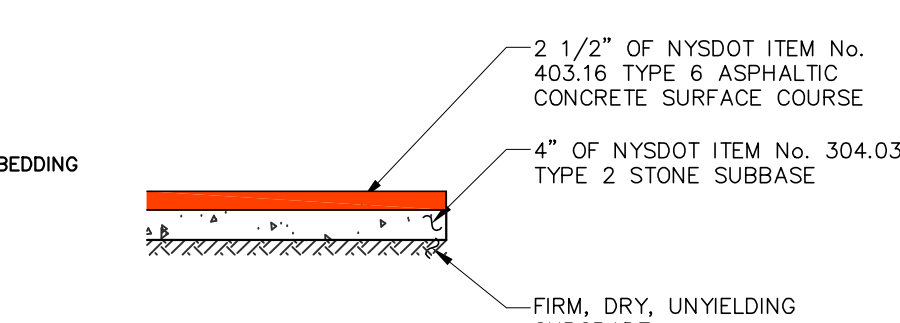
**BUILDING CONNECTION TRENCH DETAIL**

N.T.S.



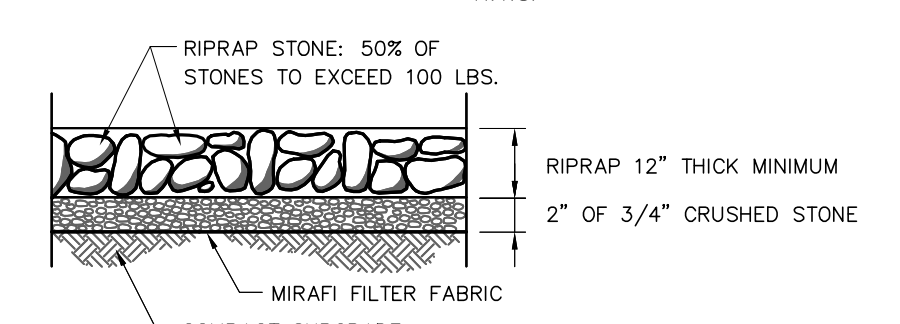
**PIPE BEDDING DETAIL\***

N.T.S.



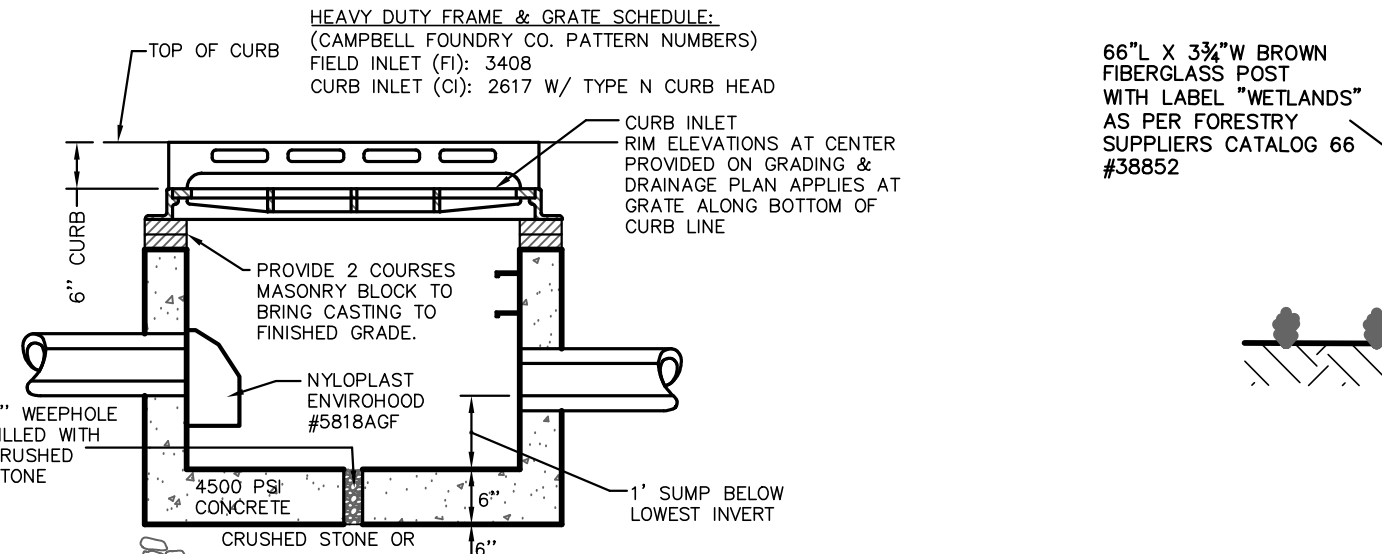
**PRIVATE DRIVEWAY PAVEMENT**

N.T.S.



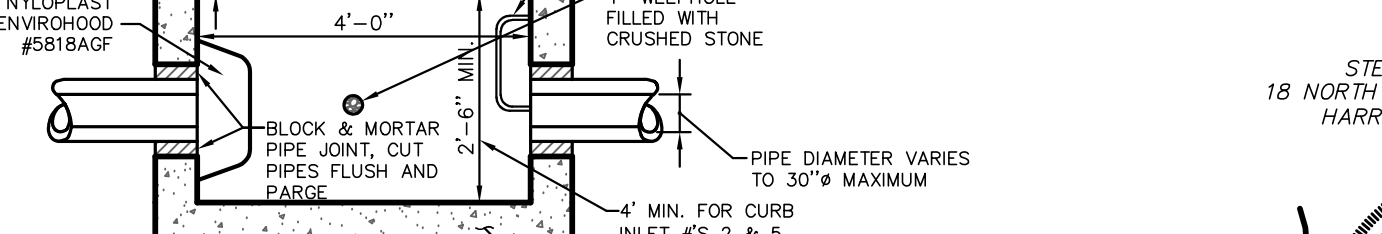
**ROCK OUTLET PROTECTION DETAIL**

N.T.S.



**CATCH BASIN, CURB INLET (C) WITH TYPE N HEAD & FIELD INLET (F) DETAIL**

N.T.S.



**CONSERVATION EASEMENT MARKER**

N.T.S.

\* NOTE: PIPE BEDDING DETAIL TO BE UTILIZED FOR ALL NEW GAS, STORM, AND WATER PIPE INSTALLATION.

**CONSERVATION EASEMENT MARKER**

N.T.S.

DETAIL SHEET FOR  
**25 ONDERDONK ROAD**  
LOCATED IN  
VILLAGE OF WESLEY HILLS  
TOWN OF RAMAPO  
ROCKLAND COUNTY, NEW YORK



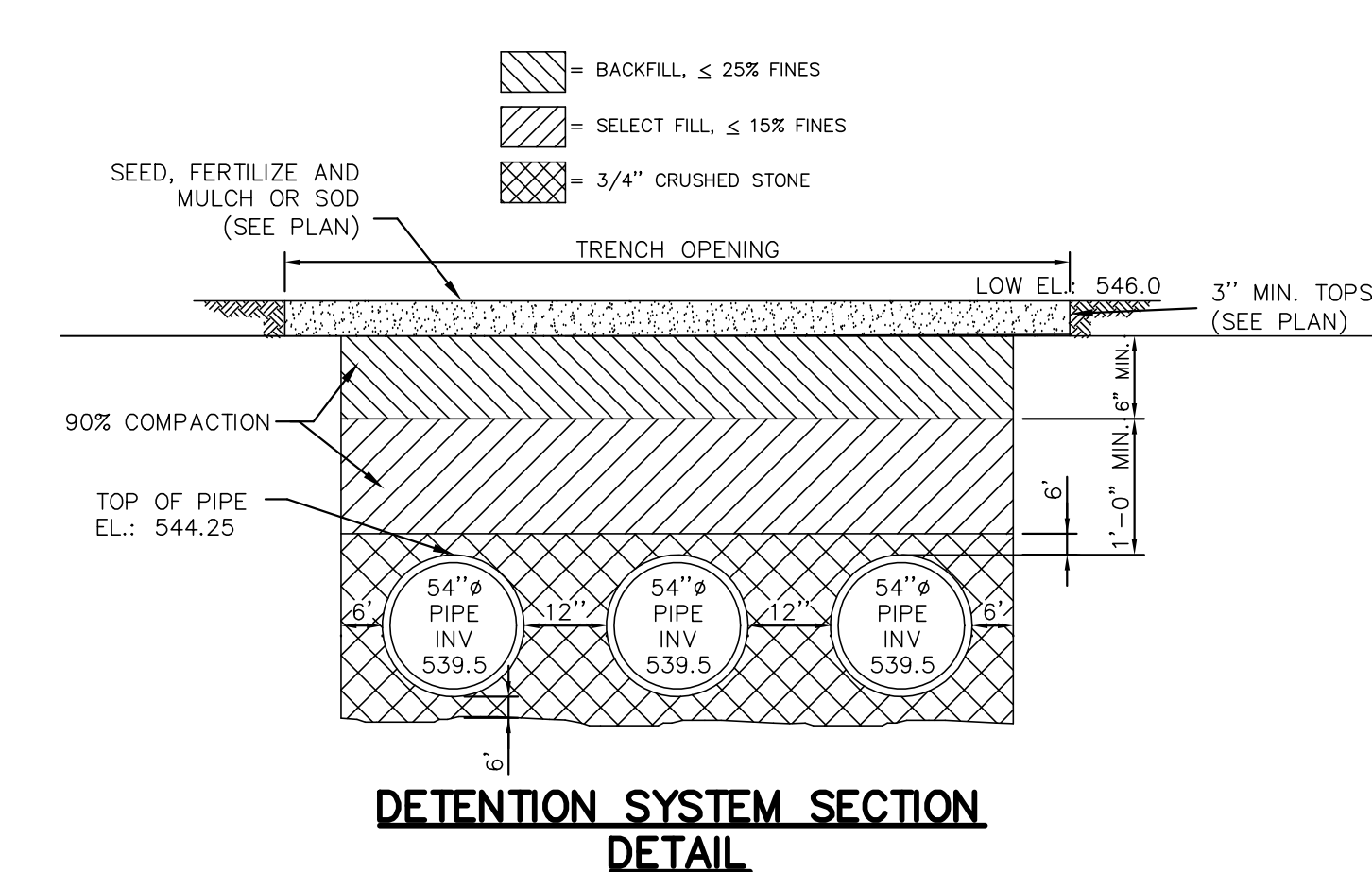
STEVEN M. SPARACO, PE  
18 NORTH MAIN STREET - P.O. BOX 818  
HARRISMAN, NEW YORK 10926  
(845) 782-8543

1-REV. PER COMMENTS - 2/24/26  
2-REV. PER COMMENTS - 5-16-26

**SPARACO & YOUNGBLOOD, PLLC**  
CIVIL ENGINEERING • LAND SURVEYING  
SITE PLANNING

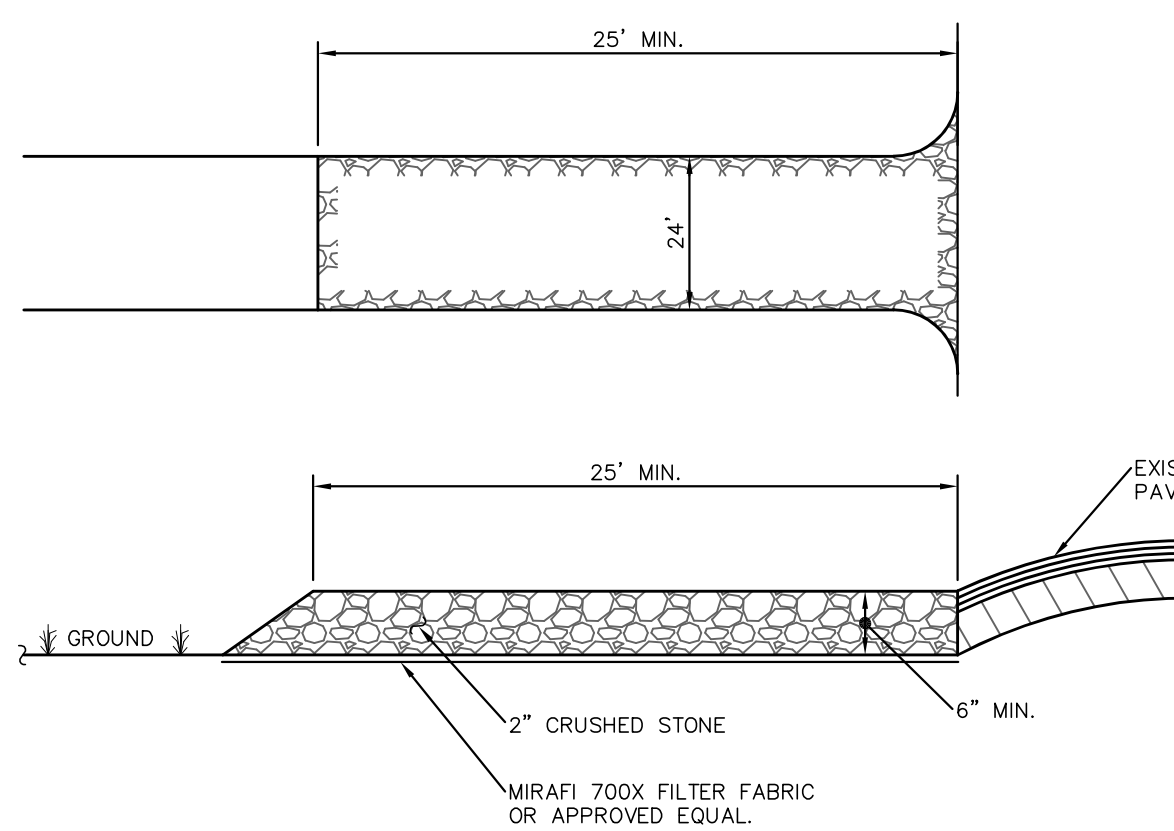
18 NORTH MAIN STREET  
P.O. BOX 818  
HARRISMAN, NY 10926  
TEL: (845) 782-8543  
FAX: (845) 782-5901  
SPARACO.STEVE@SELBYNY.COM WBYLS1@GMAIL.COM

FILE # SP-4585  
DATE FEB. 2, 2026  
SCALE N.T.S.  
DWG # 6 OF 6



**DETENTION SYSTEM SECTION DETAIL**

N.T.S.



**RESIDENTIAL STABILIZED CONSTRUCTION ENTRANCE**

N.T.S.

- NOTES:**
1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.



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

March 20, 2026

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

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

Re: 25 Onderdonk Road  
Plot Plan Review  
Tax Lot 32.19-1-1  
25 Onderdonk Road  
Village of Wesley Hills, New York  
CDW #WH25-601

Dear Ms. Caputo,

Our office has received and reviewed the submission to the Planning Board for the above referenced project:

- Site Plan for 25 Onderdonk Road, prepared by Sparaco and Youngblood, PLLC, dated February 2, 2026, last revised on March 16, 2026.
- Landscape Plan entitled "Schwartz Residence", prepared by Yost Design Landscape Architecture, dated December 5, 2025, last revised on March 2, 2026.
- Proposed elevations for Schwartz Residence, prepared by Rosenblum Architecture, dated January 14, 2026.

The project is proposing relocation of the existing wetlands and construction of a single-family dwelling within the 100-foot wetland adjacent area. The site is a part of the former Pomona Heights Recreation Area. Under existing conditions, the site consists of woods, a filled inground pool and a tennis court. In 2015 the site was granted a Wetland Permit that allowed for relocation of existing wetland areas and construction of a two-story frame house in the 100-foot wetland adjacent area.

The project previously appeared before Technical Advisory Committee (TAC) in February 2025 and in November 2025. The project appeared before planning board on February 25, 2026.

We have performed a review of the submitted documents and offer the following comments:

1. The Applicant indicated that the project was previously submitted to the US Army Corps of Engineers (USACE) and received a USACE Nationwide Permit 29 Authorization that is valid through March 14, 2026. Per our correspondence with USACE dated March 3, 2026 the Applicant shall submit to USACE for reverification.
2. As per definitions of Impervious Surface Ratio and Lot Area (§ 230-5) Front Yard Impervious Surface Area should be calculated utilizing the total horizontal area included within the boundaries of the lot. We note that the provided Front Yard Impervious surface calculations are conservative, however, it should be revised to be consistent with the code definitions.
3. Existing utility pole is proposed to be removed. Please show proposed electrical connection.

4. Reassess proposed grading south of the proposed pool. It appears as a low spot will be created in this area.
5. Limit of disturbance should include all existing concrete surfaces and pavement that are proposed to be removed south of the proposed pool.
6. Grading and Utility plan still contains a significant amount of overlapping information and should be reviewed for clarity.
7. Soil erosion and sediment control plan should show proposed soil stockpile location.
8. More than 1 acre of land is proposed to be disturbed in the scope of this project. The Applicant will be required to file Notice of Intent with NYS DEC and prepare Stormwater Pollution Prevention Plan that only includes Erosion and Sediment Control as per Appendix B, Table 1 of GP-0-25-001.
9. The site plan includes references to architectural plans; architectural plans remain to be provided.

Should you have any questions, please do not hesitate to contact our office. We will continue our review upon receipt of updated/revised plan submissions and materials as noted above.

Sincerely,



**Civil Design Works, LLC**  
Alena Guckian, P.E.  
Project Engineer

W:\Projects\WH\2025\WH25-601 - 25 Onderdonk Road\Correspondence\Review Letters\2026-3-20 - 25 Onderdonk Road.docx

**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**  
*Commissioner*

**Adam Carsen**  
*Deputy Commissioner*

March 24, 2026

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

**Tax Data:** 32.19-1-1

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

**Map Date:** 02/02/2026

**Date Review Received:** 02/25/2026

**Item:** *25 Onderdonk Road (GML-26-0130)*

Site plan and wetlands permit to allow the relocation of two wetlands in order to construct a single-family dwelling and pool located on 1.38 net acres in the R-50 and R-35 zoning districts. Approximately 0.05 acres of wetlands will be filled. A new wetland area of approximately 0.10 acres will be added to the existing 0.13 acres to be retained, for a total of 0.23 acres of on-site wetlands.

East side of Beatrice Road, north side of Buena Vista Road, western terminus of Onderdonk Road

**Reason for Referral:**

Town of Ramapo, Village of Pomona

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 A significant portion of the the proposed development will be located within the 100-foot buffer of the new wetland area. Additionally, a portion of the driveway appears to encroach into the existing wetlands to remain on the southern portion of the site. To protect water quality and to prevent localized flooding, this department recommends the site development be relocated out of said buffer to the greatest extent possible. The portion of the driveway that encroaches into the wetlands must also be removed and/or relocated.
- 2 The applicant must comply with the comments made by the County of Rockland Sewer District No. 1 in their letter dated March 2, 2026.
- 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 Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of

**25 Onderdonk Road (GML-26-0130)**

the Commissioner, the local land use board must state the reasons for such action.

- 4 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  
Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills  
Rockland County Department of Health  
Rockland County Planning Board  
Rockland County Sewer District No. 1  
Town of Ramapo Planning Board  
Village of Pomona Planning Board  
Sparaco & Youngblood, PLLC

\*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.

**CENTER FOR ENVIRONMENTAL HEALTH**  
Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building D  
Pomona, New York 10970  
Phone: (845) 364-2608 Fax: (845) 364-2025



**Public Health**  
Prevent. Promote. Protect.

**EDWIN J. DAY**  
*County Executive*

**MARY P. LEAHY, MD, MHA**  
*Commissioner of Health*

**SAMUEL J. RULLI, PE**  
*Director, Environmental Health*

March 25, 2026

Alicia Schultz, Deputy Village Clerk  
Village of Wesley Hills  
432 Route 306  
Wesley Hills, New York 10952

Re: Municipal Referral  
25 Onderdonk Road  
Proposed Wetland Relocation and Single-Family Dwelling  
Tax lot 32.19-1-1  
GML-26-0130

Dear Ms. Schultz:

We have received an application and plans as prepared by Sparaco & Youngblood, PLLC, revised through February 2, 2026, for the above referenced project. Comments are as follows:

1. Application is to be made to the RCDOH for review of the storm water management system for compliance with the County Mosquito Code.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,



Brandon Durant, Ph.D.  
Assistant Public Health Engineer  
durantb@co.rockland.ny.us  
(845) 364-2642

cc: Michael Kezner, Rockland County Department of Planning (via Tyler)  
Sparaco & Youngblood, PLLC  
MBSP (via email)



## Memorandum

**To:** Village of Wesley Hills Planning Board

**From:** William Brady, AICP, Principal Planner  
Gerard Chesterman, Planner

**Re:** 25 Onderdonk Road – Site Plan, Special Permit and Wetlands Permit  
SBL# 32.19-1-1: R-35 Zoning District

**Date:** March 24, 2026

**cc:** Stephanie Caputo, Planning Board Secretary  
Bruce Minsky, Esq., Planning Board Attorney  
Alena Guckian, P.E., Village Engineer  
John Layne, Building Inspector  
Todd Rosenblum, Applicant Representative

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### Received and reviewed for this memorandum:

- Landscape Plan, prepared by Yost Design Landscape Architecture, dated December 5, 2025, last revised March 2, 2026.
- Short Environmental Assessment Form, prepared and signed by Abraham Schwartz, dated February 2, 2026
- Letter from the Rockland County Office of Fire and Emergency Services, prepared and signed by Nicolas A Longo, dated March 3, 2026.
- Site Plan Sheets, prepared and signed by Steven Michael Sparaco of Sparaco and Youngblood, PLLC, dated February 2, 2026, last revised March 16, 2026:
  - Planimetric Plan
  - Grading and Utility Plan
  - Sediment and Erosion Control Plan
  - Wetlands Relocation Plan
  - Existing Conditions Plan
  - Details Sheet

### Project Summary

The subject application is for Site Plan, Special Permit and Wetlands Permit for the relocation of wetlands and the construction of a single-family home, pool, and pool house. The currently proposed wetlands work is to relocate small portions of the existing wetlands and combine them with a larger existing wetland area on the site. The proposed home is located within the 100' wetland buffer.

The property is the site of a former neighborhood pool and tennis facility, with the existing court, pool and small outbuildings remaining on the site.

The site is located at 25 Onderdonk Road at the dead end of Onderdonk Road with proposed new driveway access to Beatrice Drive, on SBL # 32.19-1-1 in the R-35 Zoning District. The lot also includes a mall frontage on Buena Vista Road, to the south, and includes an easement for water and sewer utilities for the residential property located directly to the south on Buena Vista Road.

### **Submission Comments**

1. 2/2026 - The applicant's narrative notes that the applicant has received a NYS DEC No Jurisdiction Waiver and a statement from the US Army Corps of Engineers that an individual permit is not required for this proposal. **3/2026 – The applicant has provided a No Jurisdiction Letter from NYS DEC and a statement from the USACOE that an individual permit is not required, but reverification is required.**
2. 2/2026 - Page 2 is missing from the SEAF. Please provide a revised SEAF that includes page 2. **3/2026 – Comment addressed.**
3. 2/2026 - We note that the proposed dwelling will not connect to Onderdonk Road, but rather to Beatrice Drive. Please confirm if an address change will be pursued. **3/2026 – The Rockland County Office of Fire and Emergency Services has notified the Village that Beatrice Road will be renamed Hidden Valley Way and the proposed home will be 30 Hidden Valley Way. Comment addressed. Comment addressed.**
4. 2/2026 - We recommend the applicant provide information on existing and proposed improvements and easements for the turnaround at the end of Onderdonk Road and the utility access area from Buena Vista Road. **3/2026 – We note that the current plans identify these easements for the turnarounds at the end of Onderdonk and at the utility easement area on Buena Vista Road. Comment addressed.**
5. 2/2026 - The plans identify a proposed conservation easement to the Village of Wesley Hills in the area around the proposed enlarged wetlands. We recommend the applicant and Planning Board discuss this proposed easement, whether the Village should require the easement, maintenance provisions, etc. **3/2026 – We note that the current plans identify the proposed conservation easement and proposed wetland replacement areas. Comment addressed.**
6. 2/2026 - The narrative notes that a previous proposed home had received a wetlands permit from the Village in 2015. An updated narrative should note that the previously proposed home was smaller, without a proposed pool and pool house. **3/2026 – Comment remains.**
7. 2/2026 - The site plan refers to architectural plans; such plans are to be provided. **3/2026 – Comment remains.**

### **Zoning Comments**

8. 2/2026 - Please review the consistency of the Bulk Table with the dimensions shown on the plans for various yard setbacks. **3/2026 – Comment addressed.**

### Planning Comments

9. 2/2026 - A Landscaping Plan and Planting Schedule has been provided. We recommend native species of trees, shrubs and ground covers be utilized, such as those recommended in the NYS DEC Native Plan Guide. Several listed in the Guide may be appropriate for this site, soil conditions and within proposed wetland areas. **3/2026 – Comment addressed.**

### SEQRA/GML Comments

10. We recommend that this application be identified as a Type II action under SEQR, and no further SEQR is required.
11. 2/2026 - Per GML 239, review will need to be conducted by the Rockland County Department of Planning as the property abuts the Village of Pomona. **3/2026 – Please provide any response from Rockland Planning Department.**

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

Items reviewed for the February 24, 2026, Memorandum:

- Planning Board Site Plan Application, prepared and signed by Abraham Schwartz, dated February 10, 2026
- Wetlands Permit and Special Permit application, prepared and signed by Abraham Schwartz, dated November 7, 2025
- Letter to the Planning Board, prepared and signed by L.Y Contractor L.Y Consulting Inc., dated December 18, 2025
- Project Narrative, prepared and signed by Todd Roseblum, Rosenblum Architecture, dated February 11, 2026
- Letter from the United States Army Corps of Engineers, prepared and signed by Alexandra Ryan, Project Manager from the United States Army Corps of Engineers, dated October 3, 2025
- Freshwater Wetlands Jurisdictional Determination, prepared by the NYSDEC, dated January 27, 2026
- Short Environmental Assessment Form, prepared and signed by Abraham Schwartz, dated November 11, 2025
- 25 Onderdonk Road Drainage Report, prepared and signed by Steven Michael Sparaco of Sparaco and Youngblood, PLLC, dated February 2, 2026
- Site Plan Sheets, prepared and signed by Steven Michael Sparaco of Sparaco and Youngblood, PLLC, dated February 2, 2026
  - Planimetric Plan
  - Existing Conditions
  - Grading and Erosion Control Plan
  - Wetlands Relocation Plan
  - Detail Sheet
- Landscape Plans, prepared by Yost Design Landscape Architecture, dated December 5, 2025:
  - Planting Plan
  - Details Sheet

**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](mailto: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

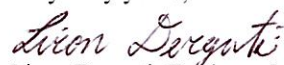
Dear Planning Board Members:

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

**ROCKLAND COUNTY SEWER DISTRICT NO. 1**

4 Route 340  
Orangeburg, New York 10962  
Phone: (845) 365-6111 Fax: (845) 365-6686  
RCSD@co.rockland.ny.us

**Michael Specht**  
*Chairman*

**Michael R. Saber, P.E.**  
*Executive Director*

January 21, 2026

Ms. Alicia Schultz  
Deputy Village Clerk  
Village of Wesley Hills  
432 Route 306  
Monsey, NY 10952

Re: Josef Lefkowitz  
34 Willow Tree Road  
Tax Lot 13/41.07-2-31 (formerly a portion of ESA Lot 9./27/F)

Dear Ms. Schultz:

Our office has received and reviewed a site plan that was last revised on October 22, 2025, which Anthony R. Celentano, P.L.S., prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. The project under review lies wholly within former Tax Lot 9./27/F, which the United States Environmental Protection Agency (EPA) has designated as an Environmentally Sensitive Area (ESA).
  - a. The District has no record of an ESA waiver for this property. Therefore, the property owner must apply for a waiver of the EPA's grant condition, which restricts sewer connections from ESA lots. The sewer connection for this lot should **not** have been approved until the EPA and New York State Department of Environmental Conservation (DEC) approved the waiver. Attached please find an ESA waiver application.
  - b. An ESA waiver request must be submitted to this office **along with the correct number of plans and narratives** as indicated below. The District cannot forward an ESA waiver request to the EPA and DEC until **four (4)** copies of the information outlined below are submitted to this office:
    - i. **PROJECT PLANS:** Please provide a detailed site plan of the existing and proposed topography, drainage, soils, etc., and other features of the site.
    - ii. **ESA BOUNDARY DELINEATION:** Please provide a precise delineation of the ESA boundary on the same scale as the aforementioned site plan. Also, provide a

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brief written report that delineates the boundaries of both the wetland and the 100-year flood plain boundaries.

- iii. **EROSION AND SEDIMENTATION CONTROL (E&SC) PLANS:** Please provide a complete erosion and sediment control plan for the entire site to protect the ESA wetland and floodplain both during and after construction (include standard notes and details).
  - iv. **ESA CHARACTERIZATION AND EVALUATION:** Please describe the current wetland features of the ESA wetland areas on the site in terms of the following parameters: acreage, flora, fauna, wildlife habitat, soils, rock, flood control, and the surrounding setting. Please also evaluate the wetland values in accordance with the latest available U.S. Army Corps of Engineers Wetland Evaluation Manual. Also, please quantify the floodplain characteristics and evaluate the effects of your project on it.
  - v. **EFFECTS OF MODIFICATIONS:** Please explain how the proposed site disturbances would affect the site features and values discussed in response to Item 4 above.
  - vi. **ESA MITIGATION:** Please provide a detailed narrative discussion of your proposed mitigation plan in order to comply with the standards for waiver approval listed below. As necessary, the plan should include the creation of new wetland acreage of, at a minimum, equal size and value to that which would be lost.
  - vii. **STANDARDS FOR WAIVER APPROVAL:** The standards applied by the EPA and DEC for ESA Waiver Approval are similar to the DEC standards for a Freshwater Wetland Permit. There will be a sufficient demonstration of:
    - (1) no net loss of wetland acreage or wetland values;
    - (2) no reasonable non-wetland alternate locations existing on the site for this development;
    - (3) minimization of loss of wetland and wetland values;
    - (4) mitigation of any loss of wetland acreage or wetland values;
    - (5) no appreciable increase in turbidity or sedimentation in the wetland or any watercourses above background levels; and
    - (6) no net increase in downstream flooding during storm events.
- c. The *Procedural Rules for Working on Rockland County Sewer District No. 1 Sewers* impose a fee of three hundred fifty dollars (**\$350.00**) to process an application for an ESA waiver.
  - d. Once the above requirements have been met, our office will forward the required information to the EPA and DEC. It should be noted that three (3) of the four (4) sets as requested above are required for EPA and DEC purposes.

2. All permits, fees and inspections associated with connections to the sanitary sewer main on Willow Tree Road are the responsibility of the District. If this or a future project involves any work on the connection to the sewer main, a hookup permit must be obtained from the District prior to starting the sewerage portion of this job. This will require approval of the details for connecting to the existing sewers, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
3. Details for sanitary sewer construction, if any, must comply with the District's construction standards and should be shown on the plans.
4. Details for the sanitary sewer connection, if any, are also subject to approval by the Town of Ramapo.
5. Approval of this application for a permit for clearing, filling or excavation of land for removal of rubble and tree stumps at a single-family dwelling on a 128,890 square foot lot in the R-50 District does not require the applicant to pay an impact fee, in accordance with the Rockland County *Sewer Use Law* as last amended in 2010. **However, if the use or occupancy of the property exceeds two (2) units (e.g., with additional dwelling units, guest suites, a house of worship, a school, a daycare center, or a home occupation), the District will require further review and the owner will have to pay an impact fee.**

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Lorelei Greene Tinston  
Engineer I

Attachment

cc: M. Saber M. Dolphin D. Gregory  
Shajan Thottakara, P.E. – Rockland County Drainage Agency  
Michael Sadowski, P.E. – Town of Ramapo DPW  
Anthony R. Celentano, P.L.S. – 31 Rosman Road, Theills, NY 10984  
Tzvi Lefkowitz – 40 Quince Lane, Monsey, NY 10952

File: TOR 41.07-2-31 – 34 Willow Tree Road  
ESA  
Reader

