



ZONING BOARD OF APPEALS MEETING AGENDA

April 15, 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 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

2. The application submitted by Barnett Brodie on behalf for a variance from the provisions of Section 230-14L(3) to permit the construction, maintenance and use of a fence that is 12.66 feet tall in height instead of the maximum permitted height of 6 feet.

The subject premises are situated on the north side of Roven Road 0 feet north of Carefree Lane, known as 18 Roven Road, designated on the Tax Map as Section 41.06, Block 1, Lot 38, in an R-50 Zoning District.

3. The application submitted by Tara Weitzner for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the maintenance and use of a single family residence having a front yard of 44.7 feet instead of the minimum required of 50 feet and a total side yard of 54.3 feet instead of the minimum required of 60 feet.

The subject premises are situated on the east side of Hillside Terrace approximately 135 feet east of Old Pomona Road, known as 4 Hillside Terrace, designated on the Tax Map as Section 32.20, Block 1, Lot 56, in an R-35 Zoning District.

4. The application submitted by Naomi Streicher for variances from the provisions of Section 230-17 Attachment I, Section 230-140(4)(a) and Section 230-140(5) of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of an addition to an accessory building having a side yard of 28.2 feet instead of the minimum required 30 feet,

and being 2,068 square feet instead of the maximum permitted of 900 square feet.

The subject premises are situated on the north side of Lime Kiln Road, known as 27 Lime Kiln Road, designated on the Tax Map as Section 41.07, Block 1, Lot 9, in an R-50 Zoning District.

5. The application submitted by Cong. Trisk Tolna for variances from the provisions of Section 230-17 Attachment I and Section 230-26G(c) of the Code of the Village of Wesley Hills to permit the maintenance and use of a neighborhood gathering and single family residence having a minimum lot area of 28,631 square feet instead of the minimum required of 35,000 square feet, lot width of 100 feet instead of the minimum required of 125 feet, effective square of 100 feet instead of the minimum required of 125 feet, front yard of 32.5 feet instead of the minimum required of 50 feet, side yard of 22.1 feet instead of the minimum required of 25 feet and total side yard of 45.1 feet instead of the minimum required of 60 feet.

The subject premises are situated on the north side of Glenbrook Road approximately 400 feet west of Moccasin Place, known as 33 Glenbrook Road, designated on the Tax Map as Section 41.10, Block 2, Lot 24, in an R-35 Zoning District.

6. The application submitted by Jacob Kohl pursuant to Section 86-5 and 86-6 of the Code of the Village of Wesley Hills, on appeal of a determination made by the Building Inspector of the Village of Wesley Hills requiring the demolition of greenhouse structures at premises known as 799 Union Road in the Village of Wesley Hills.

The subject premises are situated on the west side of Union Road 0 feet north of Grandview Avenue, known as 799 Union Road, designated on the Tax Map as Section 42.13, Block 1, Lot 23.5, in an R-35 Zoning District.

DISCUSSIONS

APPROVAL OF MINUTES

ADJOURNMENT

174 Grandview Ave

The applicant is proposing to construct a 1,440 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 4,050 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 applicant has appeared before the board several times with the current application, and the board suggested that the applicant revise the plan and minimize the addition. The applicant has therefore reduced the size of the addition and seeks the following variances:

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 (Unchanged)

Maximum Impervious Surface: 25%

Previously Proposed Impervious Surface: 43%

Proposed Impervious Surface: 37%

Maximum Building Coverage: 10%

Previously Proposed Building Coverage: 23%

Proposed Building Coverage: 18.8%

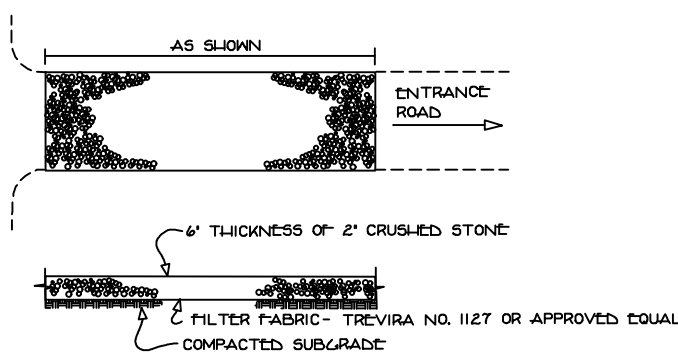
Variance from Section 230-31 A. – Requirement to have 1 indoor parking space

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, 2025.

-NOT PART OF A FILED MAP



STABILIZED CONSTRUCTION ENTRANCE

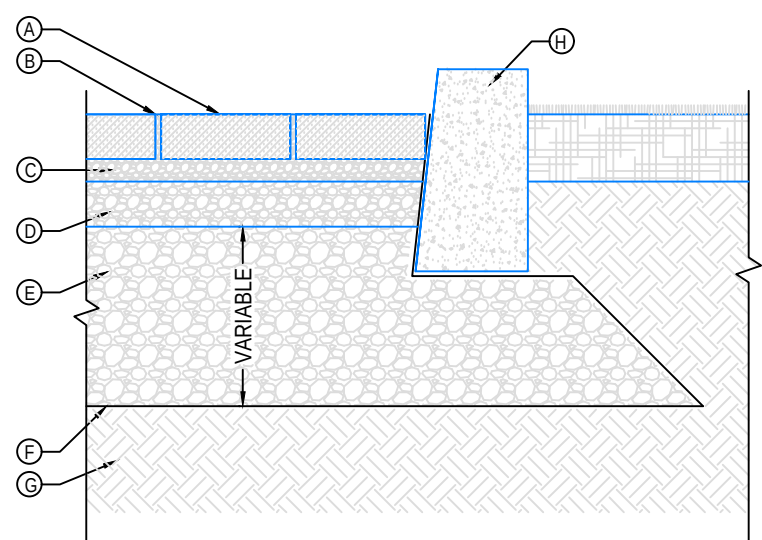
N.T.S.

CONSTRUCTION SPECIFICATIONS:

- STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN SIX FEET
- THICKNESS - NOT LESS THAN SIX (6) INCHES
- WIDTH - TWENTY (20) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS, TWENTY-FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE SPREAD ACROSS THE ENTRANCE. IF PAVING IS IMPRACTICAL, A MODIFIABLE SLOPE WITH 1:1 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, DEPOSITED, 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.

NOTES:

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



SECTION
CASE NO. 1 - FULL INFILTRATION

LEGEND:

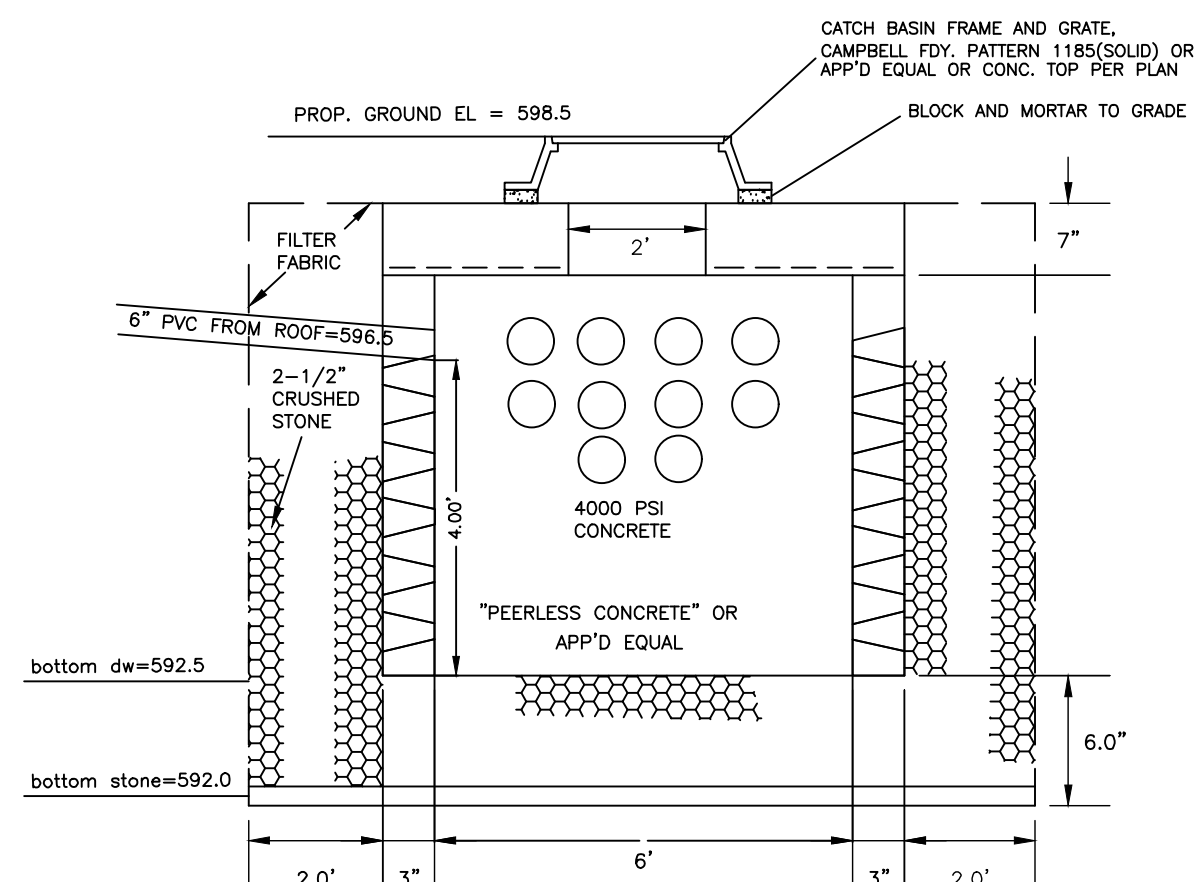
- PERMEABLE PAVEMENT FROM TECO-BLOC, 2.38" TO 3.15(10") THICK INFLO, MISTA RANDOM, PURE, VICTORIEN PERMEABLE VILLAGIO OR VILLAGIO GRANDE CONFORMING TO ASTM C 698
- JOINT FILLING MATERIAL, NO. 8 (FOR INFLO, PURE AND VILLAGIO) OR NO. 9 STONE (FOR MISTA RANDOM, VICTORIEN PERMEABLE AND VILLAGIO GRANDE) CONFORMING TO ASTM D 448
- BEDDING COURSE, 7" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
- BASE COURSE, 4" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
- SUBBASE COURSE, THICKNESS AS PER DESIGN NO. 2 STONE CONFORMING TO ASTM D 448 (8")
- GEOTEXTILE
- SUBGRADE
- EDGE RESTRAINT

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- CONTRACTOR'S NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5058.007.

PERMEABLE PAVERS

PERMEABLE PAVERS (FULL INFILTRATION)



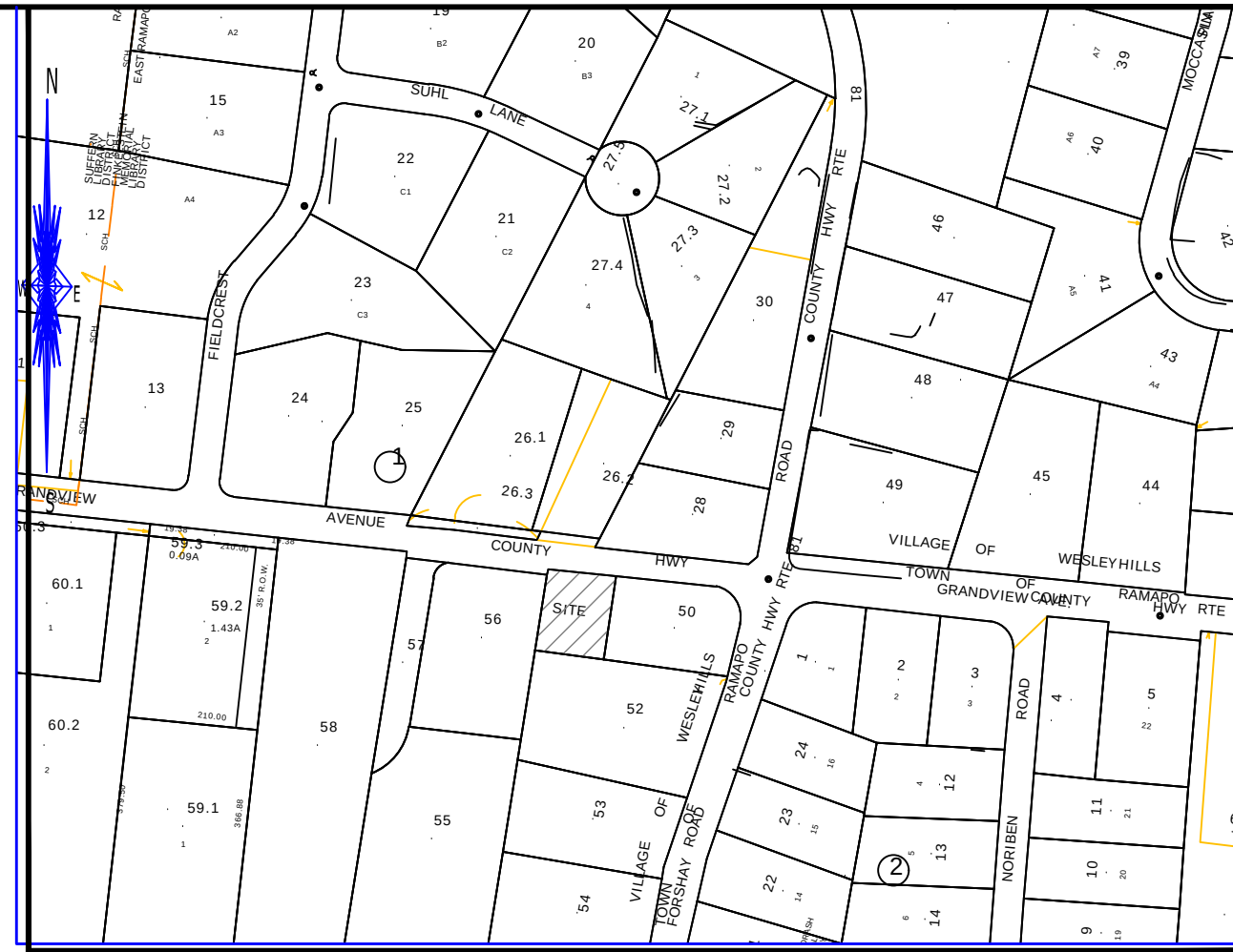
1 SEEPAGE PIT SYSTEM: 10.5' X 10.5'
N.T.S.

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'

Drywell Design:

Site Area	0.0121 Acre
Development Size =	61,000
Undeveloped SCS Curve No. =	98,000
Developed SCS Curve No. =	
1. Select Design Storm	9,300
100 year, 24-hour	
2. Type of subsurface disposal system	
Precast drywell with 3'-3" crushed stone	
3. Determine Percolation Rate	
Percolation Rate:	1,000 inches
Time	30,000 minutes
a. Area of Percolation (Apl)	1,000 feet
Surface area of Cylinder	8,000 inches
Area of Cylinder	2,225 Ft ²
D=	0.7854 Ft ²
h=	
h=	
Bottom Area	
Ab=Pi*2	
Ab=	
Volume of Percolation	
Approach	
Ap=	3,0107 Ft ²
Vp=Ap*h	0.0554 Ft ³
Soil Percolation Rate	0.0007 Ft ³ /Ft ² /Min
Simultaneous area time	1,0435 Ft ³ /Ft ² /day
Sr=	0.7828 Ft ³ /Ft ² /day
Sr=(minus dogging factor of 25%)	
4. Calculate Required Storage Volume	
100yr, 24 hour rainfall:	9,300 inches
From Table 2-1 of TR-55	
Existing CN=	61,000 therefore depth Vm 4.40 inches
Proposed CN=	98,000 therefore depth Vm 9.10 inches
Delta Vm=	4,700 inches
Vs=delta Vm*Area	208,800 Ft ³
Vs=	
5. Calculate Volume per Drywell:	
Vm=Pi*2*height	2,000 feet
Thickness of Stone=	0.3330 feet
Thickness of drywell wall=	6,000 feet
Diameter of drywell=	4,000 feet
Height of drywell=	168,800 Ft ³
Vm=	
6. Calculate 24-hour percolation volume per drywell (Vp)	
Vp=Vs*area of drywell's oil percolation rate(Sr)	
Vp=Pi*2*Vp	68,928 Ft ³ /day/drywell
Vp=	
*Note: Bottom of drywell not included	
7. Calculate the total 24-hour volume per drywell (Vt)	
Vt=Volume of drywell(Vm)/percolation volume(Vp)	239,738 Ft ³
Vt=	
8. Determine number of drywells required (DW)	
DW=Req. Volume of Storage (Vs)/Total Vol. per Drywell (Vt)	0.9
DW=	USE 1

REVISIONS

2 3/24/26 REVISE
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

20 10 10 10 20 40 60

PAUL GDANSKI, PE, PLLC

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

174GRAND

DATE

NOV. 14, 2025

SCALE

1" = 20'

DWG

1 OF 1

COVERAGE:

DWELLING W/OH= 935 SF
FRONT PORCH=245 SF
GARAGE/DWELLING=624 SF
DRIVEWAY, BASEMENT ACCESS & WALKS=2,925 SF=353 SF=45 SF/PERVIOUS=2,527 SF
SLID=101 SF (TBR)
CONC=26 SF
PROP. ADDITION=828 SF
PROP. CONC=16 SF
TOTAL IMPVIOUS = 5,201 SF
PRO. COV.=5,201 SF/14,029 SF=0.3707

MAXIMUM BUILDING COVERAGE CALCULATION PER ZONING LAW:
SQUARE FOOTAGE OF BUILDINGS LESS THAN 15' HEIGHT OR 1-1/2 STORIES=1,278 SF
TOTAL BUILDING AREA=2,195 SF
BLDG COVERAGE = 2,195/15,684.2 SF = 0.140
PROP.
1.5 STORY=245 SF
TOTAL=2,632 SF (PER ARCU)
245 SF/2,632 SF=0.09+0.10=0.105
BLDG COV.=2,632 SF/14,029 SF=0.1876

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

BUILDING HT CALCS:

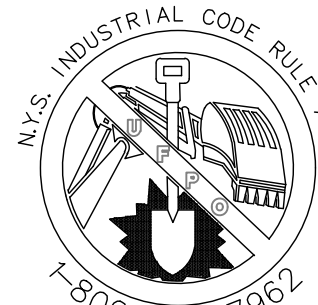
BUILDING HEIGHT
AVG EXIST. GRADE=527.9+526.5+1054.4/2=527.2
520.7-527.2=35.164 FT TO EAVE=19.9'
EXPOSED HEIGHT
AVG. FINISHED GRADE REAR=526.2+527.0+1053.2/2=526.6
HEIGHT TO GRADE=520.7-526.6=41.1'
EXPOSED HT=41.1+19.2 FT=60.3'

FRONT YARD IMPVIOUS AREA:

EXISTING:
DRIVEWAY & WALK=599 SF
AREA=3918 SF
EXIST. FV1=599 SF/3918 SF=0.153
PROPOSED:
DRIVEWAY AND WALK=590 SF
AREA=2,264 SF
PROP. FV1=590 SF/2,264 SF=0.172

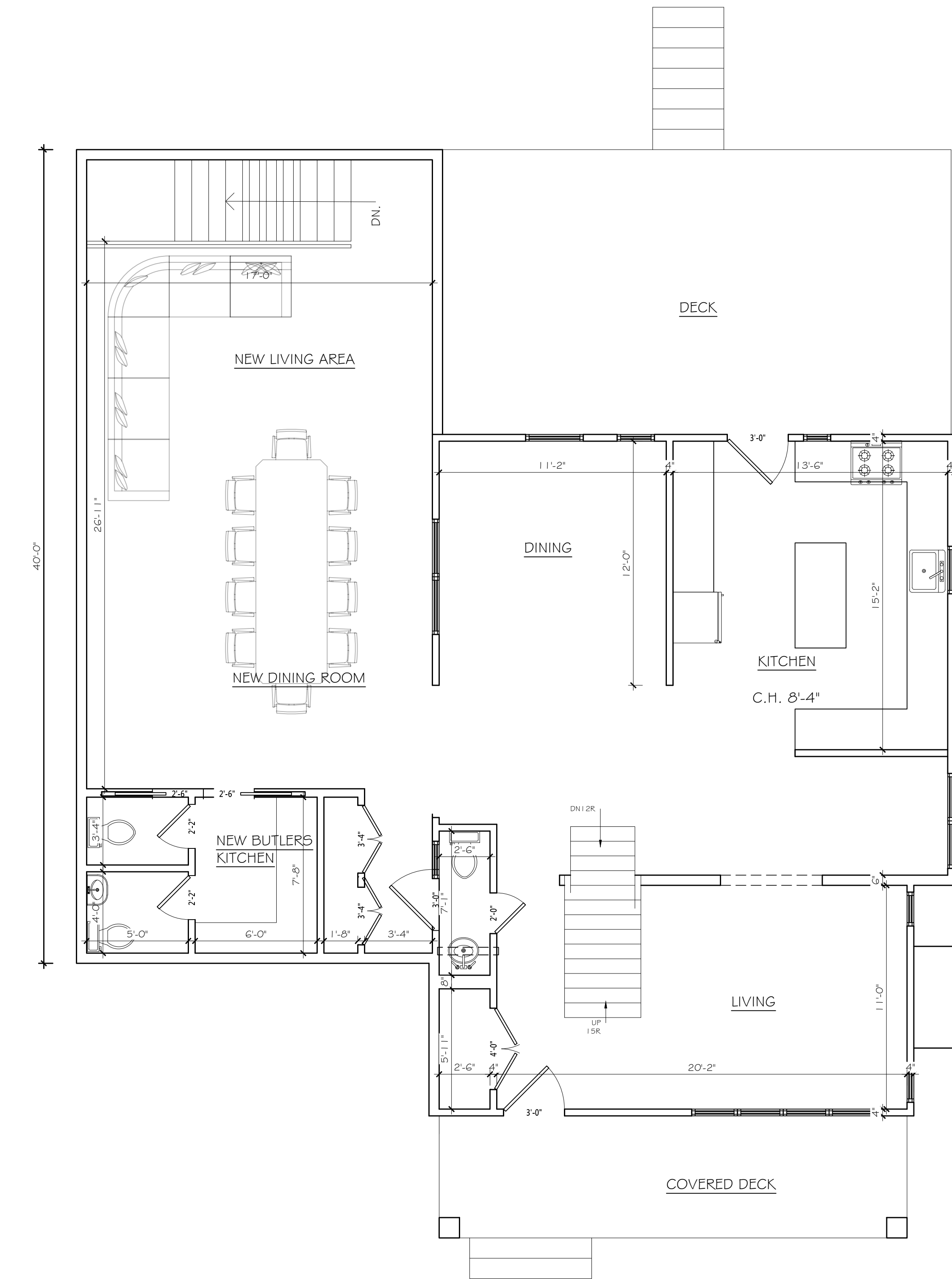
	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)
REQD	35,000	100	125	125	50	25	60	50	0.25	0.20	0.10/0.105	2.5 / 25	40
EXIST.	15,684.2*	115.0	115.0*	21.5*	19.7*	4.4*	65.1	3.9*	0.310*	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*	0.371+	0.172	0.188+	19.9	35.3

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

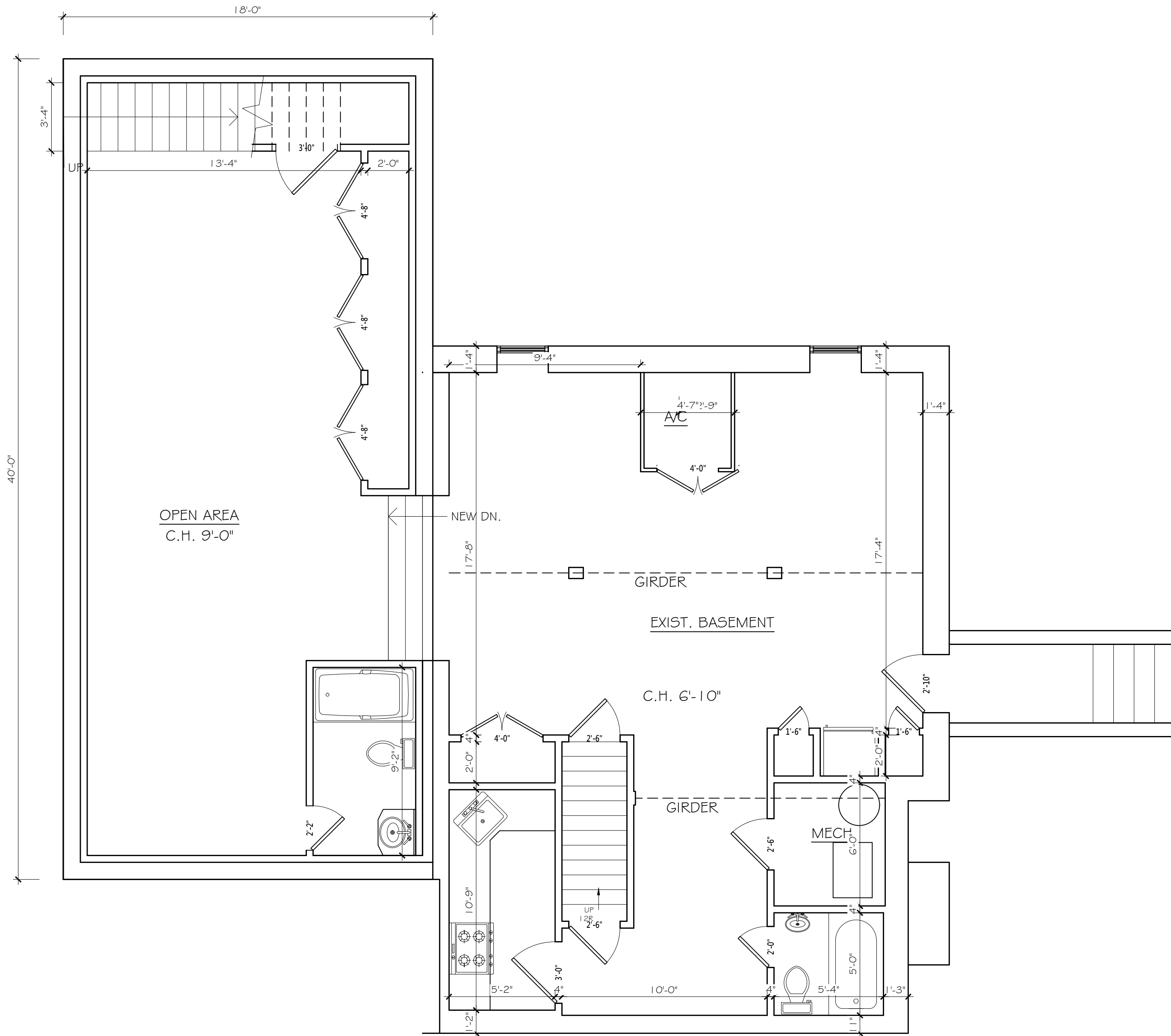


CALL BEFORE YOU DIG, DRILL, OR BLAST
NO LESS THAN TWO WORKING DAYS NOTICE
IT'S THE LAW!





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



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

PROJECT:

THE MARCH FAMILY RESIDENCE
174 GRANDVIEW AVE.
MONSEY NY 10952

DESIGNED BY:

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



START DATE: 10/30/25

REVISIONS

Narrative Summary – Zoning Board of Appeals Application

Property: 18 Roven Road, Wesley Hills, NY

Section / Block / Lot: 41.06 / 1 / 38

The applicant is the owner of the property located at 18 Roven Road in the Village of Wesley Hills and is proposing the construction of a new single-family residence with associated site improvements.

In July 2024, a plot plan for the proposed residence was submitted to the Village for review. By correspondence dated August 2024, the Village Engineer identified certain zoning relief that would be required for the project. The applicant thereafter applied to the Zoning Board of Appeals and, on April 24, 2025, the Zoning Board granted the requested variances.

Following the granting of those variances, the applicant resubmitted the plans to the Village in support of a building permit application. The resubmitted plans were substantially the same as the prior submission, with the only material changes being the incorporation of the variances previously granted by the Zoning Board.

Upon subsequent review, the Village Engineer identified additional zoning-related issues that had not been raised during the initial review, including the proposed height of fencing associated with retaining walls along portions of the property. The Village Engineer indicated that the proposed wall and fence configuration may require additional zoning relief pursuant to §230-14.L of the Village Zoning Code, which regulates fence height as measured from natural grade.

The proposed fencing is intended as a safety measure and is necessary to prevent the risk of falls from the top of the proposed retaining walls. From the perspective of a person standing on the developed portion of the property, the fence will not appear to exceed approximately six (6) feet in height and will be consistent with typical residential fencing in the Village. The apparent excessive height results solely from the method of measurement

required by the Zoning Code, which measures fence height from the pre-development natural grade, rather than from the finished grade adjacent to the fence.

Due to the hilly topography of the site, only a limited portion of the fencing located toward the rear of the property would calculate to a greater height when measured from natural grade. Many other sections of the proposed fence will be substantially lower and well within typical residential fence heights. The variance request therefore applies only to a small, localized section of fencing and does not represent a uniform or continuous condition around the property.

Accordingly, while a portion of the fence may calculate to a greater overall height under the technical measurement method prescribed by the Zoning Code, it will not function, appear, or be experienced as an unusually tall or visually intrusive fence. The proposed fence is proportional to the retaining walls it serves, is necessary for public safety, and is an accessory improvement customarily associated with residential development.

The applicant is therefore appearing before the Zoning Board of Appeals to request an area variance from §230-14.L to permit the construction and maintenance of fencing exceeding the maximum permitted height as measured from natural grade, due to site topography and the necessity of retaining walls as part of the overall site design.

The requested relief is limited in scope, is driven by safety considerations and existing site conditions, and is necessary to allow the reasonable development of the property for a single-family residential use consistent with the surrounding neighborhood.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date _____

Please check all that apply:

☐ Planning Board	☐ Architectural Review
☒ Zoning Board of Appeals	☐ Historical Board
☐ Municipal Board	
☐ Subdivision	☐ Pre-preliminary/Sketch
☐ Number of Lots	☐ Preliminary
☐ Site Plan	☐ Final
☐ Special Permit	☐ Conditional Use
☐ Zoning Code Amendment	☐ Zone Change
☒ Variance * (Fill out Part II of this form.)	

Project Name: 18 Roven Rd Wesley Hills NY 10952

Applicant: Barnett Brodie Phone # 845-642-2171

Address 8 Carter Lane Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Property Owner: Elana Motechin Phone # 718-704-4871

Address 8 Carter Lane Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Yosef Portnoy P.E. Phone # 732-962-9720; EXT. 101

Address 10 Gila Place, Lakewood NJ 08708
Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

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

Contact Person: Barnett Brodie Phone # 845-642-2171

Address 8 Carter Lane Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.06 Block 1 Lot(s) 38
Section _____ Block _____ Lot(s) _____

Location: On the North side of Roven Rd,
0 feet East of Carefree Ln.

Acreage of Parcel 0.594 AC **Zoning District** R-50
School District East Ramapo CSD **Postal District** Monsey

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

The project involves the construction of a new single-family residence with associated site improvements. The approved

If subdivision:

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

Project History: Has this project ever been reviewed before? Yes

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

See the attached "Supplement to Zoning Board Application"

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

NA

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

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

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

_____ State or County Road
_____ Long Path
_____ Municipal Boundary

_____ State or County Park
_____ County Stream
_____ County Facility

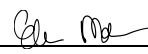
List name(s) of facility checked above. NA

Applicant's Signature and Certification

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

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

Mailing Address


8 Carter Lane Monsey NY 10952

SWORN to before this

8th day of February, 2026


Notary Public



Affidavit of Ownership/Owner's Consent

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

I, Elana Motechin being duly sworn, hereby
depose and say that I reside at: 8 Carter Lane

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

I am the * _____ owner in fee simple of premises located at:
18 Roven Rd Monsey NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber _____ of conveyances, page _____.
Instrument No. 2002 at Page 43993, Rockland County Clerk's Office

Said premises have been in my/its possession since 19-09/04/2023. Said premises are also known and designated on the Town of Ramapo Tax Map as: section 41.06 block 1 lot(s) 38

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

Owner	<u></u>
Mailing Address	<u>8 Carter Lane Monsey NY 10952</u>

SWORN to before this
8th day of February, 20 26



Notary Public



* If owner is a corporation, fill in the office held by deponent and name of corporation, and provide a list of all directors, officers and stockholders owning more than 5% of any class of stock.

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

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

1. Print or type full name and post office address

Elana Motechin, 8 Carter Lane Monsey NY 10952

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

2. To the Zoning Board of Appeals of the Town/Village of
(Board, Commission or Agency)
Wesley Hills, Rockland County, New York:

Application, petition or request is hereby submitted for:

- ☒ Variance or modification from the requirement of Section 230 of the Zonning Code;
- ☐ Special permit per the requirements of Section _____;
- ☐ Review and approval of proposed subdivision plat;
- ☐ Exemption from a plat or official map;
- ☐ An order to issue a certificate, permit or license;
- ☐ An amendment to the Zoning Ordinance or Official Map or change thereof;
- ☐ Other (*explain*) _____;

To permit construction, maintenance and use of _____

A fence exceeding the maximum permitted height as measured from natural grade, associated with

3. Premises affected are in a R-50 zone and from the town of
Ramapo tax map, the property is know as Section 41.06,
Block, 1, Lot(s) 38.

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

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

(if none, so state)

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

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

I, Elana Motechin, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address

8 Carter Lane Monsey NY 10952

SWORN to before this

8th day of February, 2026

Notary Public



VILLAGE OF WESLEY HILLS

432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS:
VILLAGE OF WESLEY HILLS }

_____ being duly sworn, deposes and
says that he/she resides at _____

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 41.06 Lot No. 38 and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property.

Owner: 

Address: 8 Carter Lane Monsey NY 10952

Sworn to before me this

8th day of February 20 26


Notary Public



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

I, Elana Motechin being duly sworn deposes and says
that he is the applicant, agent or attorney for applicant, in the matter of the petition before
the Zoning Board of Appeals (*board*) in the town/village
of Wesley Hills affecting property located at
18 Roven Rd Monsey NY 10952, Rockland County, New York.

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

[illegible]

SWORN to before this

8th day of February, 2026



Notary Public

VILLAGE OF WESLEY HILLS

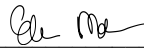
432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF POSTING

STATE OF NEW YORK }
COUNTY OF ROCKLAND }
VILLAGE OF WESLEY HILLS } SS:

Elana Motechin being duly sworn, deposes and
says that he/she is the applicant in the matter of an application before the
Village of Wesley Hills Zoning Board affecting property located at
8 Carter Lane, Wesley Hills, Town of Ramapo,
Rockland County, New York.

That on the 8th day of February 2026, he/she posted the
posters provided by the Zoning Board of the Village of Wesley Hills
giving notice of the hearing on this application in a conspicuous place
visible from every street along the frontage of the plot affected by this
application.



Sworn to before me this

8th day of February 200-2026


Notary Public

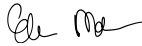


DISCLAIMER

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST*, AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES.

THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED



APPLICANT

Feb 7, 2026

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of _____

A fence exceeding the maximum permitted height as measured from natural grade, associated with proposed

AS APPLICABLE, COMPLETE THE FOLLOWING:

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

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

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

INSTRUCTIONS

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

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

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

Short Environmental Assessment Form

Part 1 - Project Information

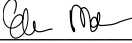
Instructions for Completing

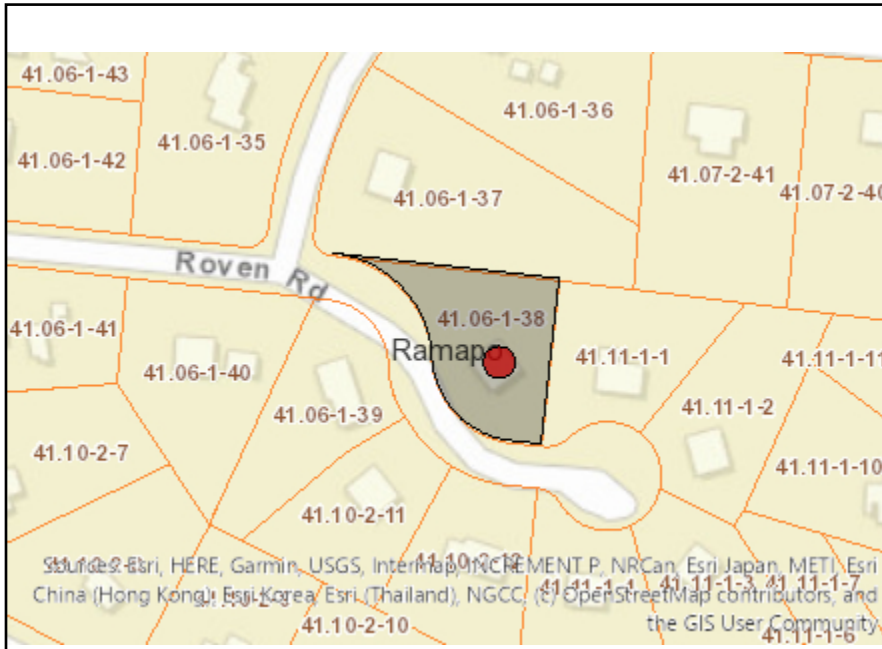
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Planning Board Site Plan Review – Single-Family Residence			
Project Location (describe, and attach a location map): 18 Roven Road, Wesley Hills, NY 10952			
Brief Description of Proposed Action: Construction of a single-family residence with associated site improvements on an existing lot.			
Name of Applicant or Sponsor: Elana Motechin		Telephone: (845) 642-2171 E-Mail: barnett@rbrealestategroup.com	
Address: 18 Roven Road, Wesley Hills, NY 10952			
City/PO: Wesley Hills		State: NY	Zip Code: 10952
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES ☐
3. a. Total acreage of the site of the proposed action? _____ 0.59 acres b. Total acreage to be physically disturbed? _____ 0.43 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.59 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Timber Rattlesnake	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Stormwater runoff will be collected and managed on-site through a combination of roof leaders, yard inlets, dry-wells, and, in accordance with the approved stormwater management design		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Elana Motechin</u> Date: <u>01/28/2026</u> Signature: <u></u> Title: <u>Owner</u>		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	N/A
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Supplement to Zoning Board Application

This project was previously reviewed by the Village of Wesley Hills Zoning Board of Appeals.

The applicant appeared before the Zoning Board of Appeals regarding the proposed construction of a single-family residence at 18 Roven Road, Section 41.06, Block 1, Lot 38.

Variances were granted by the Zoning Board of Appeals on April 24, 2025, in connection with building coverage, building height, and accessory pool setbacks, as reflected on the approved plot plan.

There was no formal ZBA resolution number issued for this approval.

Board: Zoning Board of Appeals

Project Name: Single-Family Residence – 18 Roven Road

Date: April 24, 2025

Case / Resolution No.: None issued

Relief Granted: Area variances related to building coverage, building height, and accessory pool setbacks

Exhibit A

label size 1" x 2-5/8" compatible with Avery® 5160/8160

Staples.

11/41.10-2-5
ROTBERG TM IRREV TRUST
61 PARKER DR S
MONSEY, NY 10952

11/41.11-1-2
EDELSTEIN STEVEN & BLIMA
14 ROVEN RD
MONSEY, NY 10952

11/41.06-1-53
ITZKOWITZ DAVID & LEAH
11 DIKE DR
MONSEY, NY 10952

11/41.06-1-39
ROZENBERG KENNETH
3 HUNTERS RUN
SUFFERN, NY 10901

11/41.10-2-16
RAMAPO TOWN OF
35-406 * *
237 RT 59
SUFFERN, NY 10901

11/41.10-2-50
124 WILLOW TREE LLC
124 WILLOW TREE RD
MONSEY, NY 10952

11/41.10-2-51
SALKIN STUART D + SHEILA
D
120 WILLOW TREE RD
MONSEY, NY 10952

11/41.10-2-52
HABERMAN IRWIN L &
MARILYN
1 DIKE DR
MONSEY, NY 10952

11/41.10-2-56
CHAPMAN DAVID & STEPHANIE
7 CARTER LA
MONSEY, NY 10952

11/41.10-2-53
BERKOWITZ STEVEN & SYLVIA
3 DIKE DR
MONSEY, NY 10952

11/41.10-2-14
GINSBERG MOSES & DIANE
2 DIKE DRIVE
MONSEY, NY 10952

11/41.10-2-10
FRIEDMAN HERSHEL &
AVIGAEAL
6 DIKE DR
MONSEY, NY 10952

11/41.10-2-54
HERZKA MARK R &
ELIZABETH N
5 DIKE DR
MONSEY, NY 10952

11/41.11-1-5
DEALCA ROQUE JR
114 WILLOW TREE RD
MONSEY, NY 10952

11/41.11-1-15
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

11/41.10-2-55
ZEILINGOLD SHMARY & CHAYA
M
9 CARTER LA
MONSEY, NY 10952

11/41.10-2-13
PARDO SCOTT & GAIL
4 DIKE DR
MONSEY, NY 10952

11/41.11-1-6
STATE OF NEW YORK
C/O COUNTY FINANCE OFFICE
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

11/41.11-1-8
GUTMAN SHAINA &
DEUTSCH ROCHELLE
80 WILLOW TREE ROAD
WESLEY HILLS, NY 10952

11/41.10-2-9
BERNSTEIN HERBERT & ANNE
8 DIKE DR
MONSEY, NY 10952

11/41.11-1-7
MC NAMARA JOHN E
92 WILLOW TREE RD
MONSEY, NY 10952

11/41.11-1-3
GOLD SIMON & SARAH
12 ROVEN RD
MONSEY, NY 10952

11/41.11-1-4
ROVEN ROAD LLC
C/O KLEIN JACK
604
9401 COLLINS AVE
SURFSIDE, FL 33154

11/41.10-2-12
GREENSTEIN GARY S &
JADINE K
8 ROVEN RD
MONSEY, NY 10952

11/41.10-2-8
WASSERMAN FAMILY
IRREVOCABLE TRUST
8A DIKE DR
WESLEY HILLS, NY 10952

11/41.11-1-9
IMER NOMI
2 WINDWARD LANE
MONSEY, NY 10952

11/41.10-2-6
ZELINGER JOSPEH & ADINA
9 DIKE DRIVE
MONSEY, NY 10952

41.11-1-12
Borgen + Nadoff
Lmer & Kargold
2 Windward La
monsey, NY 10952

11/41.10-2-11
KATZ MARSHALL & RENA
6 ROVEN RD
MONSEY, NY 10952

11/41.11-1-14
WESLEY HILLS VILLAGE OF
432 RT 306
MONSEY, NY 10952

2 WINDWARD LA
Staples.

label size 1" x 2-5/8" compatible with Avery® 5160/8160

18 Roven Rd
1001 01 24

04A-U1

11/41.10-2-7
NEEDLEMAN SCOTT N & DORIT
10 DIKE DR
MONSEY, NY 10952

11/41.11-1-10
KORNGOLD JAY & ANNETTE
18 MANCHESTER DRIVE
SPRING VALLEY, NY 10977

11/41.11-1-13
NADOFF YEHUDA
68 WILLOW TREE RD
WESLEY HILLS, NY 10952

11/41.11-1-11
BORGEN DAVID & JACQUELINE
6 WINDWARD LA
MONSEY, NY 10952

11/41.11-1-1
ROTHSCHILD YEHUDA
16 ROVEN DR
MONSEY, NY 10952

11/41.07-2-44
KANN MICHAEL &
WEINGARTEN-KANN PHYLLIS
8 BAKER LA
SUFFERN, NY 10901

11/41.06-1-40
ROSENFELD SHOSHANA
2 ROVEN ROAD
WESLEY HILLS, NY 10952

11/41.06-1-41
FINKELSTEIN MICHAEL &
ADINA
12 DIKE DR
MONSEY, NY 10952

11/41.06-1-38
MOTCHIN ELANA
1023 WILLOWBROOK RD
STATEN ISLAND, NY 10314

11/41.06-1-52
BERGER BERNARD & RACHEL
13 DIKE DR
MONSEY, NY 10952

11/41.06-1-55
GOLDING YAAKOV & ZEHAVA
38 WILDER RD
MONSEY, NY 10952

11/41.07-2-38
ZLOTNICK DOVID & MEIRA
9 BAKER LA
SUFFERN, NY 10901

11/41.06-1-42
POLLAK JAY & ORZEL
YOCHEVED NAOMI
14 DIKE DRIVE
MONSEY, NY 10952

11/41.07-2-39
PEACOCK FAMILY LIMITED
PARTNERSHIP THE
7 BAKER LA
SUFFERN, NY 10901

11/41.06-1-37
STEINHART MICHAEL &
MICHELLE
12 CAREFREE LA
SUFFERN, NY 10901

11/41.07-2-40
BERKOWITZ DAVID & SHIRA
5 BAKER LA
SUFFERN, NY 10901

11/41.07-2-41
SACHS DANIEL &
STERN-SACHS ESTHER
3 BAKER LA
SUFFERN, NY 10901

11/41.06-1-51
MARKOWITZ JOSEPH & ALYSSA
15 DIKE DR
MONSEY, NY 10952

11/41.06-1-56
NEUMAN BENJAMIN & DINA
40 WILDER RD
MONSEY, NY 10952

11/41.06-1-36
RIEDER ISAAC & RACHEL
1 BAKER LANE
SUFFERN, NY 10901

11/41.06-1-43
WILHELM CHAYA D
16 DIKE DR
MONSEY, NY 10952

11/41.06-1-35
WINFIELD STEVEN S & LISA
R
15 CAREFREE LA
SUFFERN, NY 10901

11/41.06-1-50
ROSENBERG SHELDON &
RACHELLE
17 DIKE DR
MONSEY, NY 10952

11/41.06-1-44
BRAND ASHER
20 DIKE DRIVE
MONSEY, NY 10952

11/41.07-2-43
KLUGMAN MAURICE & RENEE
6 BAKER LA
SUFFERN, NY 10901

11/41.06-1-34
ROSENSTOCK JE LEGACY
TRUST
13 CAREFREE LA
SUFFERN, NY 10901

11/41.07-2-4
SCHLACHTER DAVID M &
ROCHELLE T
8 CAREFREE LA
SUFFERN, NY 10901

11/41.07-2-42
GOTLIEB FAMILY
IRREVOCABLE TRUST
4 BAKER LANE
SUFFERN, NY 10901

11/41.06-1-49
HERZKA ROBERT & EMILY
19 DIKE DRIVE
MONSEY, NY 10952

11/41.06-1-45
BRAND ASHER & SHOSHANA
20 DIKE DR
MONSEY, NY 10952

11/41.06-1-33
BERMAN DAVID SETH
11 CAREFREE LANE
SUFFERN, NY 10901

11/41.07-2-5
GOLDBERG YOSEF & CHANA
6 CAREFREE LA
SUFFERN, NY 10901

11/41.06-1-48
LAMPERT ROBERT C & ANDREA
21 DIKE DR
MONSEY, NY 10952

11/41.07-2-10
KATZ EDWARD M & ELEANOR
9402 WARREN'S WAY #402
WANAQUE, NJ 07465

11/41.06-1-32
9 CAREFREE LLC
1251 E 29TH ST
BROOKLYN, NY 11210

11/41.07-2-3
VENEZIA I PETER & JO-ANN
5 CAREFREE LANE
SUFFERN, NY 10901

11/41.06-1-31
WEISS SAMUEL A
985 18TH ST E
BROOKLYN, NY 11230

11/41.06-1-46
ZAHLER JACOB & SHAINDY
REVOCABLE TRUST
22 DIKE DR
MONSEY, NY 10952

11/41.07-2-2
SINGER ADAM & TARYN
1 BAKER LANE
SUFFERN, NY 10901

41.07-2-6
Regency 1997 LLC
Carefree Lane LLC
c/o Melton Capital
13 Floor
250 55th St W
New York, NY 10019



432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.gov

Email: BuildingDept@wesleyhills.gov

Dated: January 16, 2026

Tax Parcel ID: 41.06-1-38

Address: 18 Roven Road

Applicant: Elana Motechin

BUILDING AND ZONING DEPARTMENT:

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

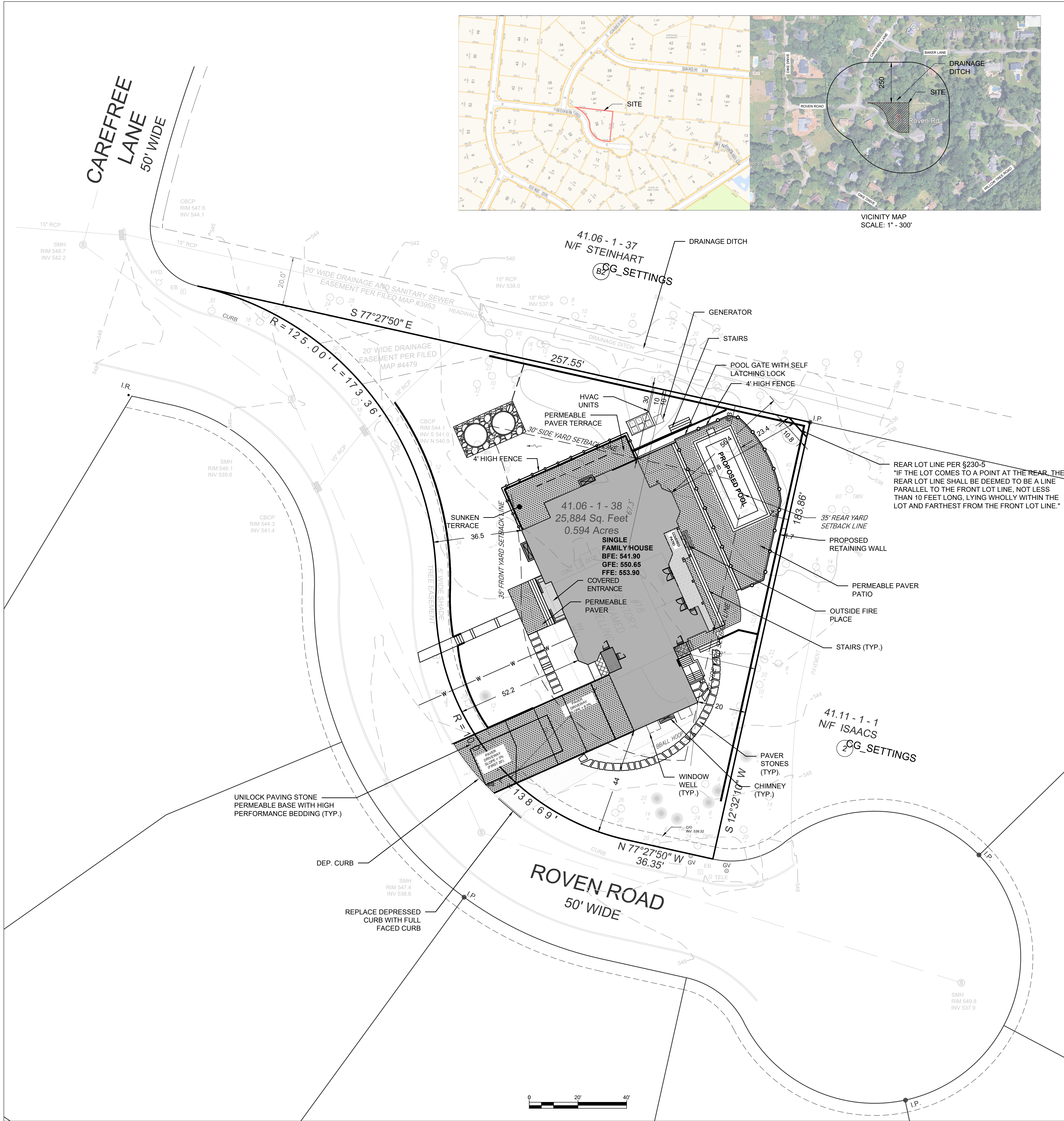
~Maximum fence height of 12.66ft where 8ft is required

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



John Layne
Building Inspector

cc: Zoning Board of Appeals



VICINITY MAP
SCALE: 1" = 300'

ZONING

1. PROPERTY ADDRESS: 18 ROVEN ROAD, VILLAGE OF WESLEY HILLS, ROCKLAND COUNTY, NEW YORK
2. BEING SECTION 41.06, BLOCK 1, LOT 38 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING. LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2002 AT PAGE 43993 AT THE ROCKLAND COUNTY CLERK'S OFFICE. BEING LOT 1 ON A MAP ENTITLED "SUBDIVISION OF PROPERTY FOR J.C. BERD, INC", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 21, 1973 IN BOOK 86 ON PAGE 57 AS MAP NUMBER 4479. THE LOT WAS CREATED AS PART OF AN AVERAGE DENSITY SUBDIVISION AS SHOWN ON MAP 4479.
3. APPLICANT/OWNER: ELANA MOTECHIN
18 ROVEN RD
WESTLEY HILLS, NY 10952
4. EXISTING USE: SINGLE FAMILY HOUSE
5. PROPOSED USE: SINGLE FAMILY HOUSE
6. EXISTING CONDITIONS BASED ON A SURVEY PREPARED BY: CIVIL TEC ENGINEERING & SURVEYING PC
TITLED "OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR 18 ROVEN ROAD, VILLAGE OF WESLEY HILLS,- SECTION 41.06 BLOCK 1 LOT 38 DATED: 10-05-2022
7. 3/4 " CORNER IRON PIPES TO BE SET BEFORE C.O. IS ISSUED
8. ALL NEW UTILITIES TO BE UNDERGROUND.
9. FIRE DISTRICT - MONSEY
10. SCHOOL DISTRICT - EAST RAMAPO
13. WATER DISTRICT- RAMAPO CONSOLIDATED WATER DISTRICT. WATER SUPPLY BY SUEZ WATER .
14. NO OPEN BURNING DURING CONSTRUCTION WITHOUT EXPLICIT PERMISSION FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
15. SEWER AND WATER SERVICE LINES ARE TO BE LAID IN SEPARATE TRENCHES, WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
16. SANITARY SEWER INFILTRATION AND EXFILTRATION TESTING OF CONSTRUCTION STANDARDS FOR ROCKLAND COUNTY SEWER DISTRICT NO. 1 SPECIFIED THAT " THE INFILTRATION RATE SHALL NOT EXCEED 25 GALLONS PER 24 HOURS PER MILE PER NOMINAL DIAMETER IN INCHES." CERTIFICATION OF OCCUPANCY MAY NOT BE ISSUED , NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE CERTIFIED BY A LICENSED NYS ROCKLAND COUNTY HEALTH DEPARTMENT AND TO THE ROCKLAND SEWER DISTRICT NO.1.
17. DURING THE COURSE OF CONSTRUCTION, THE BUILDER SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE CREATION OF DRAINAGE, EROSION AND SILTING PROBLEMS (IN CONSULTATION WITH APPROPRIATE AGENCIES)TO THE TOWN ENGINEERS SATISFACTION
18. ALL ELEVATIONS SHOWN ARE ON U.C.S. & G.S. DATUM.
19. ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO INDIVIDUAL HOUSES SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
20. ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT OF WAY AND THE CURB.
21. THE LOCATION OF EXISTING UTILITIES MUST BE VERIFIED.
22. ALL RETAINING WALLS GREATER THAN FOUR FEET IN HEIGHT MUST BE CERTIFIED AND INSPECTED BY A PROFESSIONAL ENGINEER.
23. DISTURBED AREA FOR THE REMOVAL OF THE EXISTING DRIVEWAY TO BE RESTORED WITH TOPSOIL AND SEED.
24. PERCOLATION AND DEEP HOLE TESTS ARE REQUIRED TO BE PERFORMED FOR THE PROPOSED DRYWELL FACILITY. THE TESTS SHALL BE WITNESSED/APPROVED BY VILLAGE ENGINEER REPRESENTATIVE. PERCOLATION TESTS ARE TO BE PERFORMED AT THE LOCATION AND ELEVATION OF THE BOTTOM OF THE PROPOSED SYSTEM. DEEP HOLE TESTS SHALL EXTEND AT LEAST (3) FEET BELOW THE PROPOSED SYSTEM.
25. VILLAGE ENGINEER TO BE NOTIFIED 48 HOURS PRIOR TO DRAINAGE INSTILLATION AND WITNESS/APPROVED.
26. THE SITE WILL REQUIRE 3966.51 CY OF FILL.
27. THE PROPOSED FENCE HEIGHT WILL BE 4 FT.

R-50 (RESIDENTIAL AVERAGE DENSITY SUBDIVISION)	REQUIRED	PROPOSED	LEGEND:
MINIMUM LOT AREA (SQUARE FEET)	25,000 SF *	25,884 SF	4' HIGH FENCE
MINIMUM LOT FRONTAGE (SQUARE FEET)	90 FT	348 FT	UNILOCK PAVING STONE PERMEABLE BASE WITH HIGH PERFORMANCE BEDDING (SEE DETAIL ON SHEET 3)
MINIMUM LOT WIDTH (FEET)	125 FT *	190 FT	
MINIMUM EFFECTIVE SQUARE, SIDE (FEET)	125 FT	129 FT	
FRONT YARD	35 FT *	36.5 FT	
REAR YARD	35 FT *	56.4 FT	
SIDE YARD (ONE)	20 FT *	20.0 FT	
TOTAL SIDE YARDS	50 FT *	50.0 FT	
MAXIMUM IMPERVIOUS SURFACE RATIO	0.25	0.25	
MAXIMUM IMPERVIOUS SURFACE RATIO	0.20	0.103	
MAXIMUM BUILDING COVERAGE	0.10	0.34 (V)	
MAXIMUM BUILDING HEIGHT (STORIES)	2 1/2	2 1/2	
MAXIMUM BUILDING HEIGHT (FEET)	25 FT	28.9 FT (V)	
MAXIMUM EXPOSED BUILDING HEIGHT	40 FT	39 FT	
ACCESSORY SWIMMING POOL REQUIREMENTS			
SIDE YARD	15 FT	7.4 FT TO POOL, (1.7 FT TO RAISED REAR YARD) (V)	
REAR YARD	15 FT	23.4 FT TO POOL, (0.0 FT TO RAISED REAR YARD)	

* IN ACCORDANCE WITH PLAN TITLED "SUBDIVISION OF PROPERTY FOR J.C. BERD, INC", PREPARED BY ADLER CARUSO AND YOUNG ENGINEERS/PLANNERS/LANDSCAPE ARCHTS.

(V) - VARIANCES APPROVED BY THE ZONING BOARD OF ADJUSTMENTS ON APRIL 24, 2025.

- §230-14(O) - A VARIANCE IS REQUIRED WHERE AN ACCESSORY POOL MAY NOT BE LOCATED CLOSER THEN 15' TO A SIDE OR REAR LOT LINE AND THE PROPOSED POOL IS 7.4' FROM THE EAST SIDE LOT LINE AND 8.3' FROM THE NORTH SIDE LOT LINE, (THE RAISED REAR YARD IS 1.7' FROM THE SIDE LOT LINE, AND THE RAISED REAR YARD IS 0.0 FROM THE REAR LOT LINE).
- §230-17 - A VARIANCE IS REQUIRED WHERE THE MAXIMUM BUILDING COVERAGE IS 0.10 AND 0.34 IS PROPOSED.
- §230-17 - A VARIANCE IS REQUIRED WHERE THE MAXIMUM BUILDING HEIGHT IS 2 1/2 STORIES OR 25 FEET AND 2 1/2 STORIES AND 28.9' IS PROPOSED.

THE FOLLOWING VARIANCE IS REQUIRED

- §230-14.L - A VARIANCE IS REQUIRED WHERE THE MAXIMUM FENCE HEIGHT IS 6 FT AND A PORTION OF THE FENCE IS GREATER THEN 6 FT.

PARKING USE	REQUIRED	PROPOSED PARKING
DWELLING UNITS (ONE-FAMILY)	2 SPACES	>2 SPACES

IMPERVIOUS SURFACE RATIO CALCULATIONS	PROPOSED
LOT AREA	25,884 SF
BUILDING AREA	5,005 SF
REAR PATIO AND POOL AREA	941 SF
TERRACE AREAS	129 SF
WALKWAY AREAS	489 SF
TOTAL IMPERVIOUS AREA	6,564 SF
IMPERVIOUS SURFACE RATIO	0.25
IMPERVIOUS SURFACE RATIO EXCLUDING POOL AREA	0.23

FRONT YARD IMPERVIOUS SURFACE RATIO CALCULATIONS	PROPOSED
FRONT YARD LOT AREA *	9,451 SF
FRONT YARD IMPERVIOUS AREA	279 SF
FRONT YARD IMPERVIOUS SURFACE RATIO	0.03

* THE AREA FROM THE NEAREST BUILDING CORNER TO THE FRONT LOT LINE.

BUILDING COVERAGE CALCULATIONS	PROPOSED
LOT AREA	25,884 SF
BUILDING AREA	5,005 SF
REAR PATIO	3,253 SF
POOL	579 SF
BUILDING COVERAGE INCLUDING PATIO AND POOL	0.34
BUILDING COVERAGE EXCLUDING PATIO AND POOL	0.19

BUILDING HEIGHT CALCULATIONS	PROPOSED
AVERAGE EXISTING GRADE *	546.75 FT
HEIGHT TO EAVE OF THE LARGEST ROOF **	574.9 FT
BUILDING HEIGHT	28.9 FT

* IN ACCORDANCE WITH THE DEFINITION IN §230-5 IF THE GRADE ADJACENT TO THE PROPOSED BUILDING IS RAISED THE GRADE AT THE STREET LINE SHALL BE USED AS THE EXISTING GRADE. THE AVERAGE EXISTING GRADE IS BASED ON THE GRADE AT THE STREET LINE TAKING THE AVERAGE OF 547 AND 546.5 TO OBTAIN AN AVERAGE EXISTING GARDE OF 546.75'.

** THE HEIGHT TO THE EAVE OF THE LARGEST ROOF IS BASED ON THE ARCHITECTURAL PLANS. THE HEIGHT FROM THE FIRST FLOOR TO THE EAVE IS 21'. THE FIRST FLOOR ELEVATION IS 553.9' + 21' = 574.9'.

10.	REVISED PER TOWNSHIP REVIEW LETTER	03/04/26	ZF
9.	REVISED FENCE	02/04/26	ZF
8.	REVISED PER TOWNSHIP REVIEW LETTER	12/24/25	ZF
7.	REVISED PER TOWNSHIP REVIEW LETTER	12/16/25	ZF
6.	REVISED IMPERVIOUS COVERAGE	03/11/25	ZF
5.	REVISED REAR LOT LINE DIMENSIONS	12/24/24	ZF
4.	REVISED PER TOWNSHIP REVIEW LETTER	12/24/24	ZF
3.	REVISED PER TOWNSHIP REVIEW LETTER	10/08/24	ZF
2.	REVISED GRADING	08/02/24	ZF
1.	ADJUST HOUSE LOCATION	07/09/24	ZF
NO.	REVISION	DATE	BY

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

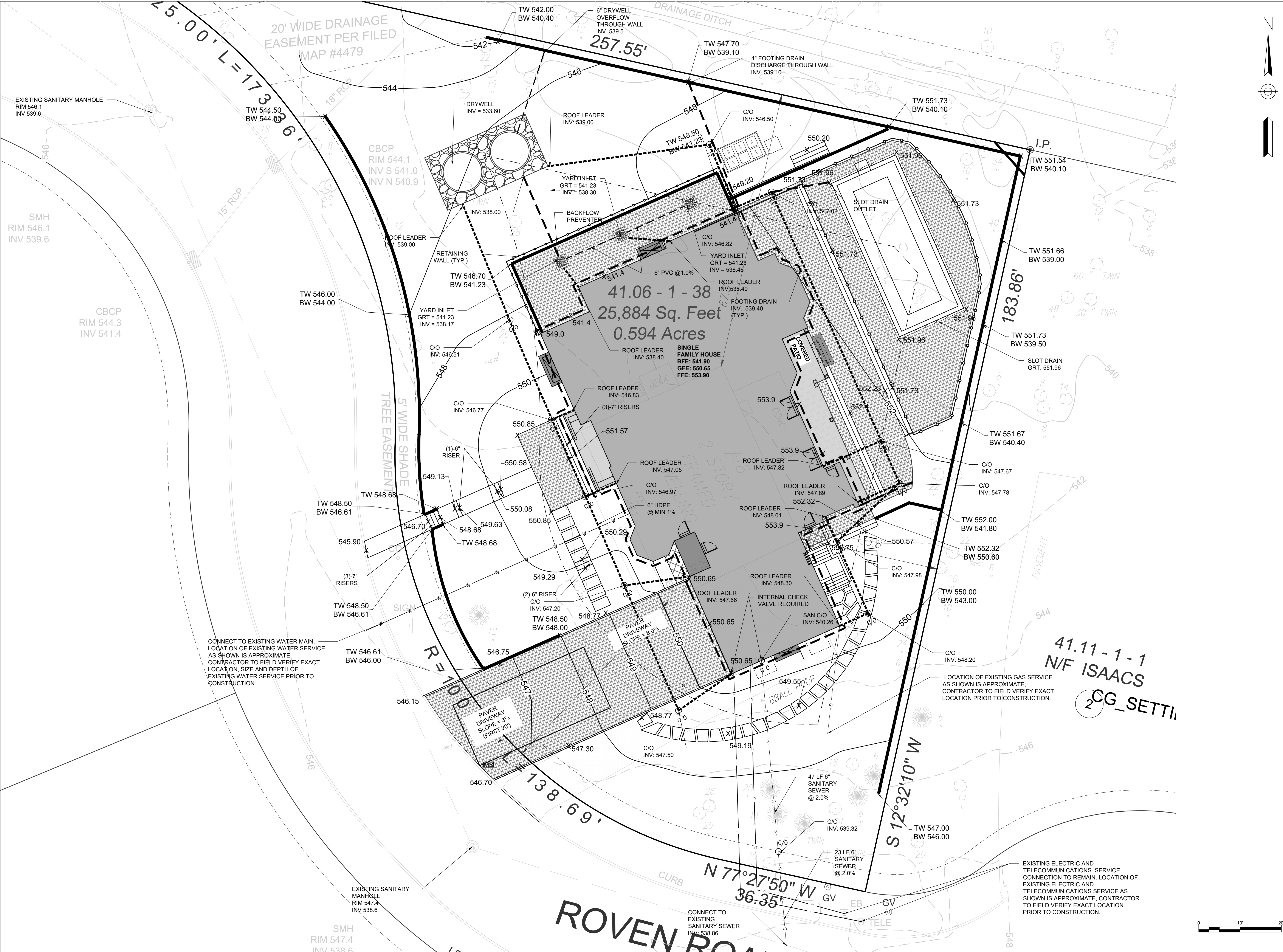
YOSEF PORTNOY PE
10 GILA PLACE
LAKEWOOD, NJ, 08701

PROJECT:
SINGLE-FAMILY RESIDENCE
18 ROVEN ROAD

LOCATION:
SECTION 41.06, BLOCK 1, LOT 38
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY
NEW YORK

DRAWING TITLE:
PLOT PLAN

PROJECT NO.	DATE	DRAWN BY	CHECKED BY
23168	01/01/2024	SP	YP
STATE OF NEW YORK Yosef Portnoy 101151 LICENSED PROFESSIONAL ENGINEER			SCALE AS NOTED SHEET NO. 1 OF 4



10.	REVISED PER TOWNSHIP REVIEW LETTER	03/04/26	ZF
9.	REVISED FENCE	02/04/26	ZF
8.	REVISED PER TOWNSHIP REVIEW LETTER	12/24/25	ZF
7.	REVISED PER TOWNSHIP REVIEW LETTER	12/16/25	ZF
6.	REVISED IMPERVIOUS COVERAGE	03/11/25	ZF
5.	REVISED REAR LOT LINE DIMENSIONS	12/24/24	ZF
4.	REVISED PER TOWNSHIP REVIEW LETTER	12/24/24	ZF
3.	REVISED PER TOWNSHIP REVIEW LETTER	10/08/24	ZF
2.	REVISED GRADING	08/02/24	ZF
1.	ADJUST HOUSE LOCATION	07/09/24	ZF
NO.	REVISION	DATE	BY
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ENGINEER.			

YOSEF PORTNOY PE
10 GILA PLACE
LAKEWOOD, NJ, 08701

PROJECT:
SINGLE-FAMILY RESIDENCE
18 ROVEN ROAD

LOCATION:
SECTION 41.06, BLOCK 1, LOT 38
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY
NEW YORK

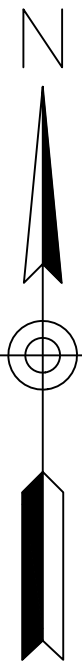
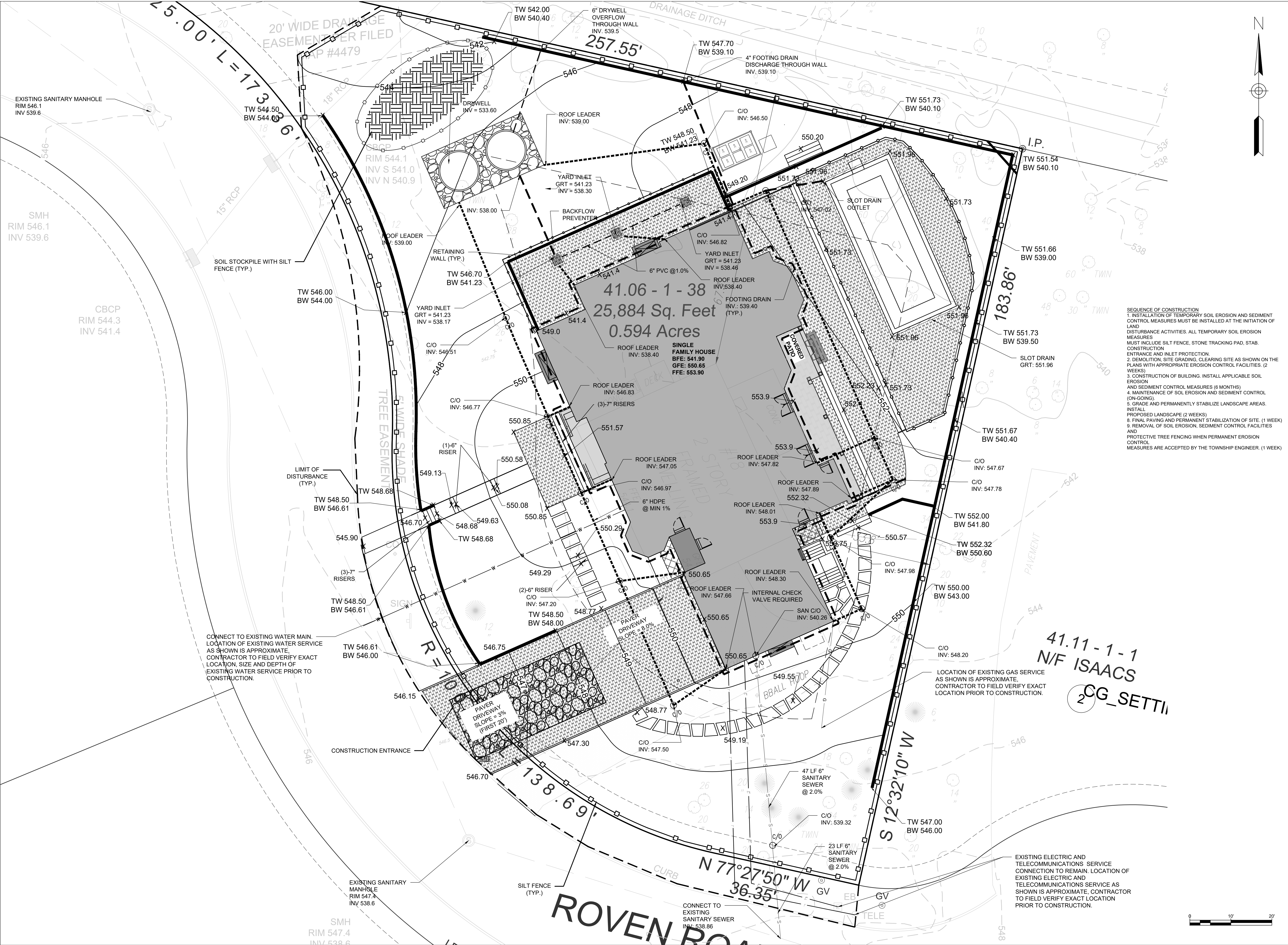
DRAWING TITLE:
GRADING, DRAINAGE AND UTILITY
PLAN

PROJECT NO. 23168	DATE 01/01/2024	DRAWN BY SP	CHECKED BY YP
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Digitally signed by Yosef Portnoy
Date: 2026.03.09 14:49:54-04'00'
YOSEF PORTNOY
LICENSED PROFESSIONAL ENGINEER
NY LICENSE NO. 101151

SCALE
AS NOTED
SHEET NO.
2
OF
4



SEQUENCE OF CONSTRUCTION
1. INSTALLATION OF TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED AT THE INITIATION OF LAND DISTURBANCE ACTIVITIES. ALL TEMPORARY SOIL EROSION MEASURES MUST INCLUDE SILT FENCE, STONE TRACKING PAD, STAB. CONSTRUCTION ENTRANCE AND INLET PROTECTION.
2. DEMOLITION, SITE GRADING, CLEARING SITE AS SHOWN ON THE PLANS WITH APPROPRIATE EROSION CONTROL FACILITIES. (2 WEEKS)
3. CONSTRUCTION OF BUILDING. INSTALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES (6 MONTHS)
4. MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL (ON-GOING)
5. GRADE AND PERMANENTLY STABILIZE LANDSCAPE AREAS. INSTALL PROPOSED LANDSCAPE (2 WEEKS)
6. FINAL PAVING AND PERMANENT STABILIZATION OF SITE. (1 WEEK)
7. REMOVAL OF SOIL EROSION, SEDIMENT CONTROL FACILITIES AND PROTECTIVE TREE FENCING WHEN PERMANENT EROSION CONTROL MEASURES ARE ACCEPTED BY THE TOWNSHIP ENGINEER. (1 WEEK)

10.	REVISED PER TOWNSHIP REVIEW LETTER	03/04/26	ZF
9.	REVISED FENCE	02/04/26	ZF
8.	REVISED PER TOWNSHIP REVIEW LETTER	12/24/25	ZF
7.	REVISED PER TOWNSHIP REVIEW LETTER	12/16/25	ZF
6.	REVISED IMPERVIOUS COVERAGE	03/11/25	ZF
5.	REVISED REAR LOT LINE DIMENSIONS	12/24/24	ZF
4.	REVISED PER TOWNSHIP REVIEW LETTER	12/24/24	ZF
3.	REVISED PER TOWNSHIP REVIEW LETTER	10/08/24	ZF
2.	REVISED GRADING	08/02/24	ZF
1.	ADJUST HOUSE LOCATION	07/09/24	ZF
NO.	REVISION	DATE	BY
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ENGINEER.			

YOSEF PORTNOY PE
10 GILA PLACE
LAKEWOOD, NJ, 08701

PROJECT:
SINGLE-FAMILY RESIDENCE
18 ROVEN ROAD

LOCATION:
SECTION 41.06, BLOCK 1, LOT 38
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY
NEW YORK

DRAWING TITLE:
SOIL EROSION AND SEDIMENT
CONTROL PLAN

PROJECT NO. 23168	DATE 01/01/2024	DRAWN BY SP	CHECKED BY YP
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Date: 2026.03.09 14:49:56-04'00'
YOSEF PORTNOY
LICENSED PROFESSIONAL ENGINEER
NY LICENSE NO. 101151

SCALE
AS NOTED
SHEET NO.
3
OF
4



10.	REVISED PER TOWNSHIP REVIEW LETTER	03/04/26	ZF
9.	REVISED FENCE	02/04/26	ZF
8.	REVISED PER TOWNSHIP REVIEW LETTER	12/24/25	ZF
7.	REVISED PER TOWNSHIP REVIEW LETTER	12/16/25	ZF
6.	REVISED IMPERVIOUS COVERAGE	03/11/25	ZF
5.	REVISED REAR LOT LINE DIMENSIONS	12/24/24	ZF
4.	REVISED PER TOWNSHIP REVIEW LETTER	12/24/24	ZF
3.	REVISED PER TOWNSHIP REVIEW LETTER	10/08/24	ZF
2.	REVISED GRADING	08/02/24	ZF
1.	ADJUST HOUSE LOCATION	07/09/24	ZF
NO.	REVISION	DATE	BY

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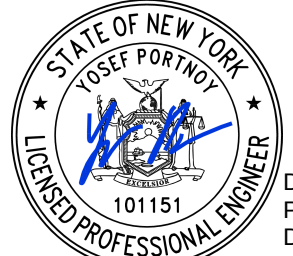
YOSEF PORTNOY PE
10 GILA PLACE
LAKEWOOD, NJ, 08701

PROJECT:
SINGLE-FAMILY RESIDENCE
18 ROVEN ROAD

LOCATION:
SECTION 41.06, BLOCK 1, LOT 38
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY
NEW YORK

DRAWING TITLE:
TREE REMOVAL PLAN

PROJECT NO. 23168	DATE 01/01/2024	DRAWN BY SP	CHECKED BY YP
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Date: 2026.03.09 14:50:01-04'00'
YOSEF PORTNOY
LICENSED PROFESSIONAL ENGINEER
NY LICENSE NO. 101151

SCALE
AS NOTED
SHEET NO.
1
OF
1

Tara Weitzner

4 Hillside Terrace, Suffern NY 10901

718-702-7190 tarasz99@aol.com

February 18, 2026

Village of Wesley Hills Zoning Board

Dear Members of the Zoning Board,

My name is Tara Weitzner and I am the homeowner of 4 Hillside Terrace, Suffern NY 10901.

I am requesting 2 variances for my home.

1. I was approved by the Wesley Hills Buildings Department and received a permit from them for construction on my home. While doing the construction I realized we needed more room in the bathroom to allow the bathtub to fit properly. Next to my bathroom is my closet which I also wanted to make a little bigger. I had the framers widen the area of just these 2 small rooms by less than 6 feet to allow the design and layout to work better. All of my construction, from framing, to roof, to electrical to plumbing etc... was done according to the original plan and according to code. All inspections were passed on the first inspection with no issues or concerns from any aspect of the work done. This is the only modification I made from the original plans. I am respectfully requesting that you allow this small added area to be approved/granted a variance.
2. My front stoop was part of my home when I purchased it, was included in my architect design, and part of the plans submitted to Wesley Hills Buildings Department. I would like to install an awning above my front stoop, because the wind, rain, snow and sun are putting a lot of pressure on my front door, plus whenever the door is opened, rain & snow come in quickly to my home. In addition, I like to sit on my front stoop and having this awning would make it so much more pleasant on rainy, snowy and sunny days as now it is impossible to enjoy this space on most days.

I thank you in advance for considering my application for these 2 variances, if you have any questions I can be reached via call or text at: 718-702-7190 or via email at tarasz99@aol.com

Thank you again,

A handwritten signature in black ink, appearing to read 'Tara Weitzner', with a long, sweeping horizontal line extending to the right.

Tara Weitzner

PART I

Name of Municipality VILLAGE OF WESLEY HILLS

Date 2/18/2016

Please check all that apply:

☐ Planning Board	☐ Architectural Board
☒ Zoning Board of Appeals	☐ Historical Board
☐ Municipal Board	
☐ Subdivision	☐ Pre-preliminary/Sketch
☐ Number of Lots	☐ Preliminary
☐ Site Plan	☐ Final
☐ Special Permit	☐ Conditional Use
☐ Zoning Code Amendment	☐ Zone Change
☒ Variance * (Fill out Part II of this form.)	

Project Name: Tara Weitzner 4 Hillside Terrace

Applicant: Tara Weitzner Phone # 718-702-7190

Address 4 Hillside Terrace Suffern NY 10901
Street Name & Number (Post Office) State Zip code

email: tarasz99@aol.com

Property Owner: Tara Weitzner Phone # 718-702-7190

Address 4 Hillside Terrace Suffern NY 10901
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Anthony Celentano Phone # 845-500-6317

Address 31 Rosman Road Thiells NY 10984
Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

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

Contact Person: Tara Weitzner Phone # 718-702-7190

Address 4 Hillside Terrace Suffern NY 10901
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 32.20 Block 1 Lot(s) 56
Section _____ Block _____ Lot(s) _____

Location: On the East side of Hillside Terrace,
135 feet East of Old Pomona Road.

Acreage of Parcel .069 **Zoning District** 02
School District East Ramapo **Postal District** Suffern 10901

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

1. I added about 6 feet to make room for a bathtub and more closet space
2. I am requesting permission to make an awning over my front stoop to protect my home and front door from the elements.

If subdivision:

- 1) Is any variance from the subdivision regulations required? no
- 2) Is any open space being offered? ____ If so, what amount? _____

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

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

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

Please see attached list

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

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

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

_____ State or County Road	_____ State or County Park
_____ Long Path	_____ County Stream
_____ Municipal Boundary	_____ County Facility

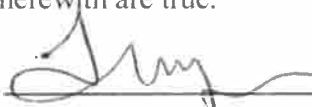
List name(s) of facility checked above. _____

Applicant's Signature and Certification

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

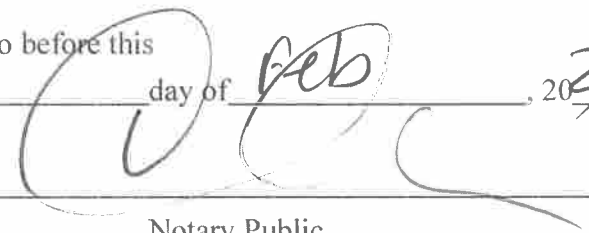
I, Tara Weitzner, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

Mailing Address



4 Hillside Terrace
Suffern, NY 10901

SWORN to before this 18th day of Feb, 2020



Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU8067245
MY COMMISSION EXPIRES 02/2021 28

Affidavit of Ownership/Owner's Consent

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

I, Tara Weitzner being duly sworn, hereby
depose and say that I reside at: 4 Hillside Terrace, Suffern NY 10901

in the county of Rockland in the state of NY.

I am the * Sole owner in fee simple of premises located at:
4 Hillside Terrace, Suffern NY 10901

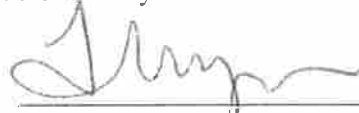
described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber 2023 of conveyances, page 13905.

Said premises have been in my/its possession since ~~19~~ 2023. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 33.20 block 1 lot(s) 56

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

Owner

Mailing Address


4 Hillside Terrace
Suffern, NY 10901

SWORN to before this

18th

day of

Feb

, 20

26

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 010108037245
MY COMMISSION EXPIRES 02/22/2026 28

* If owner is a corporation, fill in the office held by deponent and name of corporation,
and provide a list of all directors, officers and stockholders owning more than 5% of
any class of stock.

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

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

1. Print or type full name and post office address

Tara Weitzner

4 Hillside Terrace

Suffern, NY 10901

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

2. To the Zoning Board of the Town/Village of
(Board, Commission or Agency)
Wesley Hills, Rockland County, New York:

Application, petition or request is hereby submitted for:

- ☒ Variance or modification from the requirement of Section 33.20 ;
- ☐ Special permit per the requirements of Section _____ ;
- ☐ Review and approval of proposed subdivision plat;
- ☐ Exemption from a plat or official map;
- ☐ An order to issue a certificate, permit or license;
- ☐ An amendment to the Zoning Ordinance or Official Map or change thereof;
- ☐ Other (*explain*) _____ ;

To permit construction, maintenance and use of My home: 4 Hillside Terrace, Suffern NY 10901

3. Premises affected are in a R35 zone and from the town of
Ramapo tax map, the property is know as Section 33.20,
Block, 1, Lot(s) 56.

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

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

(if none, so state)

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

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

I, Tara Weitzner, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address

4 Hillside Terrace

Suffern, NY 10901

SWORN to before this

18

day of

Feb

, 20

26

Notary Public

CARLE CRIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 016-0237245
MY COMMISSION EXPIRES 02/22/20 28

VILLAGE OF WESLEY HILLS

432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

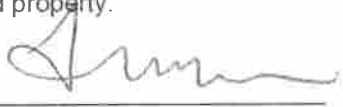
AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS:
VILLAGE OF WESLEY HILLS }

Tara Weitzner being duly sworn, deposes and
says that he/she resides at 4 Hillside Terrace, Suffern NY 10901

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 33.20 Lot No. 56 and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property.

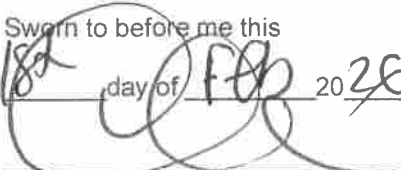
Owner: 

Address: 4 Hillside Terrace

Suffern, NY 10901

Sworn to before me this

18th day of Feb 2026


Notary Public

CARLE GREGG DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 001 7167245
MY COMMISSION EXPIRES 02/28/2028 28

11/32.20-1-49
HALBERTHAL SOLLY & ELKA
39 DEERWOOD RD
WESLEY HILLS, NY 10901

11/41.08-1-12
EISENREICH BRENTON &
ESTHER
22 HILLSIDE CT
SUFFERN, NY 10901

11/41.08-1-2
PLYM JOEL MENACHEM &
SIMI
15 HILLSIDE TERR
SUFFERN, NY 10901-2104

11/41.08-1-9
FURLIPA EUGENE J & ANGELA
16 HILLSIDE TERR
SUFFERN, NY 10901

11/41.08-1-11
GOTESMAN ALAN & MINDY
24 HILLSIDE CT
SUFFERN, NY 10901

11/41.07-1-22
526 RT 306 LLC
102
4 EXECUTIVE BLVD
SUFFERN, NY 10901

11/41.08-1-1
PADILLA GEORGE H +
PATRICIA A
13 HILLSIDE TERR
SUFFERN, NY 10901

11/41.08-1-10
YEDEI CHESSED INC
48 SCOTLAND HILL ROAD
CHESTNUT RIDGE, NY 10977

11/41.08-1-19
GOTTLIEB BARRY & ETHEL
7 CARA DR
SUFFERN, NY 10901

11/32.20-1-61
CZERTOK ALEXANDRE &
ZAHLER BAYLA
11 HILLSIDE TERR
SUFFERN, NY 10901

11/32.20-1-60
MONHEIT YAAKOV & CHAYA
MINTZA LEHA
12 HILLSIDE TERRACE
SUFFERN, NY 10901

11/32.19-2-19
M-S & MBL PROPERTY LLC
C/O BRACH ESTHER
70 HORTON DR
MONSEY, NY 10952

11/32.20-1-53
GROSSMAN KENNETH &
DEVORAH S
31 DEERWOOD RD
SUFFERN, NY 10901

11/32.20-1-52
FOGELMAN SARA
33 DEERWOOD RD
SUFFERN, NY 10901

11/32.20-1-62
NEIMAN SHMUEL & SHOSHANA
9 HILLSIDE TERR
SUFFERN, NY 10901

11/32.20-1-59
SWIERCZYNSKI URSULA L/E
10 HILLSIDE TERRACE
SUFFERN, NY 10901

11/32.19-2-18.2
SPIVAK AARON & RIVKA
84 FORSHAY ROAD
MONSEY, NY 10952

11/32.20-1-63
FOX STUART J & LISA
7 HILLSIDE TERR
SUFFERN, NY 10901

11/32.20-1-58
MARCUS JOEL A & JUDITH G
8 HILLSIDE TERR
SUFFERN, NY 10901

11/32.19-2-17
4 FOREST GLEN COURT LLC
4 FOREST GLEN CT
SUFFERN, NY 10901

11/32.19-2-16
PISKAREV YAKOV &
MARGARITA
2 FOREST GLEN CT
SUFFERN, NY 10901

11/32.20-1-50
RAICE ESTHER &
PERRY SHAI A
37 DEERWOOD RD
SUFFERN, NY 10901

11/32.20-1-64
KLEIN JERRY M &
INGS ATIKA
5 HILLSIDE TERR
SUFFERN, NY 10901

11/32.20-1-57
BEKRITSKY BRETT & ESTHER
6 HILLSIDE TERR
SUFFERN, NY 10901

11/32.19-2-14
EHRENREICH MARK
3 FOREST GLEN CT
SUFFERN, NY 10901

11/32.19-2-15
JAKUBOVIC-GOULD ROBERT S
& LEA
1 FOREST GLEN CT
SUFFERN, NY 10901

11/32.20-1-65
GINSBURG SHOLOM D &
CHAYA M
120 EDISON CT APT F
MONSEY, NY 10952

11/32.20-1-56
WEITZNER TARA
4 HILLSIDE TERR
SUFFERN, NY 10901

11/32.20-1-48
RONAY SHANE & NASRIN
42 DEERWOOD RD
SUFFERN, NY 10901

11/32.20-1-54
GREEN MOUNTAIN MANOR CORP
129 GRANDVIEW AVENUE
MONSEY, NY 10952

11/32.20-1-55
BESSER SARAH
5712 15TH AVE
BROOKLYN, NY 11220

11/32.20-1-66
UMANSKY 2016 CHARITABLE
LEAD ANNUITY TRUST
1 HILLSIDE TERRACE
SUFFERN, NY 10901

11/32.19-2-13
SWIATYCKI YISROEL &
GRANT SARA
27 OLD POMONA RD
SUFFERN, NY 10901

11/32.19-2-12
KOHN LIVIA
25 OLD POMONA RD
SUFFERN, NY 10901

11/32.19-2-11
TILSON DOVID & SARAH
23 OLD POMONA RD
SUFFERN, NY 10901

11/32.20-1-6
BRANDWEIN-WEBER MARGARET
9 WOOD LA
SUFFERN, NY 10901

11/32.20-1-5
HERNANDEZ KALEY & ADAMU
& ZEITOUNI ITZHAK
7 WOOD LA
SUFFERN, NY 10901

11/32.20-1-68
FRIDAY CLEMENT E JR &
BROWN-FRIDAY JANET O
35 OLD POMONA RD
SUFFERN, NY 10901

09/32.20-2-7
GENUTH MIKE
24 OLD POMONA RD
SUFFERN, NY 10901

11/32.20-1-4
LEVINE PASCALE
5 WOOD LA
SUFFERN, NY 10901

09/32.20-2-6.1
GENUTH MIKE
24 OLD POMONA ROAD
SUFFERN, NY 10901

09/32.20-2-8
CHANOFFSKY JESSICA
REVOCABLE TRUST
28 OLD POMONA RD
SUFFERN, NY 10901

09/32.20-2-6.5
EISENBERG, CHAIM
3 LITMAN LN
SUFFERN, NY 10901

11/32.20-1-3
MARKOWITZ PHILIP & RACHEL
A/K/A RACHEL HARKHAM
3 WOOD LA
SUFFERN, NY 10901

09/32.20-2-6.2
TURNER DAVID & SARA
22 OLD POMONA RD
SUFFERN, NY 10901

11/32.20-1-69
MANDEL ESTHER
37 DR FRANK DRIVE
SPRING VALLEY, NY 10977

11/32.20-1-70
CHRISTOPHE HUBERT &
LAURETTE
39 OLD POMONA RD
SUFFERN, NY 10901

11/32.20-1-9
LUNGER DAVID
#202
42 N MYRTLE AVENUE
SPRING VALLEY, NY 10977

11/32.20-1-10
GREENWALD BORUCH
& COLBY LEIGH
4 WOOD LN
WESLEY HILLS, NY 10901

11/32.20-1-71
LITVACK MARIO & LAPIDUS
DEBORA
41 OLD POMONA RD
SUFFERN, NY 10901

09/32.20-2-9
SLPK FAMILY LEGACY TRUST
36 OLD POMONA RD
SUFFERN, NY 10901

09/32.20-2-6.6
PERLSTEIN BLIMIE
4 LITMAN LANE
SUFFERN, NY 10901

09/32.20-2-6.4
DALEY RICHARD & BOBBETTE
2 LITMAN LN
SUFFERN, NY 10901

11/32.20-1-2
SCHNEID YAIR
4 CARBERY CT
POMONA, NY 10970

11/32.20-1-1
BATALION YISROEL
AND SCHOENFELD MELISSA
93 POMONA RD
SUFFERN, NY 10901

09/32.20-2-10
LENTRICIA DAVID
44 POMONA RD
SUFFERN, NY 10901

09/32.20-2-6.7
LIEBER DAVID & RAIZY
5 LITMAN LA
SUFFERN, NY 10901

11/32.19-2-18.1
LEHRFELD PEARL DEBORAH &
BARUCHE E
538 ROUTE 306
SUFFERN, NY 10901

DISCLAIMER

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST*, AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES.

THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED



APPLICANT

2/18/26

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section 33.20 _____;
 - ☐ Special permit per the requirements of Section _____;
 - ☐ Review of an administrative decision of the Building Inspector;
 - ☐ An order to issue a Certificate of Occupancy;
 - ☐ An order to issue a Building Permit;
 - ☐ An interpretation of the Zoning Ordinance or Map;
 - ☐ Certification of an existing non-conforming structure or use;
 - ☐ Other (*explain*) _____;
-

To permit construction, maintenance and use of My home: 4 Hillside Terrace, Suffern NY 10901



432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone: 845-354-0400 Fax: 845-354-4097 www.weslevhills.gov

Email: BuildingDept@weslevhills.gov

Dated: February 18, 2026

Tax Parcel ID: 32.20-1-56

Address: 4 Hillside Terrace

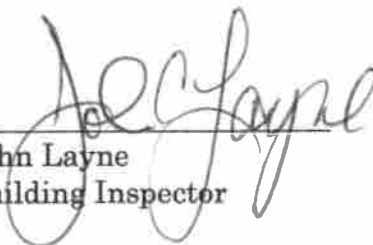
Applicant: Tara Weitzner

BUILDING AND ZONING DEPARTMENT:

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

- Minimum side yard of 54.3 ft where 60 ft is required

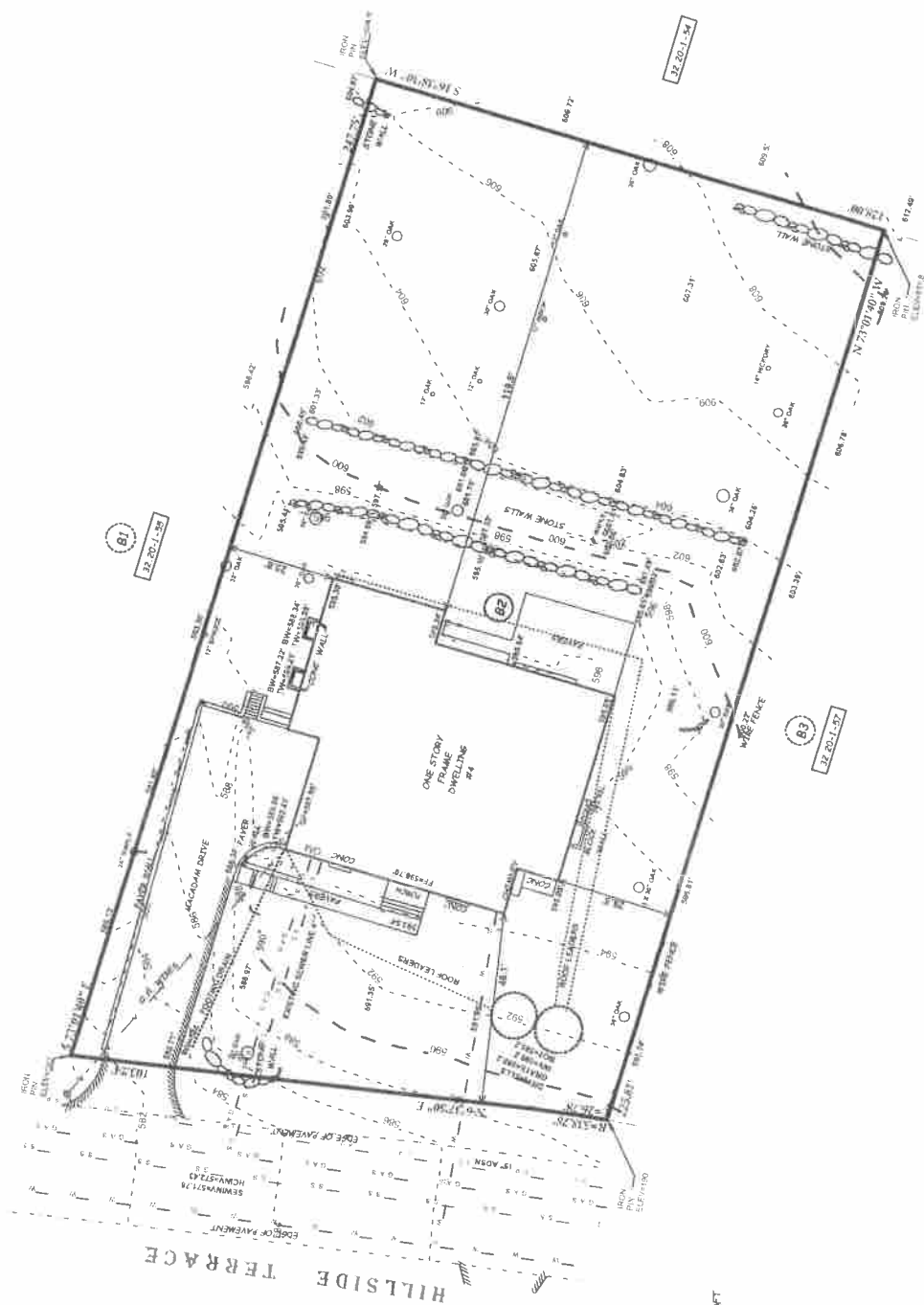
In addition, the Zoning Board of Appeals may review any existing non-conforming items and previously granted variances.



John Layne
Building Inspector

cc: Zoning Board of Appeals

Mayor: Marshall Katz Deputy Mayor: Milton Schwartz
Trustees: Yisroel Cherns, Tova Krull, Joseph Mause
Village Clerk: Camille Guido-Downey Village Attorney: Howard Richman



975 75/5991.66=0.162

ZONE: R-35

* EXISTING CONDITION
* VARIANCE GRANTED

LOT AREA = 30,269.90 SQUARE FEET
 BEING LOT 2 BLOCK 8 ON A CERTAIN MAP ENTITLED
 "MILLSIDE ESTATES"
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
 AS MAP #2453 BOOK #57 PAGE #25 ON 09/21/1956.

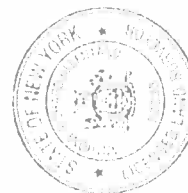
FINAL SURVEY FOR

4 HILLSIDE TERR

NOVEMBER 6, 2025

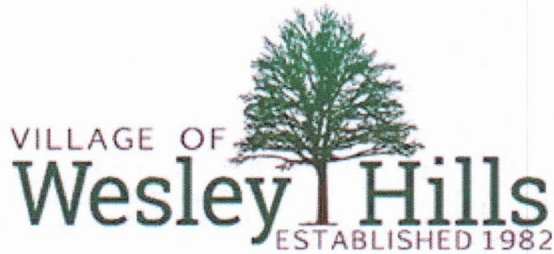
SCALE: 1" = 20'

THIELLS, N.Y. 10984
RA5 A29 5200 FAY 429 5974



With Thanks!

1000



432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.gov

Email: BuildingDept@wesleyhills.gov

Dated: February 18, 2026

Tax Parcel ID: 32.20-1-56

Address: 4 Hillside Terrace

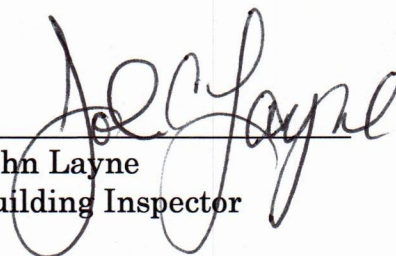
Applicant: Tara Weitzner

BUILDING AND ZONING DEPARTMENT:

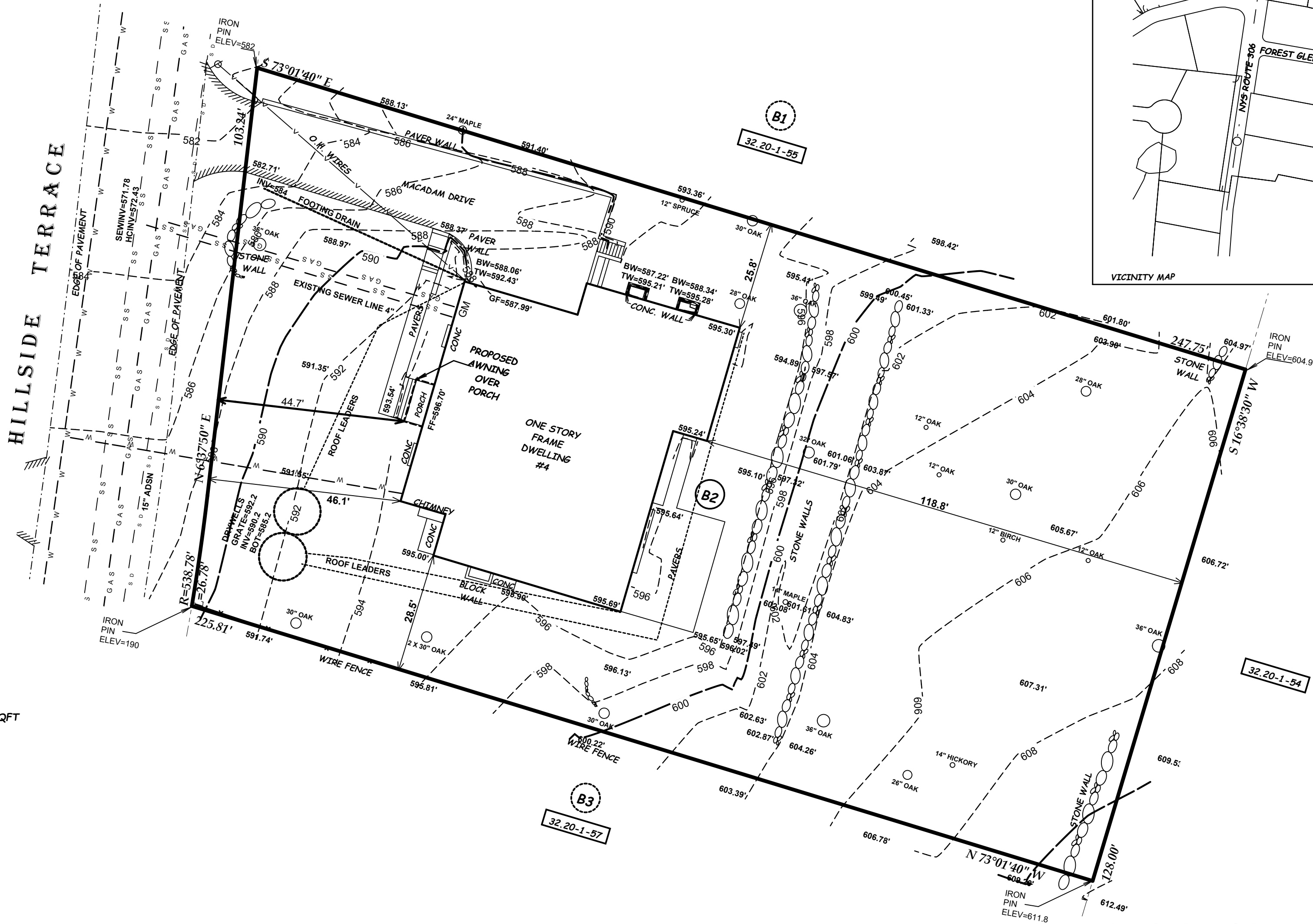
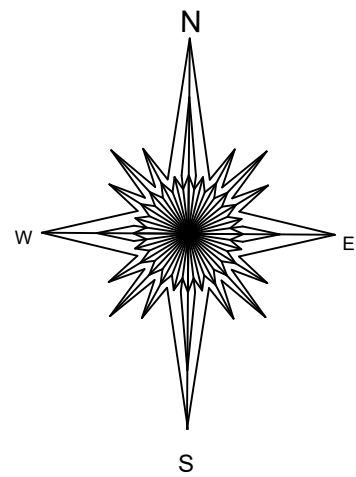
Please be advised that your application for a Certificate of Occupancy for an addition to a single-family home has been denied. The requirements of the Zoning Law of the Village of Wesley Hills have not been satisfied. The following variances are required:

- Minimum side yard of 54.3 ft where 60 ft is required

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


John Layne
Building Inspector

cc: Zoning Board of Appeals



COVERAGES
1) PATIO'S=520 SQFT
2) DRIVEWAY, WALK AND PORCH=2122 SQFT
3) HOUSE=4165 SQFT

TOTAL=6807 SQFT

BUILDING COVERAGE=4165/30,269.9=0.138

IMPERVIOUS SURFACE
RATIO=6807/30,269.9=0.224

FYIS

975.75/5991.66=0.162

BULK REQUIREMENTS

USE GROUP	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH	EFFECTIVE SQUARE	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAXIMUM BUILDING COVERAGE	IMPERVIOUS SURFACE RATIO	FRONT YARD IMPERVIOUS RATIO	MAXIMUM HEIGHT		MAXIMUM EXPOSED BUILDING HEIGHT
												STORIES	FEET	
REQUIRED	35,000 S.F.	100'	125'	125'	50'	25'	60'	50'	0.15	0.25	0.20	2 1/2	25	40'
APPROVED	30,269.9 S.F.**	130'	129.9'	125'	46.1'***	28.5'	60.1'	119.1'	0.13	0.22	0.154	1.5	13'	33.5'
PROVIDED	30,269.9 S.F.**	130'	129.9'	125'	46.1'***	25.8'	54.3'	118.8'	0.138	0.224	0.162	1.5	13'	33.5'
PROPOSED					44.7'***									

ZONE: R-35

NOTE:
"IT IS A VIOLATION OF THE STATE EDUCATION LAW 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 OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR."
"THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT."
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.

** EXISTING CONDITION
*- VARIANCE GRANTED
*** VARIANCE REQUIRED

LOT AREA = 30,269.90 SQUARE FEET
BEING LOT 2 BLOCK B ON A CERTAIN MAP ENTITLED
"HILLSIDE ESTATES"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #2453 BOOK #57 PAGE #25 ON 09/21/1956.



TAX MAP DESIGNATION: 32.20-1-56
FINAL SURVEY FOR
4 HILLSIDE TERR

TOWN OF RAMAPO, ROCKLAND COUNTY
REV 12/8/25
WESLEY HILLS, NEW YORK
REV 3/12/26
NOVEMBER 6, 2025 SCALE: 1" = 20'

ANTHONY R. CELESTANO P.L.S.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celestano LIC#50633

GML Report

Property Information:

Parcel ID: 32.20-1-56	Date Parcel: February 2025
OLD ID: 4-69A5B2	Address: 4 HILLSIDE TERR
City: SUFFERN	State: NY
Zip: 10901	Book Page: N/A
Deed Date: 5/2/2023 12:00:00 AM	Instrument: 2023-00013905
Municipality: Wesley Hills	Deed Acres: 0
GIS Calculated Acres: 0.691	

GML Criteria:

Requires GML Review: YES	Adjacent Town Boundarry: YES
Adjacent Village Boundary: YES	Orange County Bunday: NO
County Facility: NO	NYS Facility: NO
County Park: NO	State Park: NO
County Regulated Streams: NO	Long Path Hiking Trail: NO
ROW-County Highways: NO	ROW-NYS Highway: NO
ROW-NYS Thruway: NO	ROW-Palisades Interstate Parkway: NO
X Coordinate: 611647.00000000	Y Coordinate: 849684.00000000

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

February 27, 2026

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

Re: Tara Weitzner
4 Hillside Terrace, Suffern
Tax Lot 11/32.20-1-56 (formerly 4./69/A5B2)

Dear Ms. Schultz:

Our office has received and reviewed a final survey that was last revised on December 3, 2025, which Anthony R. Celentano, P.E., 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 the legalization of an addition and building an awning over the front stoop at a single-family dwelling on a 30,269 square foot lot in the R-35 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., with an apartment, 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. Details for sanitary sewer construction, if any, must comply with the District's construction standards and should be shown on the plans.
3. Details for the sanitary sewer connections, if any, are subject to approval by the Town of Ramapo.
4. 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.

Rocklandgov.com

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
Anthony R. Celentano, P.E. – 31 Rosman Road, Theills, NY 10984
Tara Weitzner – 4 Hillside Terrace, Suffern, NY 10901

File: TOR 32.20-1-56 – 4 Hillside Terrace
Reader

Zoning Board of Appeals Variance Request Statement for 27 Lime Kiln Rd Wesley Hills
NY 10901

The property is currently improved with two dwellings and a detached garage. I am requesting a variance to allow an increase in the size of the existing garage structure.

The purpose of this request is to expand the garage dimensions to better suit the needs of the property. The proposed enlargement will remain consistent with the residential character of the neighborhood and will continue to serve as an accessory structure to the existing two dwellings. The 900 sq ft addition was designed to be in compliance with the villages rules and requirements which we interpreted to mean we could not add more than 900 sq ft.

The request is limited strictly to the size of the garage, and no change is being requested to the existing residential use of the property. The improvement will enhance the functionality of the property while maintaining the overall appearance and integrity of the neighborhood.

The variance requested is in regards to 1: The minimum side yard of 28.2' where 30' is required (garage).

2: Maximum accessory building size of 2,068 square feet where 900 square feet is required (garage).

I respectfully request the consideration of the Zoning Board of Appeals in granting the necessary variance.

Thank you for your time and consideration.

Naomi Streicher



PART I

Name of Municipality VILLAGE OF WESLEY HILLS

Date 3/11/26

Please check all that apply:

☐ Planning Board	☐ Architectural Board
☒ Zoning Board of Appeals	☐ Historical Board
☐ Municipal Board	
☐ Subdivision	☐ Pre-preliminary/Sketch
☐ Number of Lots	☐ Preliminary
☐ Site Plan	☐ Final
☐ Special Permit	☐ Conditional Use
☐ Zoning Code Amendment	☐ Zone Change
☒ Variance * (Fill out Part II of this form.)	



Project Name: Stracher

Applicant: Naomi Streicher Phone # 914-588-2557

Address 27 Lime Kiln Rd Wesley Hills NY 10901
Street Name & Number (Post Office) State Zip code

Property Owner: Naomi Streicher Phone # 914-588-2557

Address 15 Klugh Ct. Poughkeepsie NY 10970
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Robert E. Sorce Phone # 845-638-1498

Address P.O. Box 189 New City NY 10956
Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

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

Contact Person: Naomi Streicher Phone # 914-588-2557

Address 15 Klugh Ct Poughkeepsie NY 10970
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.07 Block 1 Lot(s) 9

Section _____ Block _____ Lot(s) _____

Location: On the South side of Limekiln Rd.
_____ feet _____ of _____.

Acreage of Parcel 1.33 **Zoning District** R-50

School District E. Ramapo **Postal District** 10901-S. HERN.

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

See attached

If subdivision:

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

Project History: Has this project ever been reviewed before? _____

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

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

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

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

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

_____ State or County Road
_____ Long Path
_____ Municipal Boundary

_____ State or County Park
_____ County Stream
_____ County Facility

List name(s) of facility checked above. _____

Applicant's Signature and Certification

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

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

Mailing Address

15 Klingler Ct
Pomona NY 10970

SWORN to before this

1st day of March, 2026

[Signature]
Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU6337245
MY COMMISSION EXPIRES 02/22/2028

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.1

Town/Village of Wesley Hills

I, Naomi Strecher being duly sworn, hereby
depose and say that I reside at: 15 Klingke Ct. Pomona NY 10970

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

I am the * Sole owner in fee simple of premises located at:
27 Line Kln Rd Wesley Hills NY 10901

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

Said premises have been in my/its possession since 19 3/11/24. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.07 block 1 lot(s) 9

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

Owner Naomi Strecher
Mailing Address 15 Klingke Ct.
Pomona NY 10970

SWORN to before this 11th day of March, 20 26

[Signature]
Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU8337245
MY COMMISSION EXPIRES 02/22/2028

* If owner is a corporation, fill in the office held by deponent and name of corporation,
and provide a list of all directors, officers and stockholders owning more than 5% of
any class of stock.

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Westby Hills)

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

1. Print or type full name and post office address

Naomi Strecher
15 Klingler Ct
Pomona NY 10970

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

2. To the Zoning Board of Appeals of the Town/Village of
(Board, Commission or Agency)
Westby Hills, Rockland County, New York:

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of garage and # of Accessory
Buildings

3. Premises affected are in a RSO zone and from the town of
Pomona tax map, the property is know as Section 41.07,
Block, 1, Lot(s) 9.

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

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

(if none, so state)

a. Name and address of officer or employee _____

b. Nature of interest _____

c. If stockholder, number of shares _____

d. If officer or partner, nature of office and name of partnership _____

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

None

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

I, _____, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address

T. [Signature]

15 Klingh. Ct. Pomona NY 10970

SWORN to before this

11th day of March, 2020

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU6337245
MY COMMISSION EXPIRES 02/22/2028

VILLAGE OF WESLEY HILLS

432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS:
VILLAGE OF WESLEY HILLS }

Naomi Strehle being duly sworn, deposes and
says that he/she resides at 15 Klingher Ct Ramapo NY 10970

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. _____ Lot No. _____ and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.
The applicant is the (owner) (contract vendee) of the said property.

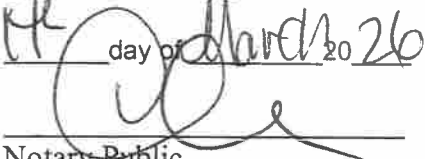
Owner: 

Address: 15 Klingher Ct

Ramapo NY 10970

Sworn to before me this

14 day of March 2026


Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU2337245
MY COMMISSION EXPIRES 02/22/2028

VILLAGE OF WESLEY HILLS

432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS:
VILLAGE OF WESLEY HILLS }

Naomi Strehle being duly sworn, deposes and
says that he/she resides at 15 Klingher Ct Ramapo NY 10970

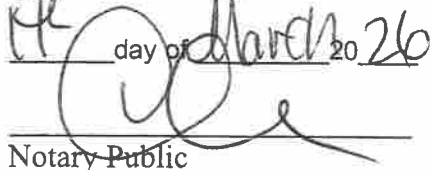
_____ in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. _____ Lot No. _____ and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.
The applicant is the (owner) (contract vendee) of the said property.

Owner: 

Address: 15 Klingher Ct
Ramapo NY 10970

Sworn to before me this

14 day of March 2026


Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU6337245
MY COMMISSION EXPIRES 02/22/2028

DISCLAIMER

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST*, AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES.

THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Naomi Strelcha
APPLICANT

March 11, 2026
DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of Garage and #26
Accessory structures.

Cntrl Schl Dstrict No 245-302of The
Towns Of R
35 Lime Kiln Rd
Suffern, NY 10901-2497

Hatzlucha Brucha 31 Llc
31 Lime Kiln Rd
Suffern, NY 10901-2418

David & Helene Reznik
29 Lime Kiln Rd
Suffern, NY 10901-2418

Naomi Streicher
27 Lime Kiln Rd
Suffern, NY 10901-2418

Jerome & Maralyn Berkowitz
25 Lime Kiln Rd
Suffern, NY 10901-2418

Wesley Hills Synagogue
23 Lime Kiln Rd
Suffern, NY 10901-2406

De Feldstein Trust
21 Lime Kiln Rd
Suffern, NY 10901-2406

Lana Steiner
19 Lime Kiln Rd
Suffern, NY 10901-2406

9 Juniper Terrace Llc
9 Juniper Ter
Suffern, NY 10901-2405

Court Jerome H & Rae
6 Juniper Ter
Suffern, NY 10901-2405

Juniper Terrace Realty Llc
4 Juniper Ter
Suffern, NY 10901-2405

Henry M Meehan
32 Lime Kiln Rd
Suffern, NY 10901-2414

Mitchell & Michele Zeidman
30 Lime Kiln Rd
Suffern, NY 10901-2414

Reid S & Basya Rhodes
28 Lime Kiln Rd
Suffern, NY 10901-2414

Izak & Sara C Cohen
1 Vanessa Dr
Suffern, NY 10901-2410

Steven & Shira Teichman
3 Vanessa Dr
Suffern, NY 10901-2410

Andrew & Henedina Capuano
4 Vanessa Dr
Suffern, NY 10901-2411

Justin & Mallory Konig
24 Lime Kiln Rd
Suffern, NY 10901-2407

William & Marina Kaplan
22 Lime Kiln Rd
Suffern, NY 10901-2407





432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.gov
Email: BuildingDept@wesleyhills.gov

Dated: February 10, 2026

Tax Parcel ID: 41.07-1-9

Address: 27 Lime Kiln Road

Applicant: Naomi Streicher



BUILDING AND ZONING DEPARTMENT:

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

~Minimum side yard of 28.2' where 30' is required (garage).

~Maximum accessory building size of 2,068 square feet where 900 square feet is required (garage).

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


John Layne
Building Inspector

cc: Zoning Board of Appeals

Mayor: Marshall Katz Deputy Mayor: Milton Schwartz
Trustees: Yisroel Cherns, Tova Krull, Joseph Mause
Village Clerk: Camille Guido-Downey Village Attorney: Howard Richman

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
27 Lime Kiln Rd			
Name of Action or Project: 27 Lime Kiln Rd			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: add on to the garage			
Name of Applicant or Sponsor: Naomi Streicher		Telephone: 914-588-2557	
		E-Mail: Naomi.Streicher@gmail.com	
Address: 15 Klingher Ct.			
City/PO: Pomona		State: NY	Zip Code: 10970
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action?			1.35 acres
b. Total acreage to be physically disturbed?			0.02066 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			1.35 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

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

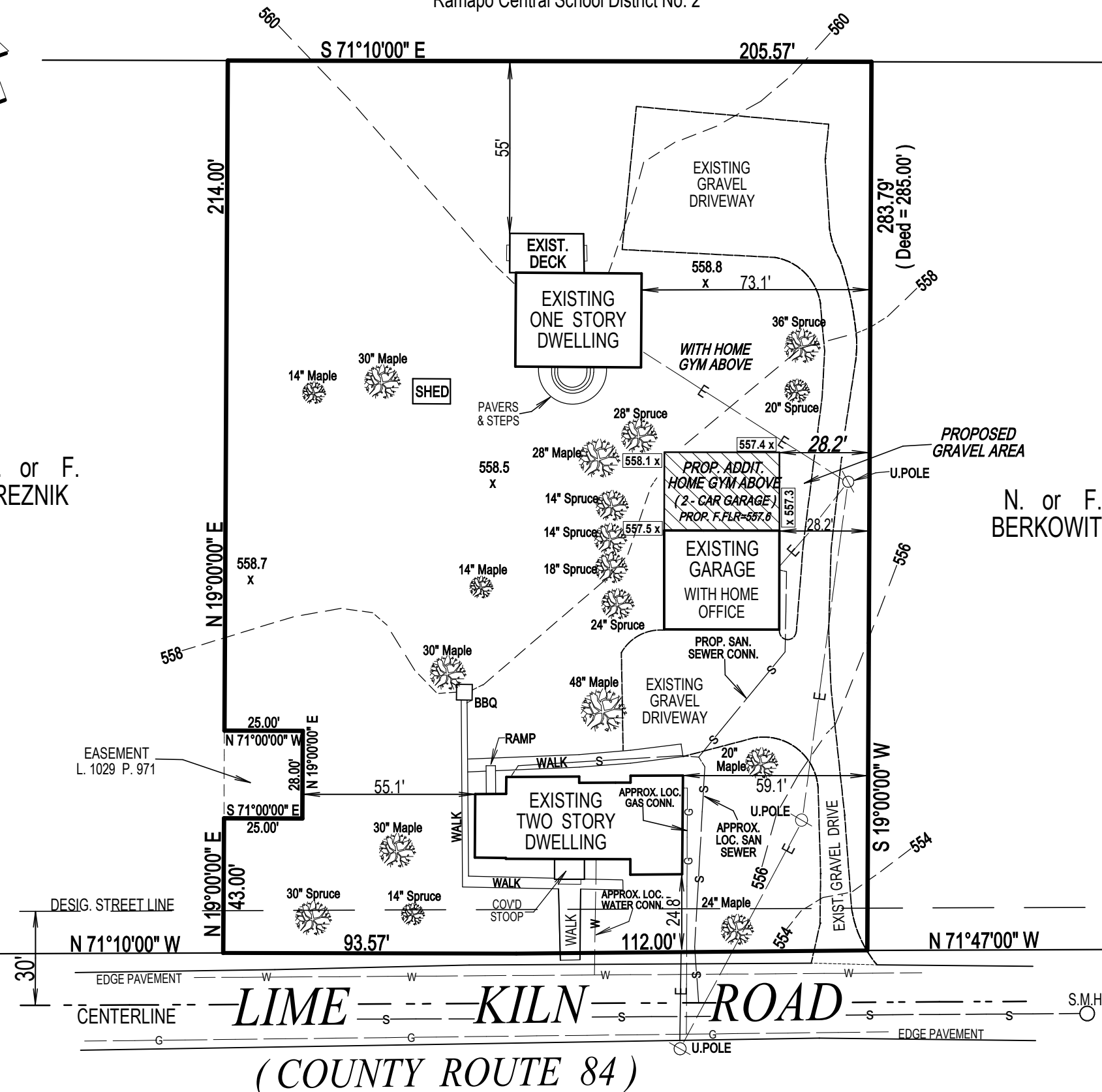
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe: <u>Water will be conveyed to drywells being installed.</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Naomi Streicher</u> Date: <u>3/18/2026</u> Signature: <u></u> Title: _____		

N. or F.
LIME KILN ELEM. SCHOOL
Ramapo Central School District No. 2



N. or F.
REZNIK

N. or F.
BERKOWITZ



PROPOSED ADDITION

Land Survey
For

"STREICHER"

Village of Wesley Hills

Town of Ramapo Rockland County, NY
Scale: 1" = 40' Area = 1.33 Ac.

September 8, 2025
October 22, 2025 - Revised
November 10, 2025 - Revised
December 31, 2025 - Revised

Tax Lot Desig.: Section 41.07 Block 1 Lot 9

Zone R-50 Table of Bulk Regulations

Item	Required	Existing	Existing	
			GARAGE	TO EX. GARAGE
Lot Area	50,000 sf	57,825 sf	N/A	No Change
Min. Lot Frontage	100 ft.	205.63 ft.	N/A	No Change
Min. Lot Width	150 ft.	205.63 ft.	N/A	No Change
Min. Effec. Sq., Side	150 ft.	* 128 ft.	N/A	No Change
Front Yard	50 ft.	* 24.8 ft.	103.2 ft.	No Change
Side Yard	30 ft.	59.1 ft.	* 28.2 ft.	No Change
Total Side Yards	75 ft.	114.2 ft.	168.2 ft.	No Change
Rear Yard	50 ft.	55 ft.	124.3 ft.	99.3 ft.
Max Imperv. Cov.	0.20	0.21	0.21	*** 0.20
Max. F/Y Imperv. Ratio	0.15	* 0.19	N/A	No Change
Max. Bldg. Cov.	0.10	** 0.07	** 0.07	** 0.09
Max. Bldg. Ht	25 ft. / 2.5 Sty.	+/- 22 ft. - 2 sty.	14 ft. / 2 Sty.	No Change
Max Exposed Bldg. Ht	40 ft.	+/- 28 ft.	+/- 16 ft.	No Change

* Denotes Pre-Existing Non-Conforming

** Denotes - Including all Dwellings / Buildings

*** 1,735 S.F. of the existing gravel driveway to be removed.

Note: Building footprints increase by 900 sf



Robert E. Sorace, PLS
P.O. Box 189
New City, NY 10956
845-638-1498

Lic. 51264

RO 8395

27 LIME KILN ROAD
WESLEY HILLS, NY



GENERAL CONDITIONS:
GENERAL CONDITIONS AND STANDARD DOCUMENTS OF THE AMERICAN INSTITUTE OF ARCHITECTS CAN BE INCLUDED IN THIS CONTRACT UPON THE REQUEST OF THE OWNER. COPIES OF THESE DOCUMENTS AND ALL OTHER REFERENCED MATERIALS ARE AVAILABLE FROM THE ARCHITECT UPON REQUEST.
CONSULT THE PROVISIONS OF THE GENERAL CONDITIONS IN DETAIL FOR APPLICABLE INFORMATION AS THEY HAVE IMPORTANT LEGAL CONSEQUENCES.
LAWS, ORDINANCES AND PERMITS:
THE CONTRACTOR(S) SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, MUNICIPAL AND IRC CODES, LAWS, RULES, ORDINANCES AND LAWFUL ORDERS, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED AND ADJACENT FACILITIES OR WORK TO REMAIN.
QUALITY OF WORK:
ALL WORK SHALL BE WITH ACCEPTED TRADE PRACTICE, AND ALL MATERIALS SHALL BE OF THE PROPER GRADE FOR THEIR PURPOSE. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR NON-CONFORMITIES IN THE DOCUMENTS AND TO BEAR ALL COSTS ARISING FROM RECTIFYING WORK PERFORMED CONTRARY TO LAW OR BEST PRACTICE. SUBSTITUTIONS FOR SPECIFIED PRODUCTS SHALL ONLY BE APPROVED IN WRITING AND MUST BE COORDINATED WITH ADJACENT MATERIALS.
WARRANTY:
THE CONTRACTOR GUARANTEES THAT ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE OF GOOD QUALITY USING NEW MATERIALS AND EQUIPMENT UNLESS OTHERWISE STATED. ANY WORK FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE THE CONTRACT DOCUMENTS WITHIN ONE (1) YEAR OF OWNER ACCEPTANCE SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR. ANY CORRESPONDING DAMAGE CAUSED DURING THIS REPAIR WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
PROTECTION OF PERSONS AND PROPERTY:
THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, CODES AND ORDINANCES NECESSARY TO ADEQUATELY PROTECT ALL PERSONS AND PROPERTY ASSOCIATED WITH THIS CONTRACT FROM INJURY, DAMAGE OR LOSS. HE SHALL INSTALL AND MAINTAIN ALL REASONABLE SAFEGUARDS, NOTICES, BARRIERS, SCAFFOLDING, LADDERS AND PRECAUTIONS REQUIRED TO PROVIDE THIS PROTECTION.
INSURANCE:
THE CONTRACTOR SHALL PROVIDE THE OWNER WITH CERTIFICATES OF INSURANCE AT ADEQUATE AMOUNTS OF LIABILITY, PROPERTY DAMAGE AND WORKMEN'S COMPENSATION AS REQUIRED BY LOCAL CODES AND ACCEPTED PRACTICE. THE OWNER WILL PROVIDE THEFT, VANDALISM, MALICIOUS MISCHIEF AND FIRE INSURANCE ON 100% OF INSURABLE VALUE OF THE STRUCTURE. THE OWNER'S INSURANCE WILL NOT DUPLICATE COVERAGE OF THE CONTRACTOR'S TOOLS AND EQUIPMENT.
PROJECT COORDINATION:
THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHER TRADES, INCLUDING WORK OR ITEMS SUPPLIED UNDER SEPARATE CONTRACT(S) BY THE OWNER. HE SHALL BE RESPONSIBLE FOR PROPERLY LAYING OUT THE LINES, LEVELS, GRADES AND MEASUREMENTS FOR FIGURES SHOWN ON THE DRAWINGS AND REPORT ERRORS OR INACCURACIES TO THE ARCHITECT BEFORE COMMENCING WORK.
TEMPORARY FACILITIES:
THE CONTRACTOR SHALL PROVIDE THE INSTALLATION OF TEMPORARY CONNECTIONS TO UTILITIES, SERVICES AND CONTROLS AS SPECIFIED. INSTALL THESE CONNECTIONS IN MANNER AND LOCATION(S) ACCEPTABLE TO THE OWNER, ARCHITECT AND LOCAL AUTHORITIES. MAINTAIN THESE FACILITIES AND RESTORE THE SERVICE AND SOURCES OF SUPPLY TO PROPER OPERATING CONDITIONS WHEN THE TEMPORARY CONNECTIONS ARE NO LONGER REQUIRED.
PROTECTIONS:
PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO OCCUPIED PORTIONS OF THE BUILDING.
PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED AND ADJACENT FACILITIES OR WORK TO REMAIN.
PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITIONS OPERATIONS.
PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY.
CONSTRUCT TEMPORARY INSULATED, DUSTPROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVELY DIRTY OR DUSTY OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUSTPROOF DOORS AND SECURITY LOCKS.
PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
REMOVE PROTECTIONS AT COMPLETION OF WORK.
TRAFFIC: CONDUCT SELECTED DEMOLITION OPERATIONS AND DEBRIS REMOVAL TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
SUPERINTENDENT: THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT AND NECESSARY ASSISTANTS WHO SHALL BE IN ATTENDANCE AT THE PROJECT DURING THE PROGRESS OF THE WORK. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR AND ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR. IMPORTANT COMMUNICATIONS SHALL BE CONFIRMED IN WRITING. OTHER COMMUNICATIONS SHALL BE CONFIRMED ON WRITTEN REQUEST IN EACH CASE.
FEES, PERMITS AND NOTICES:
UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK WHICH ARE CUSTOMARILY SECURED AFTER EXECUTION OF THE CONTRACT AND WHICH ARE LEGALLY REQUIRED AT THE TIME THE BIDS ARE RECEIVED.
THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO THE ARCHITECT, HE SHALL ASSUME FULL RESPONSIBILITY AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.
PROGRESS SCHEDULE:
THE CONTRACTOR, IMMEDIATELY AFTER BEING AWARDED THE CONTRACT, SHALL PREPARE AND SUBMIT FOR THE OWNER'S AND ARCHITECT'S INFORMATION AN ESTIMATED PROGRESS SCHEDULE FOR THE WORK. THE PROGRESS SCHEDULE SHALL BE RELATED TO THE ENTIRE PROJECT TO THE EXTENT REQUIRED BY THE CONTRACT DOCUMENTS, AND SHALL PROVIDE FOR EXPEDITIOUS AND PRACTICABLE EXECUTION OF WORK.
DOCUMENTS AND SAMPLES AT THE SITE:
THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR THE OWNER ONE RECORD COPY OF ALL DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED CURRENTLY TO RECORD ALL CHANGES MADE DURING CONSTRUCTION AND APPROVED SHOP DRAWINGS, PRODUCT DATA AND SAMPLES. THESE SHALL BE AVAILABLE TO THE ARCHITECT AND SHALL BE DELIVERED TO HIM FOR THE OWNER UPON COMPLETION OF THE WORK.
USE OF SITE:
THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT.
ALTERNATES:
THE CONTRACTOR SHALL COORDINATE AND MODIFY ADJACENT WORK AS NECESSARY TO ENSURE FULL INTEGRATION OF EACH ALTERNATE INTO THE PROJECT. BIDDERS FOR GENERAL CONSTRUCTION SHALL STATE THE AMOUNT TO BE ADDED OR DEDUCTED FROM THE BASE BID FOR THE FOLLOWING ALTERNATES:
CLEAN UP:
THE PREMISES AND THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION. REMOVE ACCUMULATED TRASH, WASTE AND REFUSE RESULTING FROM EACH DAY'S WORK. PRIOR TO OWNER ACCEPTANCE, CLEAN OR RECLINE THE WORK IN ORDER TO PROVIDE "BROOM CLEAN" CONDITION. REMOVE STAINS, DIRT AND FINGERPRINTS FROM WINDOWS, DOORS, WALLS, FLOORS, CEILINGS, FIXTURES AND EQUIPMENT. POLISH HARDWARE AND REMOVE LABELS AND PROTECTIVE COVERINGS AS REQUIRED.

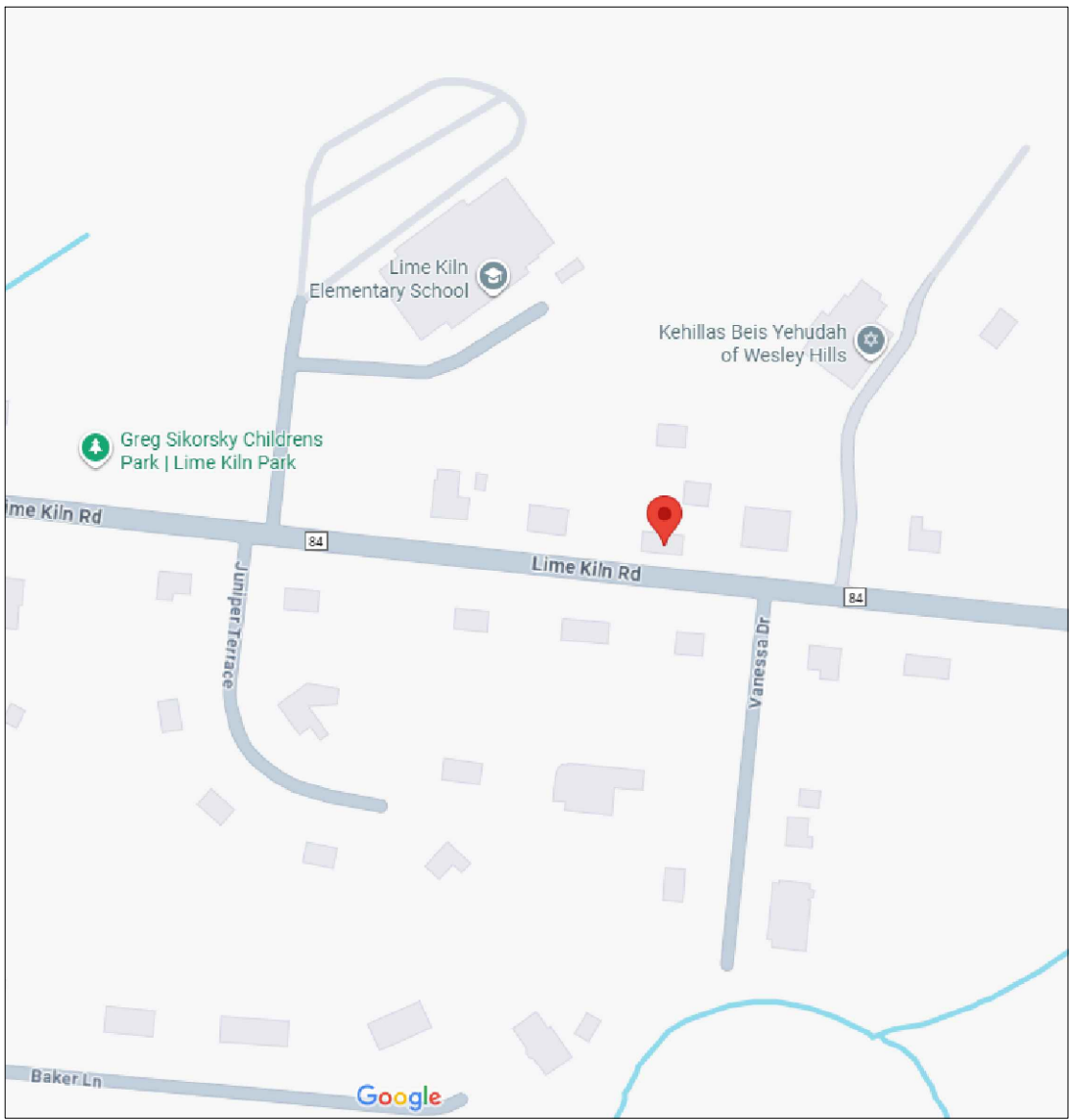
GENERAL NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN ALL REQUIRED PERMITS BEFORE THE START OF WORK AND SHALL OBTAIN ALL REQUIRED APPROVALS UPON COMPLETION.
2. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, CODES, AND REGULATIONS AND ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK AND SECURE ANY REQUIRED CERTIFICATES OF INSPECTION, TESTING, OR APPROVAL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. ALL NECESSARY SIGNS SHALL BE POSTED WARNING AGAINST DANGERS.
4. THE CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULT FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT.
5. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
6. ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY CONDITIONS AND DIMENSIONS AT THE SITE AND SHALL INFORM THE ARCHITECT OF ANY AND ALL ERRORS, OMISSIONS, AND CLARIFICATIONS BEFORE THE START OF THE WORK.
7. ANY DEVIATION BETWEEN THE DIMENSIONS FURNISHED ON THE DRAWINGS AND ACTUAL FIELD DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO COMPLETE WORK OR TO MAKE ITS SEVERAL PARTS FIT TOGETHER CORRECTLY.
10. ALL WORK SHALL BE PERFORMED BY SKILLED TRADESMEN AND SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS.
11. ALL EQUIPMENT PROVIDED BY THE CONTRACTOR OR THE OWNER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
12. WHERE THE CODE PRESCRIBES THE USE OF A PARTICULAR MATERIAL AND ALTERNATE MATERIALS ARE TO BE SUBSTITUTED, IT SHALL BE SHOWN TO BE EQUIVALENT TO THE SPECIFIED MATERIAL TO THE SATISFACTION OF THE COMMISSIONER OF BUILDINGS.
13. ALL ELECTRICAL WIRING AND CIRCUITRY SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ELECTRICAL WORK SHALL COMPLY WITH NATIONAL AND LOCAL ELECTRICAL CODES, AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
14. THE CONTRACTOR WARRANTS TO THE TENANT THAT ALL WORK WILL BE OF THE BEST QUALITY, FREE FROM FAULTS AND DEFECTS. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR STARTING WITH THE DATE OF FINAL PAYMENT. DURING THE TIME THE CONTRACTOR SHALL MAKE GOOD ANY DEFECTS IN THE WORK.

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND INSPECTIONS AS REQUIRED BY CODE, APPLICABLE LAWS, OR GOVERNING AGENCIES IN CONNECTION WITH DEMOLITION WORK. REMOVAL AND DISPOSAL OF DEBRIS, ASBESTOS, ETC.
2. ASBESTOS CONDITION TO BE CHECKED, TESTED AND REPORT FILED WITH NYS BUILDING DEPARTMENT CONTRACTOR SHALL REMOVE ALL ASBESTOS (IF REQUIRED) IN ACCORDANCE WITH LOCAL CODES AND APPLICABLE LAWS.
3. DEMOLISH AND REMOVE ALL WALLS DESIGNATED FOR REMOVAL ON DEMOLITION PLAN. ADJACENT SURFACE TO BE PROTECTED AS REQUIRED.
4. ALL DEMOLITION TO BE PERFORMED BY LICENSED SKILLED MECHANICS, IF REQUIRED, IN TRADES INVOLVED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IN THE FIELD PRIOR TO REMOVAL ALL STRUCTURAL ELEMENTS WITH ARCHITECT OWNER.
6. ALL ABANDONED ELECTRICAL BOXES AND CONDUIT LINES TO B PROPERLY CAPPED BACK TO MAIN ELECTRICAL PANEL, INCLUDING ELECTRICAL WIRING FROM DEMOLITION WALLS. ALL WORK TO BE DONE BY LICENSED ELECTRICIAN.
7. THE CONTRACTOR SHALL REMOVE ALL NECESSARY WALL CONDUITS LEFT AFTER WALL DEMOLITION INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER WIRING OR EQUIPMENT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ANY ADDITIONAL DEMOLITION AND REMOVALS AS REQUIRED BY CONTRACT DOCUMENTS.
9. CONTRACTOR ASSUMES RISK(S) REGARDING DAMAGE OR LOSS WEATHER BY FIRE, THEFT OR OTHER CASUALTY TO DEMISED PREMISES AFTER CONTRACT IS SIGNED. NO SUCH DAMAGE OF LOSS WILL RELIEVE CONTRACTOR OF OBLIGATION TO COMPLETE WORK.
10. DISPOSE OF DEMOLITION MATERIAL IN A MANNER APPROVED BY NYS CODE & BUILDING MANAGEMENT IMMEDIATELY FOLLOWING DEMOLITION UNLESS OTHERWISE INSTRUCTED BY ARCHITECT/OWNER.
11. ALL MATERIALS NOTED FOR DEMOLITION BECOME PROPERTY OF CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. WHERE SUITABLE, MATERIALS MAY BE REUSED WITH PERMISSION FROM ARCHITECT.
12. CONTRACTOR IS REQUIRED AND SHALL PATCH AND REPAIR ALL ADJACENT WALL AND SURFACES AT SITE, DAMAGED DURING DEMOLITION OR WITHIN THE BUILDING AS A RESULT OF DEBRIS REMOVAL.
13. THE EXTENDS OF DEMOLITION OF PARTITIONS & OTHER ITEM SHALL BE COORDINATED WITH THE DIMENSIONS INDICATED ON THE REFERENCED CONSTRUCTION PLANS. CONTRACTOR SHALL IDENTIFY ANY DISCREPANCIES BETWEEN PLANS AND REPORT TO ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH ANY WORK.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ADJACENT PROPERTY & ANY ITEMS THAT MAY BE ADVERSELY AFFECTED BY THE DEMOLITION EQUIPMENT, DEBRIS & DUST

LOCATION MAP



BUILDING DEPARTMENT PLUMBING NOTES

THE PLUMBING SYSTEM (SANITARY, WASTE, VENT, WATER DISTRIBUTION AND GAS) AND ALL ASSOCIATED EQUIPMENT WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FULL REQUIREMENTS OF THE BUILDING CODE OF THE STATE OF NEW YORK AS CITED IN ARTICLE 16 AND REFERENCE STANDARD RS-16 PLUMBING AND GAS PIPING.

1. THE SANITARY SYSTEM SHALL BE PROVIDED IN FULL ACCORDANCE WITH THE GENERAL PROVISIONS OF SECTION P101.0
2. THE MATERIALS USED IN THE PLUMBING SYSTEM WILL BE IN FULL ACCORDANCE WITH SECTION P102.0
3. EQUIPMENT HOOK-UP AND THE JOINING OF PIPING WILL BE IN FULL COMPLIANCE WITH SECTION P103.0
4. THE INSTALLATION OF FIXTURES WILL BE IN FULL ACCORDANCE WITH SECTION P104.0
5. TRAPS FOR FIXTURES AND DRAIN LINES WILL BE PROVIDED AND CLEANOUTS INSTALLED WITH COMPLIANCE WITH SECTION P105.0
6. VERTICAL AND HORIZONTAL PIPING WILL BE HUNG AND SUPPORTED AS DIRECTED IN SPECIFICATIONS AND WITH THE FULL COMPLIANCE WITH SECTION P106.6
7. THE WATER SUPPLY SYSTEM OF THE SUBJECT BUILDING SHALL BE INSTALLED AND MAINTAINED IN FULL COMPLIANCE WITH SECTION P107.0
8. THE SANITARY DRAINAGE SYSTEM WILL BE SIZED AND INSTALLED IN FULL COMPLIANCE WITH SECTIONS P108.0 AND P112.0
9. THE VENT PIPING FOR THE SANITARY DRAINAGE SYSTEM OF THE SUBJECT BUILDING WILL BE INSTALLED IN FULL COMPLIANCE WITH SECTION P109.0
10. THE STORM DRAINAGE SYSTEM AND PIPING WILL BE INSTALLED IN FULL COMPLIANCE WITH SECTION P110.0
11. GAS PIPING AND EQUIPMENT WILL BE INSTALLED IN FULL COMPLIANCE WITH SECTION P115.0 AND IN ACCORDANCE WITH U.S.A.S.I 221.30 1964 AS OUTLINED IN SECTION P115.0
12. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P101.2
13. RAT PROOFING SHALL BE DONE IN ACCORDANCE WITH SECTION 101.04
14. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED FOR WORKMEN AS ER SECTION P101.5.

PLUMBING AND DRAINAGE NOTES

1. ALL PLUMBING AND GAS PIPING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF NYS BUILDING CODE.
2. PLUMBING FIXTURES SHALL BE OF TYPE AND MANUFACTURE APPROVED FOR USE IN NEW YORK STATE, AND SHALL BEAR BS&A APPROVAL.
3. ALL GAS-FIRED EQUIPMENT TO BE A.G.A. OR M.E.A. APPROVED.
4. PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS, AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ASSUMED FIELD CONDITIONS AND THOSE ENCOUNTERED DURING CONSTRUCTION. PLUMBING CONTRACTOR SHALL INFORM ARCHITECT OF ANY REVISIONS TO PLAN WHICH SHALL BE NECESSARY, BASED ON CONDITIONS UNCOVERED IN THE FIELD, IN ORDER TO INSTALL ALL FIXTURES, EQUIPMENT AND PIPING IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NYS BUILDING CODE.
5. PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
6. REMOVE OR RELOCATE ALL PLUMBING AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.
7. ALL SHOWERS ARE TO HAVE LEAD PANS.
8. ALL PLUMBING BRANCH LINES (HOT & COLD WATER, WASTE & VENT) MUST BE REPLACED TO THE RISERS. HOT & COLD WATER CONTROL VALVES MUST BE PROVIDED AND MUST BE ACCESSIBLE.

NEW YORK STATE CODE:

ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTED UNDER THE PROVISIONS OF AND BE COMPLIANT WITH THE 2020 NEW YORK STATE BUILDING CODE WITH AMENDMENTS - INTERNATIONAL BUILDING CODE 2018, AND THE REQUIREMENTS OF THE VILLAGE OF WESLEY HILLS, NY AND ALL AGENCIES HAVING JURISDICTIONS UPON THE WORK

PLUMBING GENERAL NOTES

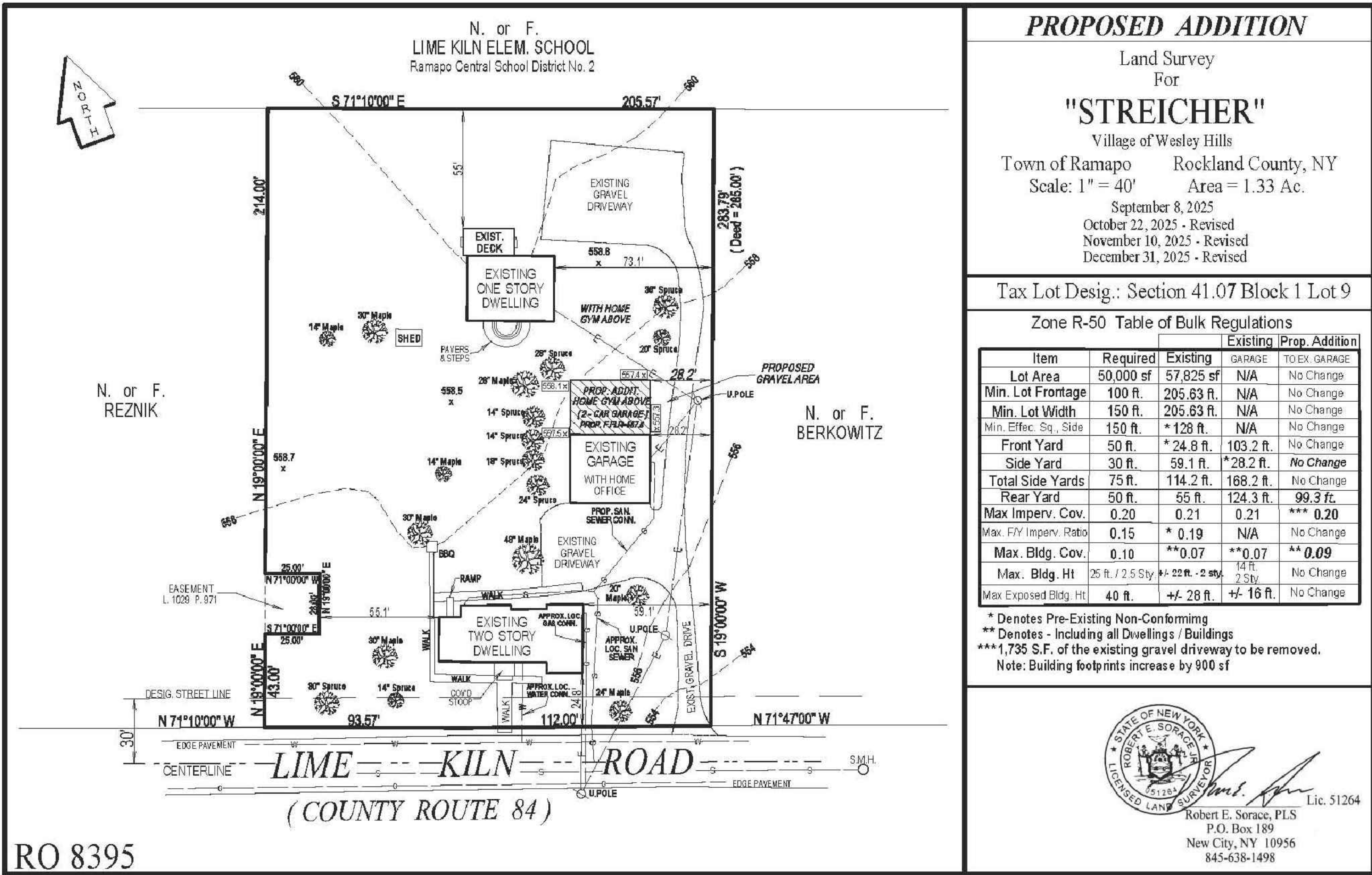
1. ALL PLUMBING WORK SHALL BE DONE IN A NEAT, WORKMANLIKE MANNER AND SHALL CONFORM TO ALL LATEST STATE, LOCAL AND NATIONAL CODES WHICH APPLY TO WORK SHOWN. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, FEE, ETC. WHICH PERTAINING TO PLUMBING WORK.
2. ALL PLUMBING WORK SHALL BE COORDINATED WITH MECHANICAL, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS. IN ANY CASE A CONFLICT OCCURS, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OR ARCHITECT PRIOR TO CONTINUING WORK.
3. ALL CUTTING AND PATCHING REQUIRED FOR PLUMBING WORK IN THE BUILDING STRUCTURE SHALL BE DONE BY PLUMBING TRADE.
4. THE PLUMBING CONTRACTOR SHALL INSPECT ALL EQUIPMENT AND MATERIAL TO BE FREE FROM ANY DEFECTS FOR A PERIOD OF YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. IN A CASE A DEFECT OCCURS BETWEEN THIS PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR SUCH DEFECT WITHOUT ADDITIONAL COSTS TO THE OWNER.
5. ONLY THE BEST WORKMANSHIP IN ACCORDANCE WITH PRESENT STANDARDS WILL BE ACCEPTABLE. ANY WORK INSTALLED AND ADJUDGED BY THE ENGINEER TO BE BELOW STANDARDS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
6. THESE DRAWINGS ARE DIAGRAMS ONLY. EXACT LOCATION OF ALL PIPING, EQUIPMENTS, FIXTURES, ETC. MUST BE FIELD VERIFIED AND SHALL BE INSTALLED TO AVOID OBSTRUCTIONS.
7. THE VENT PIPING FOR THE SANITARY DRAINAGE SYSTEM SHALL BE SHOWN AND AS REQUIRED BY LOCAL CODE, AND AT THE FOOT OF EACH SOIL OR WASTELINE AT CHANGE OF DIRECTION IN LINES CLEANOUT, SHALL BE FULL SIZE AS PIPE.
8. ALL FIXTURES SHALL BE INSPECTED BY THE CONTRACTOR TO BE FREE OF CRACKS, BLEMISHED OR OTHER IMPERFECTION.
9. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMBING SYSTEMS COMPLETE WITH REQUIRED EQUIPMENTS, PIPING, INSULATIONS, CONTROLS, ACCESSORIES AND ASSOCIATED WORK IN ACCORDANCE WITH THE NEW YORK CITY ELECTRIC AND BUILDING CODES AND WITH ALL AUTHORITIES HAVING JURISDICTION AND THESE SPECIFICATIONS. THE WORK SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, HOISTING AND RIGGING, SCAFFOLDING, AND SERVICE TO COMPLETE THE SYSTEM AND PROVIDE THE OWNER WITH A FULLY OPERATIONAL SYSTEM.
10. THE CONTRACTOR SHALL PERFORM ALL CONTROLLED INSPECTIONS IN ACCORDANCE WITH GOVERNING AUTHORITIES. SECURE ALL REQUIRED PERMITS AND APPROVALS AND TRANSMIT SAME TO THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES.
11. FURNISH ACCESS DOORS TO BE INSTALLED BY BY GENERAL CONSTRUCTION TRADE WHICH WILL BE REQUIRED FOR MAINTENANCE AND PROPER OPERATION OF ALL CONCEALED PLUMBING EQUIPMENTS, TRAPS, AIR VENTS, VALVES, AND ALL OTHER SIMILAR DEVICES, WHEN REQUIRED. COORDINATE LOCATIONS WITH THE GENERAL CONTRACTOR AND THE ENGINEER OR ARCHITECT. PROVIDE 2" INSULATION FOR ALL HORIZONTAL STORM DRAINAGE AND FOR PIPING CONNECTION BETWEEN ROOF DRAIN AND STORM LEADER.
12. THE CONTRACTOR SHALL PROVIDE FIRE STOPPING ALL PENETRATION THROUGH PRE-EXISTING FIRE RATED CONSTRUCTION.

EXISTING RESIDENCES TO REMAIN - GARAGE ADDITION ONLY
NOTE: NO CHANGE TO EXISTING USE, EGRESS OR OCCUPANCY

VILLAGE OF WESLEY HILLS, NY

DRAWING LIST:

T-100.00	TITLE SHEET GENERAL NOTES
A-001.00	
A-002.00	
A-003.00	
A-004.00	
EN-100.00	ENERGY ANALYSIS



ADDITIONS & ALTERATIONS FOR

STREICHER RESIDENCE
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WESLEY HILLS, NY

ARCHITECT:

KIM THOMAS SIPPET
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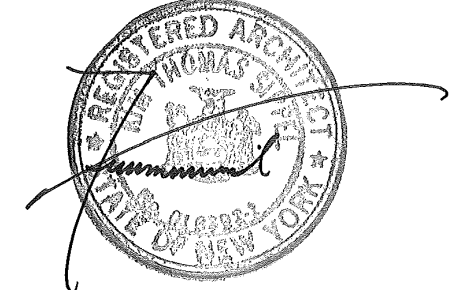
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ISSUE	DESCRIPTION	DATE
1.	BLD. DEPT. SUBMISSION	09/09/25

TITLE

TITLE SHEET
GENERAL NOTES

SEAL & SIGNATURE



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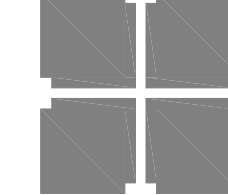
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DOB JOB NUMBER

27 LIME KILN ROAD
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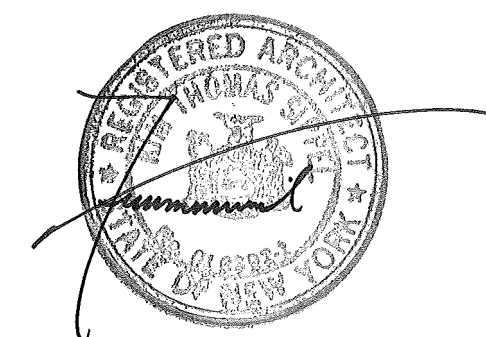
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TITLE

MAIN FLOOR PLAN
SECOND FLOOR PLAN

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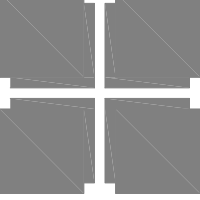


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|---|--|
|  | NEW 2"x4"/2"x6" STUD WALL |
|  | EXISTING WALL TO REMAIN |
|  | EXISTING WALL, DOORS, WINDOWS, TO BE REMOVED |
|  | NEW FOUNDATION WALL |

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ELEVATIONS

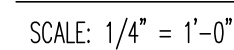
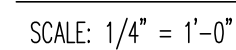
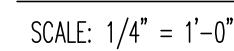
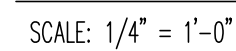


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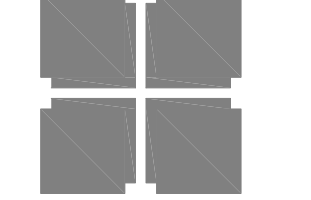
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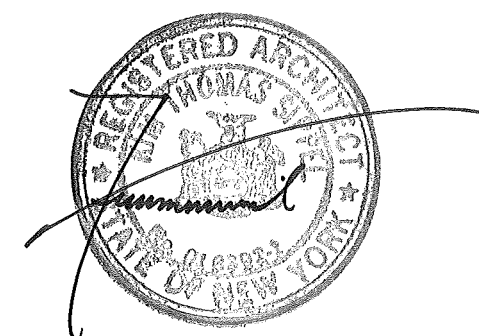
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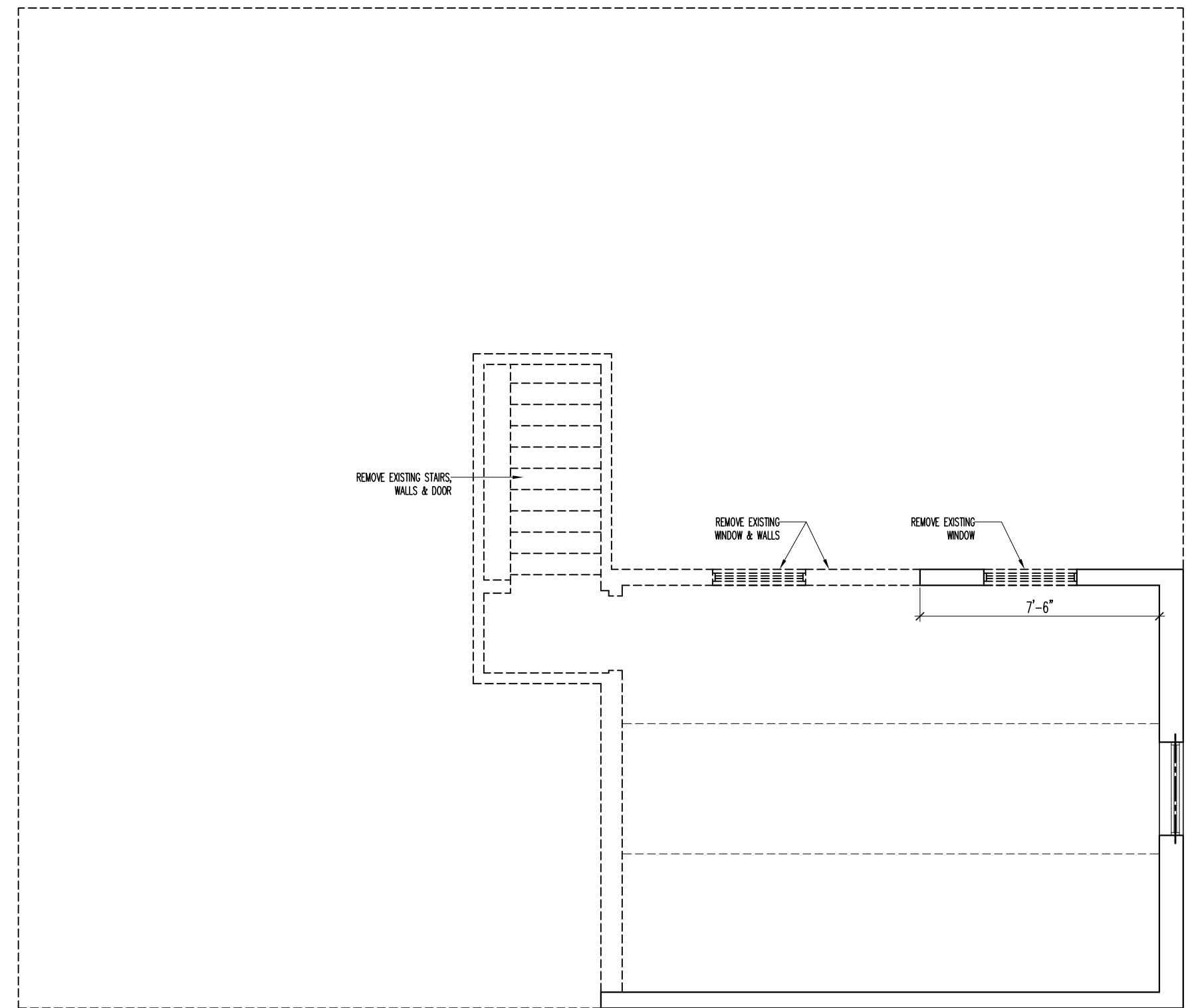
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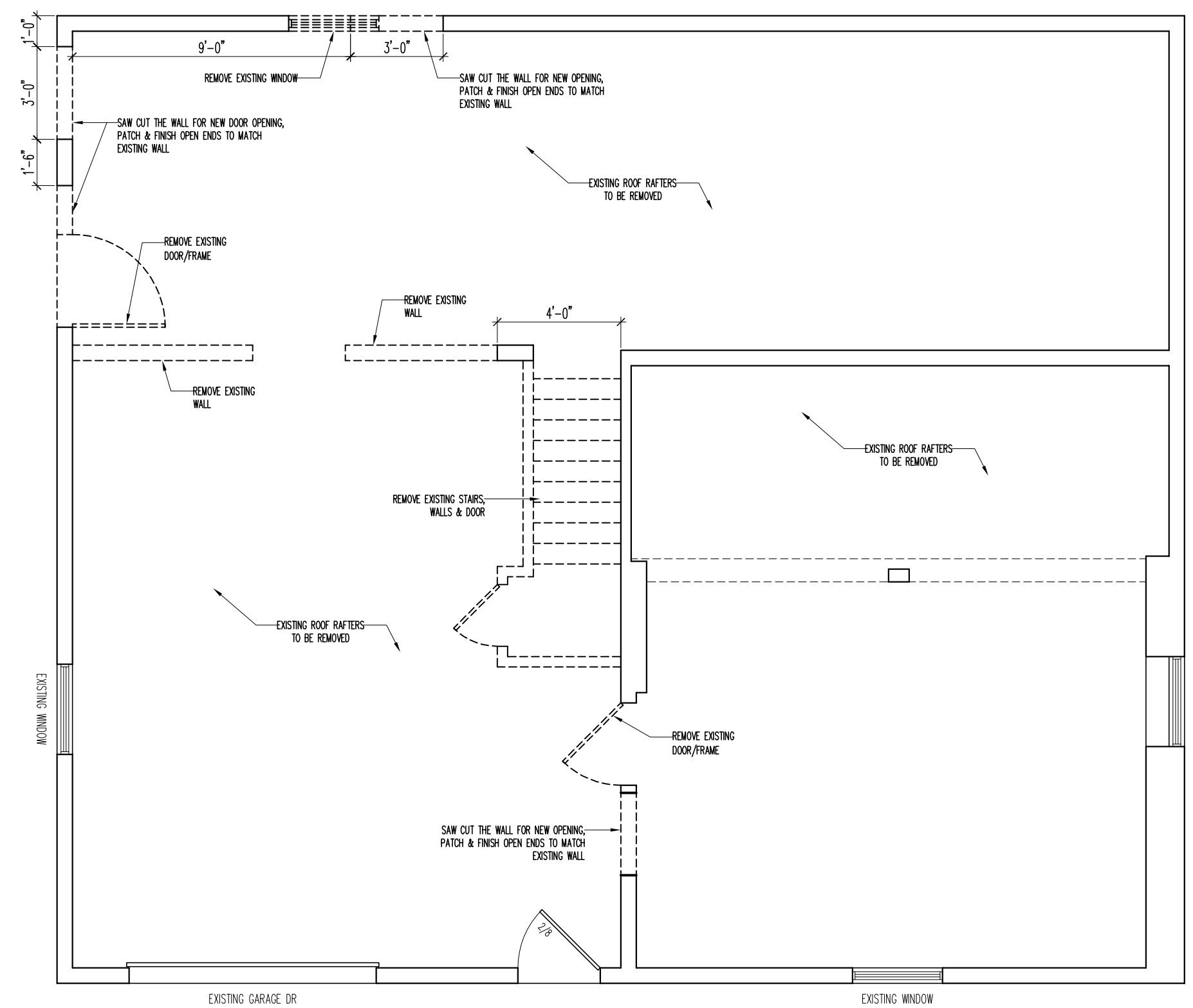
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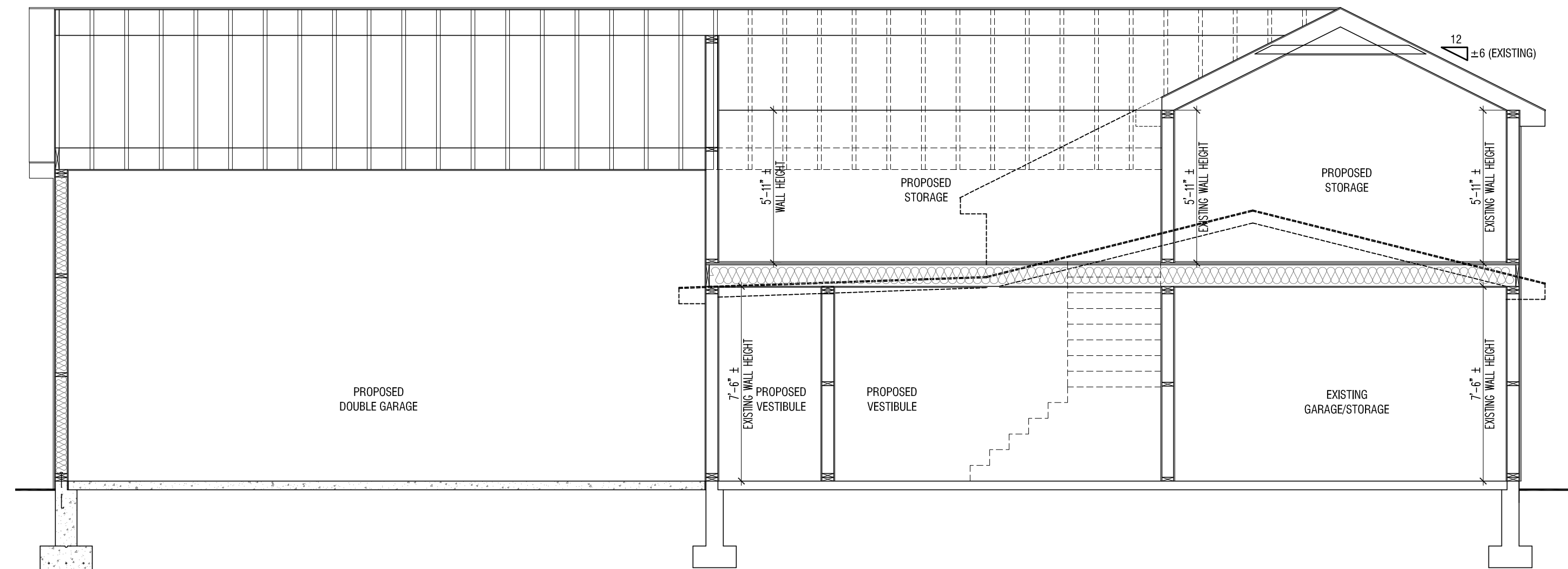
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SCALE: $1/4" = 1'-0"$



SCALE: $1/4" = 1'-0"$

International Energy Conservation Code : Chapter 4 ; Residential Energy Efficiency and Ashrae 90.1 Code

SECTION R401
GENERAL

R401.1 Scope. This chapter applies to residential buildings.

R401.2 Compliance. Projects shall comply with one of the following:

- 1. Sections R401 through R404.
- 2. Section R405 and the provisions of Sections R401 through R404 labeled "Mandatory."
- 3. An energy rating index (ERI) approach in Section R406.

R401.2.1 Tropical zone. Residential buildings in the tropical zone at elevations below 2,400 feet (731.5 m) above sea level shall be deemed to comply with this chapter where the following conditions are met:

- 1. Not more than one-half of the occupied space is air conditioned.
- 2. The occupied space is not heated.
- 3. Solar, wind or other renewable energy source supplies not less than 80 percent of the energy for service water heating.
- 4. Glazing in conditioned space has a solar heat gain coefficient of less than or equal to 0.40, or has an overhang with a projection factor equal to or greater than 0.30.
- 5. Permanently installed lighting is in accordance with Section R404.
- 6. The exterior roof surface complies with one of the options in Table C402.3 or the roof/ceiling has insulation with an R-value of R-15 or greater. If present, attic baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.
- 7. Roof surfaces have a minimum slope of 1/4 inch per foot of run. The finished roof does not have water accumulation areas.
- 8. Operable fenestration provides ventilation area equal to not less than 14 percent of the floor area in each room. Alternatively, equivalent ventilation is provided by a ventilation fan.
- 9. Bedrooms with exterior walls facing two different directions have operable fenestration on exterior walls facing two directions.
- 10. Interior doors to bedrooms are capable of being secured in the open position.
- 11. A ceiling fan or ceiling fan rough-in is provided for bedrooms and the largest space that is not used as a bedroom.

R401.3 Certificate (Mandatory). A permanent certificate shall be completed by the builder or registered design professional and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels.

The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab/basement wall, crawlspace wall and floor) and ducts outside conditioned spaces; U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.

SECTION R402
BUILDING THERMAL ENVELOPE

R402.1 General (Prescriptive). The building thermal envelope shall meet the requirements of Sections R402.1.1 through R402.1.5.

Exception: The following low-energy buildings, or portions thereof, separated from the remainder of the building by building thermal envelope assemblies complying with this section shall be exempt from the building thermal envelope provisions of Section R402.1.5:

- 1. Those with a peak design rate of energy usage less than 3.4 Btu/h · ft² (10.7 W/m²) or 1.0 watt/ft² of floor area for space-conditioning purposes.
- 2. Those that do not contain conditioned space.

R402.1.1 Vapor retarder. Wall assemblies in the building thermal envelope shall comply with the vapor retarder requirements of Section R702.7 of the International Residential Code or Section 1405.3 of the International Building Code, as applicable.

R402.1.2 Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table R402.1.2, based on the climate zone specified in Chapter 3.

R402.1.3 R-value computation. Insulation material used in layers, such as framing cavity insulation, or continuous insulation shall be summed to compute the corresponding component R-value. The manufacturer's settled R-value shall be used for blown insulation. Computed R-values shall not include air leakage from ducts, cracks, gaps or air films. Where insulated siding is used for the purpose of complying with the continuous insulation requirements of Table R402.1.2, the manufacturer's labeled R-value for insulated siding shall be reduced by R-0.6.

R402.1.4 U-factor alternative. An assembly with a U-factor equal to or less than that specified in Table R402.1.4 shall be permitted as an alternative to the R-value in Table R402.1.2.

R402.1.5 Total UA alternative. If the total building thermal envelope UA (sum of U-factor times assembly area) is less than or equal to the total UA resulting from using the U-factors in Table R402.1.4 (multiplied by the same assembly area as in the proposed building), the building shall be considered in compliance with Table R402.1.2. The UA calculation shall be done using a method consistent with the ASHRAE Handbook of Fundamentals and shall include the thermal bridging effects of framing materials. The SHGC requirements shall be met in addition to UA compliance.

R402.2 Specific insulation requirements (Prescriptive). In addition to the requirements of Section R402.1, insulation shall meet the specific requirements of Sections R402.2.1 through R402.2.13.

R402.2.1 Ceilings with attic spaces. Where Section R402.1.2 would require R-38 insulation in the ceiling, installing R-30 over 100 percent of the ceiling area requiring insulation shall be deemed to satisfy the requirement for R-38 wherever the full height of uncompressed R-30 and building extends over the wall top plate at the eaves. Similarly, where Section R402.1.2 would require R-49 insulation in the ceiling, installing R-38 over 100 percent of the ceiling area requiring insulation shall be deemed to satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

R402.2.2 Ceilings without attic spaces. Where Section R402.1.2 would require insulation levels above R-30 and the design of the roof/ceiling assembly does not allow for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction of insulation from the requirements of Section R402.1.2 shall be limited to 500 square feet (46 m²) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

R402.2.3 Eave baffles. For air-permeable insulations in vented attics, a baffle shall be installed adjacent to gable and eave vents. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.

R402.2.4 Access hatches and doors. Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be insulated and the insulation shall be level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all equipment that prevents damaging or compressing the insulation. A woodrammed or equivalent baffle or retainer is required to be provided when loose-fill insulation is installed, the purpose of which is to prevent the loose-fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose-fill insulation.

Exception: Vertical ducts that provide access from conditioned to unconditioned spaces shall be permitted to meet the fenestration requirements of Table R402.1.2 based on the applicable climate zone specified in Chapter 3.

R402.2.5 Moss walls. Mass walls for the purposes of this chapter shall be considered above-grade walls of concrete block, concrete, insulated concrete form (ICF), masonry cavity, brick (other than brick veneer), adobe (adobe, compressed earth block, rammed earth) and solid timber/logs, or any other walls having a heat capacity greater than or equal to 6 Btu/ft² · °F (23 kJ/m² · °K).

R402.2.6 Wood-frame ceilings, walls and floors. Wood-frame ceilings, walls, and floors shall meet the insulation requirements of Table R402.2.6 or shall meet the requirements of the U-factor for a wood-frame envelope assembly shall use a series-parallel path calculation.

R402.2.7 Walls with partial structural sheathing. Where Section R402.1.2 would require continuous insulation on exterior walls and structural sheathing covers 40 percent or less of the gross area of all exterior walls, the continuous insulation R-value shall be permitted to be reduced by an amount necessary to result in a consistent total sheathing thickness, but not more than R-3, on areas of the walls covered by structural sheathing. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

R402.2.8 Floors. Floor framing-cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking.

CLIMATE ZONE	FENESTRATION U-FACTORs	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGCs c	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUEd	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLABd R-VALUE & DEPTH	CRAWL SPACEe R-VALUE
4 except Marine	0.35	0.55	0.40	49	20 or 13 + 5 h	8/13	19	10/13	10.2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49	20 or 13 + 5 h	13/17	30 g	15/19	10.2 ft	15/19

CLIMATE ZONE	FENESTRATION U-FACTORs	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
4 except Marine	0.35	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5 and Marine 4	0.32	0.55	0.026	0.060	0.082	0.033	0.050	0.055

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a. Cavity insulation R-value is listed first, followed by continuous insulation R-value.

b. Insulation exceeding the height of the framing shall cover the framing.

R402.2.9 Basement walls. Walls associated with conditioned basements shall be insulated from the top of the basement wall down to 10 feet (3048 mm) below grade or to the basement floor, whichever is less. Walls associated with unconditioned basements shall meet this requirement unless the floor overhead is insulated in accordance with Sections R402.1.2 and R402.2.8.

R402.2.10 Slab-on-grade floors. Slab-on-grade floors with a floor surface less than 12 inches (305 mm) below grade shall be insulated in accordance with Table R402.1.2. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table R402.1.2 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by not less than 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-degree (0.79 rad) angle away from the exterior wall. Slab-edge insulation is not required in jurisdictions designated by the code official as having a very heavy termite infestation.

R402.2.11 Crawl space walls. As an alternative to insulating floors over crawl spaces, crawl space walls shall be permitted to be insulated when the crawl space is not vented to the outside. Crawl space wall insulation shall be permanently fastened to the wall and extend downward from the floor to the finished grade. Insulation shall be installed in accordance with Table R402.1.2. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table R402.1.2 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by not less than 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-degree (0.79 rad) angle away from the exterior wall. Slab-edge insulation is not required in jurisdictions designated by the code official as having a very heavy termite infestation.

R402.2.12 Masonry veneer. Insulation shall not be required on the horizontal portion of the foundation that supports a masonry veneer.

R402.2.13 Sunroom insulation. Sunrooms enclosing conditioned space shall meet the insulation requirements of this code.

Exception: For sunrooms with thermal isolation, and enclosing conditioned space, the following exceptions shall apply:

- 1. The minimum ceiling insulation R-values shall be R-19 in Climate Zones 1 through 4 and R-24 in Climate Zones 5 through 8.
- 2. The minimum wall R-value shall be R-13 in all climate zones. Walls separating a sunroom with a thermal isolation from conditioned space shall meet the building thermal envelope requirements of this code.

R402.3 Fenestration (Prescriptive). In addition to the requirements of Section R402.1, fenestration shall comply with Sections R402.3.1 through R402.3.5.

R402.3.1 U-factor. An area-weighted average of fenestration products shall be permitted to satisfy the U-factor requirements.

R402.3.2 Glazed fenestration SHGC. An area-weighted average of fenestration products shall be permitted to satisfy the SHGC requirements. Dynamic glazing shall be permitted to satisfy the SHGC requirements. Dynamic glazing shall be permitted to satisfy the SHGC requirements. Dynamic glazing shall be permitted to satisfy the SHGC requirements. Dynamic glazing shall be permitted to satisfy the SHGC requirements. Dynamic glazing shall be permitted to satisfy the SHGC requirements. Dynamic glazing shall be permitted to satisfy the SHGC requirements. Dynamic glazing shall be permitted to satisfy the SHGC requirements. Dynamic glazing shall be permitted to satisfy the SHGC requirements. Dynamic glazing shall be permitted to satisfy the SHGC requirements. Dynamic glazing shall be permitted to satisfy the SHGC requirements. Dynamic glazing shall be permitted to satisfy the SHGC requirements. Dynamic glazing shall be permitted to satisfy the SHGC requirements. 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R402.4.1.2 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the code official, testing shall be conducted by an approved testing party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at least one hour after creation of all penetrations of the building thermal envelope.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.

2. Dampers including exhaust, intake, make-up air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.

3. Interior doors, if installed at the time of the test, shall be open.

4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.

5. Heating and cooling systems, if installed at the time of the test, shall be turned off.

6. Supply and return registers, if installed at the time of the test, shall be fully open.

R402.4.2 Fireplaces. New wood-burning fireplaces shall have light-fitting doors, dampers or doors and outdoor combustion air. Where using light-fitting doors on factory-built fireplaces listed and labeled in accordance with UL 127, the doors shall be tested and listed for the fireplace. Where using light-fitting doors on masonry fireplaces, the doors shall be listed and labeled in accordance with UL 907.

R402.4.3 Fenestration air leakage. Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m²), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m²), when tested according to NFRC 400 or AAMA/WDMA/CSA 1011/S.2/4440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

Exception: Sile-buit windows, skylights and doors.

R402.4.4 Rooms containing fuel-burning appliances. In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table R402.1.2, where the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

Exceptions:

1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.

2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the International Residential Code.

R402.4.5 Recessed lighting. Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

R402.5 Maximum fenestration U-factor and SHGC (Mandatory). The area-weighted average maximum fenestration U-factor permitted using tradeoffs from Section R402.5.1 or R405 shall be 0.48 in Climate Zones 4 and 5 and 0.40 in Climate Zones 6 through 8 for vertical fenestration, and 0.75 in Climate Zones 4 through 8 for skylights. The area-weighted average maximum fenestration SHGC permitted using tradeoffs from Section R405 in Climate Zones 1 through

SECTION R403
SYSTEMS

R403.1 Controls (Mandatory). At least one thermostat shall be provided for each separate heating and cooling system.

R403.1.1 Programmable thermostat. The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55°F (13°C) or up to 85°F (29°C). The thermostat shall initially be programmed by the manufacturer with a heating temperature set point no higher than 70°F (21°C) and a cooling temperature set point no lower than 78°F (26°C).

R403.1.2 Heat pump supplementary heat (Mandatory). Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

R403.2 Hot water boiler outdoor temperature setback. Hot water boilers that supply heat to the building through one- or two-pipe heating systems shall have an outdoor setback control that lowers the boiler water temperature based on the outdoor temperature.

R403.3 Ducts. Ducts and air handlers shall be in accordance with Sections R403.3.1 through R403.3.5.

R403.3.1 Insulation (Prescriptive). Supply and return ducts in attics shall be insulated to a minimum of R-8 where 3 inches (76 mm) in diameter and greater and R-6 where less than 3 inches (76 mm) in diameter. Supply and return ducts in other portions of the building shall be insulated to a minimum of R-6 where 3 inches (76 mm) in diameter and greater and R-4.2 where less than 3 inches (76 mm) in diameter.

Exception: Ducts or portions thereof located completely inside the building thermal envelope.

R403.3.2 Sealing (Mandatory). Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with either the International Mechanical Code or International Residential Code, as applicable.

R403.3.3 Duct testing (Mandatory). Ducts shall be pressure tested to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the air handler and ductwork enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.

2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler and ductwork enclosure. Registers shall be taped or otherwise sealed during the test.

Exception: A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.

R403.3.4 Duct leakage (Prescriptive). The total leakage of the ducts, where measured in accordance with Section R403.3.3, shall be as follows:

1. Rough-in test: The total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m²) of conditioned floor area where the air handler is installed at the time of the test. Where the air handler is not installed at the time of the test, the total leakage shall be less than or equal to 3 cubic feet per minute (85 L/min) per 100 square feet (9.29 m²) of conditioned floor area.

2. Postconstruction test: Total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m²) of conditioned floor area.

R403.4 Mechanical system piping insulation (Mandatory). Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

R403.4.1 Protection of piping insulation. Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind, and shall provide shielding from solar radiation that causes degradation of the material. Service water pipe shall not be permitted.

R403.5 Adaptive hot water systems. Energy conservation measures for service hot water systems shall be in accordance with Sections R403.5.1 through R403.5.4.

R403.5.1 Heated water circulation and temperature maintenance systems (Mandatory). Heated water circulation systems shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and actuators shall be accessible. Manual controls shall be readily accessible.

R403.5.1.1 Circulation systems. Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.

R403.5.1.2 Heat trace systems. Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.

R403.5.2 Demand recirculation systems. A water distribution system having one or more recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe shall be a demand recirculation water system. Pumps shall have controls that comply with both of the following:

1. The control shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.

2. The control shall limit the temperature of the water entering the cold water piping to 104°F (40°C).

R403.5.3 Hot water pipe insulation (Prescriptive). Insulation for hot water pipe with a minimum thermal resistance (R-value) of R-3 shall be applied to the following:

1. Piping 3/4 inch (19.1 mm) and larger in nominal diameter.

2. Piping serving more than one dwelling unit.

3. Piping located outside the conditioned space.

4. Piping from the water heater to a distribution manifold.

5. Piping located under a floor slab.

6. Buried in piping.

7. Supply and return piping in recirculation systems based on other demand recirculation systems.

R403.5.4 Drain water heat recovery units. Drain water heat recovery units shall comply with CSA B55.2. Drain water heat recovery units shall be tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units shall be less than 3 psi (20.7 kPa) for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units shall be less than 2 psi (13.8 kPa) for individual units connected to three or more showers.

R403.6 Mechanical ventilation (Mandatory). The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

R403.6.1 Whole-house mechanical ventilation system fan efficacy. Mechanical ventilation system fans shall meet the efficacy requirements of Table R403.6.1.

Exception: Where mechanical ventilation fans are integral to tested and listed HVAC equipment, they shall be powered by an electrically commutated motor.

R403.7 Equipment sizing and efficiency rating (Mandatory). Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

R403.8 Systems serving multiple dwelling units (Mandatory). Systems serving multiple dwelling units shall comply with Sections C403 and C404 of the IECC—Commercial Provisions in lieu of Section R403.

R403.9 Snow melt and ice system controls (Mandatory). Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F (10°C), and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40°F (4.8°C).

R403.10 Pools and permanent spa energy consumption (Mandatory). The energy consumption of pools and permanent spas shall be in accordance with Sections R403.10.1 through R403.10.3.

R403.10.1 Heaters. The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater, or external to and within 3 feet (914 mm) of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater. Gas-fired heaters shall not be equipped with continuously running ignition pilots.

R403.10.2 Time switches. Time switches or other control methods that can automatically turn off and on according to a preset schedule shall be installed for heaters and pump motors. Heaters and pump motors that have built-in time switches shall be in compliance with this section.

Exceptions:

1. Where public health standards require 24-hour pump operation.

2. Pumps that operate solar- and waste-heat-recovery pool heating systems.

R403.10.3 Covers. Outdoor heated pools and outdoor permanent spas shall be provided with a vapor-retardant cover or other approved vapor-retardant means.

Exception: Where more than 70 percent of the energy for heating, computed over an operation season, is from site-recovered energy, such as from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required.

R403.11 Portable spas (Mandatory). The energy consumption of electric-powered portable spas shall be controlled by the requirements of APS-9.

R403.12 Residential pools and permanent residential spas. Residential swimming pools and permanent residential spas that are accessory to detached one- and two-family dwellings and townhouses three stories or less in height above grade plane and that are available only to the household and its guests shall be in accordance with APS-15.

SECTION R404
ELECTRICAL POWER AND LIGHTING SYSTEMS

R404.1 Lighting equipment (Mandatory). Not less than 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or not less than 75 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

Exception: Low-voltage lighting.

R404.1.1 Lighting equipment (Mandatory). Fuel gas lighting systems shall not have continuously burning pilot lights.

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/suffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop-down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/suffit shall be aligned with the air barrier.
Walls	The junction of the foundation and all plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-2 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	Rim joists shall include the air barrier.
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently fastened with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.	
Garage separation	An sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.	
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulk or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

UNIC. 12/09/04

PROJECT NO:

DRAWING BY: DS

CHECKED BY: KTS

DWG NO:

EN-001.00

5 of 5

DOB JOB NUMBER

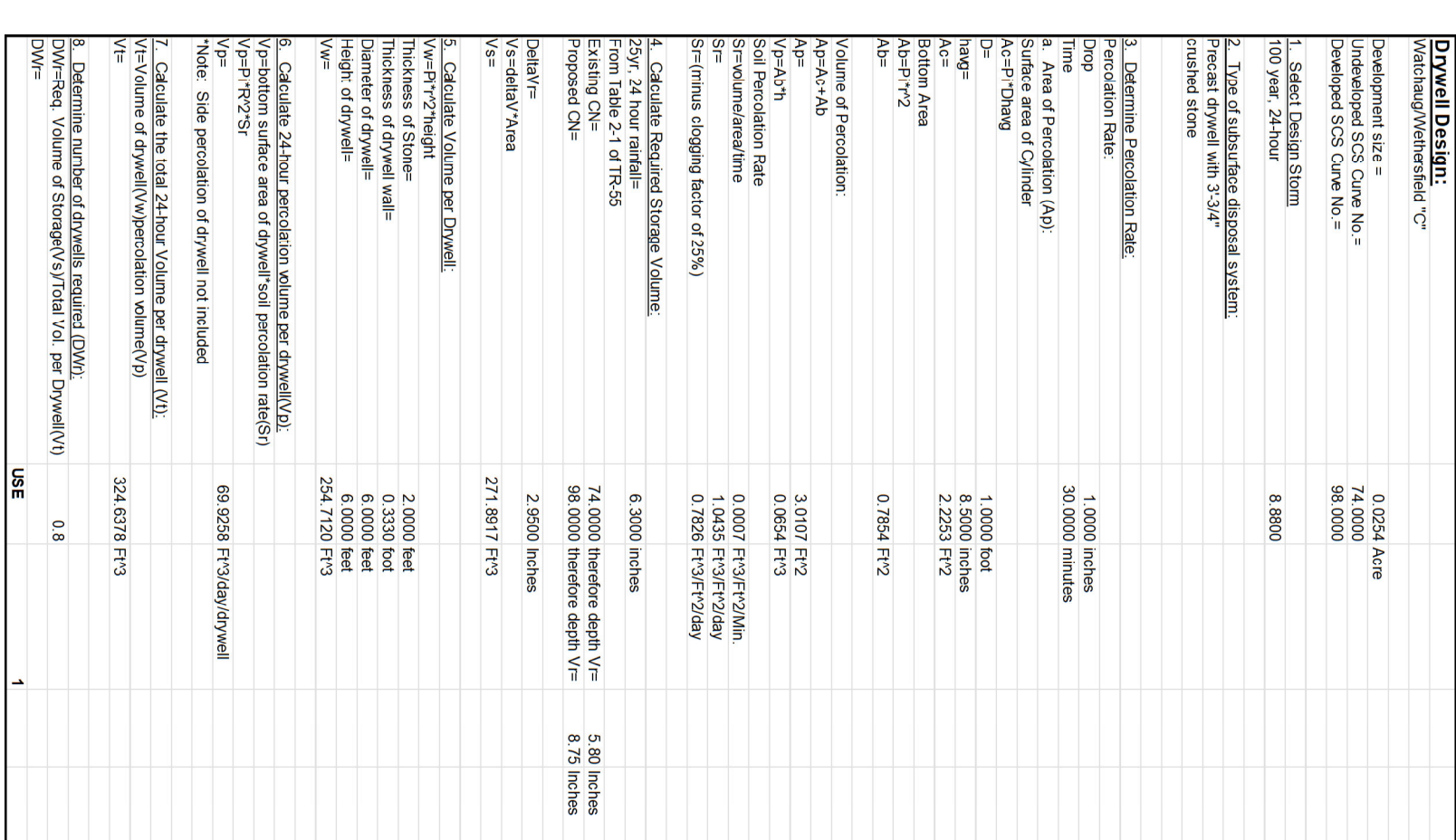
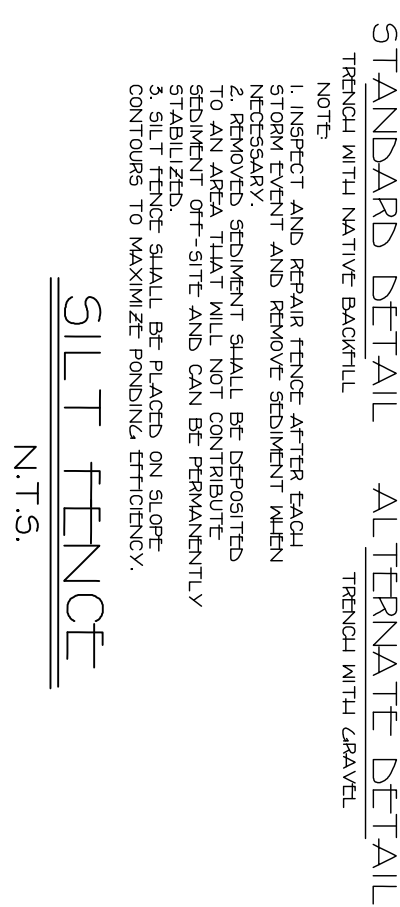
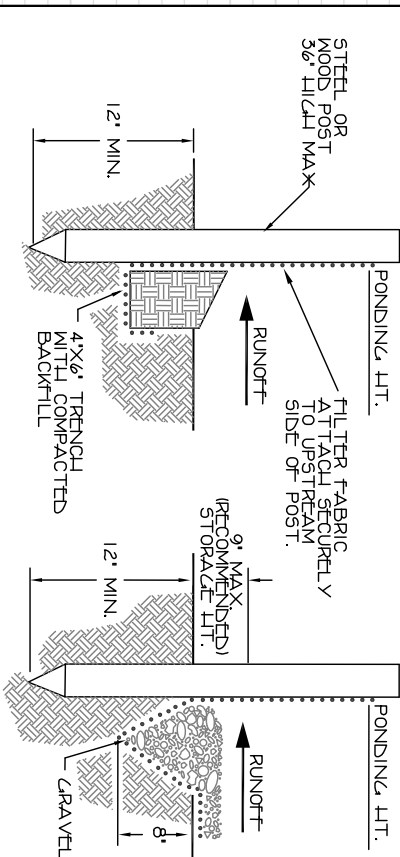
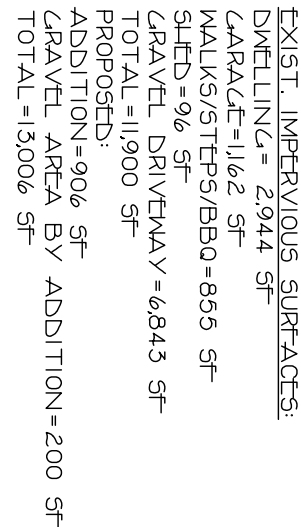
98 POMONA ROAD
SUFFERN, NY 10901
405.354.144
www.reichgott.com

All rights reserved. All drawings, specifications and copies thereof furnished by the architect are and shall remain his property. They are not to be used on this or any other project unless written permission is given by Kim Thomas Sippel Architect, P.C.

REICHGOTT ENGINEERING LLC

REFERENCES:

LO 1 34 OF SUBDIVISION OF BEL AIR FILED IN THE ROCKLAND COUNTY CLERKS OFFICE DECEMBER 14, 1988 IN BOOK 110, PAGE 7, AS MAP NO. 6275

[illegible]

N.T.S.

CONSTRUCTION ENTRANCE

NOTES:

1. SET PIT IN 10.5'X10.5' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER AND PLS/O/C'S ARE TO BE SET IN RELATION TO SEASONAL HIGH WATER AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

SEEPAGE PIT MAINTENANCE NOTES

SEEPAGE PIT MAINTENANCE NOTES

1. SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.

2. SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).

3. IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY, (I.E. WA 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.

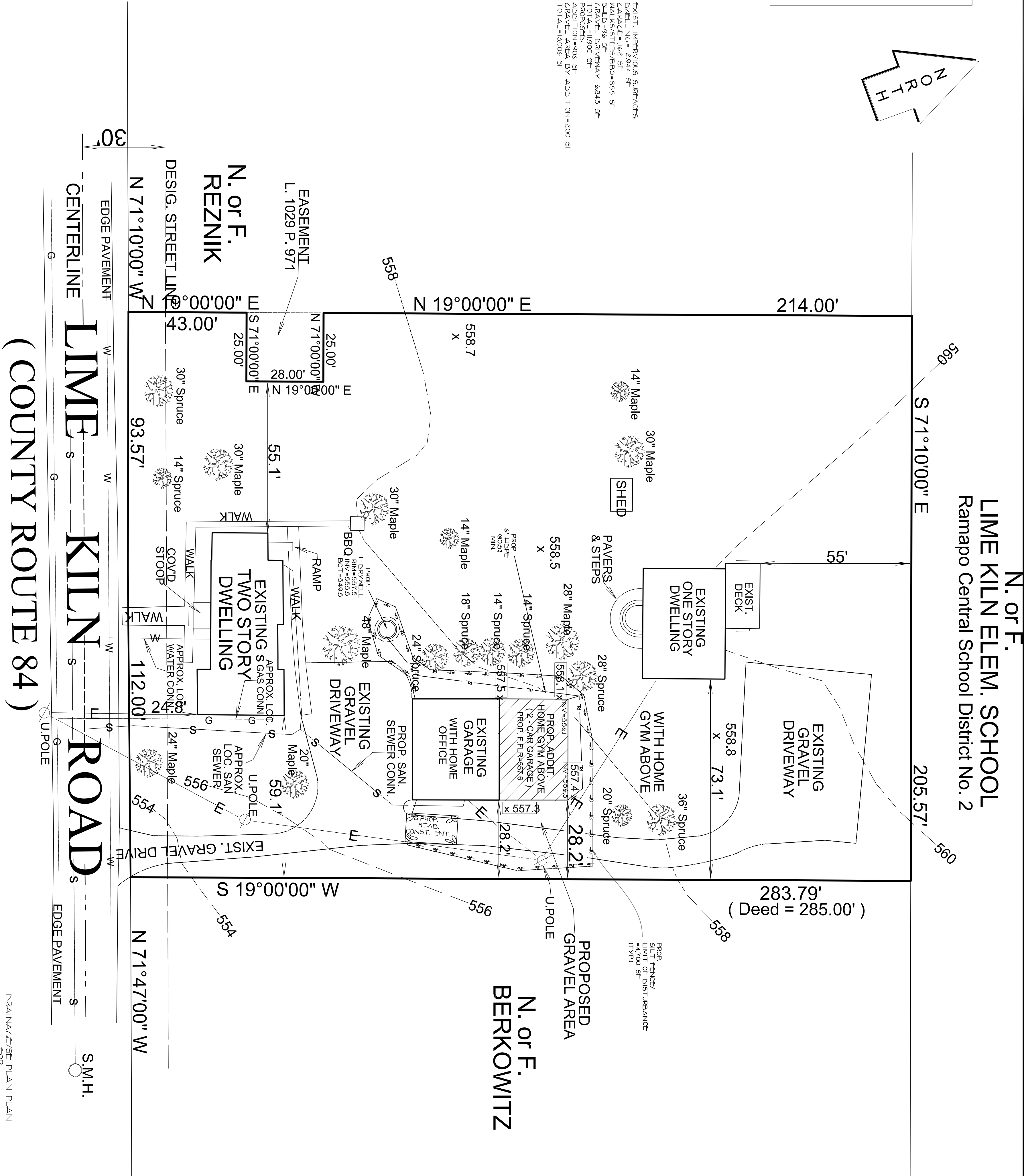
OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO
ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

USE OF UNSEALS CANNOT BE USED IN THIS DOCUMENT IN
ANY COURT, FINANCIAL TRANSACTION, OR
FILING WITH ANY AGENCY OR OFFICE IS
AN UNLAWFUL VIOLATION OF THE PROHIBITION ON
REUSE OF SEAL



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 THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



DRAINAGE/SE PLAN PLAN FOR

STREICHER

VILLAGE OF WESTLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK
TAX SECTION 41.07 BLOCK 1 LOT 9
27 LIME KILN ROAD

PAUL GDANSKI, P.E., PLLC
2612 MILLITRE COURT

(917) 418-0999

EMAIL: PLSKI@EARTHLINK.NET

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 23, 2026

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

Re: 27 Lime Kiln Road, Suffern
Tax Lot 11/42.07-1-9 (formerly 9./5/A1A2)

Dear Ms. Schultz:

Our office has received and reviewed a drainage plan that was last revised on October 26, 2025, which Paul Gdanski, PE, 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 an addition at a garage at a property that has a pre-existing nonconforming use of two (2) single family detached residences on a 57,825 square foot lot in the R-50 District, to which the 2012 Tax Roll assigns two (2) units, 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 accessory apartments, guest suites, a house of worship, a school, a daycare center, or home occupations), 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

cc: M. Saber D. Gregory
Michael Sadowski, P.E. – Town of Ramapo DPW
Paul Gdanski, P.E., PLLC – 3512 Whittier Court, Mahwah, NJ 07430
Robert E. Sorace, P.L.S. – P.O. Box 189, New City, NY 10956
Naomi Streicher – 15 Klingher Court, Pomona, NY 10970
Naomi Streicher – 27 Lime Kiln Road, Suffern, NY 10901

File: TOR 41.07-1-9 – 27 Lime Kiln Road
Reader

Rocklandgov.com



March 15, 2026

Zoning Board of Appeals
Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952



Re: *Congregation Trisk Tolna, 33 Glenbrook Road, Wesley Hills, NY*

To the Wesley Hills Zoning Board of Appeals,

Congregation Trisk Tolna, is requesting variances from Section 230 -26G (C) and 230 Attachment 1, to allow for the use and maintenance of a neighborhood gathering, mikvah, and single-family residence for the Congregation's Rabbi and family.

The congregation was established in 1976 and has continuously served the local Jewish community since its founding. The property has been in continuous use as both a synagogue and the Rabbi's residence since 1976, with no interruption in religious use.

Religious services initially began in the basement of the residence and were conducted on a small scale. As the congregation grew over time, the synagogue space was expanded to better accommodate regular prayer services and neighborhood needs. The expansion of the synagogue began in approximately December 2021 and was completed in May 2022, while maintaining the residential character of the property.

In further support of the congregation's religious needs, construction of a mikvah commenced in approximately June 2023 and was completed in May 2024. The mikvah serves the congregation and the immediate neighborhood and operates during limited, scheduled hours consistent with religious requirements. The building continues to function as a small, neighborhood-based place of worship, and residence for its Rabbi.

The proposed neighborhood gathering will require a special use permit and site plan approval from the Village's Planning Board. To date, the Planning Board, and its consultants, have reviewed this matter, have had minimal comments, with the Planning Board declaring itself "Lead Agency", and referring this matter to the ZBA for the variances.

The applicant is seeking 6 variances, all having to do with the size and width of the existing lot, in the Glenbrook Knolls Subdivision, which is well known to this board for having undersized and under width properties. The variances are not for coverage, but all for lot dimensional issues, including Lot Area, Lot Width, Effective Square, Front Yard Setback, Side Yard Setback, and Total Side Yard Setback.

We believe that the threshold of "practical difficulty" has been met and therefore the requested variances should be granted. In making its determination, the Zoning Board of Appeals should consider the following factors:

- A) As a religious institution, Congregation Trisk Tolna should be granted every accommodation to the Village's zoning laws, as required by the Religious Land Use and Institutionalized Persons Act (RLUIPA).
- B) Due to the nature of the variances being sought, the benefits to the applicant, if the variances are granted, outweigh any detriment to the health, safety, and welfare of the neighborhood or community.

- C) Due to the nature of the variances, no undesirable changes will be produced in the character of the neighborhood and no detriment to nearby properties will be created by the granting of the variances.
- D) The benefits sought by the applicant cannot be achieved by some other feasible method due to the size of the property and the Congregation's needs.
- E) The requested variances for Lot Area, Lot Width and Effective Square are due to the existing undersized lot which is typical for this entire subdivision. The front yard setback variance is for the existing residence - this setback is the original setback to the house and has not been changed by the Congregation and is similar with other buildings in this neighborhood. The side yard and total side yard setbacks are again consistent with many buildings in this neighborhood.

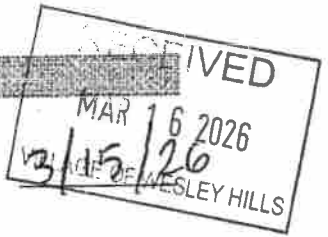
The variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood due to the reasons outlined in items A-E. Thank you for your attention to this matter.

Thank you for your attention to this matter.

Sincerely,



PART I



Name of Municipality VILLAGE OF WESLEY HILLS

Date

Please check all that apply:

☐ Planning Board	☐ Architectural Board
☒ Zoning Board of Appeals	☐ Historical Board
☐ Municipal Board	
☐ Subdivision	☐ Pre-preliminary/Sketch
☐ Number of Lots	☐ Preliminary
☐ Site Plan	☐ Final
☐ Special Permit	☐ Conditional Use
☐ Zoning Code Amendment	☐ Zone Change
☒ Variance * (Fill out Part II of this form.)	

Project Name: CONGREGATION TRISK TOLNA

Applicant: CONG. TRISK TOLNA Phone # _____
Address: 33 GLENBROOK RD MONSEY NY 10952
Street Name & Number (Post Office) State Zip code

Property Owner: SAME Phone # _____
Address _____
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: PAUL GDAHSKI Phone # 917-418-0999
Address: 3512 WHITTIER CT MAHWAH NJ 07430
Street Name & Number (Post Office) State Zip code

ARCHITECT
Attorney: TODD ROSENBLUM Phone # 845-364-0737
Address: 221 QUAKER RD POMONA NY 10970
Street Name & Number (Post Office) State Zip code

Contact Person: TODD ROSENBLUM Phone # _____
Address _____
Street Name & Number (Post Office) State Zip code

Page 2

Tax Map Designation: 41.10-2-24

Section _____ Block _____ Lot(s) _____
Section _____ Block _____ Lot(s) _____

Location: On the NORTH side of GLEENBROOK RD,
400 feet WEST of MOCCASIN PLAZA.

Acreage of Parcel 28,631 SF. Zoning District R-35
School District EAST RAMAPO Postal District MONSEY

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

SEE ATTACHED NARRATIVE LETTER

If subdivision: NA

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

Project History: Has this project ever been reviewed before? YES

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

PLANNING BOARD 2023 AND 2026

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

NA

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

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

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

_____ State or County Road
_____ Long Path
_____ Municipal Boundary

NONE

_____ State or County Park
_____ County Stream
_____ County Facility

List name(s) of facility checked above. _____

Applicant's Signature and Certification

State of New York)

County of Rockland) SS.:

Town/Village of WESLEY HILLS

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

Mailing Address

BEA GROSSBERGER
COMG. TRIST TOLNA
33 GLENBROOK RD
MOHAWK, NY 10952

X 

SWORN to before this

16 day of March, 2026



Notary Public



Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of WEBLEY HILLS

I, BEN GROSSBERGER being duly sworn, hereby

depose and say that I reside at: AM AM AGENT OF THE
CONGREGATION

in the county of ROCKLAND in the state of NEW YORK

I am the * AM AGENT OF THE CONGREGATION (OPERATIONS MANAGER)
owner in fee simple of premises located at:
33 GLENBROOK RD MORSEY NY 10952

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

Said premises have been in my/its possession since 19_____. Said premises are
also known and designated on the Town of PAMAPO Tax Map as:
section _____ block _____ lot(s) _____

41.10 -2-24

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

Owner
Mailing Address

BEN GROSSBERGER
CONG. TRISK TOLWA
33 GLENBROOK RD.
MORSEY NY 10952

X 6/1

SWORN to before this

16 day of March, 2026

B. Kohn

Notary Public

BENJAMIN KOHN
Notary Public, State of New Jersey
My Commission Expires May 30, 2029

* If owner is a corporation, fill in the office held by deponent and name of corporation,
and provide a list of all directors, officers and stockholders owning more than 5% of
any class of stock.

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of WESLEY HILLS

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

1. Print or type full name and post office address

BEN CROSSBERGER
COTTG. TRISK TOLUA
37 GLENDALE RD.
MOOREY WAY 10952

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

2. To the ZONING BOARD OF APPEALS of the Town/Village of
WESLEY HILLS (Board, Commission or Agency), Rockland County, New York:

Application, petition or request is hereby submitted for:

- ☒ Variance or modification from the requirement of Section 230-266 (C) AND 230 ATTACHMENT 1;
() Special permit per the requirements of Section _____;
() Review and approval of proposed subdivision plat;
() Exemption from a plat or official map;
() An order to issue a certificate, permit or license;
() An amendment to the Zoning Ordinance or Official Map or change thereof;
() Other (explain) _____;

To permit construction, maintenance and use of A NEIGHBORHOOD GATHERING, MIKVAH, AND SINGLE FAMILY RESIDENCE.

3. Premises affected are in a R-35 zone and from the town of RAMAPO tax map, the property is known as Section _____, Block, _____, Lot(s) _____.

41.10-2-24

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

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

(if none, so state) NONE

- a. Name and address of officer or employee _____
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of WESLEY HILLS.
I, BEN GROSSBERGER, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address

COOK. TRISK TOLMA
33 GLENBROOK RD.
MOHAWY, NY 10952

SWORN to before this

16 day of March, 2020

Bryn Kutr

Notary Public

BENJAMIN KOHN
Notary Public, State of New Jersey
My Commission Expires May 30, 2029

VILLAGE OF WESLEY HILLS

432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS:
VILLAGE OF WESLEY HILLS }

BEN GROSSBERGER being duly sworn, deposes and

says that he/she resides at 15 AN AGENT OF

CONG. TRISK TOLUA

In the County of Rockland, State of New York; that he/she is the owner in

fee of all that certain lot, piece or parcel of land situated, lying and being

in the Village of Wesley Hills, and designated on the Town of Ramapo

Map as Section No. 41.10-2-24 Lot No. _____ and that he/she hereby

authorizes the attached application to be submitted in his/her behalf and

that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property.

Owner: CONG. TRISK TOLUA

Address: 33 GUETBROOK RD

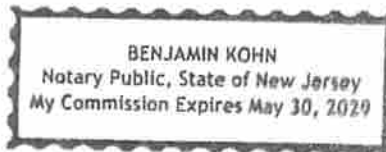
MOUSEY, NY 10952

X. [Signature]

Sworn to before me this

16 day of March 2026

Ben Kohn
Notary Public



AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of WESLEY HILLS)

I, BEN CROSSBERGER being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the ZONING BOARD OF APPEALS (board) in the town/village of WESLEY HILLS affecting property located at 23 GLENBROOK ROAD, Rockland County, New York.

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

SECTION/BLOCK/LOT	NAME	ADDRESS
-------------------	------	---------

PLEASE SEE ATTACHED LIST

SWORN to before this

16 day of March, 2026

Bryn Kohn
Notary Public

BENJAMIN KOHN
Notary Public, State of New Jersey
My Commission Expires May 30, 2029

X. 6/

DISCLAIMER

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST*, AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES.

THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

BEN GROSSBERGER

APPLICANT

3/15/20

DATED

X 68

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section 230-266(c) AND 230 ATTACHMENT I
- ☐ Special permit per the requirements of Section _____;
- ☐ Review of an administrative decision of the Building Inspector;
- ☐ An order to issue a Certificate of Occupancy;
- ☐ An order to issue a Building Permit;
- ☐ An interpretation of the Zoning Ordinance or Map;
- ☐ Certification of an existing non-conforming structure or use;
- ☐ Other (explain) _____;

To permit construction, maintenance and use of A NEIGHBORHOOD GATHERING,
MILKVAH, AND SUTERZ FAMILY RESIDENCE.



VILLAGE OF WESLEY HILLS

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on February 25, 2026, at 7:30 pm.

The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Neal Wasserman, seconded by Albert Tew to wit:

WHEREAS, the **CONGREGATION TRISK TOLNA** are seeking a Special Permit and Site Plan approval for the use of the existing structure as a Neighborhood Gathering at the subject property commonly known as 33 Glenbrook Road, Wesley Hills NY, which Property are situated on the North Side of Glenbrook Road, 400 feet West of Moccasin Place and are designated on the Town of Ramapo Tax Map as Parcel ID # 41.10-2-24, located in a R-35 zoning district.

WHEREAS, the proposed Site Plan cannot be approved without the granting of a certain variance(s), as identified in the Application [*Minimum lot area, as the minimum requirement is 35,000 SF, and 28,631 SF is listed; Minimum lot width, as the minimum requirement is 125 FT, and 100 FT is listed; Minimum effective square side, as the minimum requirement is 125 FT, and 100 FT is listed; Minimum front yard, as the minimum requirement is 50 FT, and 32.5 FT is listed; Minimum side yard, as the minimum requirement is 25 FT, and 22.1 FT is listed; and, Minimum total side yard, as the minimum requirement is 60 FT, and 45.1 FT is listed*].

NOW, THEREFORE, BE IT RESOLVED, that the Applicant is hereby referred to the Zoning Board of Appeals for a consideration of its Application for the necessary variance(s).

The Planning Board gives no approval of any building plans, any plans, at this juncture, submitted to this Planning Board solely for the purposes of the approval(s)/referral(s)/determination(s) being referenced herein.

ACTION: A motion to grant/approve this Resolution was made by Joshua Scheinberg, with a second from Joseph Zupnik.

The voting in favor was as follows [5 - 0]:

In Favor: Chairman Lon Lieberman, Member Albert Tew, Member Joshua Scheinberg, Member Neal Wasserman and Member Joseph Zupnik;

Oppose: NONE ;

Abstain: NONE.

Short Environmental Assessment Form

Part 1 - Project Information

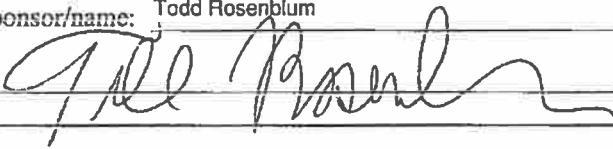
Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Congregation Trisk Tolna			
Project Location (describe, and attach a location map): 33 Glenbrook Road, Monsey, New York 10952			
Brief Description of Proposed Action: Applications to the Planning Board and Zoning Board of Appeals for a Neighborhood Gathering Special Use Permit, Site Plan approval, and Variances as illustrated in the submitted site plan dated 1/9/26.			
Name of Applicant or Sponsor: Todd Rosenblum		Telephone: 845-364-0337 E-Mail: todd@adaparch.com	
Address: 221 Quaker Road			
City/PO: Pomona		State: NY	Zip Code: 10970
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☐ YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board and Zoning Board of Appeals Village of Wesley Hills			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action?		28,631 SF acres	
b. Total acreage to be physically disturbed?		2,500 SF acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		28,631 SF acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☒ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Existing on-site underground detention system located within the rear yard, existing catch basins on Glenbrook Road		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Todd Rosenblum</u> Date: <u>1/23/26</u>		
Signature: <u></u> Title: <u>Architect</u>		

If subdivision: NA

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? _____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Total size of building(s) in square feet 4,275 SF
- 2) Proposed addition _____
- 3) Number of dwelling units 1

If special permit, list special permit use and what the property will be used for.

NEIGHBORHOOD GATHERING - SLAVUE FAMILY DWELLING
HOUSE OF WORSHIP - MIKVAH

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. NO

Are there streams on the site? If yes, please provide the names. NO

Are there wetlands on the site? If yes, please provide the names and type. NO

Project History: Has this project ever been reviewed before? YES

If so, provide a narrative, including the list case number, name, date, and the board you appeared before. PLANNING BOARD 2023

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

NONE

Property Owner: CDMG TRUST TOLHA, INC.

Address 33 GLENBROOK ROAD MONSEY NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: PAUL GOANSKI

Address 3512 WHITTIER CT. MAHWAH NJ 07430
Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

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

Contact Person: TODD ROSENBLUM

Address 221 QUAKER RD POMONA NY 10970
Street Name & Number (Post Office) State Zip code

DISCLAIMER

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RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

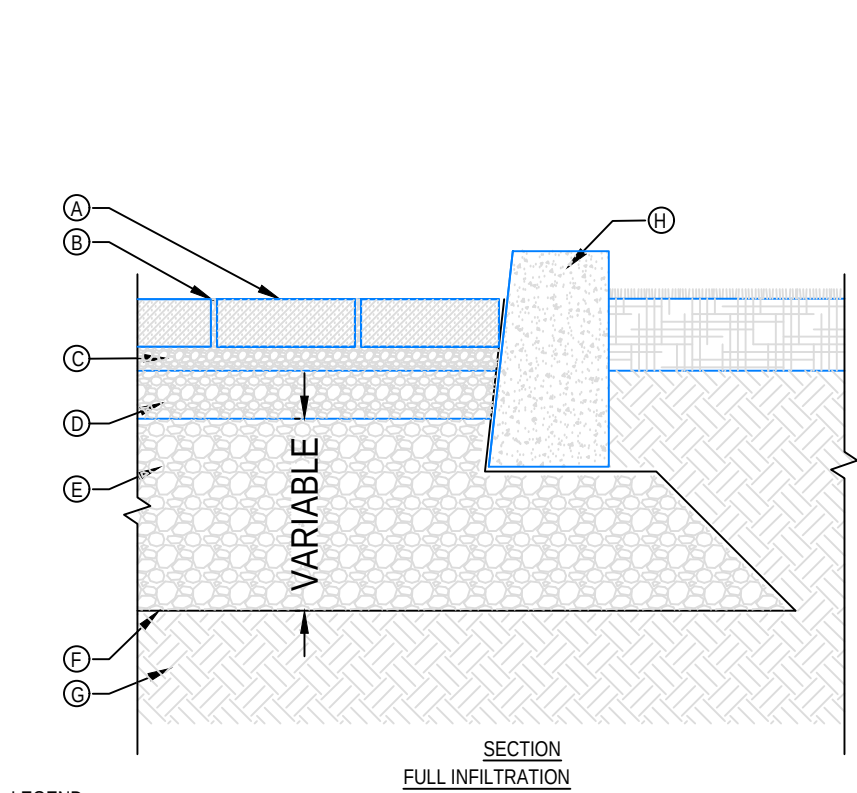
X 
APPLICANT
1/26/26
DATED

TAX LOT: SECTION 41.0, BLOCK 2, LOT 24
REFERENCES:

- ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY CELENTANO, P.L.S., DATED DECEMBER 1, 2024.

LEGEND

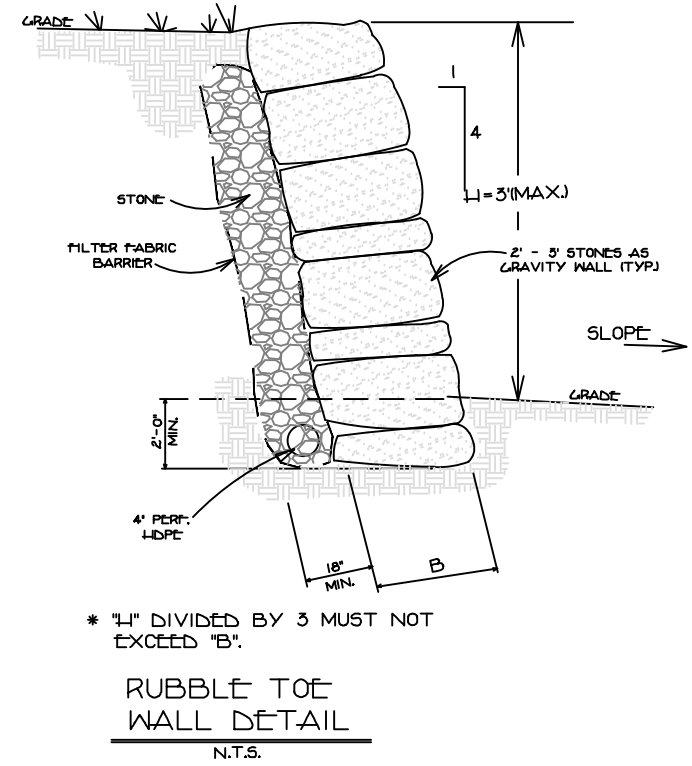
EXISTING PROPERTY LINE	
SILT FENCE	
ELECTRIC	E
GAS	G
WATER	W
UTILITY POLE	
SEWER MANHOLE	S
SEWER MAIN	SS
SANITARY CLEANOUT	
CATCH BASIN	
DRAINAGE PIPE	D
TREE	



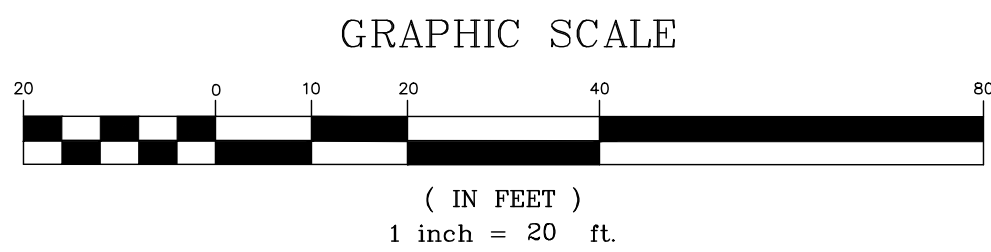
- LEGEND:
- ① PERMEABLE PAVES FROM TECO-BLOC, 2.38" TO 3.15/16" (60 TO 100 MM) THICK INFLO, BLU 60, MISTA RANDOM, PURE, VICTORIEN PERMEABLE, VILLAGIO OR VILLAGIO GRANDE CONFORMING TO ASTM C 938
 - ② JOINT FILLING MATERIAL, NO. 8 (FOR INFLO, PURE AND VILLAGIO) OR NO. 9 STONE (FOR MISTA RANDOM, VICTORIEN PERMEABLE AND VILLAGIO GRANDE) CONFORMING TO ASTM D 448
 - ③ BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
 - ④ BASE COURSE, 12" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
 - ⑤ SUBBASE COURSE, 8" THICK NO. 2 STONE CONFORMING TO ASTM D 448 (DEPENDENT ON SOIL CONDITIONS)
 - ⑥ GEOTEXTILE FILTER FABRIC MIRAF HP370
 - ⑦ SUBGRADE
 - ⑧ EDGE RESTRAINT
- NOTES:
- 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - 2. DO NOT SCALE DRAWING.
 - 3. SOILS CHESHIRE "B"

PERMEABLE PAVERS

PERMEABLE PAVERS (FULL INFILTRATION)



BUILDING HT. CALCS:
BUILDING HEIGHT
AVG. EXIST. GRADE=514.6+520.0=1034.6-517.3
522.8-517.3=5.5+16.5'FT TO EAVS=22.0'
EXPOSED HEIGHT
AVG. FINISHED GRADE REAR=517.0+517.0=1034.0/2=517.0
HEIGHT TO GRADE=522.84-517.0=5.84'
EXPOSED HT=5.84'+24.2'FT TO HEIGHT=30.04'



MAXIMUM LOT COVERAGE:

EXISTING
EX. BUILDING=4025 SF
EX. FRONT PORCH=100 SF
EX. SLEED=100 SF
EX. DRIVEWAY & WALK=1550 SF
EX. REAR WALK=250 SF
TOTAL = 6350 SF
DEV. COV. = 6350 / 28631 = 22.52

BUILDING COVERAGE:

TOTAL=4025 SF=100 SF=4.275 SF/28631 SF=0.149

FRONT YARD IMPERVIOUS AREA

FRONT YARD AREA=3250 SF
DRIVEWAY & STAIRS=617 SF
TOTAL=617 SF/3250 SF=0.190

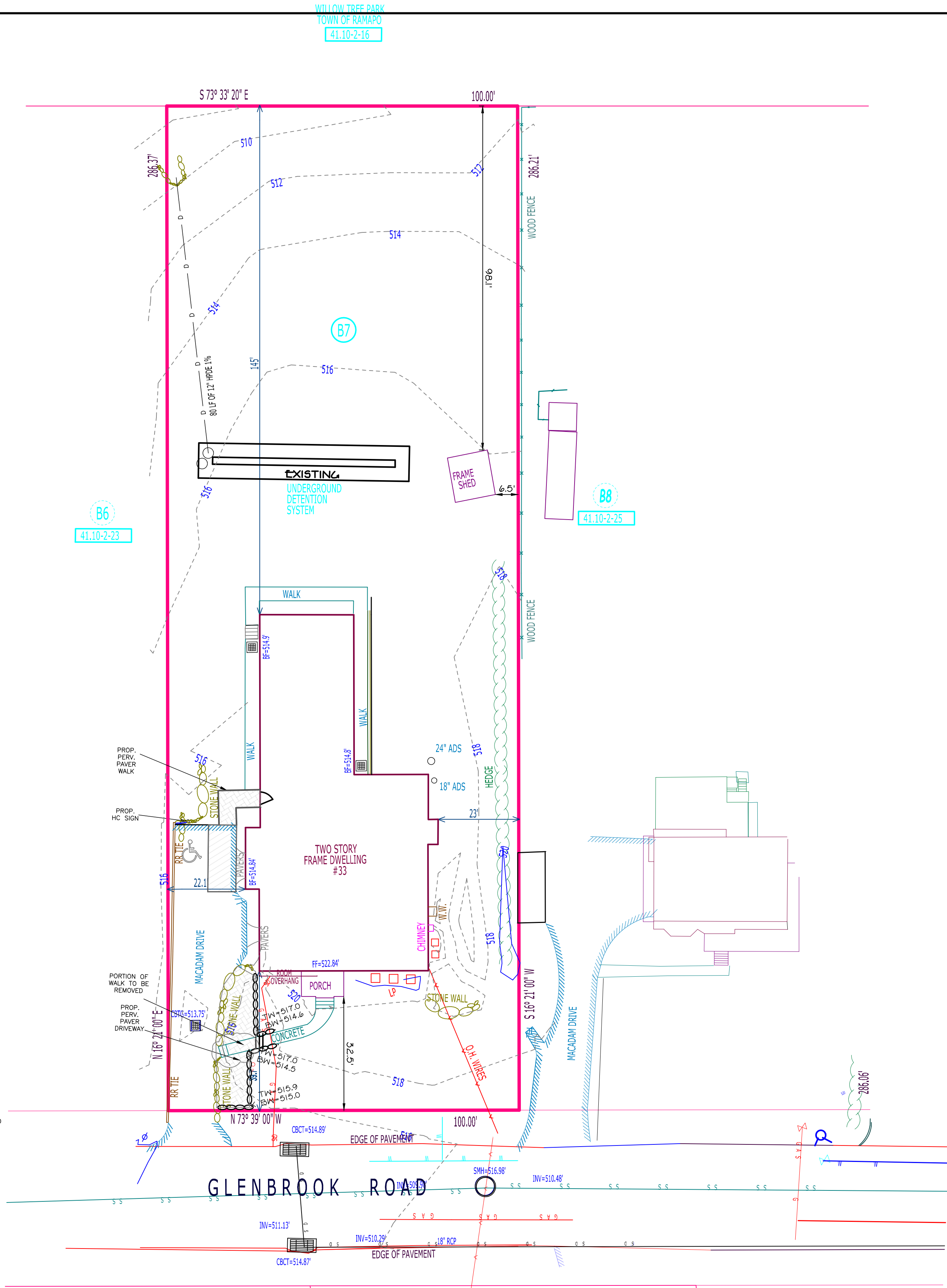
PARKING REQUIREMENTS:

NEIGHBORHOOD PLACE OF WORSHIP PARKING CALCULATION
REQUIRED 15 SPACES
PROVIDED 19

BULK REGULATIONS - ZONE R-35 NEIGHBORHOOD GATHERING PLACE

	MIN. LOT AREA (SF)	LOT FRONTAGE (FT)	LOT WIDTH (FT)	MIN. EFF. SQUARE SIDE	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAX. IMPERVIOUS SURFACE RATIO	MAX. FRONT YD. SURFACE RATIO	MAX. BLDG. COVERAGE	MAX. HEIGHT (FT)	MAX. EXPOSED BLDG. HT.	PARKING
REQUIRED	35,000	100	125	125	50	25	60	50	0.25	0.20	0.15	2.5/25	40	15
PROPOSED	28,631**	100.0	100.0**	100.0**	32.5**	22.1**	45.1**	145.0	0.22	0.190	0.149	24.4	30.04'	19

** VARIANCE REQUIRED



- NOTES:
- THIS IS MAP 400 BLOCK 2 LOT 24 AS SHOWN ON THE TOWN OF RAMAPO TAX MAP.
 - AREA OF TRACT IN SQUARE FEET 28631 SQFT
 - ZONE R-35
 - PROPOSED USE: NEIGHBORHOOD GATHERING
 - RECORD OWNER: CONGREGATION TRISK TOLNA INC. 33 GLENBROOK ROAD MONSIEY, NY 10902
 - APPLICANT: SAME
 - FIRE DISTRICT: MONSIEY FIRE DISTRICT
 - SCHOOL DISTRICT: EAST RAMAPO CENTRAL SCHOOL DISTRICT
 - WATER DISTRICT: VESULIA WATER
 - WATER SUPPLY BY: VESULIA WATER
 - SEWER DISTRICT: BENEFITTED AREA # 5
 - DATUM: USGS NAVD 83
 - ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN A CONDUIT OF NOT LESS THAN 2" DIAMETER.
 - THERE ARE NO CONVEYANCES, EEDS, RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE EXCEPT AS SHOWN ON SAID PLAN.
 - NO SIGNS OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITH OUT PRIOR APPROVAL OF THE PLANNING BOARD/ITEMANTS ARE TO BE ADVISED OF THIS CONDITION
 - NO BURNING OR BURYING OF ANY MATERIALS PERMITTED ON SITE
 - PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

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

APPLICANT DATE

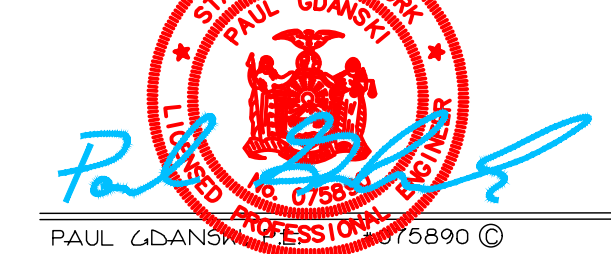
- OWNER DATE
19. NO SIGNS OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITH OUT PRIOR APPROVAL OF THE PLANNING BOARD/ITEMANTS ARE TO BE ADVISED OF THIS CONDITION
- WAIVER OF INDOOR PARKING REQUESTED FROM THE PLANNING BOARD.
 - WAIVER OF 25 FEET LANDSCAPE BUFFER REQUESTED FROM THE PLANNING BOARD.
 - BLINDS AND/OR SHADES WILL BE INSTALLED IN ALL WINDOWS ON THE EAST SIDE OF THE BUILDING.

DATE	REVISIONS
1/9/26	REVISE

PLANIMETRIC PLAN
FOR
PROPOSED NEIGHBORHOOD GATHERING CONGREGATION
TRISK -TOLNA
33 GLENBROOK ROAD
41.10-2-24
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI P.E., PLLC 3512 WHITTIER COURT MAHWAH, NEW JERSEY 07430 TEL: (917) 418-0999 EMAIL: PGSKI@EARTHLINK.NET	33GLEN DATE NOV. 16, 2025 SCALE 1" = 20' SHEET 1 OF 1
---	--

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 OR LAND TRANSACTION OR FILING WITH ANY AGENCY OR OFFICE IS AN UNAUTHORIZED VIOLATION OF FEDERAL COPYRIGHT LAW.



UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES 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.

RYAN KARBEN
11 TARA DRIVE
POMONA, NEW YORK 10970

914-536-4402
ryankarben@gmail.com

February 11, 2026

Zoning Board of Appeals
Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Re: Narrative Summary/799 Union Road

Dear Honorable Board:

Jacob Kohl submits herewith this application seeking the safe, attractive and neighborly use of this site at the corner of Union Road and Grandview Avenue, adjacent to Wicks Arborists on a major thoroughfare, consistent with its century-long uninterrupted commercial/residential use.

Pursuant to Section 203-13(B(2) of the Village Code, Mr. Kohl seeks permission from the Zoning Board of Appeals to remedy any deficiencies in the durability of the 3 greenhouses sustained by the Board in its concurrently requested review of the determination of the Building Inspector under Section 86-5 and 86-6 of the Village Code. Also concurrent therewith, the applicant appeals the determinations of the Building Inspector in Violations 25-17, 25-32, 25-33 and 25-34, insofar as they are predicated on an underlying and unsupported determination of an undated cessation of the commercial gardening and landscaping use of the property, a use sustained by municipal boards after extensive factual testimony in the Flowers Estates and Schenkman Landscaping applications.

While we strongly dispute the conclusions of the Building Inspector, we welcome the opportunity to collaborate cooperatively with him and with the Honorable Board to advance our mutual interest in the attractive and economically sustainable preservation of our investment in the quality of life treasured by all residents and property owners in the Village.

Respectfully submitted,
/s/ Ryan Karben
RYAN KARBEN

INSTRUCTIONS

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

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

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

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 2/8/26

Please check all that apply:

☐ Planning Board	☐ Architectural Board
☒ Zoning Board of Appeals	☐ Historical Board
☐ Municipal Board	
☐ Subdivision	☐ Pre-preliminary/Sketch
☐ Number of Lots	☐ Preliminary
☐ Site Plan	☐ Final
☐ Special Permit	☐ Conditional Use
☐ Zoning Code Amendment	☐ Zone Change
☒ Variance * (Fill out Part II of this form.)	

Project Name: 799 UNION

Applicant: JACOB KOHL Phone # _____
Address 25 SLATVIA RD SPRING VALLEY NY 10977
Street Name & Number (Post Office) State Zip code

Property Owner: JACOB KOHL Phone # _____
Address 25 SLATVIA RD SPRING VALLEY NY 10977
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: _____ Phone # _____
Address _____
Street Name & Number (Post Office) State Zip code

Attorney: RYAN KARBEN Phone # 9145364402
Address 11 TARA DR REMONDIA NY 10970
Street Name & Number (Post Office) State Zip code

Contact Person: JACOB KOHL Phone # _____
Address 25 SLATVIA RD SPRING VALLEY NY 10977
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 42.13 Block 1 Lot(s) 23.5
Section _____ Block _____ Lot(s) _____

Location: On the WEST side of UNION RD
0 feet NORTH of GRANDVIEW AVE.

Acreage of Parcel 204,471 SF Zoning District R-35
School District EAST RAMAPO Postal District SV

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

SEE ATTACHED NARRATIVE SUMMARY & CONSTRUCTION
LETTER

If subdivision:

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

Project History: Has this project ever been reviewed before? YES

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

LOT CREATED BY FLOWERS ESTATE SUBDIVISION,
SCHENKMAN LANDSCAPING SITE PLAN

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

N/A

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

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

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

☒ State or County Road
☐ Long Path
☒ Municipal Boundary
☐ State or County Park
☐ County Stream
☐ County Facility

List name(s) of facility checked above. VILLAGE OF NEW
HEMPSTED, MCNAMARA ROAD, GRANDVIEW AVE

Applicant's Signature and Certification

State of New York)
County of Rockland) SS.:
Town/Village of WESTCY HILLS

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

Mailing Address

Jacob Kohl
25 SCATVIA RD
SPRING VALLEY NY 10977

SWORN to before this

11th day of FEBRUARY, 2026

Yittel Margaretten
Notary Public



Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of WESLEY HILLS)

I, JACOB KOHL being duly sworn, hereby
depone and say that I reside at: 25 SCATVIA RD
SPRING VALLEY NY 10977
in the county of ROCKLAND in the state of NEW YORK

I am the * _____ owner in fee simple of premises located at:

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

INSTRUMENT # 2023-000 21130

Said premises have been in my/its possession since 10 2023. Said premises are
also known and designated on the Town of RAMAPO Tax Map as:
section 42.13 block 1 lot(s) 23.5

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

Owner
Mailing Address

Jacob Kohl
25 SCATVIA RD
SPRING VALLEY NY 10977

SWORN to before this

11th day of FEBRUARY, 2026

[Signature]
Notary Public



* If owner is a corporation, fill in the office held by deponent and name of corporation,
and provide a list of all directors, officers and stockholders owning more than 5% of
any class of stock.

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

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

1. Print or type full name and post office address

JACOB KOHL
25 SCATVIA RD
SPRING VALLEY NY 10977

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

2. To the ZONING BOARD OF APPEALS of the Town/Village of
(Board, Commission or Agency)
Wesley Hills, Rockland County, New York:

Application, petition or request is hereby submitted for:

- ☒ Variance or modification from the requirement of Section 203-13(B)(2);
() Special permit per the requirements of Section _____;
() Review and approval of proposed subdivision plat;
() Exemption from a plat or official map;
() An order to issue a certificate, permit or license;
() An amendment to the Zoning Ordinance or Official Map or change thereof;
() Other (explain) PURSUANT TO 203(B)(2) TO REPAIR;

PRE-EXISTING NONCONFORMING STRUCTURES & APPEAL VIOLATION

25-17, 25-32, 25-33 & 25-34 REPAIR TO
APPEAL UNDER 203-13(B)(2)

To permit construction, maintenance and use of PRE-EXISTING, NONCONFORMING
STRUCTURES AND RELATED GROUNDS

3. Premises affected are in a R-35 zone and from the town of
Ramapo tax map, the property is known as Section 42.13,
Block, 1, Lot(s) 23.5.

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

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

(if none, so state)

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

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

I, _____, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address

25 SCATIA RD
SPRING VALLEY NY 10977

SWORN to before this

11 th day of FEBRUARY, 2026

Notary Public



VILLAGE OF WESLEY HILLS

432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS:
VILLAGE OF WESLEY HILLS }

JACOB KOHL being duly sworn, deposes and
says that he/she resides at 25 SCATVIA RD
SPRING VALLEY NY 10977

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 42.3 Lot No. 23.5 and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property.

Owner: Jacob Kohl

Address: 25 SCATVIA RD
SPRING VALLEY NY 10977

Sworn to before me this

11th day of February 20 26

[Signature]
Notary Public

YITTEL MARGARETTEN
NOTARY PUBLIC, STATE OF NEW YORK
01MA0007353
Rockland County
05/12/2027

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of WESLEY HILLS)

I, JACOB KORN [Signature] being duly sworn deposes and says
that he is the applicant, agent or attorney for applicant, in the matter of the petition before
the ZONING BOARD OF APPEALS (board) in the town/village
of WESLEY HILLS affecting property located at
799 UNION ROAD, Rockland County, New York.

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

SECTION/BLOCK/LOT	NAME	ADDRESS
-------------------	------	---------

I REQUEST FROM CLERK FOR NOTIFICATION

SWORN to before this

11th day of FEBRUARY, 20 26

[Signature]
Notary Public

YITTEL MARGARETTEN
NOTARY PUBLIC, STATE OF NEW YORK
01MA0007353
Rockland County
05/12/2027

VILLAGE OF WESLEY HILLS

432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF POSTING

STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS:
VILLAGE OF WESLEY HILLS }

Paul K. A. being duly sworn, deposes and
says that he/she is the applicant in the matter of an application before the
Village of Wesley Hills Zoning Board affecting property located at
799 Union Rd, Wesley Hills, Town of Ramapo,
Rockland County, New York.

That on the _____ day of _____, 200__, he/she posted the
posters provided by the Zoning Board of the Village of Wesley Hills
giving notice of the hearing on this application in a conspicuous place
visible from every street along the frontage of the plot affected by this
application.

Sworn to before me this

11th day of Feb 2026
Yittel Margaretten
Notary Public



DISCLAIMER

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST*, AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES.

THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED



APPLICANT

2/11/26

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section 203-13(B)(2);
- ☐ Special permit per the requirements of Section _____;
- ☐ Review of an administrative decision of the Building Inspector;
- ☐ An order to issue a Certificate of Occupancy;
- ☐ An order to issue a Building Permit;
- ☐ An interpretation of the Zoning Ordinance or Map;
- ☐ Certification of an existing non-conforming structure or use;

☒ Other (explain) PURSUANT TO 203-13(B)(2) TO REPAIR
PRE-EXISTING NON-CONFORMING STRUCTURES & APPEAL VIOLATION
25-17, 25-32, 25-33 & 25-34 & APPEAL PURSUANT TO 86-5 & 86-6
To permit construction, maintenance and use of REPAIR TO PRE-EXISTING
NON-CONFORMING STRUCTURES & APP RELATED GROUNDS

AS APPLICABLE, COMPLETE THE FOLLOWING:

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

For access to the above State Environmental Quality Review forms:

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

INSTRUCTIONS

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

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

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

Short Environmental Assessment Form

Part 1 - Project Information

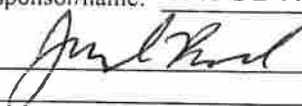
Instructions for Completing

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

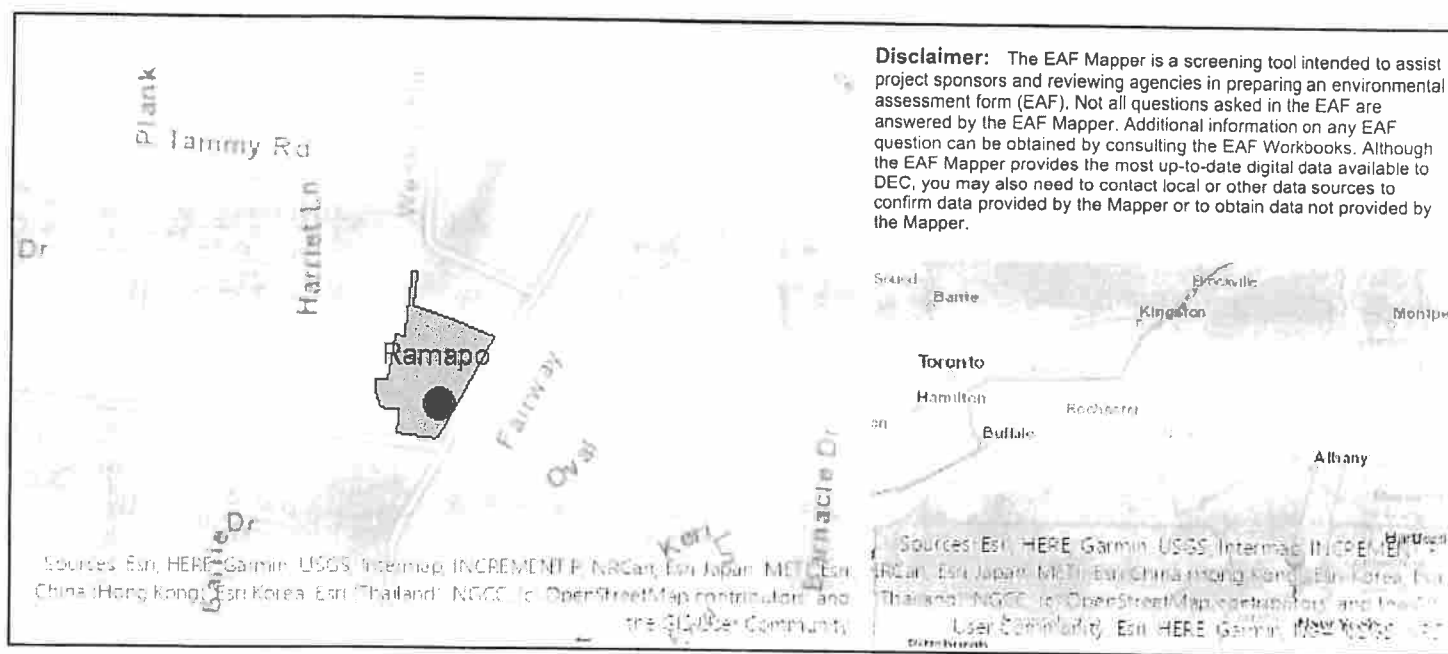
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 799 UNION ROAD			
Project Location (describe, and attach a location map): 799 UNION ROAD, WESLEY HILLS, NY			
Brief Description of Proposed Action: IMPROVEMENTS TO PRE-EXISTING NON-CONFORMING USE			
Name of Applicant or Sponsor: JACOB KOHL		Telephone: 	
Address: 25 SLATVIA ROAD		E-Mail: 	
City/PO: a SPRING VALLEY		State: NY	Zip Code: 10977
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒ YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO ☒ YES ☐
3. a. Total acreage of the site of the proposed action?		4.69 acres	
b. Total acreage to be physically disturbed?		.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.69 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations? PRE-EXISTING NON-CONFORMITY	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: WETLAND AUTOMATICALLY FLAGGED BY EAF MAPPER—NONE PRESENT			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>JACOB KOHL</u> Date: <u>02/8/26</u>		
Signature: <u></u> Title: <u>OWNER</u>		

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area] No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No

Part 1 / Question 12b [Archeological Sites] No

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.

Part 1 / Question 15 [Threatened or Endangered Animal] No

Part 1 / Question 16 [100 Year Flood Plain] No

Part 1 / Question 20 [Remediation Site] No

ArcGIS Web Map

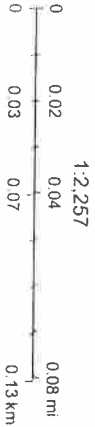


2/11/2026, 6:24:00 PM

Find Parcel with Parcel ID _Query result

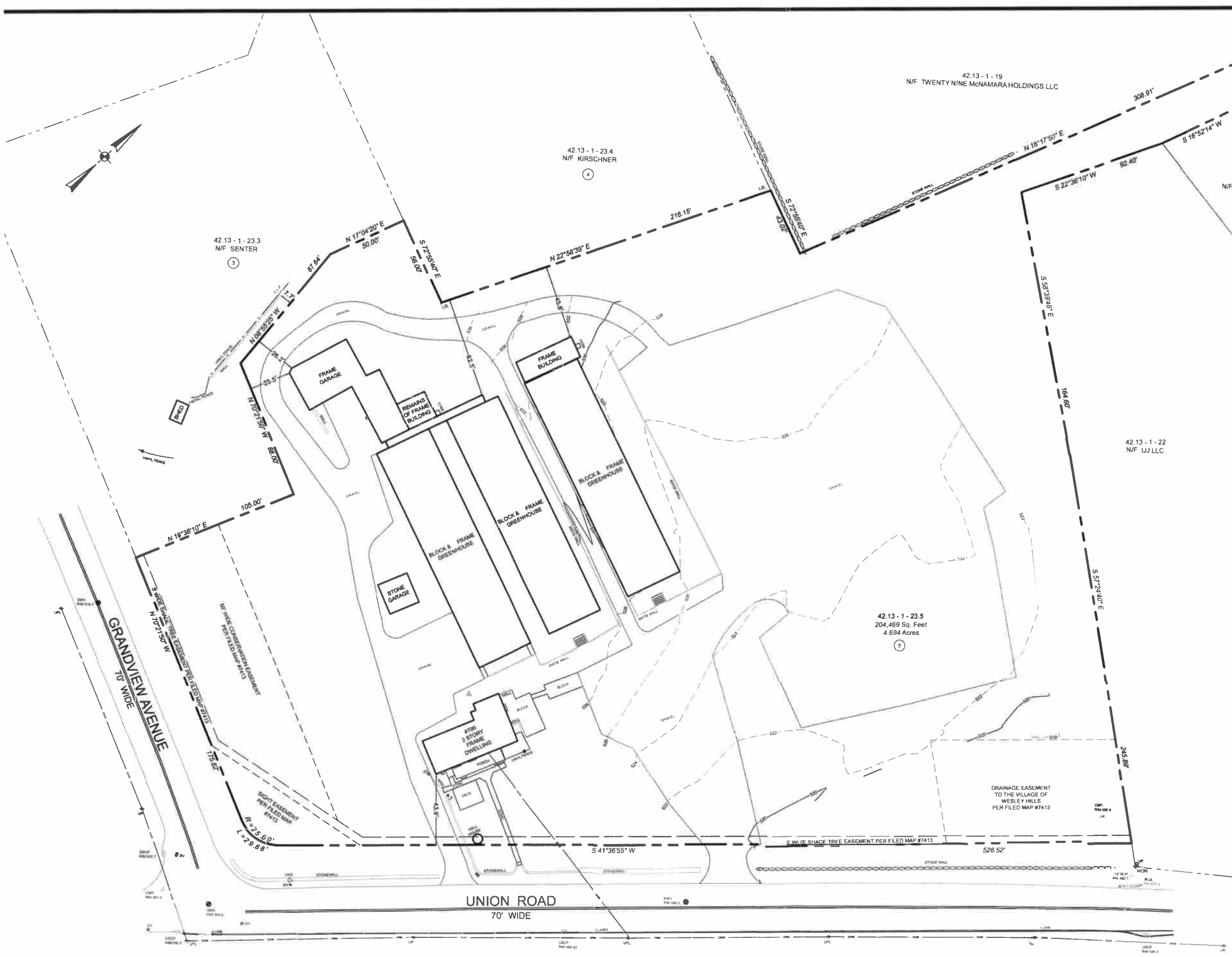
Parcel

Parcel ROWs



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, Esri Community Maps contributors, Map layer by Esri

New Jersey Office of GIS, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS | Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri | WebAppBuilder for ArcGIS



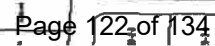
SURVEY NOTES:

- 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.
- 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.
 - PROPERTY CORNER MARKERS WERE NOT INSTALLED AS PART OF THIS SURVEY.

REFERENCES

- BEING SECTION 42.13, BLOCK 1, LOT 23.5 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2008 AT PAGE 14467 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- BEING LOT 5 ON A MAP ENTITLED "FLOWERS ESTATES", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON FEBRUARY 14, 2001 IN BOOK 121 ON PAGE 45 AS MAP NUMBER 7413.
- TOTAL AREA = 204,469 SQUARE FEET OR 4.694 ACRES.

10/30/23	REV 1	TOPO ADDED	CWT
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1 - 23.5			
SURVEY MAP			
FOR			
799 UNION ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			4/8/2022
55 Brookside Avenue Chester, NY 10918 845.610.3621			DRAWN BY: LMG
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			CHKD BY: SPD
STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554			JOB No. 4121
SCALE: 1"= 60'			SCALE: 1"= 60'
DWG No. 1 OF 1			DWG No. 1 OF 1



11/41.16-1-64
HARRIET LANE REALTY TRUST
JANET LITT L/E
5 HARRIETT LA
SPRING VALLEY, NY 10977

13/42.17-1-14
LEVINGER MARK & RACHEL
25 BARRIE DR
NEW HEMPSTEAD, NY 10977

13/42.17-1-18
CIMENT NACHMEN
7 SCHOOL TERR
KASER, NY 10952

13/42.17-2-98
EAST RAMAPO CENTRAL SCHL
DISTRICT 45-302
105 SO MADISON AV
SPRING VALLEY, NY 10977

13/42.17-2-11
LUSTGARTEN TOBIN G &
SOCORRO
18 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-2-5
FROMMER BENJAMIN J &
TZIVIA B
14 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/41.20-2-45
KOLINSKY SALLY & ROBERT
19 BARRIE DR
SPRING VALLEY, NY 10977

13/42.17-2-3
KNOBLOCH DAVID & TRANY
12A FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-2-13
WEISS JONATHAN
72 REAGAN RD
SPRING VALLEY, NY 10977

13/42.17-1-3
SIMMONS LESLIE J
18 GRANDVIEW AVE
SPRING VALLEY, NY 10977

11/42.13-1-26
JOSEPH SAMUEL & ORAH
6 HARRIET LA
SPRING VALLEY, NY 10977

13/42.17-1-13
BRINN FREDRIC & FRANCES
27 BARRIE DR
SPRING VALLEY, NY 10977

13/42.17-1-9
KAPLAN JEFFREY
765 UNION RD
SPRING VALLEY, NY 10977

13/42.17-1-8
ROSENTHAL DAVID
767 UNION ROAD
SPRING VALLEY, NY 10977

13/42.17-2-10
GRUNFELD ABRAHAM
17 HERRICK AVENUE
SPRING VALLEY, NY 10977

13/42.17-2-4
AHMED JAVED
12 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/41.20-2-46
LIPSCHITZ SIDNEY & MINDY
REVOCABLE TRUST
17 BARRIE DR
SPRING VALLEY, NY 10977

13/42.17-1-5.2
CIMENT CHAIM
6 GRANDVIEW AVENUE
NEW HEMPSTEAD, NY 10977

13/42.17-1-4
COLLAZO EDUARDO A
14 GRANDVIEW AVE
SPRING VALLEY, NY 10977

13/42.17-1-2
CHRISTERER FRANZ & DORIS
22 GRANDVIEW AV
SPRING VALLEY, NY 10977

13/42.13-2-51.2
WILLIAMS WILSON H &
JOCELYN I
687 NEW HEMPSTEAD RD
NEW HEMPSTEAD, NY 10977

13/42.17-1-10
ABBOTT HOUSE
100 BROADWAY N
IRVINGTON-ON-HUDSON, NY
10533-7300

13/42.17-1-17
WEISS DAVID & MALKA
14 BARRIE DR
SPRING VALLEY, NY 10977

13/42.17-1-15
NUTOVICS CHAIM & HAIDY
15 S RIGAUD ROAD
SPRING VALLEY, NY 10977

13/42.17-1-16
GLUCK SE LEGACY TRUST
21 BARRIE DR
NEW HEMPSTEAD, NY 10977

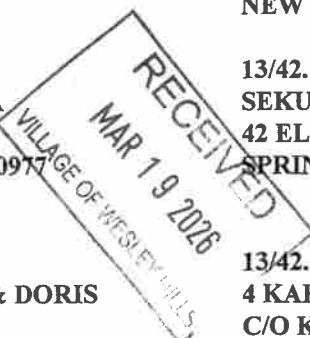
13/42.17-1-7
KATZ YITTEL
UNIT 202
6 HEARA LA
SPRING VALLEY, NY 10977

13/42.17-2-12
VIDERS JAY & ELAINE
20 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-1-5.1
PLASSART DENNIS &
PATRICIA
PO BOX 629
NEW CITY, NY 10956

13/42.17-2-6
SEKULA TZVI
42 ELLISH PKWY
SPRING VALLEY, NY 10977

13/42.17-1-1
4 KAKIAT LLC
C/O KRITZLER SHRAGA
1 MIDDLETON ST APT 3L
BROOKLYN, NY 11206



13/42.17-2-9
CIMENT YITZCHOK & CHAYA
9 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-2-2
HENRY PAULINE
10 FAIRWAY OVAL
NEW HEMPSTEAD, NY 10977

13/41.20-2-44
MEIR BRODY
1481 READ PL
LAKEWOOD, NJ 08701

13/41.20-2-43
KATZ MOSES & DEVORAH
5TH FLOOR
436 FLUSHING AVE
BROOKLYN, NY 11205

13/41.20-2-42
WEINSTOCK ZISHA
38 JILL LANE
MONSEY, NY 10952

13/42.17-2-14
LEITNER NAFTALI
3 KILE CT
AIRMONT, NY 10952

13/42.17-2-7
MOSTER USHER YESHAYA &
MALKA
9 KAUFMAN COURT
MONSEY, NY 10952

13/42.17-2-1
DAVILA MIGUEL & IVONNE
8 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-2-8
ROSENBERGER CHAIM &
CHANA DEVORAH
11 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-58
SOLOMAN SHLOMA ZALMAN
26 FAIRWAY OVAL
NEW HEMPSTEAD, NY 10977

13/42.13-2-61
RUTNER JOSEPH
3 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-62
GALATZ GITTY
6 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-59
OSTREICHER MORDECHAI
DAVID & ESTHER
APT 4B
446 MARCY AVE
BROOKLYN, NY 11206

11/41.16-2-31
SWERDLOFF YITZCHOK
35 GRANDVIEW AV
SPRING VALLEY, NY 10977

11/41.16-2-30
GRANDVIEW HOUSE SV BSD LL
48 SOMERS AVENUE
BEGENFIELD, NJ 07621

11/42.13-1-23.2
KOEGL DAVID ARI & DEBBIE
F
16 HARRIET LA
SPRING VALLEY, NY 10977

11/41.16-2-28
BONANNO JOHN L & MAUREEN
41 GRANDVIEW AVE
SPRING VALLEY, NY 10977

13/42.13-2-63
4 FAIRVIEW OVAL LLC
4 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-60
GOLDMAN GEDALY
MOSHE YOSEF & BLIMY
1 FAIRWAY OVAL
SPRING VALLEY, NY 10977

11/42.13-1-23.3
SENER ARI &
RIVKA REBECCA
14 HARRIETT LN
WESLEY HILLS, NY 10977

13/42.13-2-57
ISKOWITZ STANLEY R +
SUSAN R
28 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-56
FARKAS YOSEF &
CHANA GITTY
30 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-64
BRAUN SARAH & YEHOASHUA
2 FAIRWAY OVAL
SPRING VALLEY, NY 10977

11/42.13-1-23.4
KIRSCHNER URI & TZIPORA
C/O SILBERBERG &
KIRSCHNER LLP
360 LEXINGTON AV 13TH FL
NEW YORK, NY 10017

11/42.13-1-23.1
ALEXANDER ROSELYND
9 HARRIET LA
SPRING VALLEY, NY 10977

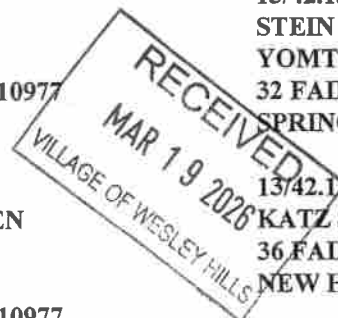
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BREUER SAMUEL
31 SKYLARK DR
SPRING VALLEY, NY 10977

13/42.13-2-55
STEIN CHAYA Y &
YOMTOV
32 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-54
APPEL SAMUEL
PO BOX 871
MONSEY, NY 10952

11/42.13-1-24
EISENBERGER STEVEN
& BONNIE
10 HARRIETT LA
SPRING VALLEY, NY 10977

13/42.13-2-53
KATZ SHIMSHON H & RACHEL
36 FAIRWAY OVAL
NEW HEMPSTEAD, NY 10977



11/41.16-1-65
KOSCHITZKI JACK & FAIGE
7 HARRIETT LA
SPRING VALLEY, NY 10977

11/41.16-1-66
BREIER NACHMEN
4 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-67
WOLF CHAIM M & SARAH S
6 SKYLARK DR
SPRING VALLEY, NY 10977

11/42.13-1-23.5
KOHL JACOB
25 SLATVIA RD
SPRING VALLEY, NY 10977

11/42.13-1-22
IJJ LLC
C/O IRA WICKES ARBORIST
11 MC NAMARA RD
SP VALLEY, NY 10977

11/42.13-1-25
TAUB YAKOV & TRANA
8 HARRIET LA
SPRING VALLEY, NY 10977

11/42.13-1-21
SPIRA YOSEF
15 MC NAMARA ROAD
SPRING VALLEY, NY 10977

13/42.13-2-52
WEISS MOSHE & DIDI FAMILY
TRUST
699 NEW HEMPSTEAD ROAD
SPRING VALLEY, NY 10977

11/42.13-1-20
17 MCNAMARA HOLDINGS LLC
C/O ALEXANDER GAVRIEL
16 SQUADRON BLVD
NEW CITY, NY 10956

11/41.16-1-62
BREUER ABRAHAM
3 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-63
COHEN BEN Z &
HUSARSKY ESTHER ROSE
3 HARRIETT LA
WESLEY HILLS, NY 10977

13/42.13-2-51.1
OSTER MEIR
689 NEW HEMPSTEAD RD
SPRING VALLEY, NY 10977

11/42.13-1-27
SCOTT JUDITH
4 HARRIETT LA
SPRING VALLEY, NY 10977

11/42.13-1-19
TWENTY NINE MCNAMARA
HOLDINGS LLC
16 SQUADRON BLVD SUITE 106
WESLEY HILLS, NY 10956

13/42.13-2-67.1
NITZLICH DOVID
32 MCNAMARA RD
SPRING VALLEY, NY 10977

13/42.13-2-65
SCHOOR LEGACY TRUST
692 NEW HEMPSTEAD RD
NEW HEMPSTEAD, NY 10977

11/42.13-1-16
ROSENFELD CHAIM ISRAEL &
ESTHER CHAYA
6 TAMMY ROAD
WESLEY HILLS, NY 10977

13/42.13-2-68
SEIF YEHUDA & MIRIAM
38 MC NAMARA RD
NEW HEMPSTEAD, NY 10977

11/41.16-1-45
KEHILAS YESHORIM OF
WESLEY HILLS
1 HARRIETT LA
WESLEY HILLS, NY 10977

11/42.13-1-17
TELLER LEONARD & LINDA
IRREVOCABLE TRUSTS
4 TAMMY RD
SPRING VALLEY, NY 10977

11/42.13-1-18
BREUER ABRAHAM
2 TAMMY RD
SPRING VALLEY, NY 10977

13/42.13-2-11
MUNDT PAUL F & NORINE S
IRREV INCOME ONLY TRUST
690 NEW HEMPSTEAD RD
SPRING VALLEY, NY 10977

13/42.13-2-50
RAMAPO TOWN OF 35-0406
237 RT 59
SUFFERN, NY 10901

13/42.13-2-69
FORTYMACK LLC
P.OBOX 350-169
BROOKLYN, NY 11235

11/42.13-1-12
SHIPPER JACOB & CYVIA
LEGACY TRUST
1 TAMMY RD
SPRING VALLEY, NY 10977

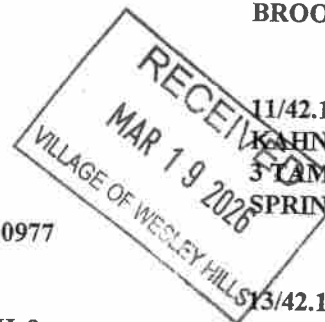
13/42.13-2-70
BACK RIVKAH D &
COHN SHALOM
44 MC NAMARA RD
SPRING VALLEY, NY 10977

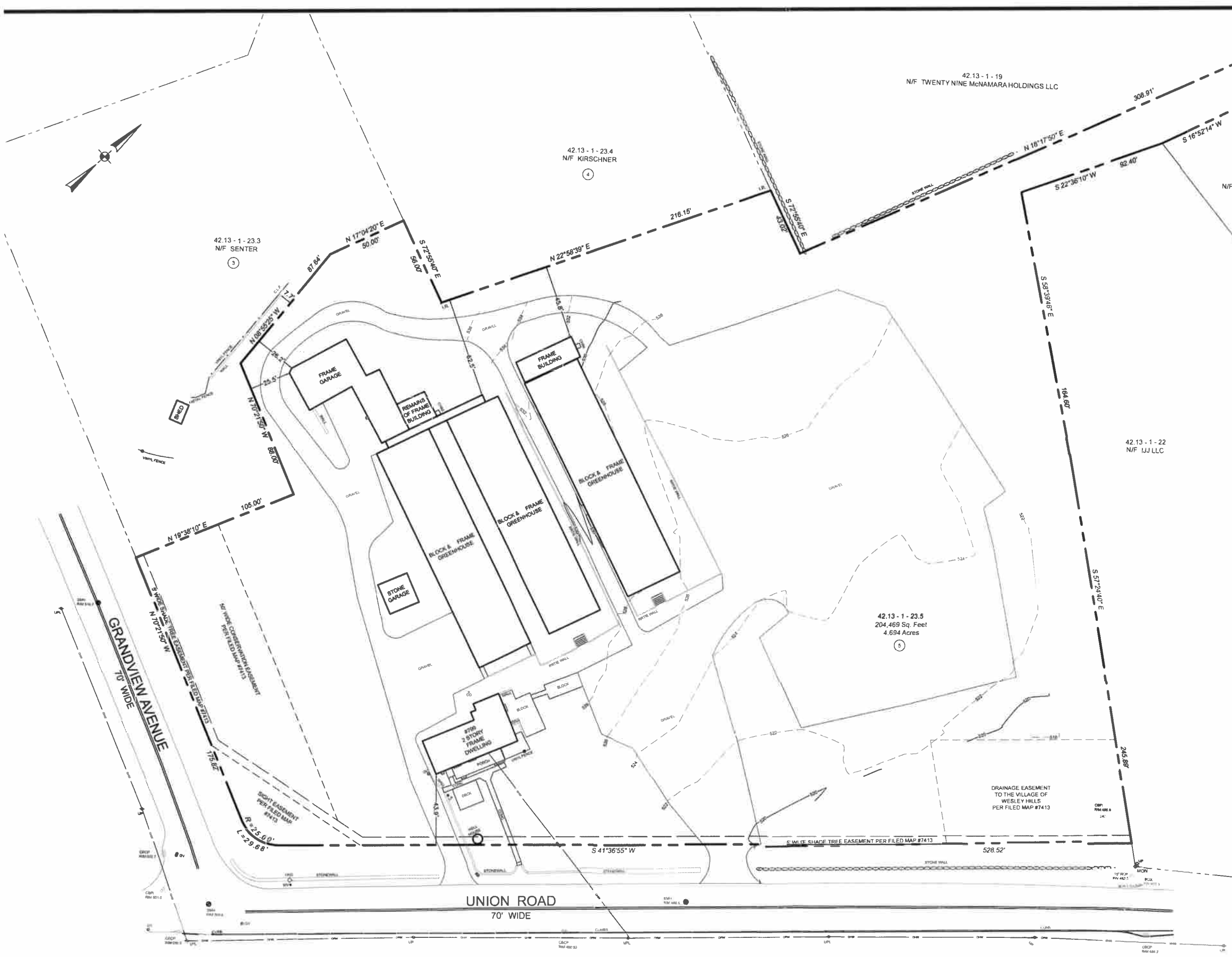
11/42.13-1-13
KAHN ZEV & ALIZA KLUGMANN
3 TAMMY RD
SPRING VALLEY, NY 10977

11/42.13-1-14
KAPLAN JOEL & CHERYL
5 TAMMY RD
SPRING VALLEY, NY 10977

13/42.13-2-3
HERSHKOWITZ RALPH &
LAUREN
4 WAYNE RD
SPRING VALLEY, NY 10977

13/42.13-2-65.1
SCHOOR LEGACY TRUST
692 NEW HEMPSTEAD RD
NEW HEMPSTEAD, NY 10977





SURVEY NOTES:

- 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.
- 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.
 - PROPERTY CORNER MARKERS WERE NOT INSTALLED AS PART OF THIS SURVEY.

REFERENCES

- BEING SECTION 42.13, BLOCK 1, LOT 23.5 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2008 AT PAGE 14467 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- BEING LOT 5 ON A MAP ENTITLED "FLOWERS ESTATES", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON FEBRUARY 14, 2001 IN BOOK 121 ON PAGE 45 AS MAP NUMBER 7413.
- TOTAL AREA = 204,469 SQUARE FEET OR 4.694 ACRES.

10/30/23	REV 1	TOPO ADDED	CWT
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1 - 23.5			
SURVEY MAP			
FOR			
799 UNION ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE	4/8/2022
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DRAWN BY:	LMG
55 Brookside Avenue Chester, NY 10918 845.610.3621		CHKD BY:	SPD
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			
STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554		JOB No	4121
		SCALE:	1"= 60'
		DWG No	1 OF 1



432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone (845) 354-0400 • Fax (845) 354-4097 • www.wesleyhills.gov

NOTICE OF UNSAFE STRUCTURE AND ORDER TO CORRECT

December 29, 2025

Jacob Kohl
25 Slatvia Road
Spring Valley, NY 10977

RE: 799 Union Road, Wesley Hills NY

Dear Mr. Kohl:

Please be advised that, pursuant to Chapter 86 of the Local Law of the Village of Wesley Hills, and with the concurrence of a licensed professional engineer, I have determined that the structures as described in the attached report on your lot located at 799 Union Road, Wesley Hills, NY, identified on the Town of Ramapo Tax Maps as section 42.13-1, Lot 23.5, is unsafe. The greenhouse structures and associated buildings are in a state of advanced structural failure. Due to severe foundation degradation, rotted wood framing, corroded steel supports, roof collapses, and unsafe access structures, demolition is the only reasonable and safe course of action.

As a result I hereby order you to demolish the said structure and remove the debris therefrom within 10 days from the date of service of this notice and order.

In the event that this order to correct is not complied with within such 10 day period, the Village of Wesley Hills will enter upon your property and cause said structure to be demolished, and your said lot upon which the structure will be situated will be assessed for all costs and expenses will be collected in the same manner and time as Village taxes.

Very truly yours,



John Layne
Building Inspector

Mayor: Marshall Katz Deputy Mayor: Milton Schwartz

Trustees: Yisroel Chems, Joseph Mause, Tova Krull

Village Clerk-Treasurer: Camille Guido-Downey Village Attorney: Howard S. Richman



To whom this may concern;

We are writing on behalf of the property owner regarding the existing greenhouse structures located at 799 Union Road.

Our company has reviewed the structural inspection report dated December 11, 2025, prepared by Fusco Engineering & Land Surveying, DPC, which documents deterioration and safety concerns associated with the existing greenhouse structures. We understand the conditions described in the report and the need to address the current safety risks.

In response, our firm is prepared to perform securing and reinforcement work to stabilize the existing greenhouse structures and reduce potential hazards. The proposed scope of work includes, but is not limited to, reinforcing structural framing and support elements where necessary; securing and strengthening anchoring systems; repairing or replacing damaged or weakened components; and improving the overall appearance and condition of the greenhouses.

All work will be performed for the purpose of enhancing safety, limiting further deterioration, and minimizing risk to persons and surrounding property.

Please feel free to contact us should you require any additional information regarding the proposed work.

Respectfully submitted,

Abe Bilgoray
CEO
Bilgoray Group Construction



March 9, 2026

Village of Wesley Hills

432 Route 306
Wesley Hills, NY 10952

RE: 799 Union Road
SBL 42.13-1-23.5
Village of Wesley Hills

To the Honorable Members of the Zoning Board of Appeals:

This office has reviewed the structural inspection report dated **December 11, 2025** concerning the existing greenhouse structures located at **799 Union Road, SBL 42.13-1-23.5, Village of Wesley Hills**, and has also conducted a site inspection of the premises.

Based upon our review of the report and our observations in the field, it is our opinion that the structures are in a deteriorated condition and are not suitable for continued occupancy or use in their present state. As such, the structures should remain closed and secured against entry and use pending further action.

At this time, our office is evaluating a number of design alternatives for replacement of the existing structures. Pending selection and advancement of an appropriate replacement approach.

Based upon our site observations, the deficiencies and associated risks appear to be principally confined to the structures themselves and their immediate interior areas. In our professional opinion, provided the structures remain closed, secured, and inaccessible to occupants or the public, the present condition does not appear to constitute an immediate hazard to the surrounding area.

This opinion is based upon our site observations and review of the available report information and is limited to the apparent conditions observed at the time of inspection. This letter should not be construed as authorization for occupancy, use, or continued operation of the structures in their present condition.

Respectfully submitted,

Volvi Lowy R.A.

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: 799 Union Road, Spring Valley
Tax Lot 11/42.13-1-23.5 (formerly 10./40/A1BB5)

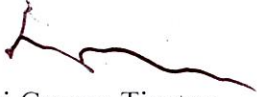
Dear Ms. Schultz:

Our office has received and reviewed a final survey that was last revised on October 30, 2023, which Civil Tec Engineering & Surveying PC 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 to remedy any deficiencies in the durability of the three (3) greenhouses with a single-family dwelling on a 204,469 square foot lot in the R-35 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., with an apartment, guest suite, a house of worship, a school, a daycare center, or a home occupation), the District will require further review and the owner may have to pay an impact fee.**
2. Details for sanitary sewer construction, if any, must comply with the District's construction standards and should be shown on the plans.
3. Details for the sanitary sewer connections, if any, are subject to approval by the Town of Ramapo.
4. 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
Rachel Barese, P.E. – Civil Tec Engineering & Surveying PC, 139 Lafayette Avenue, 2nd
Floor, Suffern, NY 10901-5614
Jacob Kohl – 25 Slavita Road, Spring Valley, NY 10977

File: TOR 42.13-1-23.5 – 799 Union Road
Reader

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

April 07, 2026

Wesley Hills Zoning Board of Appeals
432 Route 306
Wesley Hills, NY 10952

Tax Data: 42.13-1-23.5

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

Map Date: 04/08/2022

Date Review Received: 02/24/2026

Item: *799 Union Road (GML-26-0126)*

Use variance to allow three existing, non-conforming greenhouses that have deteriorated to be repaired.
Northwest corner of Union Road and Grandview Avenue

Reason for Referral:

New Hempstead Rd (County Route 80), Mc Namara Rd (County Route 67), Union Rd (County Route 80), Grandview Av (County Route 80), Village of New Hempstead

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

As per the February 11, 2026 project narrative, this application is twofold: a request for a use variance to repair the three greenhouses on the site and an appeal of the Building Inspector's determinations of violations. Under New York State General Municipal Law (GML) Sections 239-m.3(a) and 239-n, an appeal of an enforcement officer's decision is not subject to the referral requirements of GML. Therefore, at this time we offer the following comments solely for the requested use variance and not on the interpretation of the Building Inspector's determinations.

This department is generally not in favor of granting use variances because of the land use precedent that can be set and the relatively high threshold of demonstrating that the applicable zoning regulations have caused an unnecessary hardship. However, it is unclear at this time whether a use variance is needed. Minimal information was provided with this application, and it was not stated whether the greenhouses are the principal structures on the site or if they are accessory. The applicant must provide this information to the Village, and the Zoning Board of Appeals shall be assured that each of these requirements has been satisfactorily addressed.

- 1 The applicant is proposing to repair three greenhouses that have fallen into disrepair. Section 230-13E states that a structure destroyed or damaged by more than 75 percent of the replacement cost shall not be reconstructed or used except in conformity with the Zoning Code. A use variance is therefore requested to repair the greenhouses. As stated above it is currently unclear if a use variance is needed. In addition, no documentation has been provided to address use variance requirements, nor has the applicant sufficiently demonstrated the use has not ceased or that the greenhouses have not been damaged by more than 75 percent of their replacement cost.

Additional information should be provided, and it should be clearly stated whether the greenhouses are the principal structures on the site or if they are accessory. If a determination is made that a use variance is necessary, the Village should require the following:

The applicant must prove that applicable zoning regulations and restrictions have caused unnecessary hardship in order for a use variance to be granted. To prove such unnecessary hardship the applicant shall demonstrate to the Zoning Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:

- A. The applicant cannot realize a reasonable return, provided the lack of return is substantial as shown by competent financial evidence.
 - B. The alleged hardship is unique and does not apply to a substantial portion of the district or neighborhood
 - C. The requested variance will not alter the essential character of the neighborhood.
 - D. The alleged hardship is not self-created.
- 2 The applicant shall comply with the comments made by the Rockland County Sewer District No. 1 in their letter dated March 2, 2026.
 - 3 A review must be completed by the Rockland County Highway Department, all comments or concerns addressed, and all required permits obtained.
 - 4 A review must be completed by the Rockland Department of Health, any comments or concerns addressed, and any required permits obtained.
 - 5 The Village of New Hempstead is one of the reasons this proposal was referred to this department for review. The municipal boundary is approximately 15 feet south and east of the site. As required under Section 239nn of the State General Municipal Law, the Village of New Hempstead must be given the opportunity to review the proposed site plan and provide any concerns related to the project to the Village of Wesley Hills.
 - 6 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 the Commissioner, the local land use board must state the reasons for such action.
 - 7 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 Highway Department
Rockland County Planning Board
Rockland County Sewer District No. 1
Village of New Hempstead Planning Board
Civil Tec Engineering & Surveying PC

*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.