



PLANNING BOARD MEETING AGENDA

May 27, 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

PUBLIC HEARING

1. The application of 23 Timber Trail, LLC, 23 Timber Trail, Suffern NY. The Applicant is seeking a Special Permit for the construction, use and maintenance of a recreational sports court [accessory structure].

The subject property is commonly known as 23 Timber Trail, Suffern, New York. The property is situated on the North Side of Timber Trail, 900 feet East of Wilder Road. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 32.14-1-17 and is in an R-50 zoning district.

CONTINUED PUBLIC HEARING

2. The application of Rockland Tree Expert CO., INC. DBA Ira Wickes/Arbonists for a Final Site Plan.

The affecting property is located on the south side of McNamara Road. Designated on the Town of Ramapo Tax Map as Parcel ID#42.13-1-22. Subject property is located at 11 McNamara Road.

DISCUSSIONS

3. The application(s) of COP Capital LLC, 11 Arcadian Drive, Spring Valley NY 10977 [Lot A], and, Julie Lichtschein, 12 Mark Drive, Wesley Hills NY 10901 [Lot B]. The Applicant(s) are seeking a Sketch Plat Approval for a Subdivision/Lot Line Adjustment.

The subject Property(ies) are commonly known as:[Lot A] – 15 Oz Court, Wesley Hills NY. The property is situated on the east side of Oz Court, 300 feet from the intersection of Arcadian Dr. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.12-2-39 and is in an R-35 zoning district.[Lot B] – 12 Mark Drive, Wesley Hills NY. The property is situated on the east side of Mark Drive, 270 feet from the intersection of Arcadian Drive. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.12-2-45 and is located in an R-35 zoning district.

4. The application of Moshe Potash, 25 Rockwood Lane, Suffern, NY 10901. The Applicant is seeking: a Clearing/Filing/Excavation of Land Permit *[With Construction of Single-Family Residence - Level Side Yard/Add Fill]*.

APPROVAL OF MINUTES

5. February 25, 2026 and March 25, 2026

ADJOURNMENT

Narrative Describing the Nature of Proposed Use

The proposed project consists of the installation of a private recreational sports court located in the rear yard of an existing single-family residential property. The court is intended solely for personal use by the homeowner and immediate family members, with occasional use by guests.

The sports court will be used for activities such as basketball and general recreational play.

The court will be designed and positioned to remain consistent with the residential character of the neighborhood, with appropriate setbacks from property lines and surrounding structures.

Overall, the proposed use is accessory to the primary residential use of the property and is intended to provide private, on-site recreational space without creating adverse impacts on the surrounding community.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS

Date

4/16/26

Please check all that apply:

| | |
|---|---|
| <input checked="" type="checkbox"/> Planning Board | <input type="checkbox"/> Municipal Board |
| <input type="checkbox"/> Zoning Board of Appeals* (Fill out Part II of this form.) | <input type="checkbox"/> Historical Board |
| | <input type="checkbox"/> Architectural Review |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Pre-preliminary/Sketch |
| <input type="checkbox"/> Number of Lots | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Special Permit | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Zoning Code Amendment | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Variance | |

Applicant:

AJ Ginsbury on behalf of 23 Timber Trail, LLC Phone # _____

Address:

Street Name & Number (Post Office)

Project Name:

23 Timber Trail

Tax Map Lot No.

32.14-1-17

Map Date

April 14, 2026

Current Zoning

R50

Location: On the North side of Timber Trail,
900 feet East of Wilder Road in the
town of Ramapo hamlet/village of Wesley Hills.

Acreage of Parcel 1.7

Zoning District R-50

School District East Ramapo

Postal District Spring Valley

Fire District Moleston

Ambulance District Faist

Water District Veolia

Sewer District Benefitted #5

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

Removal of trees, construction of sport court and regrading.

If subdivision:

- 1) Is any variance from the subdivision regulations required? No
- 2) Is any open space being offered? If so, what amount?
- 3) Is this a standard or average density subdivision?

If site plan: NA

- 1) Total size of building(s) in square feet
- 2) Proposed addition
- 3) Number of dwelling units

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

A basketball court

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? No

If so, provide a narrative, including the 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.

Property Owner: 23 Timber Trail LLC Phone #

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

Engineer/Architect/Surveyor: Paul Gdanski, PE, PLLC Phone #

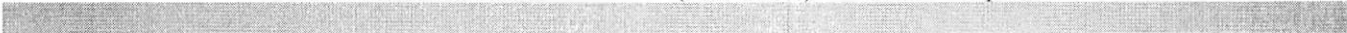
Address 3512 Whittier Court Mahwah, NJ 07430
Street Name & Number (Post Office) State Zip code

Attorney: Phone #

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

Contact Person: AJ Ginsberg Phone #

Address 23 Timber Trail
Street Name & Number (Post Office) State Zip code



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 }

AJ Ginsberg being duly sworn, deposes and
says that he/she ^{will} resides at 23 Timber Trail
Suffern NY

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. 32.14 Lot No. 17 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: [Signature]
Address: 23 Timber Trail
Suffern NY

Sworn to before me this
15th day of April 2020
[Signature]
Notary Public

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

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.

- | | |
|--|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> County/State Land or Right-of-Way | <input type="checkbox"/> County Stream |
| <input checked="" type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above. Village of Pomona

Location of Parcel(s) 23 Timber Trail Southern NY

Referral Agencies: (Please check with the Village Office to make sure that the appropriate agencies, as needed, receive copies of your application and plans for their review.)

- | | |
|---|--|
| <input checked="" type="checkbox"/> RC Highway Department | <input checked="" type="checkbox"/> Town of Ramapo Dept. of Public Works |
| <input type="checkbox"/> RC Drainage Agency | <input checked="" type="checkbox"/> RC Dept. of Planning |
| <input type="checkbox"/> RC Soil and Water Cons. Dist. | <input checked="" type="checkbox"/> RC Dept. of Environmental Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input checked="" type="checkbox"/> RC Sewer District #1 | <input type="checkbox"/> Town of Ramapo Building Dept. |
| <input type="checkbox"/> Rockland County 911 | |

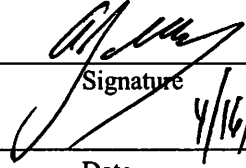
Adjacent Municipality Village of Pomona

(AS APPLICABLE)

TO ALL APPLICANTS - YOU MUST SEND A COPY OF APPLICATIONS AND PLANS TO:

Regional Manager
Orange and Rockland
75 West Route 59
Spring Valley, NY 10977

I have informed the above checked agencies and Orange and Rockland on 4/16/26.


Signature

4/16/26
Date

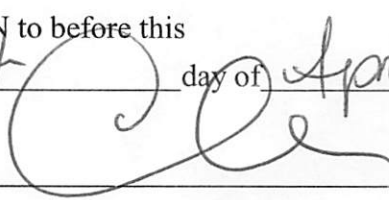
Applicant's Signature and Certification

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

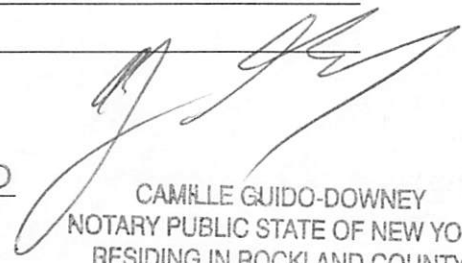
I, AJ Ginsburg, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address 23 Timber Trail
Suffco. NY

SWORN to before this 15th day of April, 2026



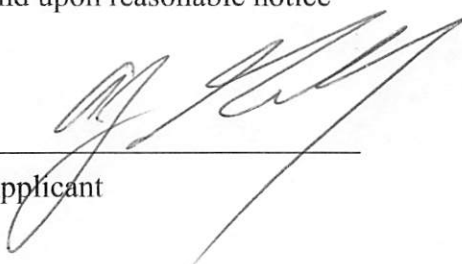
Notary Public



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

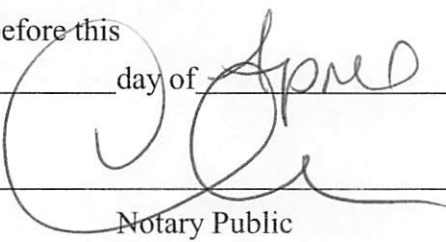
Owner/Applicant's Consent Form to Visit Property

I, AJ Ginsburg, owner/applicant of the property described in application submitted to the town/village board, planning board, zoning board of appeals, and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question for the purposes incidental to the within application at a reasonable time during the day and upon reasonable notice to the owner or tenant in possession.



Owner/Applicant

SWORN to before this 15th day of April, 2026



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: Wesley Hills
Town/Village of Wesley Hills

I, AJ Ginsburg being duly sworn, hereby
depose and say that I reside at: 23 Timber Trail

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

I am the (* _____) owner in fee simple of premises located at:
23 Timber Trail

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 _____. Said premises are
also known and designated on the Town of Ramapo

Tax Map Lot - No. 32.14-1-17
Current Zoning R-50

Map Date April 14, 2026

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. Also, I do hereby give permission 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.

Owner AJ Ginsburg, 23 Timber Trail, LLC
Mailing Address 23 Timber Trail
Suite 111

SWORN to before this 15th day of April, 2026

[Signature]
Notary Public

[Signature]
CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU6337245
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 Westley Hills

I, AJ Ginsbury, 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
23 Timber Trail Suffern NY

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 PB of the Town/Village of Westley 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 _____;
- Special permit per the requirements of Section 230-14(O)(4)(b);
- 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 basketball court

3. Premises affected are in a R-50 zone and from the town of _____ tax map, the property is know as:
Tax Map Lot – No. 32.14-1-17

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 Walden Hill, 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~~ AJ Ginsby
23 Timber Trail
- 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, AJ Ginsby, 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 23 Timber Trail
Suffern NY

SWORN to before this 15th day of April, 2020
[Signature]
Notary Public

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

DISCLAIMER

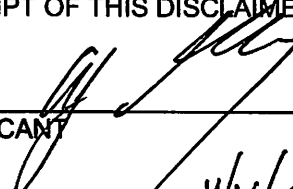
APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED **AFFIDAVIT OF MAILING LIST**, AND SUPPLYING THE NECESSARY AMOUNT OF LABELED STAMPED ENVELOPES.

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

DATED



4/16/24

AFFIDAVIT

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

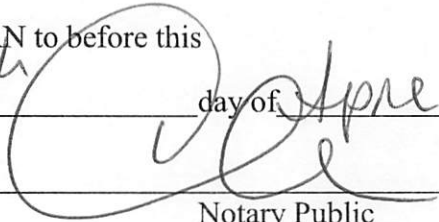
I, AJ Ginsburg being duly sworn deposes and says that
he is the applicant, agent or attorney for applicant, in the matter of the petition before the
Planning (board) in the town/village
of Wesley Hills affecting property located at
23 Timber Trail, Rockland County, New York.

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

SECTION/BLOCK/LOT NAME ADDRESS

See Attached

SWORN to before this
15th day of April, 2020



Notary Public



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

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/permits/6191.html>

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: 23 Timber Trail | | | |
| Project Location (describe, and attach a location map): 23 Timber Trail Suffern NY | | | |
| Brief Description of Proposed Action: Construction of basketball court. | | | |
| Name of Applicant or Sponsor: AJ Ginsburg | | Telephone: | |
| | | E-Mail: | |
| Address: 15 Rockingham Rd | | | |
| City/PO: 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 <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 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, Health Department & bldg dept | | | NO <input type="checkbox"/> |
| | | | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 1.7 acres | |
| b. Total acreage to be physically disturbed? | | 0.8 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 1.7 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| | | NO | YES | N/A |
|-----|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. | Is the proposed action, | | | |
| a. | A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. | Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. | Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 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: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. | a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | b. Are public transportation services available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. | Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| | If No, describe method for providing potable water: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. | Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| | If No, describe method for providing wastewater treatment: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. | a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO | YES | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. | a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | 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: | | |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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 |
| Timber Rattlesnake | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | NO | YES |
| If Yes, | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If Yes, briefly describe: | | |
| Proposed drywells | | |
| 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)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? | NO | YES |
| If Yes, describe: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? | NO | YES |
| If Yes, describe: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

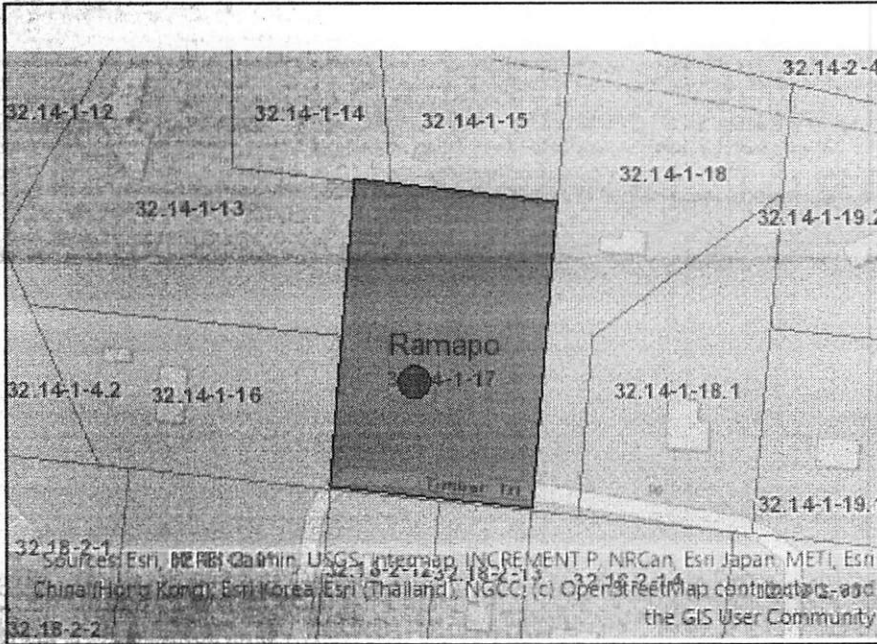
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: AJ Ginsburg

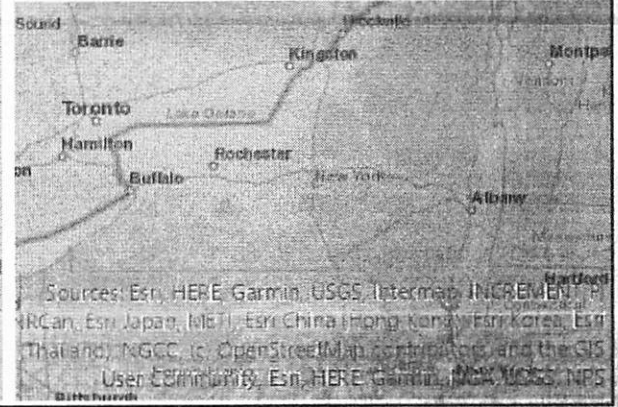
Date: 4/16/2026

Signature: 

Title: Manager of 23 Timber Trail, LLC



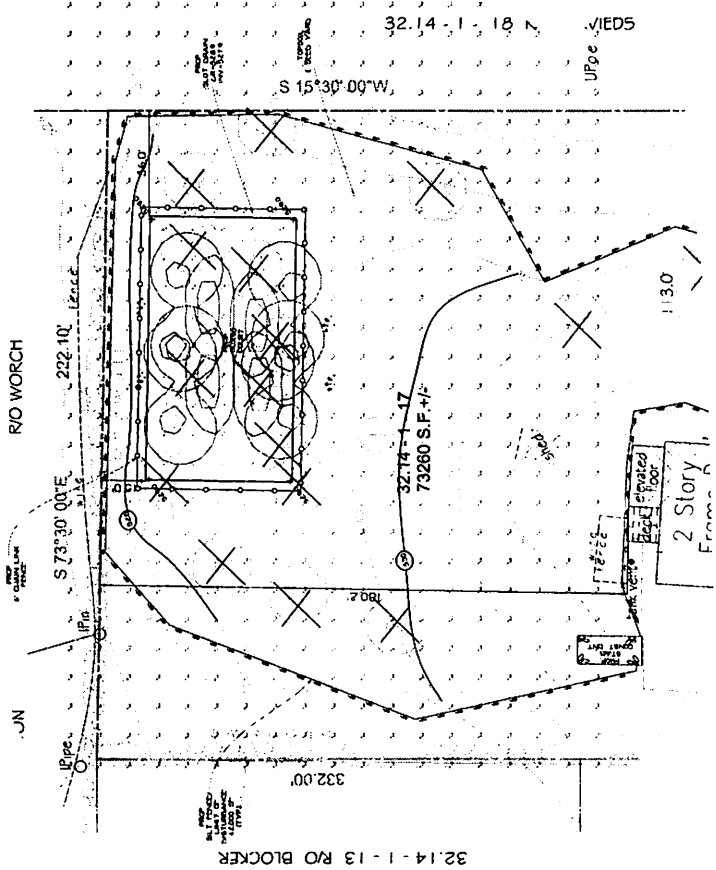
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



| | |
|---|--|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | 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] | Yes |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name] | Timber Rattlesnake |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | No |

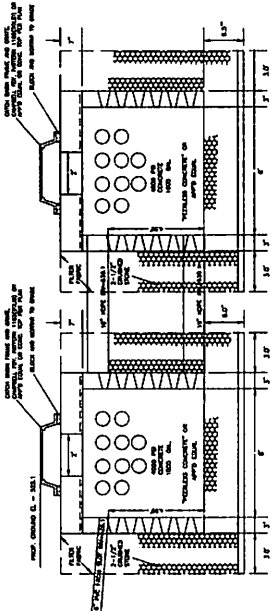
"Wilkinson" Map 5575

32.14-1-15
RO WORCH



| Item | Material | Quantity | Unit |
|------|----------|----------|-------|
| 1 | Concrete | 100 | cu yd |
| 2 | Rebar | 100 | lb |
| 3 | Formwork | 100 | sq ft |
| 4 | Gravel | 100 | cu yd |
| 5 | Asphalt | 100 | sq ft |

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION DESIGN SPECIFICATIONS FOR STRUCTURES AND FOUNDATIONS (DESIGN SPECIFICATIONS FOR STRUCTURES AND FOUNDATIONS).



4. SCREAF-PIE SYSTEM: 20' X 20' NTS.

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION DESIGN SPECIFICATIONS FOR STRUCTURES AND FOUNDATIONS (DESIGN SPECIFICATIONS FOR STRUCTURES AND FOUNDATIONS).

2. ALL REINFORCEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION DESIGN SPECIFICATIONS FOR STRUCTURES AND FOUNDATIONS (DESIGN SPECIFICATIONS FOR STRUCTURES AND FOUNDATIONS).

| Statistical | Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|-------------|-------------|--------|----------|-----------|----------|----------|----------|
| Wind | Wind | + | 0.5 ft/s | 21.4 ft/s | 0.0 ft/s | N/A | N/A |
| Temperature | Temperature | + | 17 ft/s | 24 ft/s | 4 ft/s | 9.0 ft/s | 4.3 ft/s |

EXCESSIVE EXHAUSTION LEVELS

1. SHALL BE CONDUCTED AS PER THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION DESIGN SPECIFICATIONS FOR STRUCTURES AND FOUNDATIONS (DESIGN SPECIFICATIONS FOR STRUCTURES AND FOUNDATIONS).
2. SHALL BE CONDUCTED AS PER THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION DESIGN SPECIFICATIONS FOR STRUCTURES AND FOUNDATIONS (DESIGN SPECIFICATIONS FOR STRUCTURES AND FOUNDATIONS).
3. SHALL BE CONDUCTED AS PER THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION DESIGN SPECIFICATIONS FOR STRUCTURES AND FOUNDATIONS (DESIGN SPECIFICATIONS FOR STRUCTURES AND FOUNDATIONS).
4. SHALL BE CONDUCTED AS PER THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION DESIGN SPECIFICATIONS FOR STRUCTURES AND FOUNDATIONS (DESIGN SPECIFICATIONS FOR STRUCTURES AND FOUNDATIONS).

DESIGN APPROVAL DATE: _____

REGISTERED PROFESSIONAL ENGINEER

| NO. | DESCRIPTION | DATE | BY |
|-----|--------------------|------|----|
| 1 | PRELIMINARY DESIGN | | |
| 2 | REVISIONS | | |
| 3 | REVISIONS | | |
| 4 | REVISIONS | | |

REVISIONS

PLAT PLAN FOR
GINSBURG
LOCATED IN THE
TOWNSHIP OF
ROCKLAND COUNTY, NEW YORK

PAUL GIDANSKI, PE, PLLC
5012 HARTTIER COURT
HALLMANSVILLE, NEW JERSEY 07430
TEL: 973-418-0999

APRIL 14, 2024
1" = 20'
2 OF 2

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW YORK
PAUL GIDANSKI, PE, PLLC
5012 HARTTIER COURT
HALLMANSVILLE, NEW JERSEY 07430
TEL: 973-418-0999

USE OF UNDESIGNED OR UNAPPROVED THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS PROHIBITED.

11/32.18-2-42
CYNAMON JACOB AVIVA
LIVING TRUST
12 TIMBER TR
SUFFERN, NY 10901

11/32.18-2-16
FISHMAN MOSHE & DOROTHY
26 ROBLE RD
SUFFERN, NY 10901

11/32.18-2-3
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

11/32.18-2-15
PESSIN LEGACY TRUST
24 TIMBER TRL
SUFFERN, NY 10901

11/32.18-2-12
MADAR JOSEPH R
IRREVOCABLE TRUST
18 TIMBER TRAIL
SUFFERN, NY 10901

11/32.14-1-19.1
MC CALLA STANLEY &
JENNIFER
31 TIMBER TRAIL
SUFFERN, NY 10901

11/32.14-1-17
23 TIMBER TRAIL LLC
23 TIMBER TRAIL
SUFFERN, NY 10901

11/32.14-1-19.2
LEVIN JOSEPH & WOLD ANNA
29 TIMBER TRAIL
SUFFERN, NY 10901

11/32.14-1-13
HOOK DOV & FRED A
21 TIMBER TRAIL
WESLEY HILLS, NY 10901

11/32.14-1-14
BLOCKER EDWARD & MARILYN
J
6 PROSPERITY DR
SUFFERN, NY 10901

11/32.18-2-17
SHUSTERMAN MIKHAIL &
GELENA
24 ROBLE RD
SUFFERN, NY 10901

11/32.18-2-41
KUSHNER MARC & PENINA
14 TIMBER TRAIL
SUFFERN, NY 10901

11/32.18-2-2
MOSBACHER CHAIM & SHIRA
84 WILDER RD
SUFFERN, NY 10901

11/32.18-2-14
SCHWARTZ MARTIN & ESTHER
12 ZABRISKIE TERR
MONSEY, NY 10952

11/32.18-2-11
PITT CHARLOTTE
FLOYD
13 TIMBER TRAIL
SUFFERN, NY 10901

11/32.14-1-16
LEB ESTHER
19 TIMBER TRAIL
WESLEY HILLS, NY 10901

11/32.19-2-47
POWDER HORN LLC
#404
245 SOUTH MAIN STREET
NEW CITY, NY 10956

11/32.14-1-4.1
TOP OF THE MOUNTAIN LLC
96 WILDER RD
SUFFERN, NY 10901

11/32.14-1-15
WORCH RACHAEL
8 PROSPERITY DR
SUFFERN, NY 10901

11/32.14-1-12
TANCHOCO SILVINO D &
SILVINO B & ARNEL N
4 PROSPERITY DR
SUFFERN, NY 10901

11/32.18-2-40
BROWN AVROHOM J &
HADASSAH R
12 ROLLINGWOOD DRIVE
NEW CITY, NY 10956

11/32.18-2-10
FASTEN CHAVA
4113 14TH AVE
BROOKLYN, NY 11219

11/32.19-2-46
POWDER HORN LLC
#404
245 SOUTH MAIN STREET
NEW CITY, NY 10956

11/32.18-2-13
VEST LORENA
20 TIMBER TRL
SUFFERN, NY 10901

11/32.18-2-1
CARTER KENNETH & CHANA
15 TIMBER TRAIL
SUFFERN, NY 10901

11/32.14-1-4.2
SCHWAB MORDECHAI & BASYA
94 WILDER ROAD
SUFFERN, NY 10901

11/32.19-2-48
BERGER CHARLES & GORDON
CHAYA
38 POWDER HORN LN
SUFFERN, NY 10901

89/32.14-2-5
LUDMIR CHANOCH &
CHEDVA
38 SCENIC DR
SUFFERN, NY 10901

89/32.14-2-4
BODIN LENA
40 SCENIC DR
SUFFERN, NY 10901

11/32.14-1-9
BRECHER ARYEH & STEPHANIE
3 PROSPERITY DR
SUFFERN, NY 10901

11/32.14-1-7
KATZNELSON FAMILY
REVOCABLE TRUST
7 PROSPERITY DR
SUFFERN, NY 10901

11/32.14-1-8
RIBULLA FAMILY REVOCABLE
TRUST
5 PROSPERITY DR
SUFFERN, NY 10901

11/32.14-1-10
SCHREIBER PINCHAS &
BASHEVA LEAH
1 PROSPERITY DRIVE
SUFFERN, NY 10901

89/32.14-2-3
PF RE HOLDINGS LLC
C/O DEUTSCH JOSEPH
155 N MAIN STREET
NEW CITY, NY 10956

11/32.14-1-18
DAVIEDS THOMAS & MAXINE
25 TIMBER TRAIL
SUFFERN, NY 10901

11/32.14-1-18.1
PRESCOTT BLAYNE S
27 TIMBER TRAIL
SUFFERN, NY 10901

**OPERATING AGREEMENT
OF
23 Timber Trail, LLC**

This Operating Agreement (this "**Agreement**") made as of November 1, 2025 is entered into by Alan J (AJ) Ginsburg, having an address 15 Rockingham Road Spring Valley NY 10977 (hereinafter referred to as "**Member**").

Member formed a limited liability company pursuant to and in accordance with the Limited Liability Company Law of the State of New York (as amended from time to time, the "LLCL"). The Member hereby agrees as follows:

1. **Name.** The name of the limited liability company formed hereby is **23 Timber Trail, LLC** (the "**Company**").

2. **Term.** The term of the Company shall continue until dissolved in accordance with the LLCL.

3. **Purpose.** The Company is formed for the purpose of engaging in any lawful act or activity for which limited liability companies may be formed under the LLCL and engaging in any and all activities necessary or incidental to the foregoing.

4. **Members.** The name and the business, residence, or mailing address of the sole Member is as follows:

| <u>Name</u> | <u>Address</u> |
|----------------------|---|
| Alan J (AJ) Ginsburg | 15 Rockingham Road Spring Valley NY 10977 |

5. **Powers.** The business and affairs of the Company shall be managed by Member, as Manager. The Manager shall have all power and authority to act for and bind the Company, the scope of which power and authority shall encompass all matters, without limitation, connected or incident to any present or future business of the Company.

6. **Capital Contributions.** The Member has contributed to the Company those amounts, in the form of cash, property or services rendered, or a promissory note or other obligation to contribute cash or property or to render services, as are reflected

on the books and records of the Company as of the date hereof.

7. **Percentage Interest.** The interest of the Member in the Company is 100%.

8. **Admission of a Member.** One (1) or more additional members of the Company may be admitted to the Company with the consent of the Member.

9. **Liability of Member.** The Member shall not have any liability for the obligations or liabilities of the Company.

10. **Exculpation of Member.** The Member and/or Manager shall be indemnified and saved harmless by the Company from any loss, damage or expense incurred by him by reason of any act or omission performed or omitted by him, except if such act or omission was attributable to bad faith or willful misconduct.

11. **Governing Law.** This Agreement shall be governed by, and construed under, the laws of the State of New York, all rights and remedies being governed by said laws.

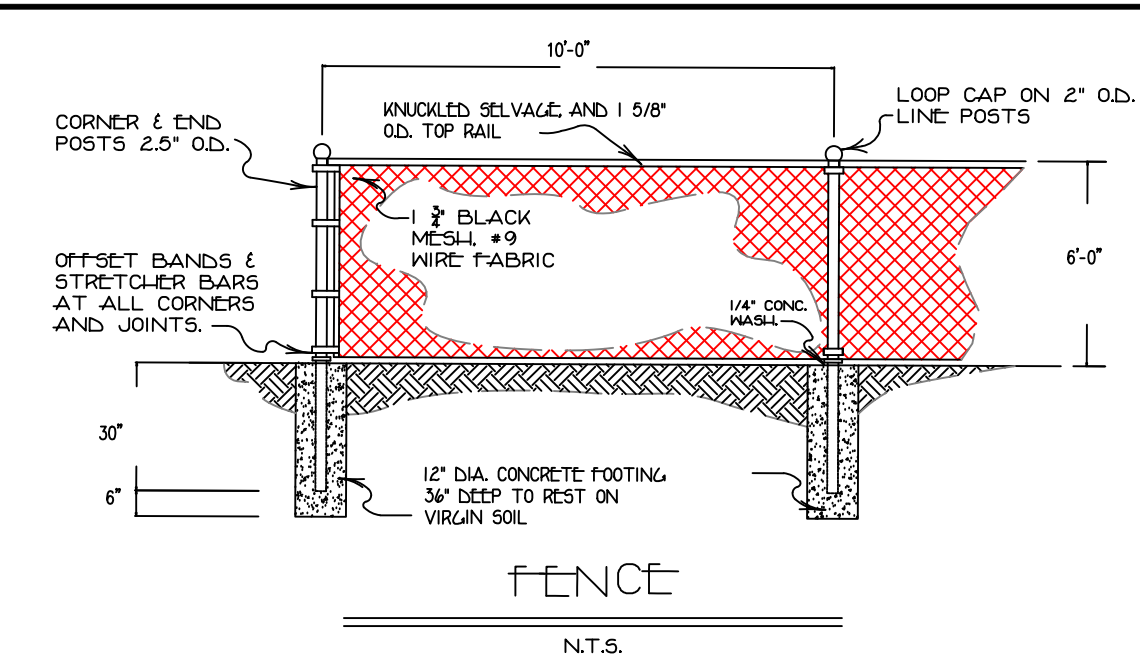
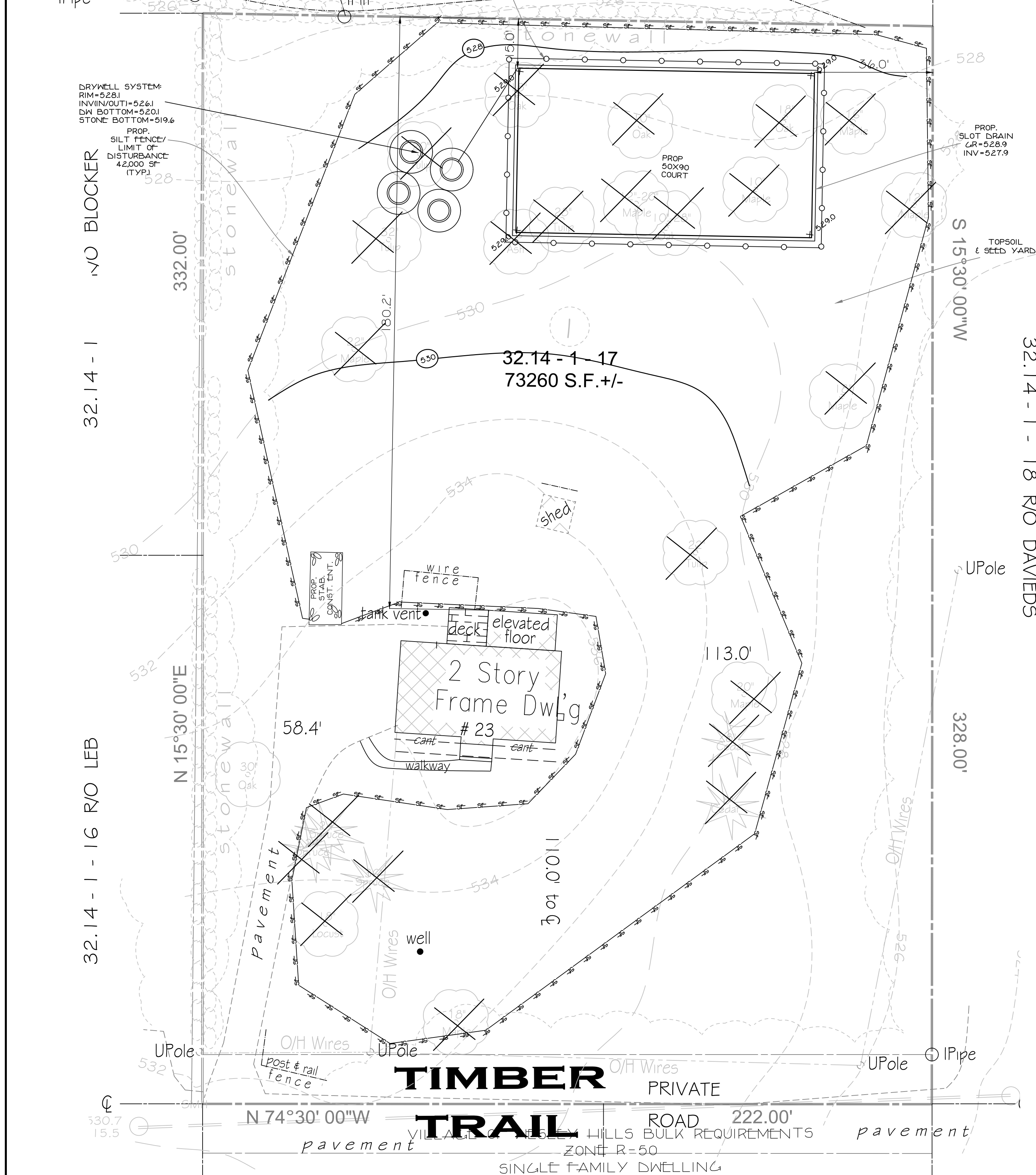
12. **Authorization of Organizer.** The Organizer referred to in the Articles of Organization is authorized to file the Articles of Organization in accordance with the LLCL. Any such acts of the Organizer taken prior hereto are hereby ratified.

IN WITNESS WHEREOF, the undersigned, intending to be legally bound thereby, has duly executed this Operating Agreement as of the date first above written.

By: _____
Alan J (AJ) Ginsburg

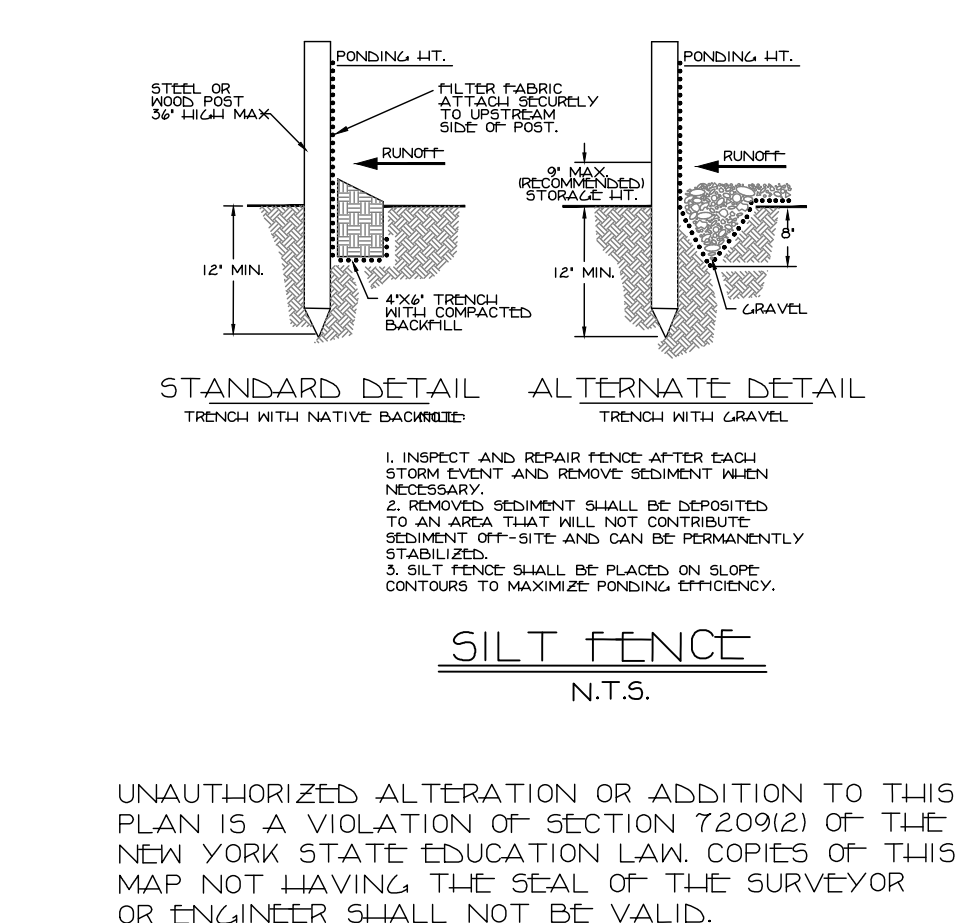
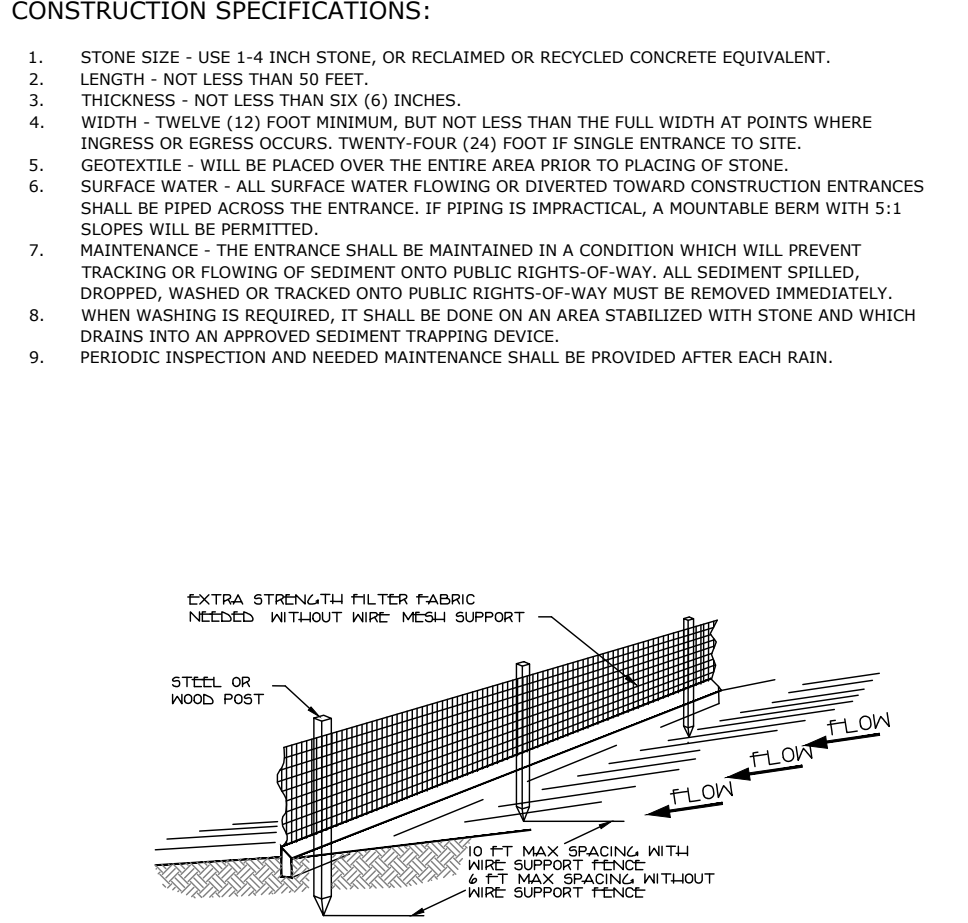
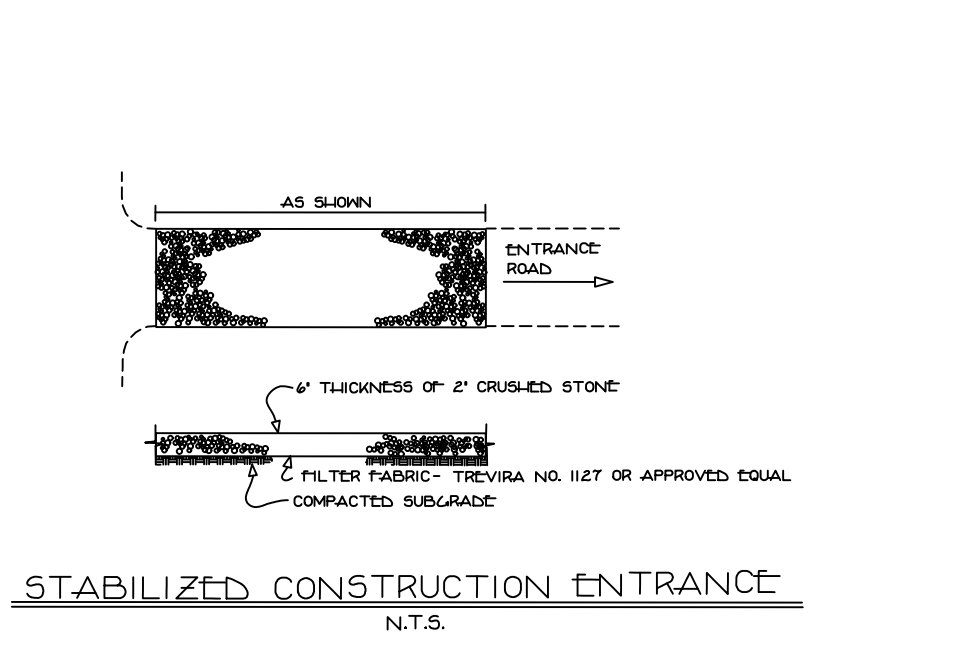
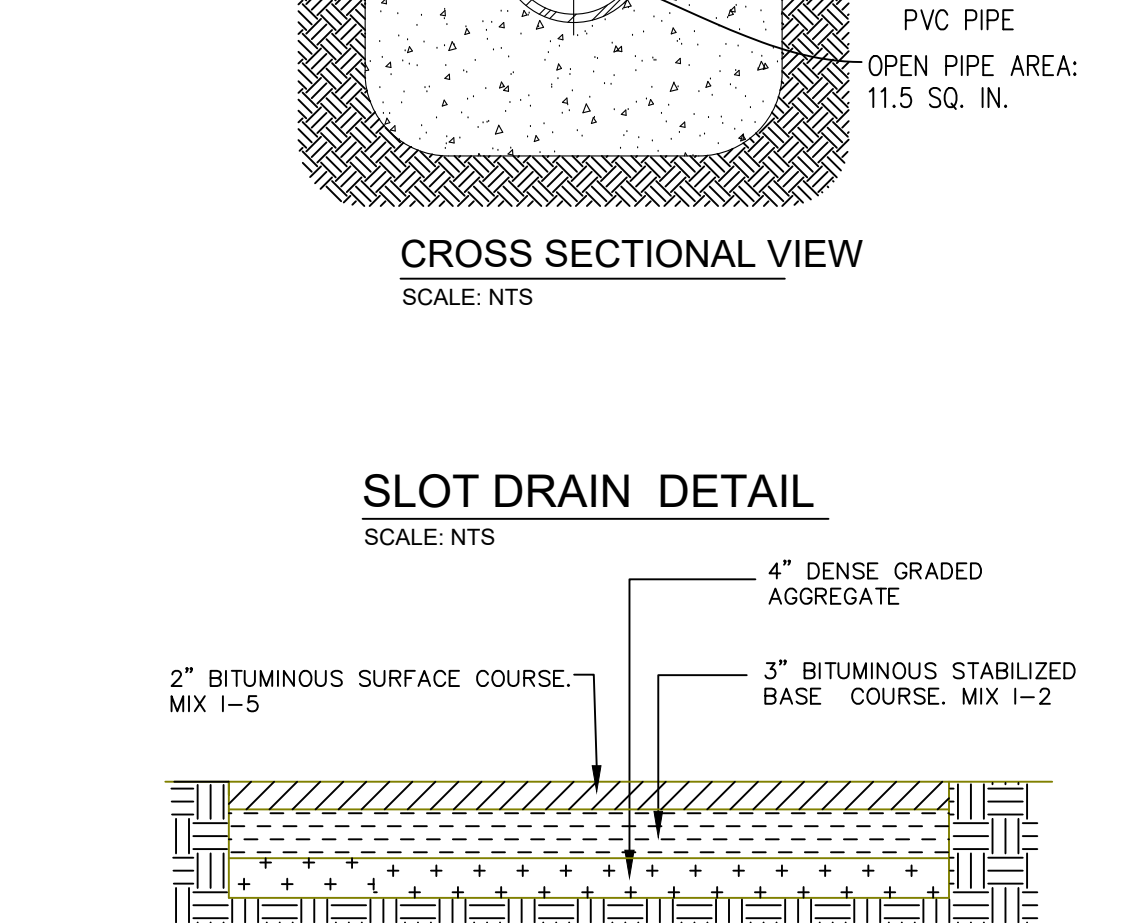
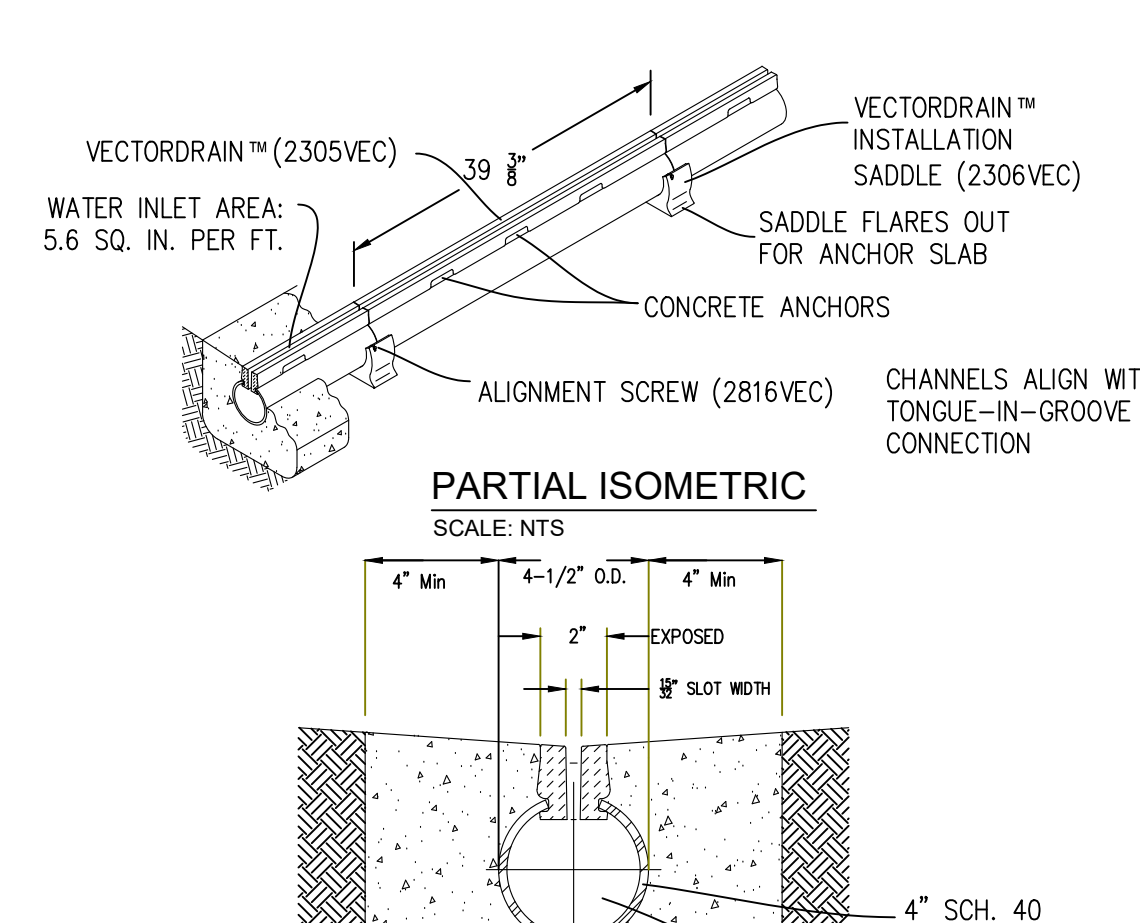
TAX LOT: SECTION 32.14, BLOCK 1, LOT 17

REFERENCES:
 - ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ROBERT RAHNEFELD DATED MAY 13, 2024.
 - BEING LOT ON A CERTAIN MAP ENTITLED "WILKINSON FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #5755 BOOK #103 PAGE #62 ON 9/4/74"



| | MINIMUM LOT AREA (SF) | MINIMUM LOT FRONTAGE (FT) | MINIMUM LOT WIDTH (FT) | MINIMUM EFFECTIVE SQUARE SIDE (FT) | FRONT YARD (FT) | SIDE YARD (FT) | TOTAL SIDE YARD (FT) | REAR YARD (FT) | MAXIMUM IMPERVIOUS SURFACE RATIO | MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO | MAXIMUM BUILDING COVERAGE | MAXIMUM BUILDING HEIGHT (STORIES/FT) | MAXIMUM EXPOSED BUILDING HEIGHT (FT) | SIDE YARD (FT) COURT | REAR YARD (FT) COURT |
|-------|-----------------------|---------------------------|------------------------|------------------------------------|-----------------|----------------|----------------------|----------------|----------------------------------|---|---------------------------|--------------------------------------|--------------------------------------|----------------------|----------------------|
| REQD | 50,000 | 100 | 150 | 150 | 50 | 50 | 75 | 50 | 0.20 | 0.15 | 0.10 | 2.5 / 25 | 40 | 15 | 15 |
| EXIST | 73,260 | 222.0 | 222.0 | 150 | 110.0 | 58.4 | 171.4 | 180.2 | 0.063 | NO CHANGE | NO CHANGE | NA | NA | NA | NA |
| PROD | 73,260 | 222.0 | 222.0 | 150 | 110.0 | 58.4 | 171.4 | 180.2 | 0.124 | NO CHANGE | NO CHANGE | NA | NA | 36.0 | 15.0 |

* VARIANCE REQUIRED
 ** REQUIRES SPECIAL PERMIT AS COURT IS GREATER THAN 2500 SF
 *** VARIANCE OF SECTION 230-14-05(a)(2) 5509.900 SF



Drywell Design:

Wettersfield TC

| | |
|---|--|
| Development size = | 0.1033 Acre |
| Undeveloped SCS Curve No. = | 74.0000 |
| Developed SCS Curve No. = | 98.0000 |
| 1. Select Design Storm | |
| 100 yr. 24-hour | 9.3000 |
| 2. Type of subsurface disposal system: | |
| Precast drywell with 3'-3/4" crushed stone | |
| 3. Determine Percolation Rate: | |
| Percolation Rate: | |
| Drop | 1.0000 inches |
| Time | 30.0000 minutes |
| a. Area of Percolation (Ap): | |
| Surface area of Cylinder | 1.0000 foot |
| Ac=Pi*D*hang | 8.5000 inches |
| Bottom Area | 2.2293 Ft ² |
| Ab=Pi*r ² | |
| Ab | 0.7854 Ft ² |
| Volume of Percolation: | |
| Ap*Ac*Ab | 3.0107 Ft ³ |
| Ap | 0.0854 Ft ³ |
| Vp=Ab*h | |
| Soil Percolation Rate | 0.0007 Ft ³ /Ft ² /Min |
| Sr=Volume/area*time | 1.0435 Ft ³ /Ft ² /day |
| Sr | 0.7828 Ft ³ /Ft ² /day |
| Sr*(minus clogging factor of 25%) | |
| 4. Calculate Required Storage Volume: | |
| 100yr. 24 hour rainfall: | 9.3000 inches |
| From Table 2-1 of TR-55 | |
| Existing CN= | 74.0000 therefore depth Vr= 6.11 inches |
| Proposed CN= | 98.0000 therefore depth Vr= 9.10 inches |
| Delta Vr= | 2.9900 inches |
| Vs=delta Vr*Area | 1121.2500 Ft ³ |
| Vs= | |
| 5. Calculate Volume per Drywell: | |
| Vd=Pi*r ² *height | 3.0000 feet |
| Thickness of Stone= | 0.3330 foot |
| Thickness of drywell wall= | 6.0000 feet |
| Diameter of drywell= | 4.0000 feet |
| Height of drywell= | 225.1000 Ft ³ |
| Vd= | |
| 6. Calculate 24-hour percolation volume per drywell (Vp): | |
| Vp=side surface area of drywell*soil percolation rate(Sr) | |
| Vp=Pi*D*h*Sr | |
| Vp | 98.6083 Ft ³ /day/drywell |
| Note: Bottom of drywell not included | |
| 7. Calculate the total 24-hour Volume per drywell (Vt): | |
| Vt=Volume of drywell(Vd)+percolation volume(Vp) | |
| Vt= | 323.7083 Ft ³ |
| 8. Determine number of drywells required (DW): | |
| DW=Req. Volume of Storage(Vs)/Total Vol. per Drywell(Vt) | |
| DW= | 3.5 |
| DW= | 4 |

REVISIONS

PLOT PLAN FOR GINSBURG LOCATED IN THE VILLAGE OF WETTERSFIELD ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE: 1" = 20'

PAUL GDANSKI, PE, PLLC
 3512 WHITTIER COURT
 MAHWAH, NEW JERSEY 07430
 TEL: (917) 418-0999

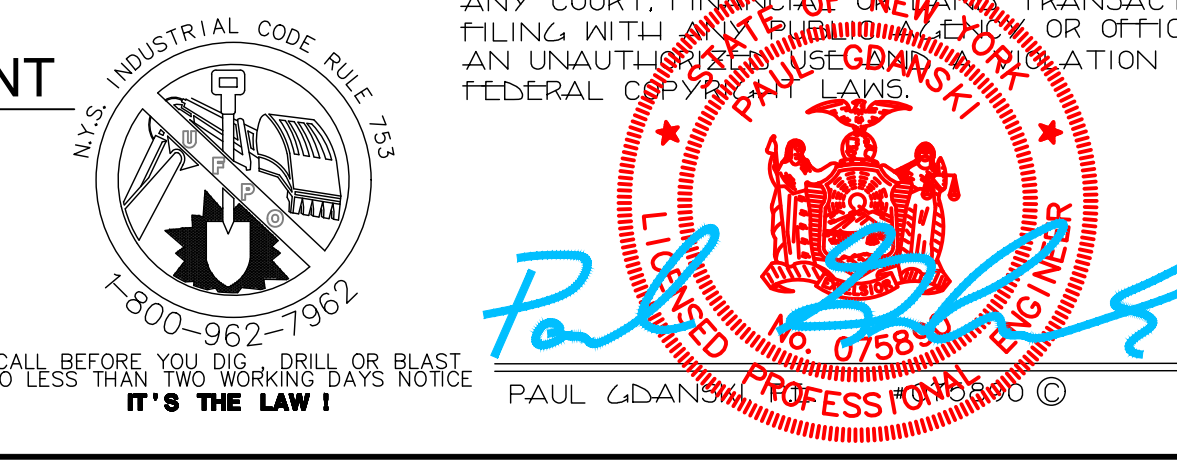
DATE: APRIL 14, 2024
 SCALE: 1" = 20'
 DWG: 1 OF 2

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 DOCUMENTS IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY AGENCY OR OFFICE IS AN UNAUTHORIZED VIOLATION OF FEDERAL REGULATIONS.

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

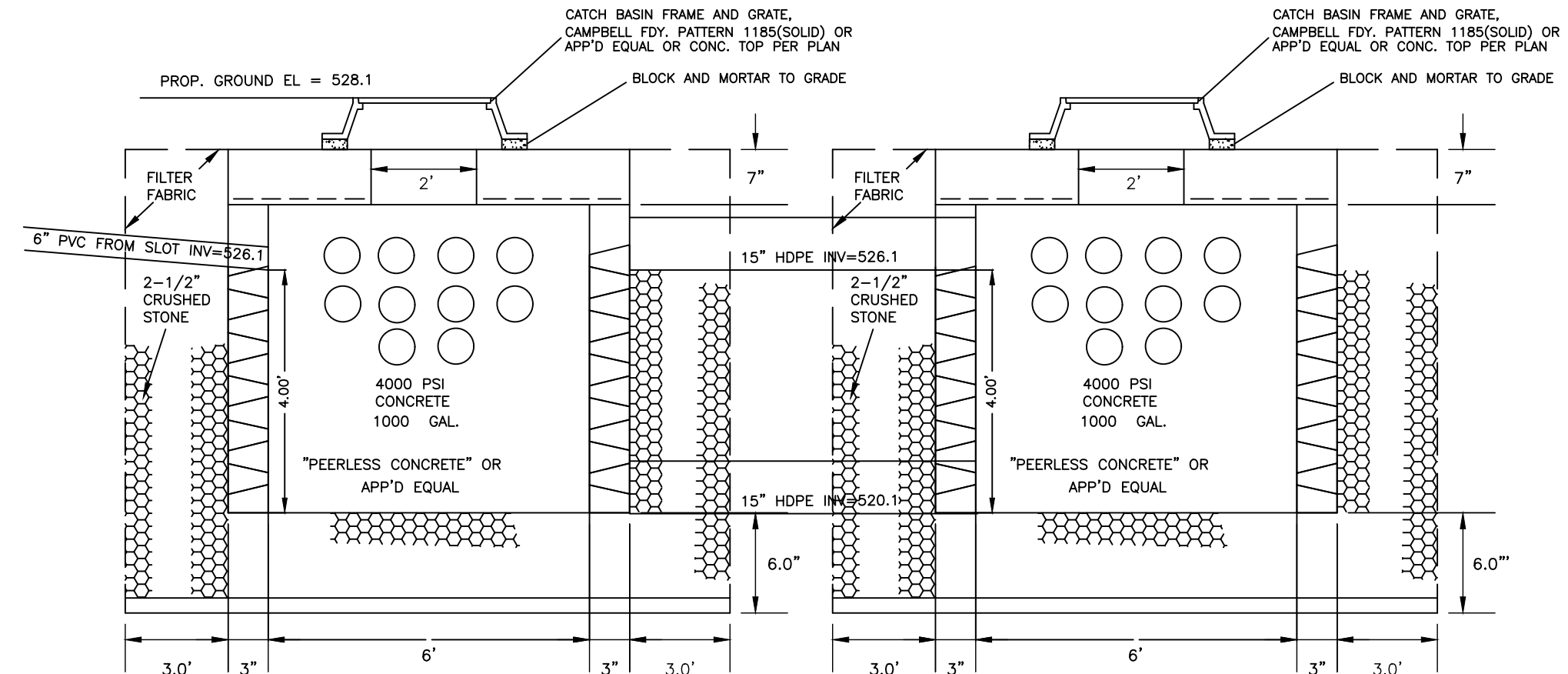
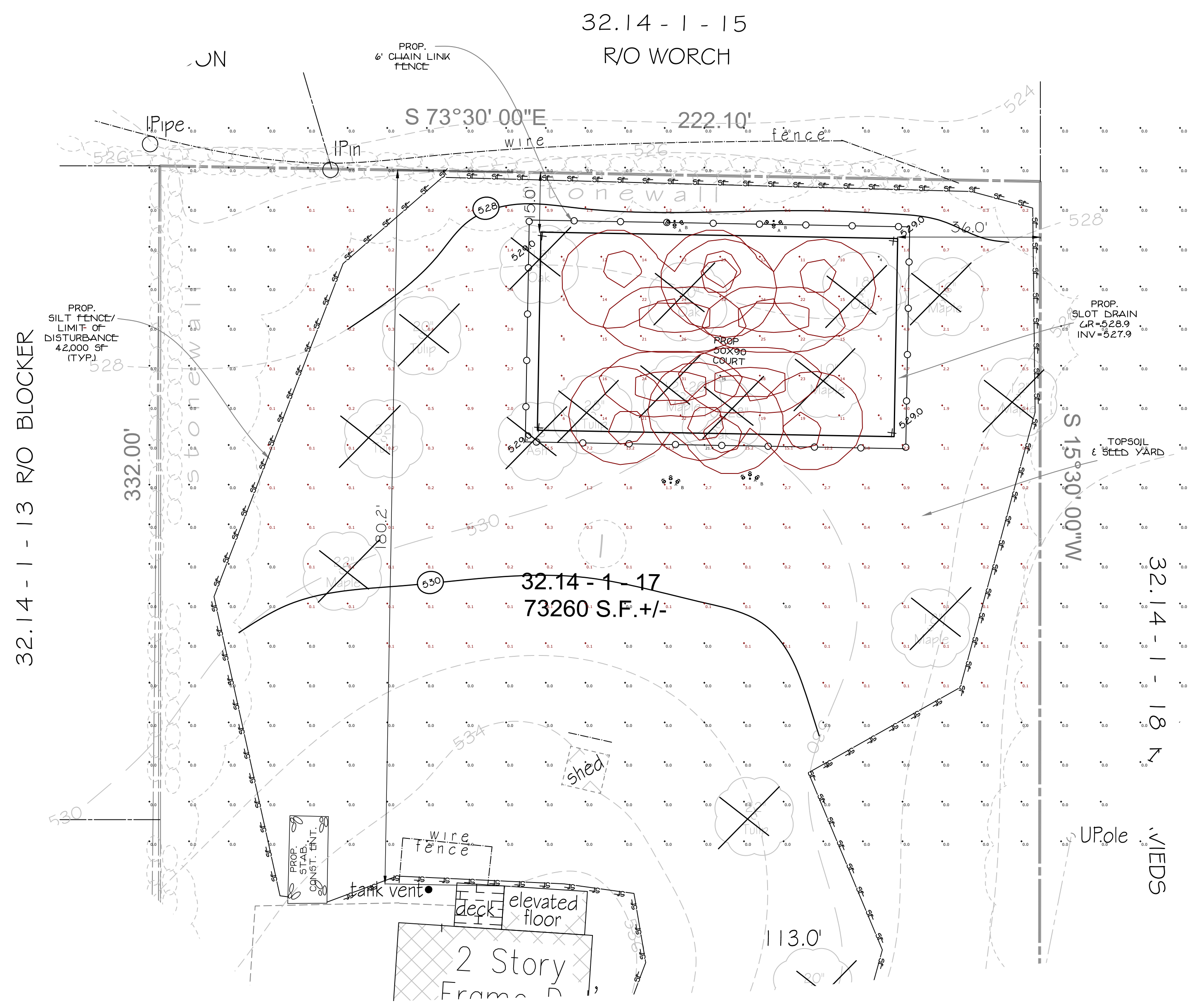


| Symbol | Label | Image | QTY | Manufacturer | Catalog | Description | Number | LAMP | LF | INCH | Polar Plot |
|--------|-------|-------|-----|--------------|-----------------------------------|---|--------|------|-----|-------|------------|
| ⊙ | A | | 4 | Hydri | SAF28 LED F1 BUCK 30K 15VA601 FGS | SAF28 LED 12,000m 3000K BUCK 15VA601 HVOLT Full Glow Shield | 1 | 9328 | 0.8 | 299.2 | |
| ⊙ | B | | 4 | Hydri | SAF28 LED F1 BUCK 27K 40001 GD | SAF28 LED 12,000m 2700K BUCK 4000K HVOLT Full Glow Shield | 1 | 8978 | 1 | 299.2 | |

Note:
 1. FIXTURES AT 25FT AG
 2. 6FT HIGH FENCE MODELLED WITH 75% TRANSMITTANCE
 3. 45 DEGREE TILT

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|-------------|--------|--------|---------|--------|---------|---------|
| site | + | 0.5 fc | 21.4 fc | 0.0 fc | N/A | N/A |
| Basketball | + | 17 fc | 36 fc | 4 fc | 9.0:1 | 4.3:1 |

" Wilkinson " Map 5575



4 STEP SEEPAGE PIT SYSTEM: 25' X 25'
N.T.S.

- NOTES:
- SET PIT IN 25'X25' 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.

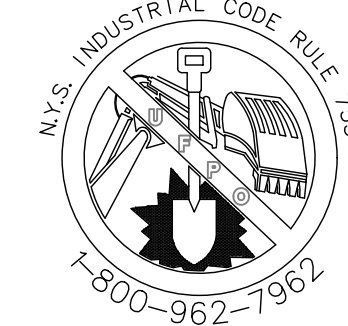
- REQUIRED STORMWATER NOTES:
- MUNICIPAL ENGINEER MUST WITNESS SOIL PERCOLATION TESTING AND SHALL BE CONTACTED 48 HOURS IN ADVANCE OF THE TEST FOR SCHEDULING.
 - MUNICIPAL ENGINEER MUST INSPECT ANY INFILTRATION SYSTEM INSTALLATION AS PER THE BELOW INSPECTION SCHEDULE.
 - ANY INFILTRATION SYSTEM COMPONENT INSTALLED PRIOR TO INSPECTION WILL BE REJECTED.

STORMWATER DESIGN/INSTALLATION MUNICIPAL ACCEPTANCE:
 DESIGN APPROVAL DATE:
 REVIEWING ENGINEER SIGNATURE:

| INSP | INSPECTION DESCRIPTION | MUNICIPAL INSPECTOR | INSPECTION DATE |
|------|---|---------------------|-----------------|
| 1 | PERCOLATION TEST | | |
| 2 | LOCATION EXCAVATED AND FOUNDATION STONE INSTALLED | | |
| 3 | APPROVED STRUCTURE SET IN PLACE (NO BACKFILL) | | |
| 4 | STRUCTURE BACKFILLED AS PER APPROVED DESIGN | | |

REVISIONS

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.
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 USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY STATE OR OFFICE IS AN UNAUTHORIZED VIOLATION OF FEDERAL AND STATE LAWS.



PLOT PLAN FOR
GINSBURG
 LOCATED IN THE VILLAGE OF WESLEY HILLS
 ROCKLAND COUNTY, NEW YORK



PAUL GDANSKI, PE, PLLC
 3512 WHITTIER COURT
 MAHWAH, NEW JERSEY 07430
 TEL: (917) 418-0999

DATE: APRIL 14, 2024
 SCALE: 1" = 20'
 DWG #: 2 OF 2

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

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

May 4, 2026

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

Re: AJ Ginsberg
23 Timber Trail, Suffern
Tax Lot 11/32.14-1-17 (formerly 3./20/B)

Dear Ms. Schultz:

Our office has received and reviewed a plot plan that was last revised on April 14, 2026, which Paul Gdanski, P.E. 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 the construction on a sports court on a 73,260 square foot lot in the R-50 District does not require the applicant to pay an impact fee, in accordance with the Rockland County Sewer Use Law as last amended in 2010.
However, if the use or occupancy of the property exceeds one (1) unit (e.g., 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 Lepori, P.E. – Town of Ramapo DPW
Ed Moran, P.E. – Town of Ramapo DPW
Paul Gadanski, P.E. – 3512 Whittier Court, Mahwah, NJ 07430
AJ Ginsberg – 23 Timber Trail, Suffern, NY 10901

File: TOR 32.14-1-17 – 23 Timber Trail
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

May 15, 2026

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

Tax Data: 32.14-1-17

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

Map Date: 04/14/2026

Date Review Received: 04/16/2026

Item: *23 Timber Trail (GML-26-0223)*

Special permit to allow the installation of a sports court in the rear yard of an existing single-family dwelling located on 1.68 acres in the R-50 zoning district.

North side of Timber Trail, approximately 695 feet east of Wilder Road

Reason for Referral:

Town of Ramapo

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:

Remand for Local Decision

The proposed action is deemed to have no significant county-wide or inter-community impact under New York State General Municipal Law § 239; therefore, the action is a local decision.



Douglas Schuetz
Commissioner of Planning

23 Timber Trail (GML-26-0223)

cc: Mayor Marshall Katz, Wesley Hills
Rockland County Department of Health
Rockland County Planning Board
Rockland County Sewer District No. 1
Paul Gdanski, P.E., PLLC

*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 determine 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 final action it has taken with the County of Rockland Department of Planning within thirty (30) days after final action.



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

May 26, 2026

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

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

Re: 23 Timber Trail
Special Permit Application
Tax Lot 32.14-1-17
23 Timber Trail
Village of Wesley Hills, New York
CDW #WH26-605

Dear Ms. Caputo,

Our office has received and reviewed Special Permit Application for the above referenced project, including the following:

- Plot Plan for Ginsburg, prepared by Paul Gdanski, PE, PLLC, dated April 14, 2026, last revised on April 29, 2026.
- Stormwater Pollution Prevention Plan, prepared by Paul Gdanski, PE, PLLC, dated May 8, 2026.
- Short Environmental Assessment Form, dated April 16, 2026, signed by AJ Ginsburg.
- Narrative Describing the Nature of Proposed Use, not dated, unsigned.
- Letter from Rockland County Sewer District No. 1, dated May 4, 2026, signed by Lorelei Greene Tinston.
- Letter from Rockland County Department of Planning, dated May 15, 2026, signed by Douglas Schuetz.

The project is proposing construction of a 50 feet wide and 90 feet long tennis court with a total area of 4,500 square feet. As per §230-14.O(4)(b), construction of an accessory structure over 2,500 square feet in ground floor area requires the issuance of a Special Permit by the Planning Board. It is our understanding that the Applicant is also working on renovation of the existing house and will convert existing garage into a living space. Section 230-31.A requires 2 parking spaces, at least one of which to be an indoor space, to be provided for one-family dwellings. The project is proposing to install a detached one-car garage at the end of the existing paved driveway to meet requirements of §230-31.A. Based on the available site imagery (see below on page 3), it is our understanding that majority of the existing trees on site were removed and preparation work for installation of the tennis court has started.

We have reviewed the submitted plans and documents and offer the following comments:

1. Site Plan approval is required for Special Permit applications (§230-21.E).
2. The plan shall include name and address of record owner and of applicant and Chairman signature block.
3. The Applicant shall provide Landscaping Plan.

4. The plan shall identify the trees to be removed with the total number of trees to be removed. Tree removal may require Permit from the Planning Board in accordance with the section 95-3.A.(1)(e).
5. The Applicant shall clarify if a walk to the tennis court will be proposed.
6. Bulk table shall be revised to show correct proposed side yard and total side yard measured to the proposed garage.
7. Short Environmental Assessment Form indicates that the site contains species of animals, or associated habitats, listed by the State or Federal government as threatened or endangered (Timber Rattlesnake). The Applicant shall communicate with NYS DEC and confirm if any Permits will be required.
8. The Applicant should reassess location of the proposed detached one-car garage. Proposed layout will not allow for comfortable entrance/exit to/from the garage.
9. Prior to the issuance of a Building Permit, the Applicant will be required to submit Notice of Intent with NYS DEC to request coverage under SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 in accordance with Part I.D. of the Permit Document.
10. We note that in accordance with Part IV.C.1.b, weekly erosion and sediment control inspections are not required for this project.
11. The Applicant provided sufficient drainage information that demonstrates that potential adverse impacts with respect to drainage can be mitigated.
12. Village Engineer must witness soil percolation testing and shall be contacted 48 hours in advance of the test for scheduling.
13. Village Engineer must inspect any infiltration system installation prior to backfill of any soil or aggregate. Any infiltration system installed prior to satisfactory testing or not witnessed by Village Engineer will not be accepted.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,



Civil Design Works, LLC

Alena Guckian, P.E.

Village of Wesley Hills Consulting Engineer

W:\Projects\WH\2026\WH26-605 - 23 Timber Trail\Correspondence\Review Letters\2026-5-26 - 23 Timber Trail .docx





Memorandum

To: Village of Wesley Hills Planning Board

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

Re: Ginsburg 23 Timber Trail Special Permit
SBL# 32.14-1-17: R-50 Zoning District

Date: May 22, 2026

cc: Stephanie Caputo, Planning Board Secretary
Bruce Minsky, Esq., Planning Board Attorney
Elena Guckian, P.E., Village Engineer
John Layne, Building Inspector
AJ Ginsburg, Applicant

Received and reviewed for this memorandum:

- Special Permit Application, prepared and signed by AJ Ginsburg, dated April 16, 2026.
- Narrative, unsigned, undated.
- Short Environmental Assessment Form, prepared and signed by AJ Ginsburg, dated April 16, 2026.
- Plot Plan, prepared and Signed by Paul Gdanski, P.E., PLLC, dated April 14, 2026
 - DWG # 1 of 2
 - DWG # 2 of 2

Project Summary

The applicant, AJ Ginsburg, is requesting special permit approval for a proposed 4,500 SF sports court and tree removal on an existing single-family lot.

Submission Comments

1. Per § 230-21. (E), all special permit uses require site plan approval. Per § 230-46, please provided the following information:
 - The location and dimensions of all existing buildings, retaining walls, fences, rock outcrops, wooded areas, single trees with a diameter of eight inches or more measured three feet above the base of the trunk, watercourses, marshes, water supply, sanitary sewerage, storm drainage, and any other utility facilities and of any other significant existing features on the premises. All significant existing features within 20 feet of all property lines shall also be shown.
 - The estimate of all earthwork, including the quantity of any material to be imported to or removed from the site, or a statement that no material is to be removed or imported.

- A detailed landscaping plan, including type, size and location of all materials used and plans for buffer screening and fencing.
 - Proposed type, design, mounting height, location, direction, power and timing of all outdoor lighting.
2. The latest Google Maps street view imaging indicates that the trees proposed to be removed from the front of the property on the site plan have already been removed. Please provide more information on this.

Zoning Comments

3. Per § 95-4, this proposal also requires an application for a clearing permit because of the proposed tree removal.

Planning Comments

4. Please consider only removing trees that conflict with the proposed court and preserve all existing healthy trees that do not conflict with the court.

SEQRA/GML Comments

5. For SEQRA purposes, the construction of the sports court of this size would be considered a Type II Action per §617.5(c)(15) and no further SEQRA review is required.
6. The proposal does not appear to require any GML review from Rockland County Planning or any other municipality.

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

CENTER FOR ENVIRONMENTAL HEALTH

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



Public Health
Prevent. Promote. Protect.

EDWIN J. DAY
County Executive

MARY P. LEAHY, MD, MHA
Commissioner of Health

SAMUEL J. RULLI, PE
Director, Environmental Health

May 27, 2026

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

Re: Municipal Referral
23 Timber Trail
Proposed Sports Court
Tax lot 32.14-1-17
GML-26-0223

Dear Ms. Schultz:

We have received an application and plans as prepared by Paul Gdanski, P.E., PLLC, revised through April 14, 2026, for the above referenced project. Comments are as follows:

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

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

Very truly yours,



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

cc: Michael Kezner, Rockland County Department of Planning (via Tyler)
Paul Gdanski, P.E., PLLC
MBSP (via email)

PLANNING BOARD
VILLAGE OF WESLEY HILLS

ROCKLAND TREE EXPERT CO., INC.
d/b/a IRA WICKES/ARBORISTS
SPECIAL PERMIT AND FINAL SITE PLAN

NARRATIVE SUMMARY

This application is made in the context of a Planning Board application for site plan and special permit approval pursuant to section 6.9.16 of the Zoning Law, as amended by Local Law No. 3 of 2006. That Local Law added “Arborist Service”, “Landscape Service” and “Wholesale Nursery” as permitted uses by special permit in the R-35 zoning district, subject to certain requirements.

The subject site has been operated as an arborist service, landscape service, and wholesale nursery by the Wickes Family since 1972. In 2001, the Zoning Board of Appeals determined that, despite prior site plan approval by the Ramapo Planning Board, the use had never been a legally permitted use. The matter was settled by the adoption of a stipulation of settlement between the Wickes Family, its corporate presence, Rockland Tree Expert Co., Inc., and the Village Board in 2004.

Existing Conditions

The subject property is located at the southwest corner of McNamara and Union (New Hempstead) Roads in an R-35 zoning district. It has a lot area of 2.2 acres. Located near the southerly border of the property is a two-story concrete block building having a gross floor area of 6,321 square feet. This building, which dates to approximately the 1930s, houses offices, workspace, storage, and truck and trailer parking. A gravel parking area is in front of the building. Access is taken from McNamara Road.

Also on the site is a two-family dwelling, located at its northeasterly corner, with accessory structures. Pursuant to the stipulation, this dwelling is

a valid, prior non-conforming use and a valid, prior dimensional non-conformity for purposes of applying the Zoning Law. An approval of a Special Permit and site plan for the Premises subsequent to the Amendment, if any, and the implementation of such approved site plan, if any, shall not be deemed

to constitute an improvement of a non-conforming use and therefore shall not be subject to the provisions of section 4.3.7 of the Zoning Law.

Stipulation, ¶ 12. Therefore, this application has no zoning impact on the two-family dwelling.

Prior Special Permit and Site Plan Approvals

In May 2010, after extensive public hearings and studies, the Planning Board approved a site plan and special permit for the site pursuant to section 6.9.16 as amended.

The approved site plan and special permit approvals were challenged by a neighbor. By decision dated November 24, 2021, the Appellate Division, Second Department, annulled both approvals.

The special permit was annulled because the court found that the Planning Board had improperly determined that “practical access” to a second major road was unnecessary and that a finding of “potential practical access” was “insufficient”.

The site plan approval was annulled because the site did not conform to the Zoning Code in that it had a maximum gross impervious surface ratio in excess of the allowable 0.25.

The Court did not criticize any other findings of the Planning Board.

To address the Second Department’s determinations, and the applicant re-applied for the required special permit and site plan under section 6.9.16.

Revisions to Site Plan

In response to the concerns raised by the Second Department, the applicant revised its proposed site plan from that which was approved in 2010. It added an emergency access road from Union (New Hempstead) Road into the site. This would give the site “practical access” to a second major road, as required by section 6.9.16.

Subsequent to the initial filing, the Village Board amended the Zoning Code to define “practical access” for the first time. Pursuant to Local Law No. 1 of 2024, adopted July 2, 2024, “practical access” means:

For all necessary uses and special permit uses for which practical access to a major road is a requirement, the phrase "practical access" means that it must be reasonably possible for actual vehicular access to be designed and constructed along the particular frontage under consideration for that use. It does not require that such access must be constructed or included in an approved site plan if the Planning Board, in the exercise of its discretion,

deems it to be in the public interest for the actual vehicular access to be designed along other available frontage.

This amendment meant that the proposed emergency access road was no longer needed to fulfill the “practical access” requirement of the Zoning Code. It was therefore removed from the plans.

As to the impervious coverage requirement, the site is an existing facility. The existing gross impervious surface ratio is 0.48, just as it was in 2010. The applicant, as in 2010, proposed to reduce that ratio to 0.46 (0.41 for the arborist portion of the site and 0.05 for the residential portion).

While the Planning Board took the existing impervious surface ratio and its reduction into account in 2010, the Second Department held that doing so was beyond the Planning Board’s authority. It held that a variance was needed. Hence, this appeal.

SEQRA and GML Status

This matter is an Unlisted action under SEQRA. The Planning Board, as lead agency, granted a negative declaration in 2010 by resolution no. 10-16. While the Second Department did not disturb this negative declaration, the applicant believed that it was prudent to update the negative declaration based upon the proposed minor changes to the plan.

Accordingly, it submitted an updated EAF Part 1 to the Planning Board. The Planning Board issued a new EAF Part 2, requiring updated review of certain potential impacts. The applicant responded with new studies and an EAF Part 3.

Based on these submissions, the Planning Board reaffirmed its negative declaration by resolution no. 25-2 on February 26, 2025.

The project site abuts two Rockland County roads: McNamara Road (Route 67) and Union (New Hempstead) Road (Route 80). It also abuts the municipal boundary with the Village of New Hempstead. Therefore, referral to the Rockland County Planning Department is required under General Municipal Law § 239-l and -m, and notice must be given to the Village of New Hempstead under General Municipal Law § 239-nn.

Variance Granted and Site Plan Revised

As noted above, a variance was needed from the allowable impervious surface ratio. During its review, the Zoning Board of Appeals asked whether the ratio could be further reduced from the proposed 0.46. After conducting its site visit, Board members wondered whether the amount of impervious coverage could be reduced by removing the covers and concrete pads from the materials storage bins at the southwest of the site. This would have removed approximately 2,500sf of coverage and reduced the ratio from 0.46 to 0.44. While the

applicant was willing to do so, the Village Engineer objected to the change. The applicant then explored other places to reduce its impervious coverage.

A similar reduction in coverage could be achieved by eliminating twelve parking spaces in the southeast corner of the site. The Zoning Code does not specify the number of required parking spaces for this use. The applicant believes that it can properly function with twelve fewer spaces, leaving a total of 22 parking spaces. These spaces are used almost exclusively by employees, as there are very few visitors to the site. Those visitors are mostly delivery trucks which can use spaces vacated by the applicant's trucks when they are on jobsites.

A revised layout plan was submitted to the Board and is submitted herewith. The parking area immediately East of the building has been made shorter. This provides a more compact parking area. The area where spaces have been removed will be planted with grass. The gravel parking area adjacent to the existing house has also been reduced in size, with grass to be planted. This results in a reduction of of the impervious coverage ratio from 0.46 to 0.44, which is approximately what would be achieved by uncovering the storage bins. It has the added benefit of softening the view of the site from Union Road.

At its meeting of December 29, 2026, the Zoning Board of Appeals granted the following needed variance

| <u>Dimension</u> | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> |
|--------------------------|-----------------|-----------------|---|
| Impervious surface ratio | 0.25 | 0.48 | 0.44 (0.39 for the arborist portion) (0.05 for the residential portion) |

Relief Requested

The applicant believes that the matter is ripe for final site plan and special permit consideration.

Dated: April 22, 2026
New City, New York

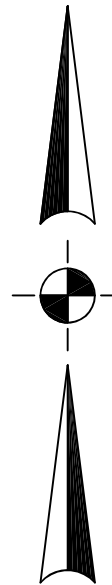
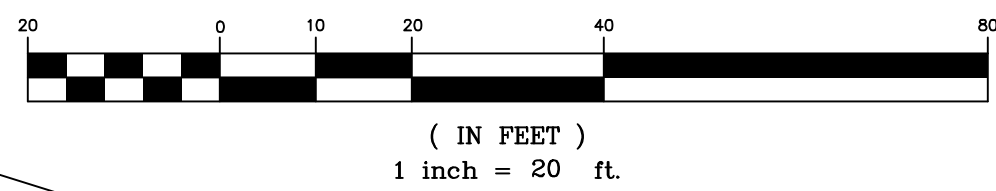
EMANUEL LAW P.C.



By: _____

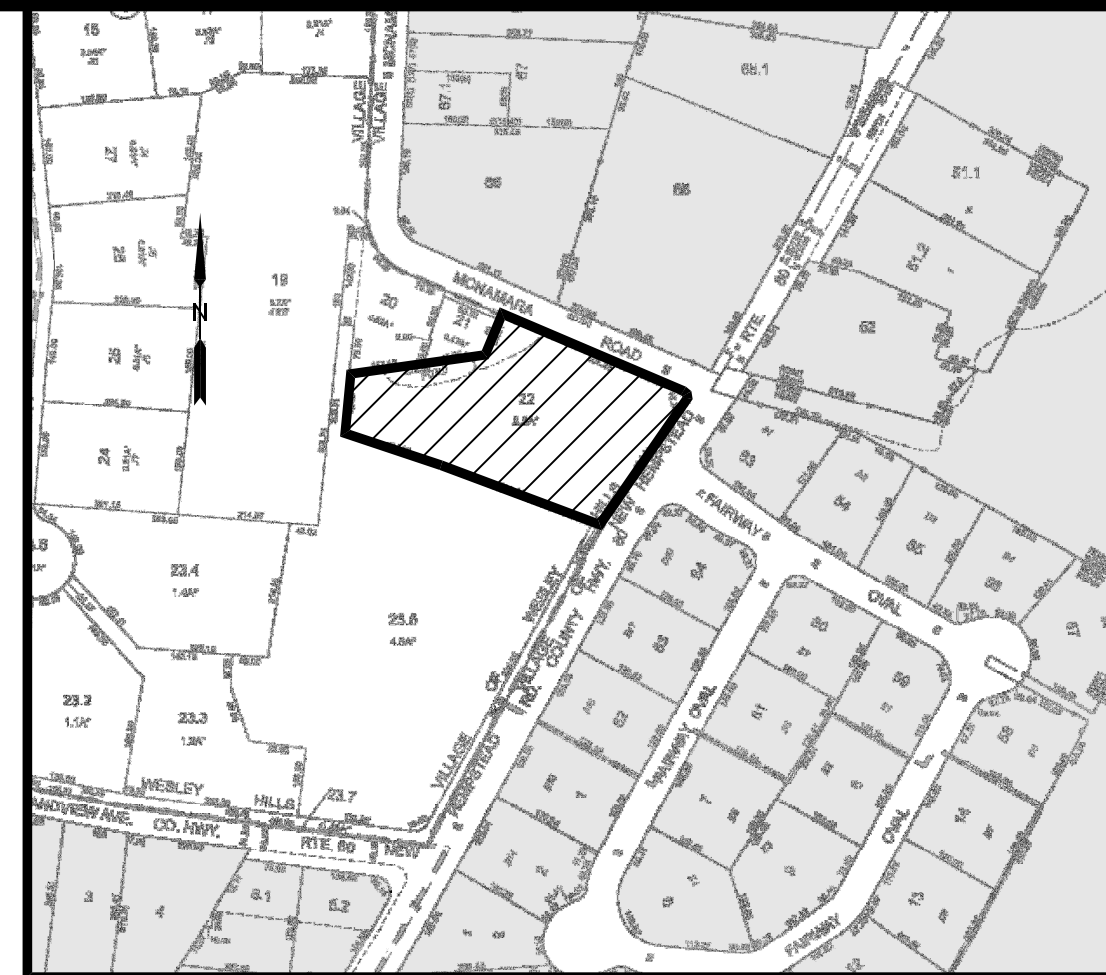
Ira M. Emanuel, Esq.
Attorney for Applicant

GRAPHIC SCALE



SPECIAL PERMIT NOTES (CONDENSED):

- OVERNIGHT PARKING LIMITED TO NOT MORE THAN 7 LIGHT DUTY TRUCKS
13 MEDIUM DUTY TRUCKS
7 HEAVY DUTY TRUCKS
1 VERY HEAVY DUTY TRUCK
OF WHICH NO MORE THAN 13 CAN BE PARKED OUT OF DOORS
- NOISE LEVELS SHALL CONFORM TO R.C. DEPT. OF HEALTH STANDARDS
NOT MORE THAN 400 CY OF MULCH AND/OR WOOD CHIPS SHALL BE STORED AT THE PREMISES WITHIN STORAGE STRUCTURES. EACH STRUCTURE SHALL NOT EXCEED 100 CUBIC YARDS CAPACITY.
- NOT MORE THAN 50 CY OF GRAVEL AND/OR STONE SHALL BE STORED AT THE PREMISES. NO GRAVEL AND/OR STONE STORAGE IS PROPOSED
- OPERATING HOURS AT THE PREMISES SHALL NOT EXCEED THE FOLLOWING:
WHOLESALE NURSERY:
8:00AM TO 6:30PM MONDAY THROUGH FRIDAY
CLOSED SUNDAY
OFFICE:
8:00AM TO 5:00PM MONDAY THROUGH FRIDAY
CLOSED SUNDAY
- COMMERCIAL TRUCKS AND OTHER EQUIPMENT MAY BE STARTED OUT OF DOORS BETWEEN NOV 1 AND APR 15 NOT BEFORE 7:30AM
OUT OF DOORS BETWEEN APR 16 AND OCT 31 NOT BEFORE 8:00AM
INDOORS ALL YEAR NOT BEFORE 7:00AM
WARM UP TIMES SHALL NOT EXCEED 30 MINUTES
- EXCEPTIONS TO NOTE 6 ARE PROVIDED IN THE STIP. OF SETTLEMENT.
7 LIGHT DUTY TRUCKS



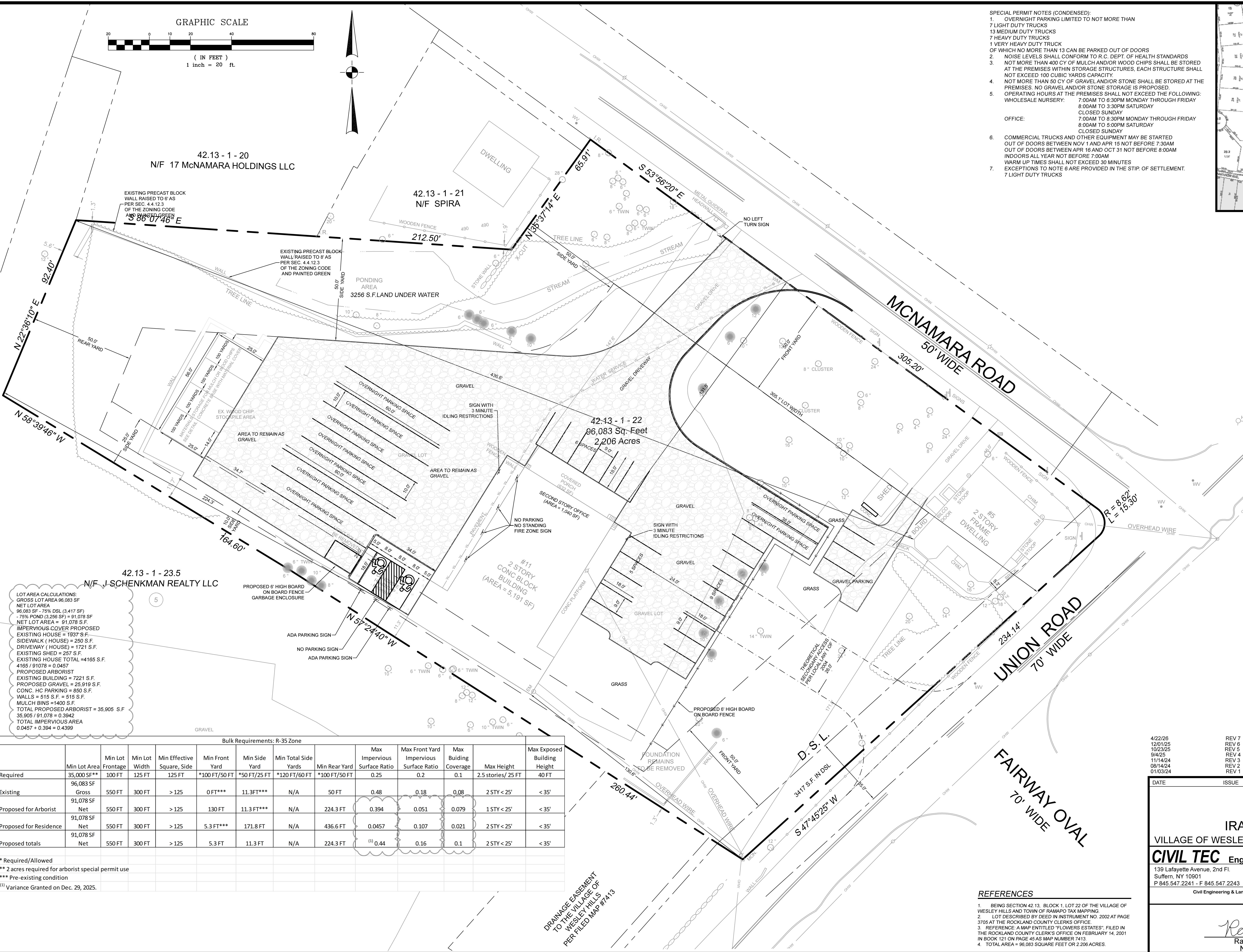
VICINITY MAP
1" = 300'

SITE PLAN NOTES:

- THIS IS LOT SECTION 42.13 BLOCK 1 LOT 22 AS SHOWN ON THE TOWN OF RAMAPO TAX MAPS.
- AREA OF TRACT: 2.21 ACRES
- ZONE: R-35
- USE: ARBORISTS
- RECORD OWNER: IJJ, LLC
11 MCNAMARA ROAD
SPRING VALLEY, NY 10977
- APPLICANT: SAME AS ABOVE
- FIRE DISTRICT: MOLESTON FIRE DISTRICT
- SCHOOL DISTRICT: EAST RAMAPO
- WATER DISTRICT: VEOLIA WATER
- SEWER DISTRICT: ROCKLAND COUNTY SEWER DISTRICT NO. 1
- DATUM: NAVD83
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE SHALL BE CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
- THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.
- NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. TENANTS ARE TO BE ADVISED OF THIS CONDITION.
- THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS AS SHOWN THEREON AS CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

- APPLICANT: IJJ, LLC
DATE: 11/14/24
OWNER: IJJ, LLC
DATE: 11/14/24
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD, AND DEPARTMENT OF PUBLIC WORKS WHICH IS CERTIFIED BY A LANDSCAPING ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL INDICATE THE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN.
 - PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO.

LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR DATE: BOUNDARY AND TOPOGRAPHIC SURVEYS ARE FROM ACTUAL FIELD MEASUREMENTS UNDER THE DIRECTION OF STEPHEN DOLSON, PLS COMPLETED ON MAY 2022.
19. ALL ENCROACHMENTS SHALL BE RELOCATED.



LOT AREA CALCULATIONS:
GROSS LOT AREA 96,083 SF
NET LOT AREA 96,083 SF - 75% DSL (3,417 SF)
75% POND (3,295 SF) = 91,078 SF
NET LOT AREA = 91,078 S.F.
IMPERVIOUS COVER PROPOSED
EXISTING HOUSE = 1937 S.F.
SIDEWALK (HOUSE) = 250 S.F.
DRIVEWAY (HOUSE) = 1721 S.F.
EXISTING SHED = 257 S.F.
EXISTING HOUSE TOTAL = 4165 S.F.
4165 / 91078 = 0.0457
PROPOSED ARBORIST
EXISTING BUILDING = 7221 S.F.
PROPOSED GRAVEL = 25,919 S.F.
CONC. HC PARKING = 850 S.F.
WALLS = 515 S.F. = 515 S.F.
MULCH BINS = 1400 S.F.
TOTAL PROPOSED ARBORIST = 35,905 S.F.
35,905 / 91,078 = 0.3942
TOTAL IMPERVIOUS AREA
0.0457 + 0.394 = 0.4399

Bulk Requirements: R-35 Zone

| | Min Lot Area | Min Lot Frontage | Min Lot Width | Min Effective Square, Side | Min Front Yard | Min Side Yard | Min Total Side Yards | Min Rear Yard | Max Impervious Surface Ratio | Max Front Yard Impervious Surface Ratio | Max Building Coverage | Max Height | Max Exposed Building Height |
|------------------------|--------------------|------------------|---------------|----------------------------|----------------|---------------|----------------------|---------------|------------------------------|---|-----------------------|--------------------|-----------------------------|
| Required | 35,000 SF** | 100 FT | 125 FT | 125 FT | *100 FT/50 FT | *50 FT/25 FT | *120 FT/60 FT | *100 FT/50 FT | 0.25 | 0.2 | 0.1 | 2.5 stories/ 25 FT | 40 FT |
| Existing | 96,083 SF Gross | 550 FT | 300 FT | > 125 | 0 FT*** | 11.3 FT*** | N/A | 50 FT | 0.48 | 0.18 | 0.08 | 2 STY < 25' | < 35' |
| Proposed for Arborist | 91,078 SF Net | 550 FT | 300 FT | > 125 | 130 FT | 11.3 FT*** | N/A | 224.3 FT | 0.394 | 0.051 | 0.079 | 1 STY < 25' | < 35' |
| Proposed for Residence | 91,078 SF Net | 550 FT | 300 FT | > 125 | 5.3 FT*** | 171.8 FT | N/A | 436.6 FT | 0.0457 | 0.107 | 0.021 | 2 STY < 25' | < 35' |
| Proposed totals | 91,078 SF Net | 550 FT | 300 FT | > 125 | 5.3 FT | 11.3 FT | N/A | 224.3 FT | (1) 0.44 | 0.16 | 0.1 | 2 STY < 25' | < 35' |

* Required/Allowed
** 2 acres required for arborist special permit use
*** Pre-existing condition
(1) Variance Granted on Dec. 29, 2025.

DRAINAGE EASEMENT TO THE VILLAGE OF WESLEY HILLS PER FILED MAP #7413

REFERENCES

- BEING SECTION 42.13, BLOCK 1, LOT 22 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2002 AT PAGE 3705 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- REFERENCE: A MAP ENTITLED "FLOWERS ESTATES" FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON FEBRUARY 14, 2001 IN BOOK 121 ON PAGE 45 AS MAP NUMBER 7413.
- TOTAL AREA = 96,083 SQUARE FEET OR 2.206 ACRES.

| DATE | ISSUE | DESCRIPTION | REVISIONS |
|----------|-------|---|-----------|
| 4/22/26 | REV 7 | REVISED VARIANCE CALCULATIONS AND APPROVAL DATE | |
| 12/01/25 | REV 6 | REMOVED IMPERVIOUS COVER | |
| 10/23/25 | REV 5 | REMOVED IMPERVIOUS COVER UNDER MULCH BINS | |
| 9/4/25 | REV 4 | ADDED IMPERVIOUS COVER CALCULATION | |
| 11/14/24 | REV 3 | AS PER PLANNING BOARD COMMENTS | |
| 08/14/24 | REV 2 | REMOVED FIRE ACCESS ROAD | |
| 01/03/24 | REV 1 | AS PER CONSULTANTS COMMENTS | |

S.B.L. 42.13 - 1-22
SITE PLAN
FOR
IRA WICKES ARBORISTS
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901
P 845.547.2241 - F 845.547.2243

55 Brookside Avenue
Chester, NY 10918
845.610.3621

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

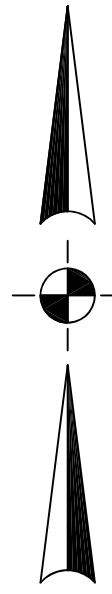
DATE: 12/07/22
DRAWN BY: RB/LT
CHKD BY: RB/LT
JOB No.: 4131
SCALE: 1"=20'
DWG No.: 1 OF 7

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

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



42.13 - 1 - 20
N/F 17 McNAMARA HOLDINGS LLC

42.13 - 1 - 21
N/F SPIRA

42.13 - 1 - 22
96,083 Sq. Feet
2.206 Acres

42.13 - 1 - 23.5
N/F J SCHENKMAN REALTY LLC

#11
2 STORY
CONC BLOCK
BUILDING
(AREA = 5,191 SF)

MCNAMARA ROAD
50' WIDE

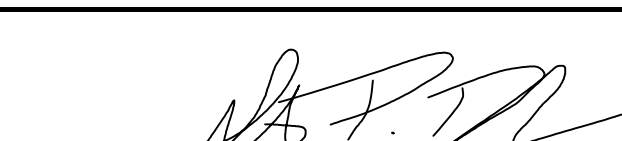
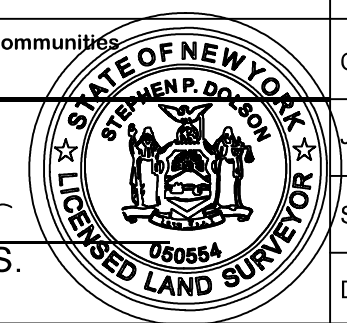
UNION ROAD
70' WIDE

FAIRWAY OVAL
70' WIDE

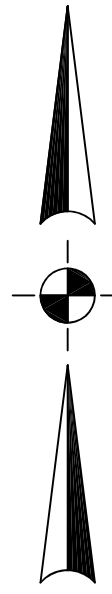
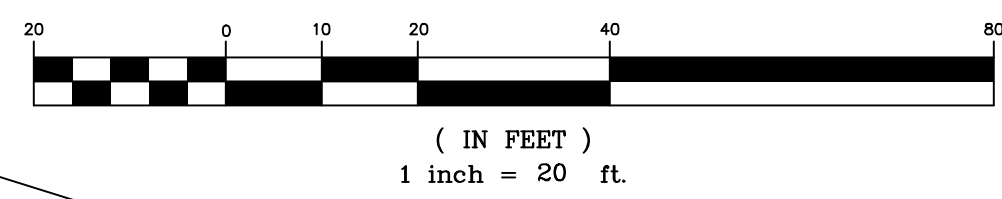
D.S.L.

S 47° 45' 25" W

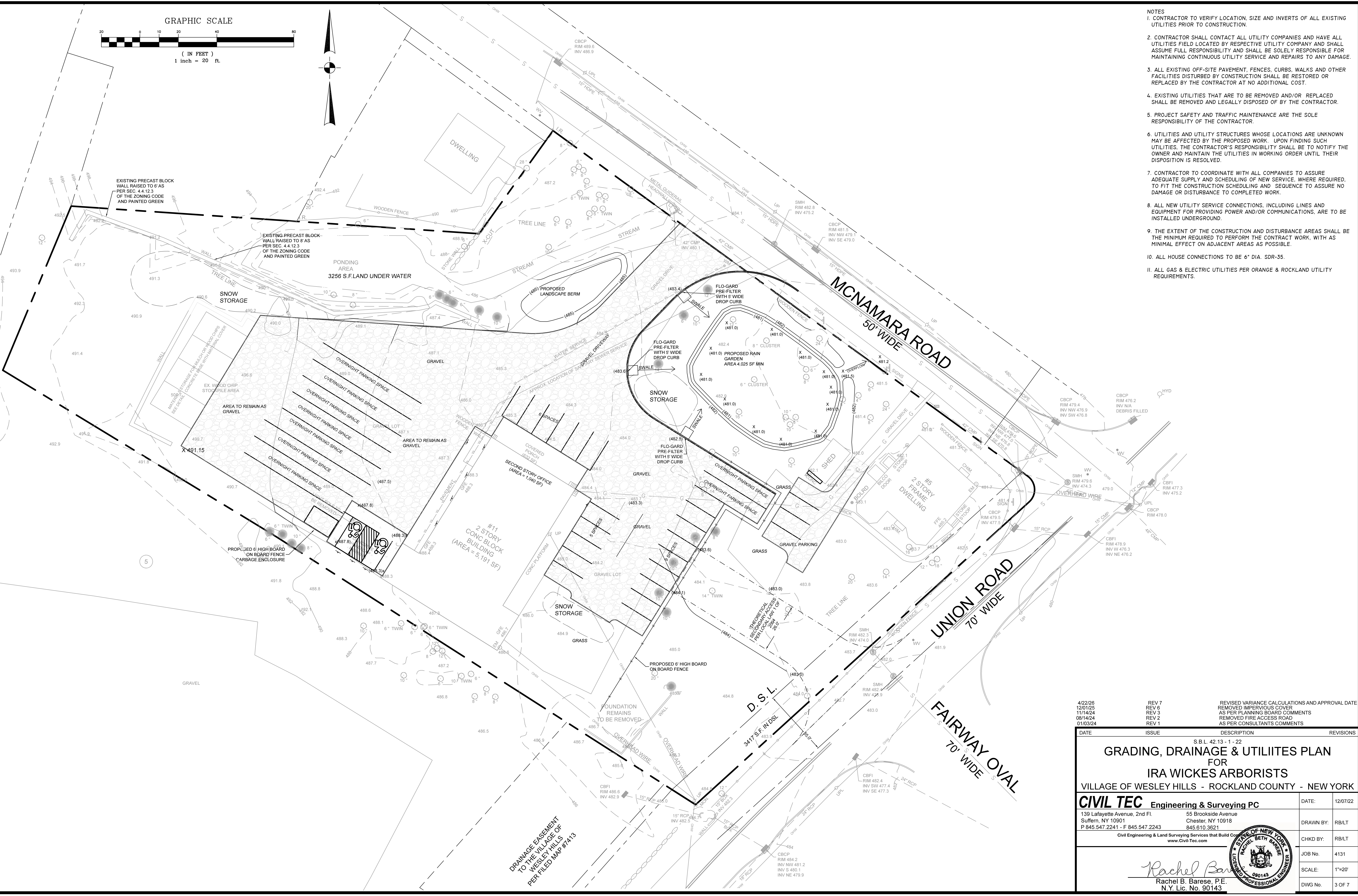
DRAINAGE EASEMENT
TO THE VILLAGE OF
WESLEY HILLS
PER FILED MAP #7413

| DATE | ISSUE | DESCRIPTION | REVISIONS |
|---|-------|--|-----------------|
| S.B.L. 42.13 - 1 - 22 | | | |
| EXISTING CONDITIONS PLAN | | | |
| FOR | | | |
| IRA WICKES ARBORISTS | | | |
| VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK | | | |
| CIVIL TEC Engineering & Surveying PC | | | DATE: 12/07/22 |
| 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547 2241 - F 845 547 2243 | | 55 Brookside Avenue Chester, NY 10918 845 610 3621 | DRAWN BY: RB/LT |
| Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com | | | CHKD BY: RB/LT |
|  STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554 | | | JOB No. 4131 |
|  | | | SCALE: 1"=20' |
| | | | DWG No. 2 OF 7 |

GRAPHIC SCALE



- NOTES
1. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
 3. ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
 4. EXISTING UTILITIES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
 5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 6. UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
 7. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
 8. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
 9. THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK, WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
 10. ALL HOUSE CONNECTIONS TO BE 6" DIA. SDR-35.
 11. ALL GAS & ELECTRIC UTILITIES PER ORANGE & ROCKLAND UTILITY REQUIREMENTS.



| DATE | ISSUE | DESCRIPTION | REVISIONS |
|----------|-------|---|-----------|
| 4/22/26 | REV 7 | REVISED VARIANCE CALCULATIONS AND APPROVAL DATE | |
| 12/01/25 | REV 6 | REMOVED IMPERVIOUS COVER | |
| 11/14/24 | REV 5 | AS PER PLANNING BOARD COMMENTS | |
| 08/14/24 | REV 2 | REMOVED FIRE ACCESS ROAD | |
| 01/03/24 | REV 1 | AS PER CONSULTANTS COMMENTS | |

S.B.L. 42.13 - 1 - 22
GRADING, DRAINAGE & UTILITIES PLAN
 FOR
IRA WICKES ARBORISTS
 VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

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

55 Brookside Avenue, Chester, NY 10918
 845.610.3621

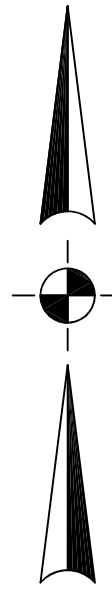
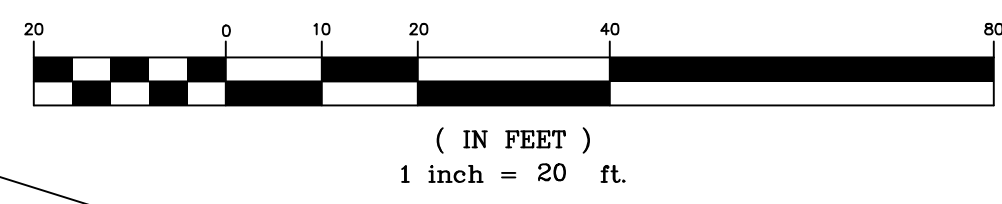
Civil Engineering & Land Surveying Services that Build Confidence
 www.Civil-Tec.com

DATE: 12/07/22
 DRAWN BY: RB/LT
 CHKD BY: RB/LT
 JOB No.: 4131
 SCALE: 1"=20'
 DWG No.: 3 OF 7

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

DRAINAGE EASEMENT TO THE VILLAGE OF WESLEY HILLS PER FILED MAP #7413

GRAPHIC SCALE



Standard Landscape Notes

- Mulch all plant beds and trees with a 4" depth of sugar cane or licorice root mulch.
- Stake all trees with 2 cedar stakes, rubber hose around tree (6"0" above grade) and twisted #10 gauge galvanized wire.
- Plant pits shall be 12" wider and 6" deeper than the root ball. Remove all existing soil and backfill with a mixture of one part peat-humus to 4 parts topsoil. Add 3 year Eesey grow fertilizer packets (or equal) - 1 per inch of tree caliper or per 12" height of shrub.
- Guarantee all plants and workmanship for two planting seasons.
- All planting shall be placed under the direction of an appropriate licensed design professional. Notify 48 hours prior to planting.
- Provide the Town of Ramapo building inspector with a copy of the State Certificate of Source for all plant material.
- All plant material shall be nursery grown and shall conform to the American Association of Nursery Men's Standards.

| Table 4.11 Suggested Rain Garden Plant List | |
|---|----------------------|
| Shrubs | Herbaceous Plants |
| Witch Hazel | Cinnamon Fern |
| Hamamelis virginiana | Osmunda cinnamomea |
| Winterberry | Cutleaf Coneflower |
| Ilex verticillata | Rudbeckia laciniata |
| Arrowwood | Woolgrass |
| Viburnum dentatum | Scirpus cyperinus |
| Brook-side Alder | New England Aster |
| Alnus serrulata | Aster novae-angliae |
| Red-Osier Dogwood | Fox Sedge |
| Cornus stolonifera | Carex vulpinoidea |
| Sweet Pepperbush | Spotted Joe-Pye Weed |
| Chetrea alatifolia | Impatiens maculatum |
| | Swatch Grass |
| | Panicum virgatum |
| | Great Blue Lobelia |
| | Lobelia siphatica |
| | Wild Bergamot |
| | Monarda fistulosa |
| | Red Milkweed |
| | Asclepias incarnate |

Adapted from NYSDM Bioretention Specifications, Bannerman, Brooklyn Botanic Garden.

EROSION CONTROL & SEDIMENT NOTES

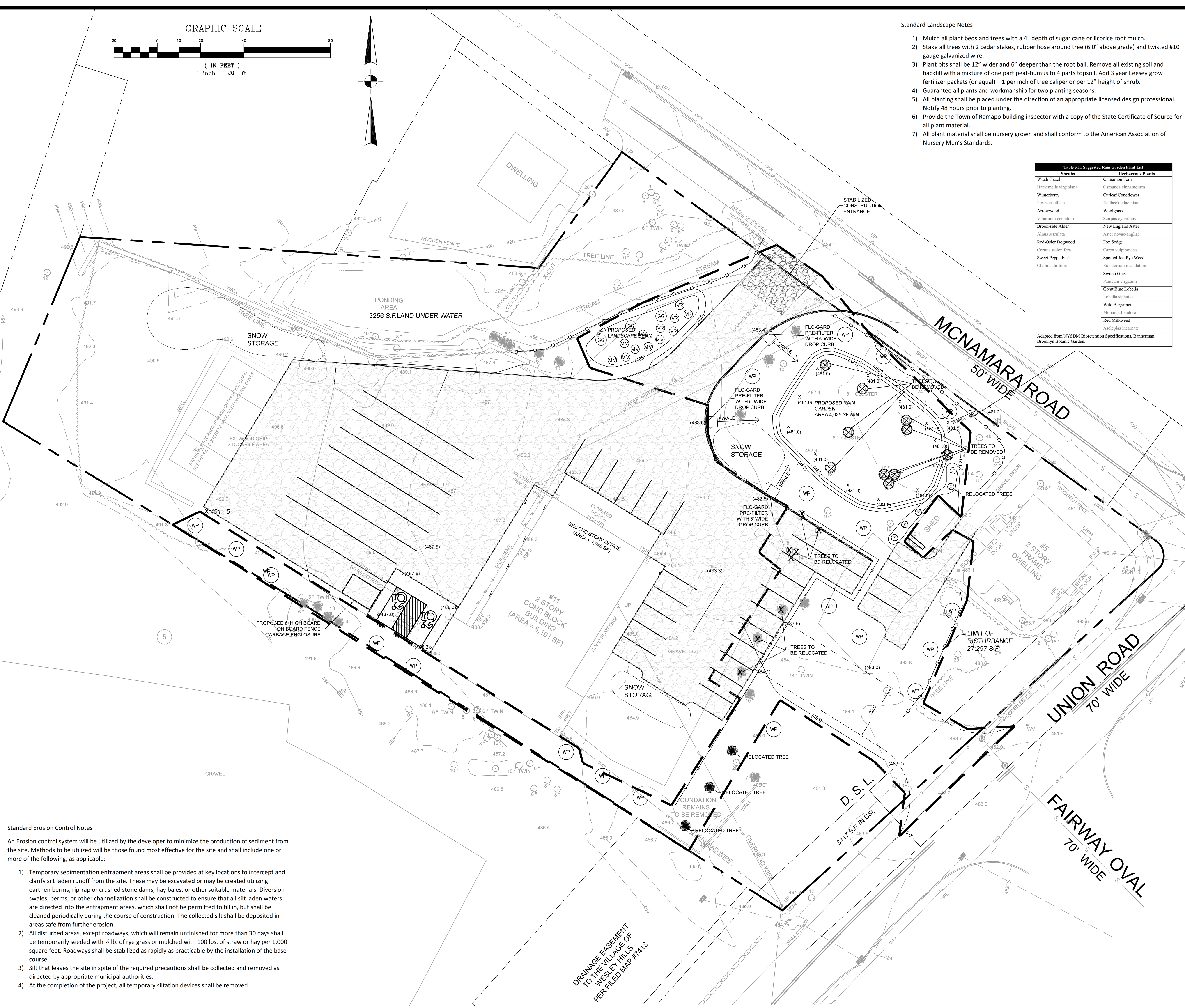
- A TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE LEFT BARE FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHALL BE SEEDED DOWN OR MULCHED IMMEDIATELY.
- STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE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

PLANTING LIST

| KEY | QUANTITY | COMMON NAME/BOTANICAL NAME | SIZE COMMENT |
|-------|----------|--|--------------|
| TREES | | | |
| WP | 20 | WHITE PINE/PINUS STROBUS | 7'-8' HT |
| | | LANDSCAPE BERM PLANTING | |
| GG | 3 | GREEN GIANT/THUJA | 3'-4' HT |
| MV | 7 | MAPLE-LEAF VIBURNUM/Viburnum acerifolium | 3'-4' ht. |
| VR | 5 | VIRGINIA ROSE/Rosa virginiana | 2'-3- ht. |

NOTES

- ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
- ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.



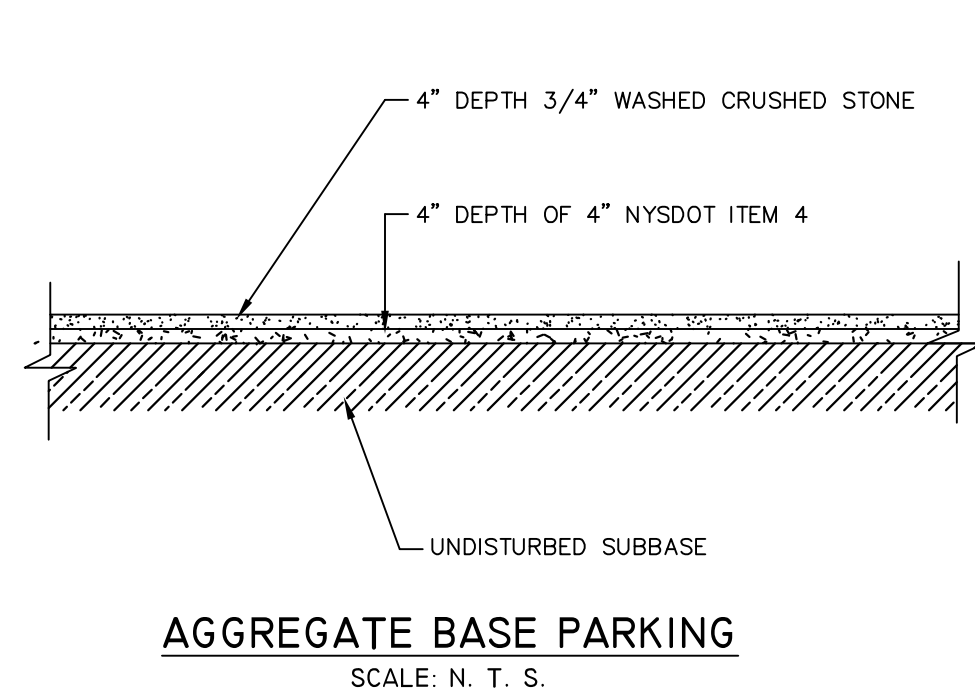
Standard Erosion Control Notes

An Erosion control system will be utilized by the developer to minimize the production of sediment from the site. Methods to be utilized will be those found most effective for the site and shall include one or more of the following, as applicable:

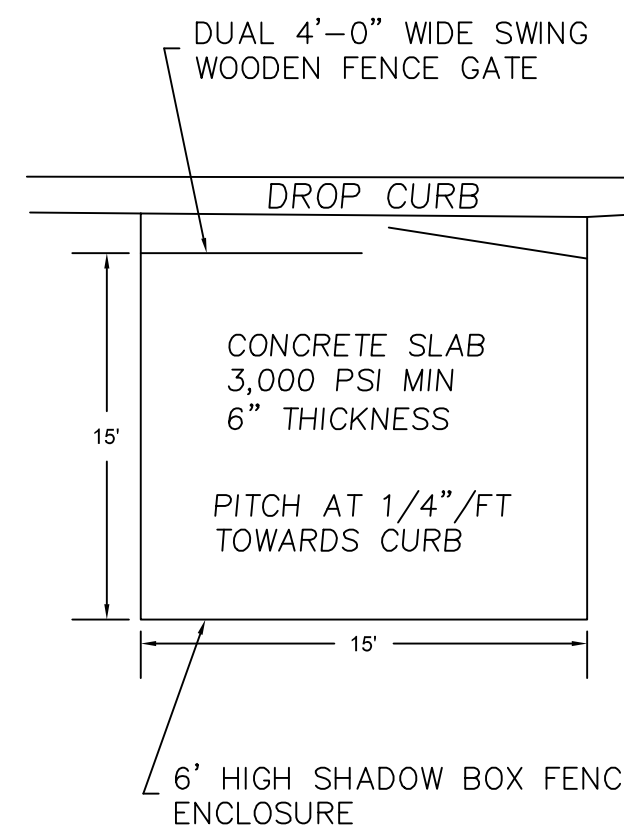
- Temporary sedimentation entrapment areas shall be provided at key locations to intercept and clarify silt laden runoff from the site. These may be excavated or may be created utilizing earthen berms, rip-rap or crushed stone dams, hay bales, or other suitable materials. Diversion swales, berms, or other channelization shall be constructed to ensure that all silt laden waters are directed into the entrapment areas, which shall not be permitted to fill in, but shall be cleaned periodically during the course of construction. The collected silt shall be deposited in areas safe from further erosion.
- All disturbed areas, except roadways, which will remain unfinished for more than 30 days shall be temporarily seeded with 1/4 lb. of rye grass or mulched with 100 lbs. of straw or hay per 1,000 square feet. Roadways shall be stabilized as rapidly as practicable by the installation of the base course.
- Silt that leaves the site in spite of the required precautions shall be collected and removed as directed by appropriate municipal authorities.
- At the completion of the project, all temporary siltation devices shall be removed.

| | | |
|----------|-------|---|
| 4/22/26 | REV 7 | REVISED VARIANCE CALCULATIONS AND APPROVAL DATE |
| 12/01/25 | REV 6 | REMOVED IMPERVIOUS COVER |
| 11/14/24 | REV 3 | AS PER PLANNING BOARD COMMENTS |
| 08/14/24 | REV 2 | REMOVED FIRE ACCESS ROAD |
| 01/03/24 | REV 1 | AS PER CONSULTANTS COMMENTS |

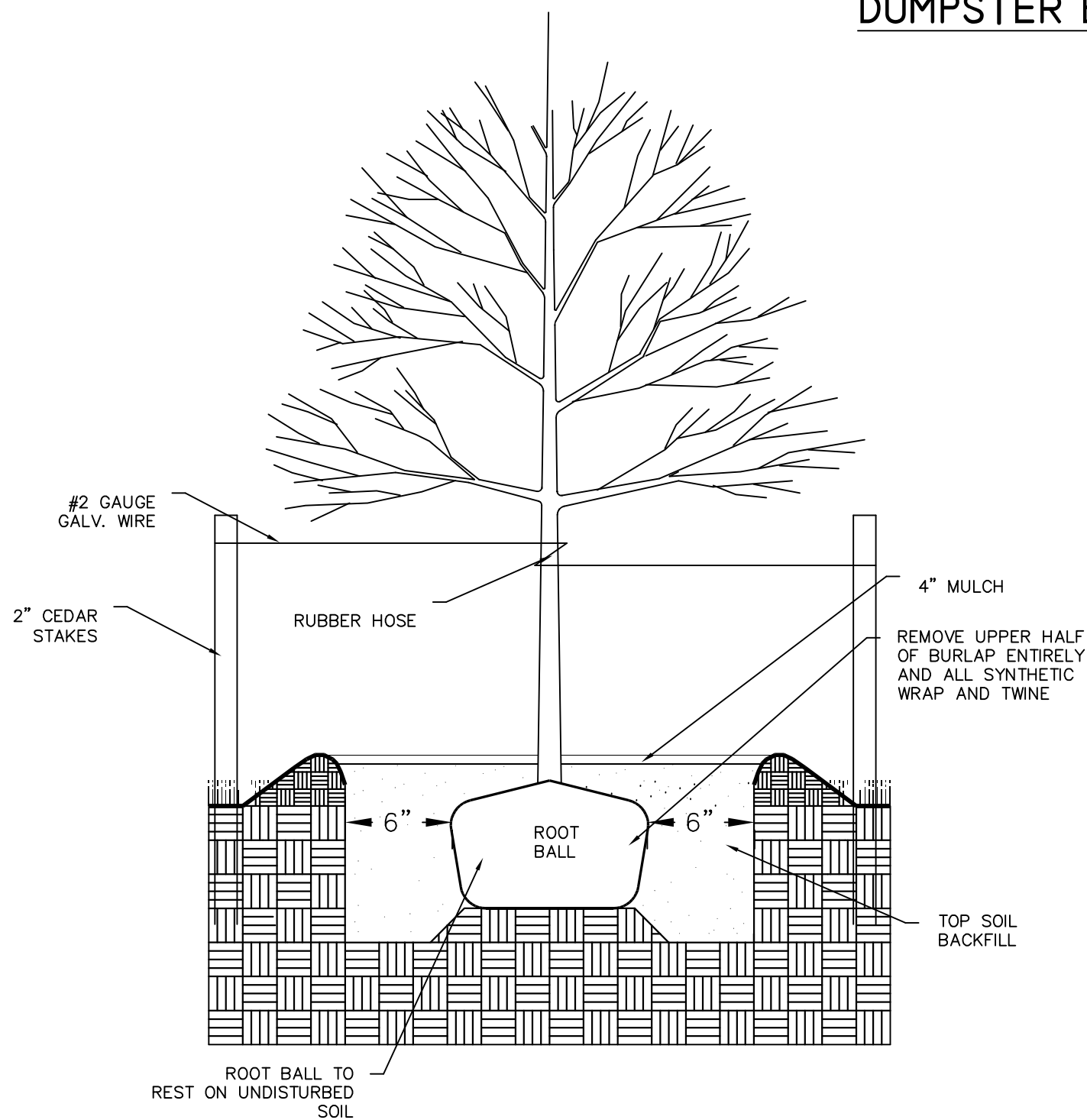
| DATE | ISSUE | DESCRIPTION | REVISIONS |
|--|-------|-------------|-----------------|
| S.B.L. 42.13 - 1 - 22 | | | |
| LANDSCAPING & EROSION CONTROL PLAN | | | |
| FOR IRA WICKES ARBORISTS | | | |
| VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK | | | |
| CIVIL TEC Engineering & Surveying PC | | | DATE: 12/07/22 |
| 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243 | | | DRAWN BY: RB/LT |
| 55 Brookside Avenue Chester, NY 10918 845.610.3621 | | | CHKD BY: RB/LT |
| Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com | | | |
| | | | JOB No. 4131 |
| Rachel B. Barese, P.E. N.Y. Lic. No. 90143 | | | SCALE: 1"=20' |
| | | | DWG No. 4 OF 7 |



AGGREGATE BASE PARKING
SCALE: N. T. S.

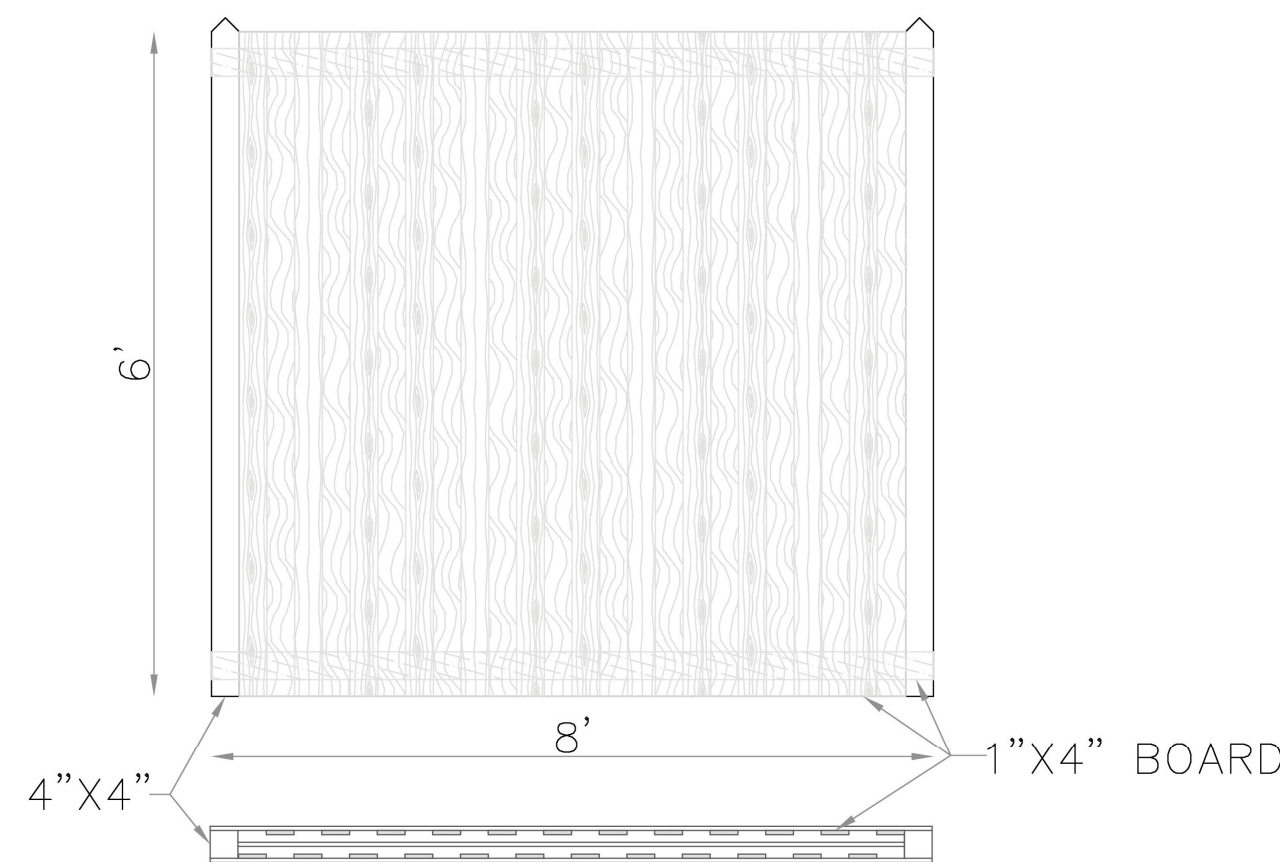


DUMPSTER ENCLOSURE DETAIL
SCALE: N. T. S.

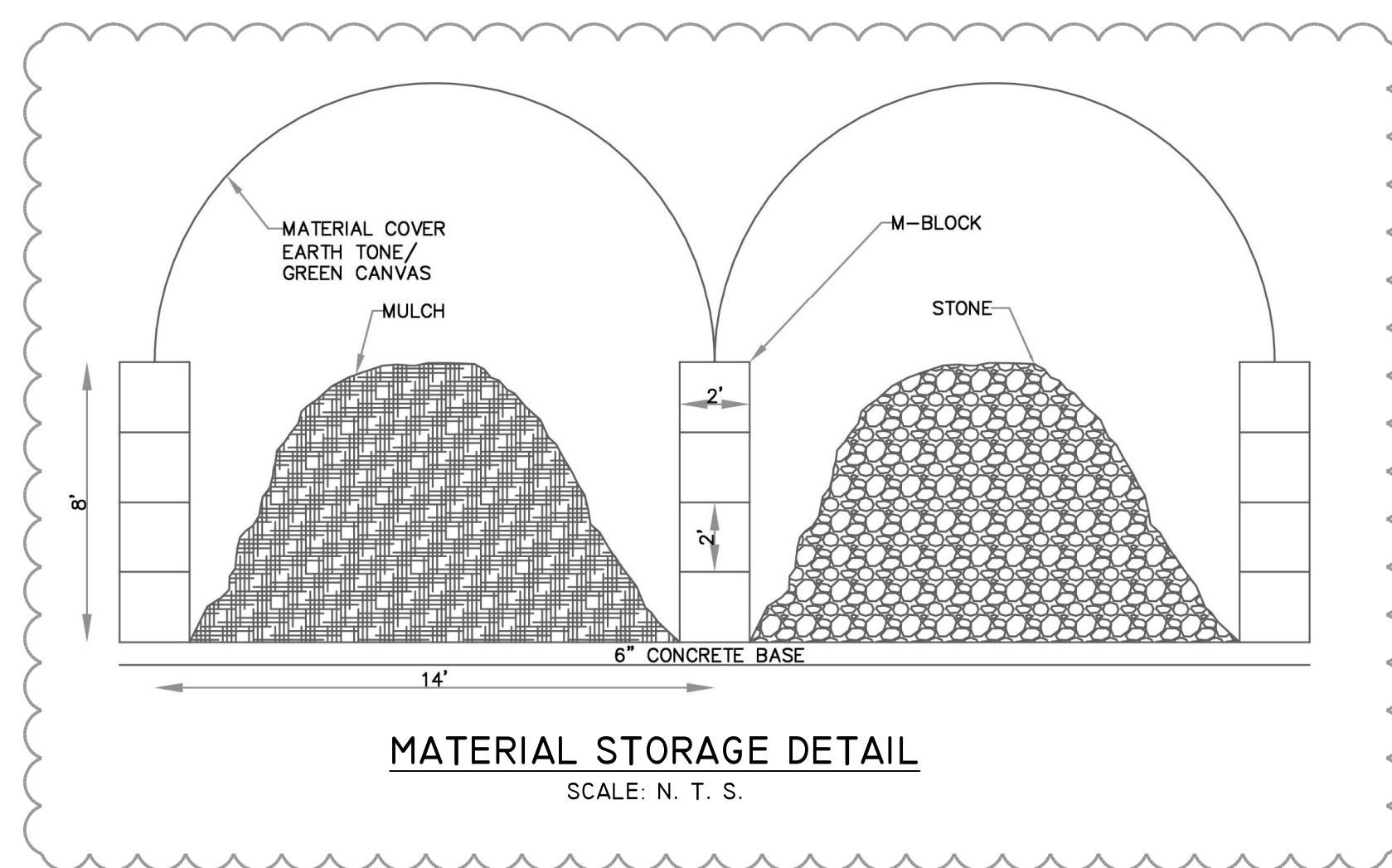


TREE PLANTING DETAIL
SCALE: N. T. S.

- NOTES:
- EXCAVATE A HOLE THAT IS 12" WIDER & 6" DEEPER THAN THE ROOTBALL.
 - REMOVE ANY STRINGS TIED AROUND TRUNK OR STEM BUT LEAVE BURLAP IN TACT.
 - TOPSOIL MIX FOR BACKFILL TO BE 2 PARTS TOPSOIL, 1 PART SAND & 1 PART HUMUS.
 - BUILD DEPRESSION AROUND PLANT & FILL WITH MULCH.
 - STAKE ALL TREES WITH 2" CEDAR STAKES.



SHADOW BOX FENCE DETAIL
SCALE: N. T. S.

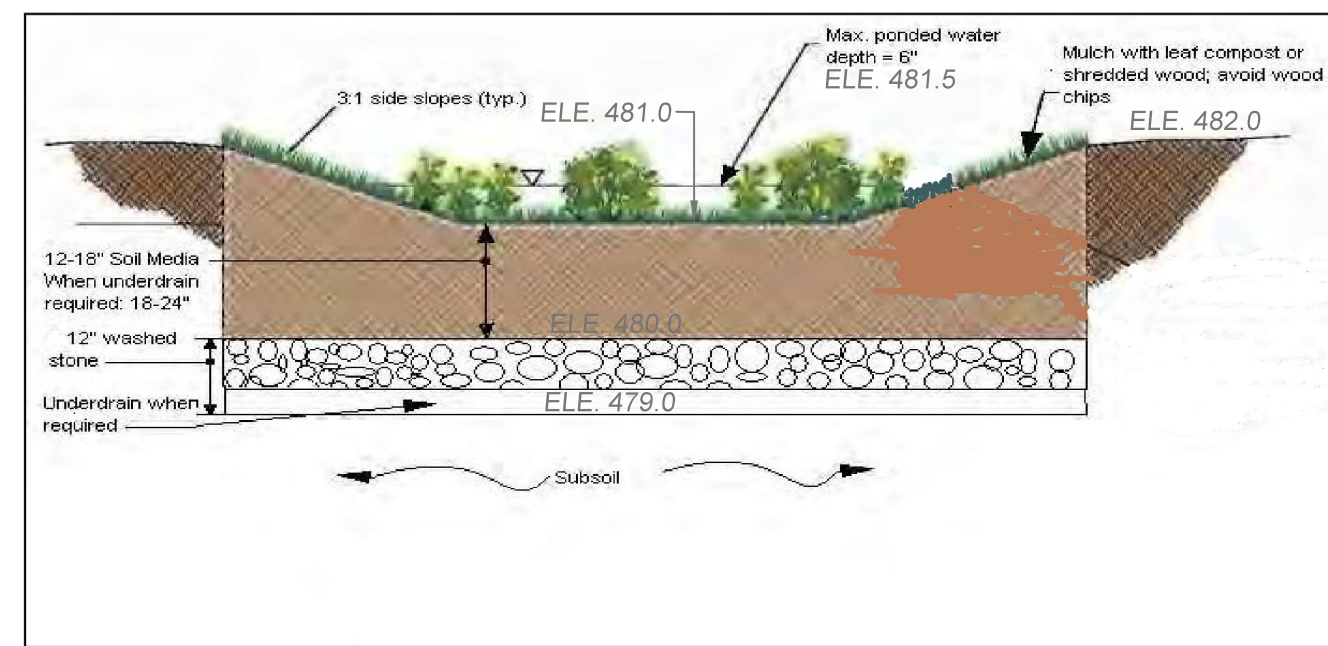


MATERIAL STORAGE DETAIL
SCALE: N. T. S.

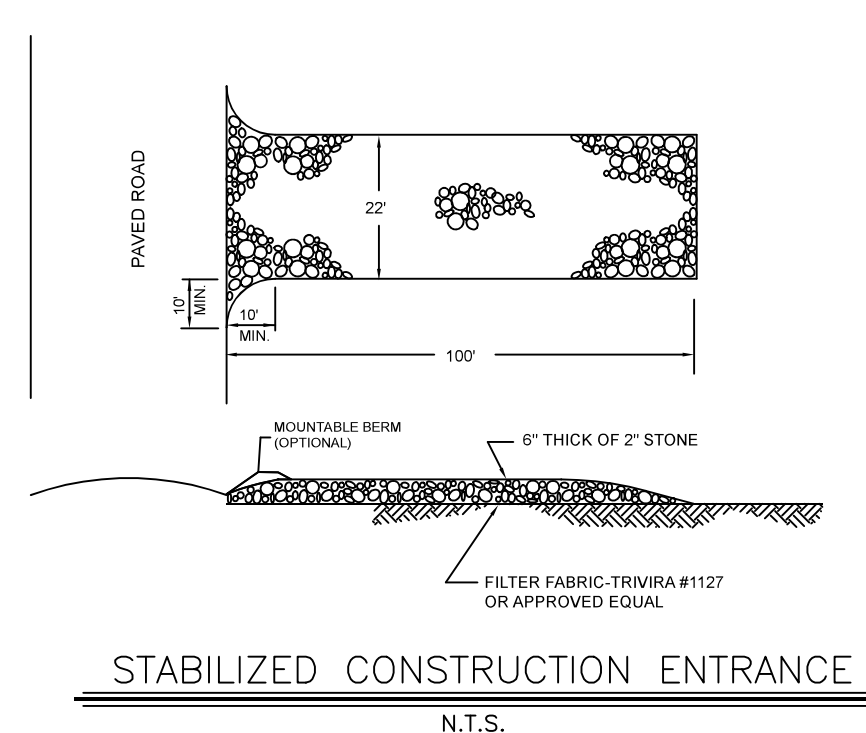
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| | Wild Bergamot |
| | Monarda fistulosa |
| | Red Milkweed |
| | Asclepias incarnata |

Adapted from NYS DM Bioretention Specifications, Bannerman, Brooklyn Botanic Garden.

Figure 5.41 Profile of a typical rain garden

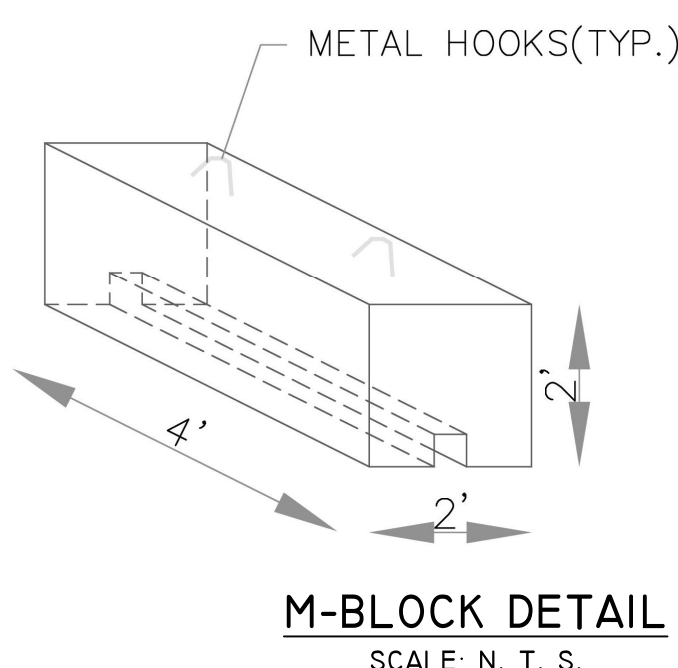


RAIN GARDEN DETAIL
SCALE: N. T. S.

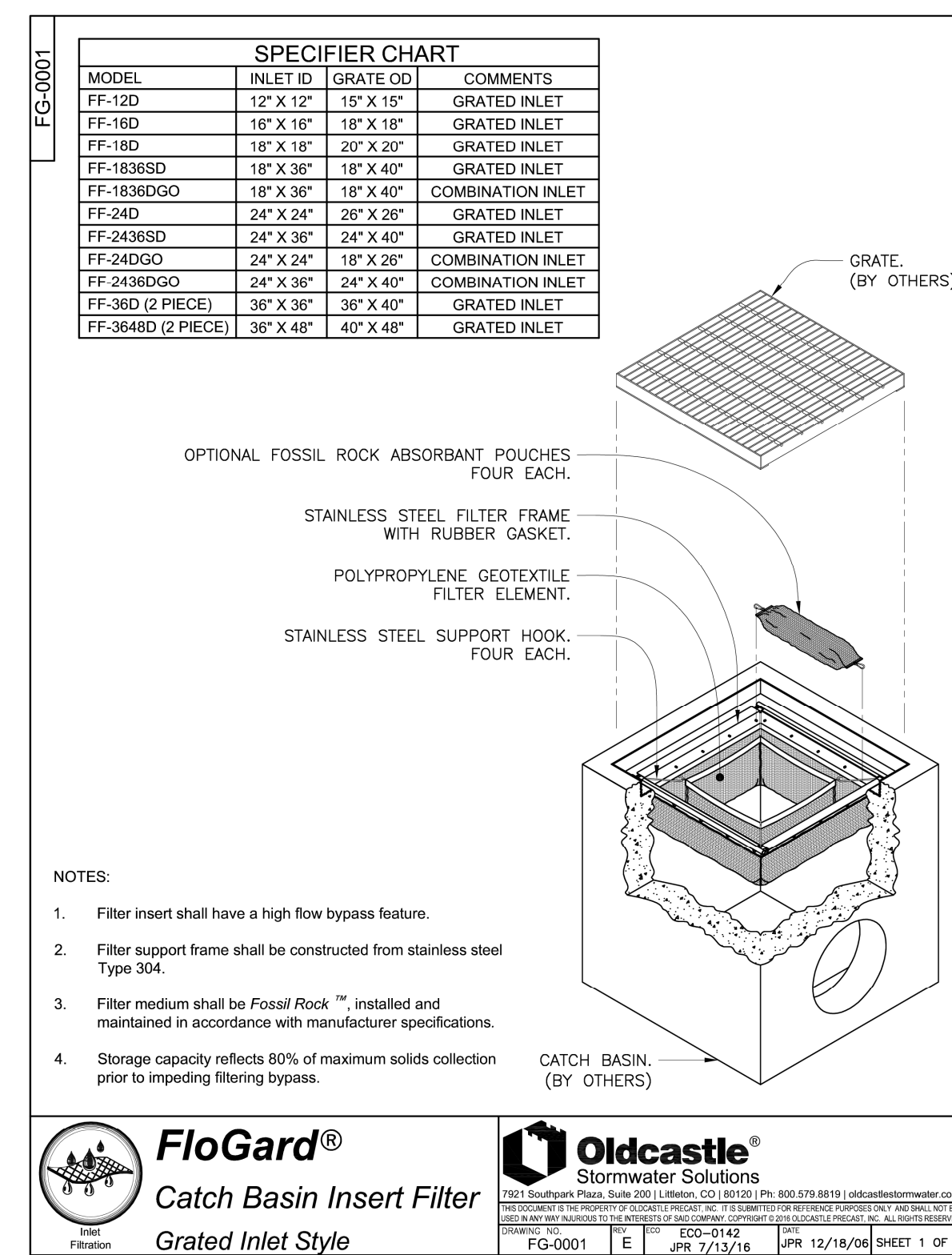


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

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



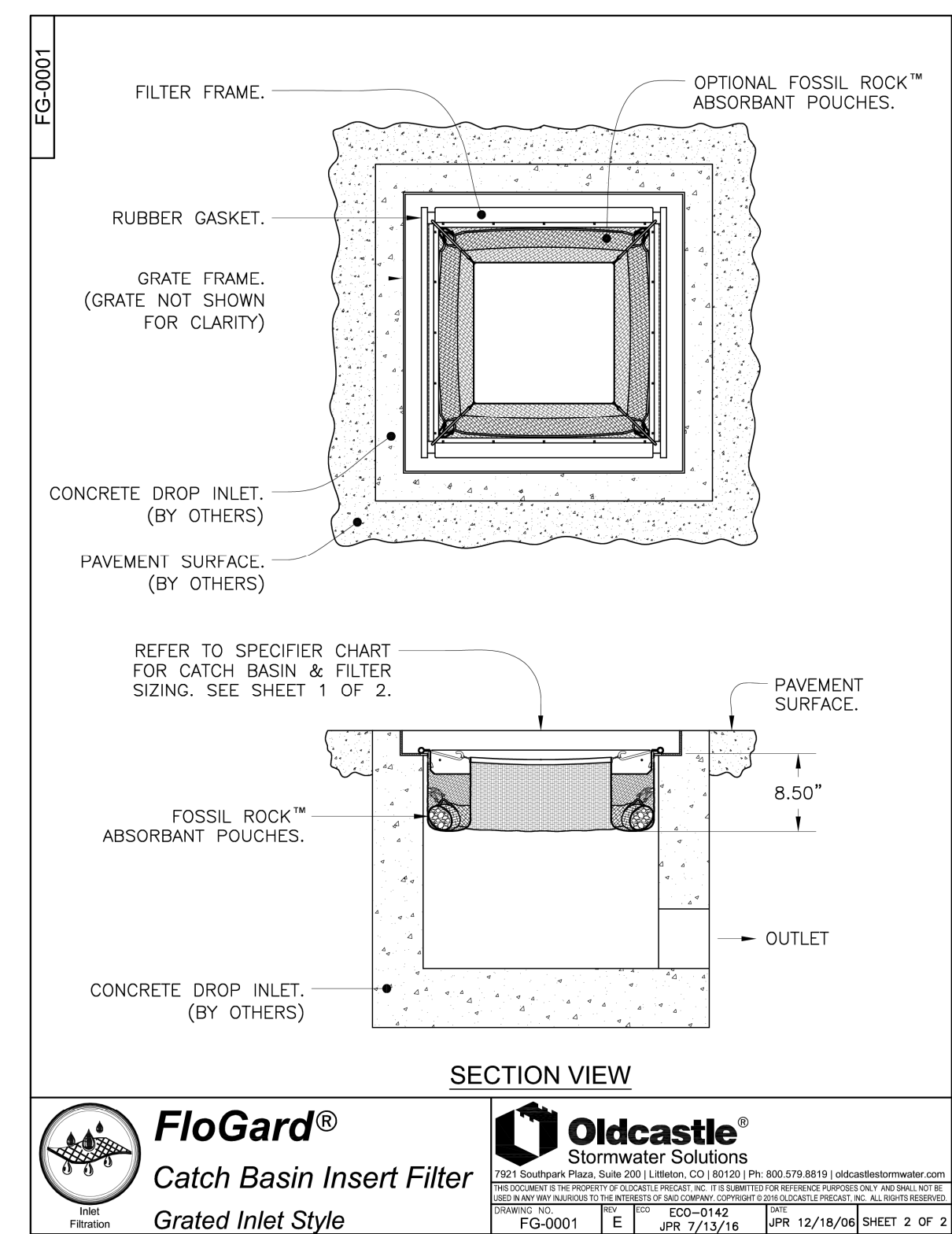
M-BLOCK DETAIL
SCALE: N. T. S.



- NOTES:
- Filter insert shall have a high flow bypass feature.
 - Filter support frame shall be constructed from stainless steel Type 304.
 - Filter medium shall be Fossil Rock™, installed and maintained in accordance with manufacturer specifications.
 - Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

FloGard® Catch Basin Insert Filter
Grated Inlet Style

Oldcastle® Stormwater Solutions
FG-0001 E APR 7/13/16 APR 12/18/06 SHEET 1 OF 2

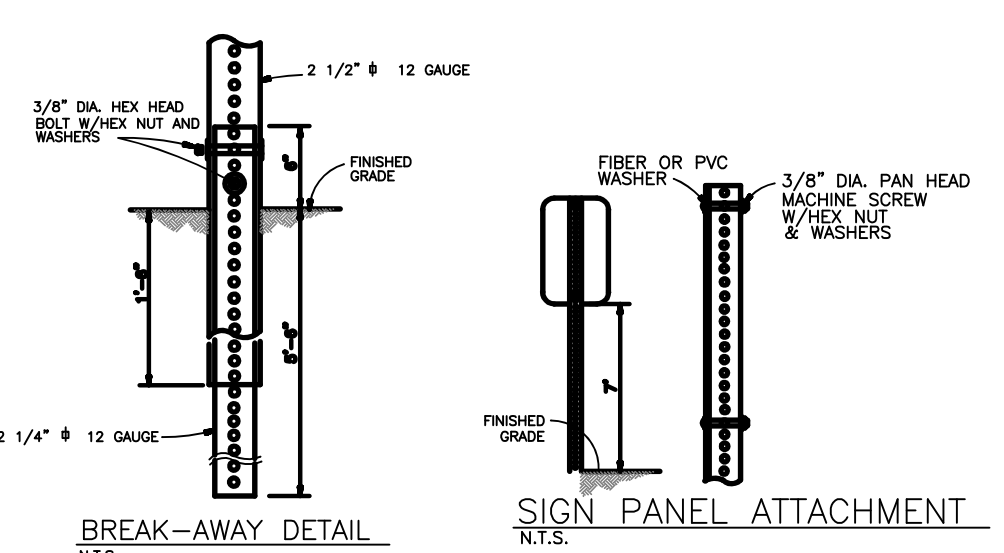


FloGard® Catch Basin Insert Filter
Grated Inlet Style

Oldcastle® Stormwater Solutions
FG-0001 E APR 7/13/16 APR 12/18/06 SHEET 2 OF 2



SIGN DETAIL
SCALE: N. T. S.



| DATE | ISSUE | DESCRIPTION | REVISIONS |
|----------|-------|---|-----------|
| 12/01/25 | REV 6 | REMOVED IMPERVIOUS COVER | |
| 10/23/25 | REV 5 | REMOVED IMPERVIOUS COVER UNDER MULCH BINS | |
| 01/03/24 | REV 1 | AS PER CONSULTANTS COMMENTS | |

S.B.L. 42.13 - 1 - 22
DETAILS FOR IRA WICKES ARBORISTS
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901
P 845.547.2241 - F 845.547.2243

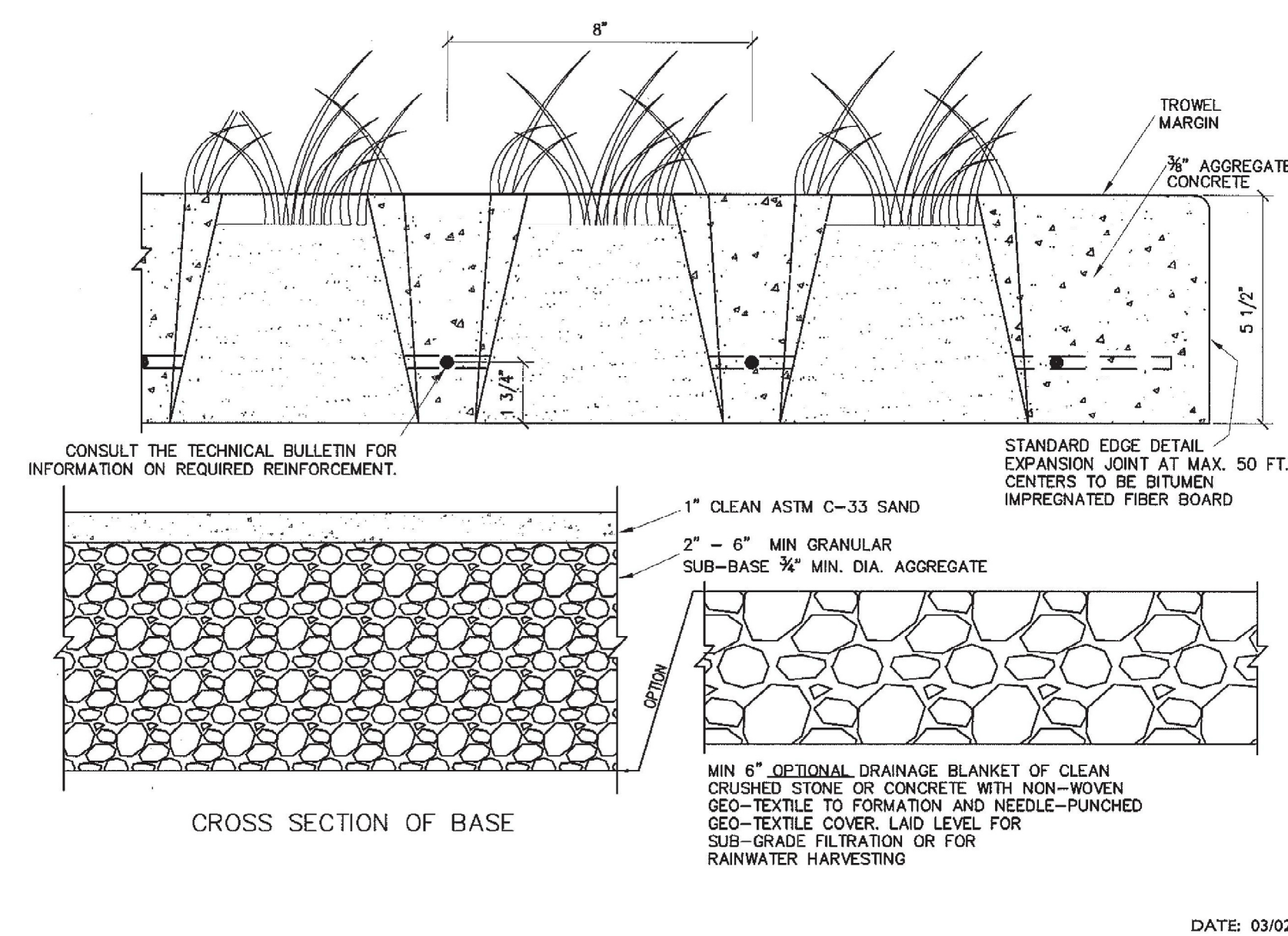
55 Brookside Avenue, Chester, NY 10918
845.610.3621

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

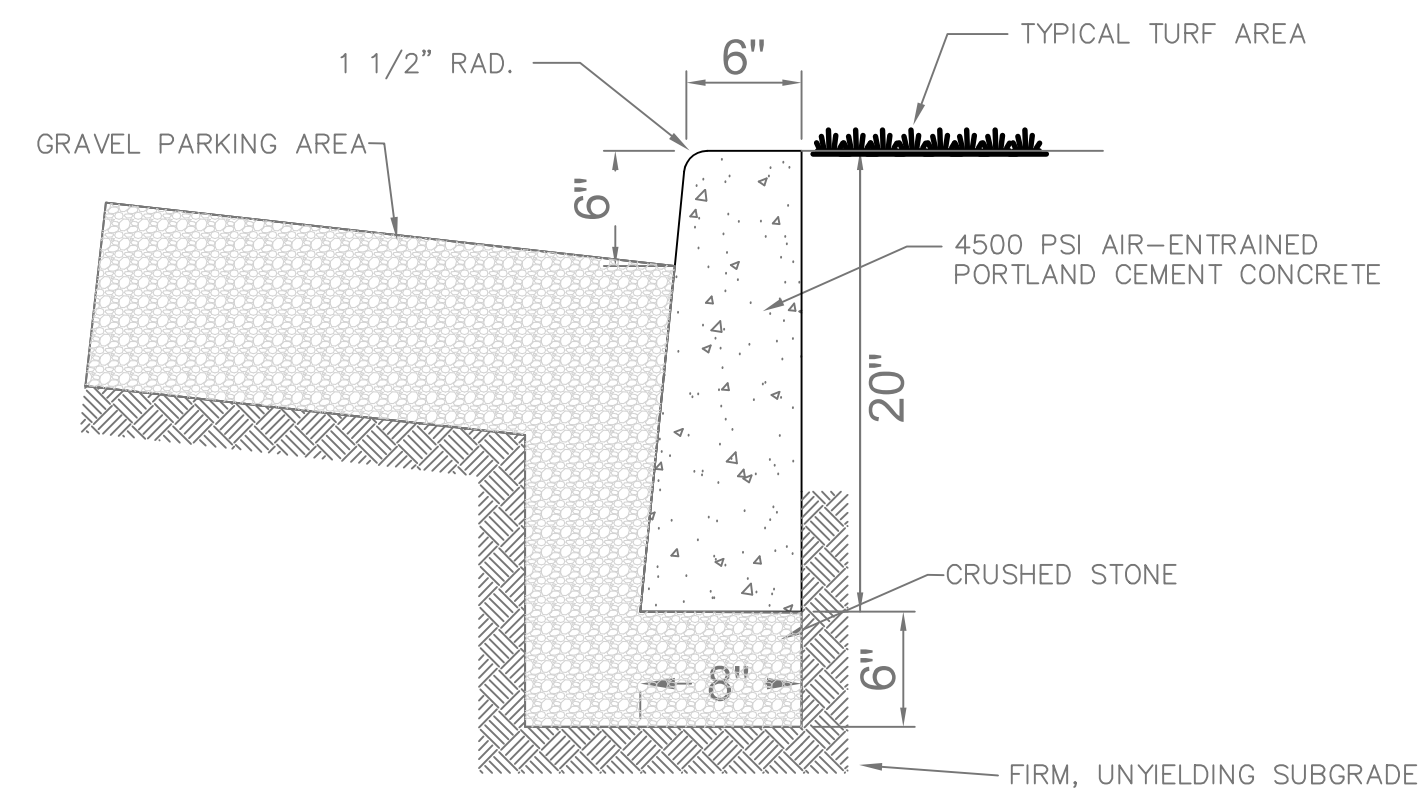
Rachel B. Barese, P.E.
N.Y. Lic. No. 90143

DATE: 12/07/22
DRAWN BY: RB/LT
CHKD BY: RB/LT
JOB No.: 4131
SCALE: 1"=20'
DWG No.: 5 OF 7

SINGLE USE 5 1/2" MOLDED PULP VOID GRASSED SYSTEM

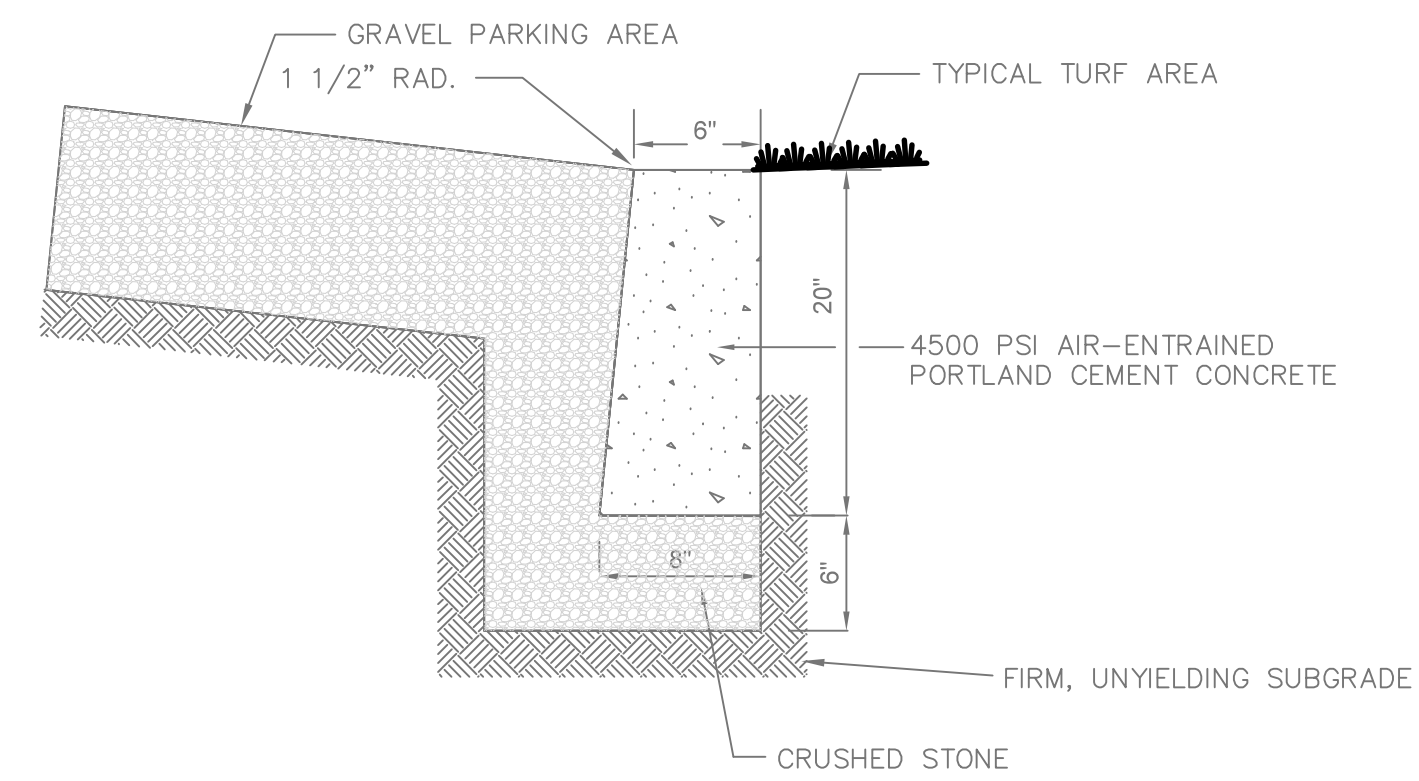


GRASSCRETE PERVIOUS PAVEMENT DETAIL
SCALE: N. T. S.



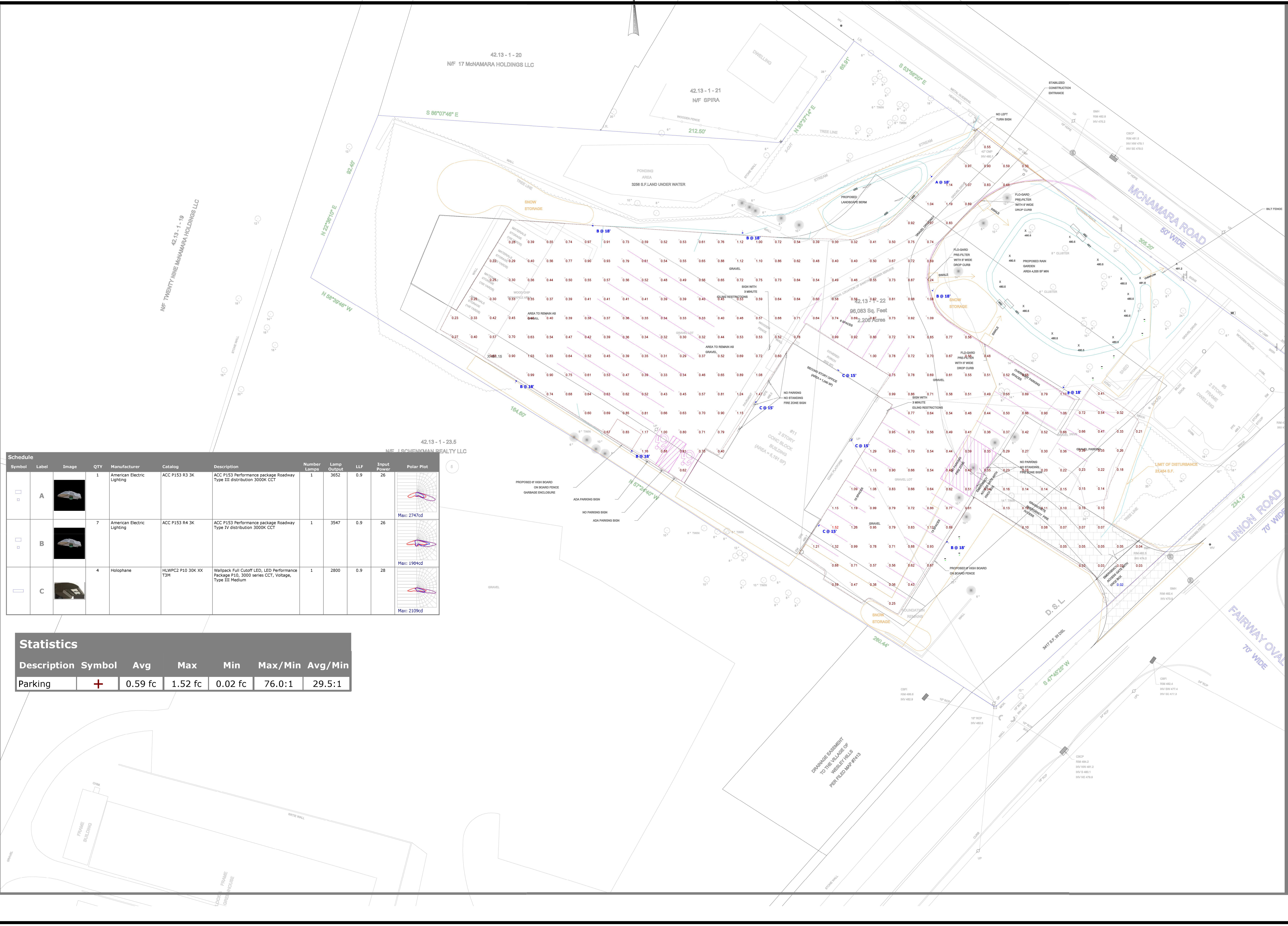
NOTE: PROVIDE EXPANSION JOINT AT 20'-0" MAX.

CONCRETE CURB DETAIL
NOT TO SCALE



CONCRETE DROP CURB DETAIL
NOT TO SCALE

| DATE | ISSUE | DESCRIPTION | REVISIONS |
|--|-------|---|---|
| 11/14/24 | REV 3 | AS PER PLANNING BOARD COMMENTS | |
| 08/14/24 | REV 2 | REMOVED PERVIOUS PAVEMENT DETAIL | |
| <p>S.B.L. 42.13 - 1 - 22</p> <p>DETAILS</p> <p>FOR</p> <p>IRA WICKES ARBORISTS</p> <p>VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK</p> | | | |
| <p>CIVIL TEC Engineering & Surveying PC</p> <p>139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243 www.Civil-Tec.com</p> | | <p>55 Brookside Avenue Chester, NY 10918 845.610.3621</p> | <p>DATE: 01/03/24</p> <p>DRAWN BY: RB/LT</p> <p>CHKD BY: RB/LT</p> <p>JOB No. 4131</p> <p>SCALE: 1"=20'</p> <p>DWG No. 6 OF 7</p> |
| <p><i>Rachel B. Barese</i></p> <p>Rachel B. Barese, P.E. N.Y. Lic. No. 90143</p> | | | |



| Symbol | Label | Image | QTY | Manufacturer | Catalog | Description | Number Lamps | Lamp Output | LLF | Input Power | Polar Plot |
|--------|-------|-------|-----|----------------------------|-----------------------|--|--------------|-------------|-----|-------------|-----------------|
| | A | | 1 | American Electric Lighting | ACC P153 R3 3K | ACC P153 Performance package Roadway Type III distribution 3000K CCT | 1 | 3652 | 0.9 | 26 | Max: 2747cd |
| | B | | 7 | American Electric Lighting | ACC P153 R4 3K | ACC P153 Performance package Roadway Type IV distribution 3000K CCT | 1 | 3547 | 0.9 | 26 | Max: 1904cd |
| | C | | 4 | Holophane | HLWPC2 P10 30K XX T3M | Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type III Medium | 1 | 2800 | 0.9 | 28 | Max: 2109cd |

| Statistics | | | | | | |
|-------------|--------|---------|---------|---------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Parking | + | 0.59 fc | 1.52 fc | 0.02 fc | 76.0:1 | 29.5:1 |

1.1 McNamara Rd

Designer
BZ
Date
10/11/2023
Scale
Not to Scale
Drawing No.

Summary

1 of 1



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

May 27, 2026

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

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

Re: Ira Wickes Arborists
Site Plan and Special Permit Application
Tax Lot 42.13-1-22
11 McNamara Road
Village of Wesley Hills, New York
CDW #WH26-607

Dear Ms. Caputo,

Our office has received and reviewed Site Plan and Special Permit Application for the above referenced project, including the following:

- Site Plan for "Ira Wickes Arborists", prepared by Civil Tec Engineering and Surveying PC, signed and sealed by Rachel B. Barese, P.E., dated December 7, 2022, last revised on April 22, 2026.
- Narrative Summary prepared by Emanuel Law P.C., signed by Ira M. Emanuel, Esq., dated April 22, 2026.
- Comment letter prepared by Brooker Engineering a division of Weston & Sampson, signed by Devon Palmieri, EIT, dated January 25, 2025.

Planning Board previously reaffirmed Negative Declaration on February 26, 2026, and the ZBA approved the required variance for Maximum Impervious Surface Ratio on December 29, 2025. The Applicant is requesting consideration for the Site Plan and Special Permit approval.

We have reviewed the submitted plans and documents and offer the following comments:

1. The Applicant shall address all comments from the Brooker Engineering letter, dated January 25, 2025. A comment response letter with item-by-item responses shall be provided.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

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

Civil Design Works, LLC
Alena Guckian, P.E.
Village of Wesley Hills Consulting Engineer

W:\Projects\WH\2026\WH26-607 - Ira Wickes Arborists\Correspondence\Review Letters\2026-5-27 - Ira Wickes Arborists .docx



Memorandum

To: Village of Wesley Hills Planning Board

From: William C. Brady, AICP

Re: Rockland Tree Expert Co. Inc., dba Ira Wickes, Arborist, 11 McNamara Road
SBL# 42.14-1-22

Date: May 27, 2026

cc: Alena Guckian, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Stephanie Caputo, Planning Board Secretary
John Layne, Building Inspector
Ira Emanuel, Esq., for the Applicant
Rachel Barese, P.E., for the Applicant

Received and reviewed for this memorandum:

- Narrative Summary, by Ira Emanuel, Esq., dated April 22, 2026
- Site Plan, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying, PC, dated revised April 22, 2026

Project Summary

The subject application is for a site plan approval and special permit for an existing Arborist operation. The Village of Wesley Hills Planning Board approved a site plan and special permit in May of 2010. However, the project was subject to a legal challenge. The SC Appellate division, 2nd Department annulled the approvals on November 24, 2021. The Court annulled the approvals because of the lack of a practical access to a second major road, and impervious surfaces in excess of 0.25 (25%). The applicant's attorney has provided a comprehensive history of the case in the Narrative Summary, should the Board wish to understand further details.

On July 2, 2024, the Village Board of Trustees adopted Local Law 1 of 2024, which among other things, amended the definition of "PRACTICAL ACCESS," which makes the first part of the holding of the Court in the Wickes case requiring a second emergency only access moot. Therefore, the revised site plan no longer provides a new second access to Union Road, as was in previous submittals. The newest version of the plan still shows impervious surfaces in excess of 25%, and that a ZBA variance has been approved. (In its 2010 approvals, the Planning Board relied upon the interpretation that the excess impervious surface was a legally nonconforming preexisting condition for which a variance was not required – and the Court did not agree.)

The 2.21-acre (gross) subject lot is located in the R-35 District at the southwest corner of McNamara Road (C.R. 67) and Union Road (C.R. 80). The applicant is proposing to continue to use the existing two-story

concrete block commercial building as well as the two-story frame dwelling that already exists on the property.

The revised plans include a reduction in several areas of impervious surfaces, including the removal of 12 parking spaces and other impervious surfaces on the property. The Zoning Code does not specify the number of required parking spaces for this use. The applicant notes that the remaining 22 spaces are almost exclusively used by employees, and that very few visitors come to the site, with delivery trucks utilizing spaces vacated by the arborist employees while they are on job sites.

Zoning Comments

1. At its meeting of December 29, 2025, the ZBA granted the variance from the required maximum impervious surface ratio of 0.25. As noted on the revised plans, a reduction in the amount of impervious surfaces at the site, as compared with ratio of 0.46 proposed on the previously reviewed site plan, will be accomplished through the removal of twelve parking spaces and other gravel areas which will be replaced by grass areas. The proposed impervious surface area is now proposed to be 0.44.
2. All other zoning issues raised in previous memoranda have been resolved.

GML/SEQRA Comments

3. GML review of the project by the Rockland County Planning Department was required as the site fronts on two County roads. The project application was also circulated to the Village of New Hempstead for their review and comments per GML 239-nn.
 - a. A GML review letter was received, dated July 24, 2023. The applicant's attorney has provided responses to comments in a letter dated January 3, 2024. **The applicant has not requested the Planning Board to override any of the GML comments.**
 - a. A comment letter from the Village of New Hempstead was received, dated August 1, 2023, prepared by Village Planner John Lange. The applicant's engineer has provided responses to comments in a letter dated January 3, 2024. **New Hempstead's comments have been addressed with the submission of a revised traffic study and water testing results.**
4. Before the previous approval of this project, by resolution 10-16, the Planning Board granted a negative declaration of environmental significance for this unlisted action. As requested by the Planning Board, the applicant has provided an EAF Part III, with updated water testing and a new traffic impact study. The new traffic study dated February 12, 2024, was reviewed by a traffic engineering consultant retained by the Wesley Hills Planning Board, **Richard D'Andrea, PE., of Colliers Engineering. His summary conclusion in his review letter dated June 10, 2024, states:**

Based on our review of the Project, the addition of six (6) additional employees along with the addition of the gated emergency access driveway will not result in any significant traffic-related impacts in the vicinity of the site. The six (6) additional employees will not result in a significant change in the operations of the long-standing Wickes Arborists use. The above comments should be addressed to clarify the analysis and other items; however, the resulting changes will not significantly change the analysis results and conclusions of the report.

We continue to believe all the traffic issues have been resolved, particularly with the removal of the proposed emergency driveway to Union Road, which is no longer required due to the adoption of Local Law 1 of 2024, as discussed in the Project Summary above.

5. We will defer to the Village Engineer's review of the water testing results.

6. **At its meeting of February 26, 2025, the Planning Board approved a re-affirmation and amendment of its prior Negative Declaration of May 26, 2010 (resolution 10-16). The re-affirmation noted the history of the project, the Village consultants' reviews, the Board's reviews, and noted that most of the environmental reviews previously performed were still valid, and that updates on two items, including the testing of well water quality, and the need for an updated traffic impact study, were provided and reviewed by Village consultants, and that the proposed project changes would not result in any potential significant adverse impacts.**

Items Reviewed for our Previous Memorandum, dated September 6, 2024 (Review4):

- Responses to Marcus written comments of August 13, 2024, Letter from Ira Emanuel, Esq., Emanuel Law P.C., to Planning Board, dated August 30, 2024.
- Responses to Colliers Engineering Review and Local Law 1 of 2024, Letter from Ira Emanuel, Esq., Emanuel Law P.C., to Planning Board, dated August 15, 2024.
- Responses to Marcus Testimony given at the July 24, 2024, meeting, Letter from Ira Emanuel, Esq., Emanuel Law P.C., to Planning Board, dated August 14, 2024.
- Written Comment Submitted to Planning Board, from Neil Marcus, dated August 13, 2024.
- Exhibits to Accompany Written Comments, submitted by Neil Marcus, dated August 13, 2024, as follows:
 - A, Town of Ramapo Site Plan 1972, with pink, blue and orange highlights
 - A1, Recent Site Plan with orange, blue, and pink highlights
 - B, Village of Wesley Hills Planning Board minutes, March 26, 1977.
 - C, NYS DEC Invasive Species Regulations
 - D, Inspection Reports/Tickets
 - Town of Ramapo, Fire Inspection Report, July 6, 1982.
 - Village of Wesley Hills Code Inspection Report, March 30, 1998.
 - Village of Wesley Hills, Appearance Ticket #733, signed by Jay Levy, dated January 10, 2000.
 - NYSDEC Tickets 161602 and 1616034, dated September 20, 2000.
 - NYSDEC Tickets EC 025864 and EC 025865, dated June 28, 1990.
 - E, NYSDEC Letter, Response to Inquiry of Nell Marus submitted March 18, 2005, signed by Scott Ballard, dated April 1, 2005.
 - F, Department of the Army, Letter to Village of Wesley Hills, re: ACOE Jurisdiction, dated June 20, 2005
 - G, Screenshots, "protected waterway McNamara Rd Union Rd," dated March 17, 2005.
 - H, Rockland County Department of Health Inspection Report From, dated August 22, 1997.
- Letter from Harry Baker Associates, to Planning Board, re: Responses to Colliers traffic review comment letter of June 10, 2024, dated July 29, 2024.

- Site Plan Set, 7 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, with latest revision date of August 14, 2024, as follows:
 - 1, Site Plan
 - 2, Existing Condition Plan
 - 3, Grading, Drainage & Utilities Plan
 - 4, Landscaping & Erosion Control Plan
 - 5, 6, Details
 - 7, Lighting Plan (by Visual, dated October 11, 2023)
- Certified Copy of Local Law 1 of 2024, adopted July 2, 2024.

Items Reviewed for our Previous Memorandum, dated June 25, 2024 (Review 3):

- EAF Part III Supplement, for Rockland Tree Expert Co., Inc., d/b/a Ira Wickes/Arborist, signed by Ira M. Emanuel, Esq., Emanuel Law P.C., dated June 20, 2024.
- FEAF Part III Exhibit 11, Traffic Impact Information: review of RC Highway Department data and traffic study conducted for Yeshiva Darchei Noam, prepared by Frederick P. Clark Associates, Inc., dated January 2003.
- Wickes Arborist Traffic Impact Study, prepared by Harry Baker & Associates, dated February 12, 2024.
- Water Testing Report, #YST82D, for Jim Wickes, collected May 13, 2024, by Simplelab, dated May 21, 2024.
- Certificate of Analysis, for YST82D, Tap Score Report, for Jim Wickes, dated June 19, 2024.
- Planning Board Traffic Engineering Consultant's Report, from Richard D'Andrea PE, Colliers Engineering, to Planning Board, dated June 10, 2024.

Items Reviewed for our Previous Memorandum, dated January 11, 2024 (Review 2):

- Responses to GML Review, Letter from Ira Emanuel, Esq., Emanuel Law P.C., to Planning Board, Application for Site Plan/Special Permit, for IJJ LLC, dated January 3, 2024.
- Responses to Brooker and NPV memoranda, Village of New Hempstead/John Lange, Wesley Hills Fire Inspector, RC Sewer District #1, RC Center for Environmental Health, and RC Highway Dept.; from CivilTec Engineering + Surveying, dated January 3, 2024.
- Site Plan Set, 7 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, with latest revision date of January 3, 2024, as follows:
 - 1, Site Plan
 - 2, Existing Condition Plan
 - 3, Grading, Drainage & Utilities Plan
 - 4, Landscaping & Erosion Control Plan
 - 5, 6, Details
 - 7, Lighting Plan (by Visual, dated October 11, 2023)

Items Submitted on or about July 21, 2023

- Responses to RC Highway Dept., from Rhonda Smith, CivilTec Engineering + Surveying, dated July 13, 2023.
- Letter from Elizabeth Mello, P.E., Rockland County Center for Environmental Health, dated July 17, 2023.
- Site Plan Set (identical to those submitted in May 2023), 5 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, as follows:
 - 1, Site Plan
 - 2, Existing Condition Plan
 - 3, Grading, Drainage & Utilities Plan
 - 4, Landscaping & Erosion Control Plan
 - 5, Details

Items Reviewed for our Previous Memorandum, dated May 22, 2023 (Review 1):

- Application for Site Plan/Special Permit, for IJJ LLC, dated March 20, 2023.
- Narrative Summary, re: Rockland Tree Expert Co., Inc., by Ira Emanuel, Esq., Emanuel Law P.C., dated March 16, 2023.
- Water Quality Assessment, by Environmental Management Ltd., and Geovation Engineering, P.C., dated March 30, 2007.
- Document entitled “Copy of Best Management Plan for preparation and storage of plant health materials, Exhibit 4,” with transmittal letter, submitted by James Wickes, dated August 3, 2006 (contains NYSDEC Publication DSHM-PES-05-03 Pesticide Storage Guidelines, with latest revisions August 11, 2005).
- Resolutions 10-16 Negative Declaration, 10-17 Special Permit, and 10-18 Site Plan, of the Planning Board of the Village of Wesley Hills
- Stipulation of Settlement, Justice Court, Village of Wesley Hills, in re: “People of the State of New York v. Ira Wickes Arborist/Ira F. Wickes Jr. and Esther Wickes, signed September 8, 2004.
- Supreme Court of the State of New York, Appellate Division: Second Judicial Department, In the Matter of Neil Marcus, appellant v. Planning Board of the Village of Wesley Hills, et al., Decision and Order, dated November 24, 2021.
- Site Plan Set, 5 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, as follows:
 - 1, Site Plan
 - 2, Existing Condition Plan
 - 3, Grading, Drainage & Utilities Plan
 - 4, Landscaping & Erosion Control Plan
 - 5, Details

VILLAGE OF
Wesley Hills
ESTABLISHED 1982

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: May 22, 2026
Tax Parcel ID: 42.13-1-22
Address: 11 (5) McNamara Road
Applicant: IJJ, LLC- Wickes Arborists

BUILDING DEPARTMENT:

The Brooker Engineering 9/10/2024 review memo, comment #4, defers to the Building Inspector/ZBA if minor driveway modifications trigger requirements of 230-34C for a blacktop or comparable surface for at least 50 feet from the right-of-way on McNamara Road.

Due to the fact that the operations at this location predate the formation of the Village and have existed without any complications, I have no objection to the minor driveway modifications and gravel type material being used for said driveway.


John Layne
Building Inspector

cc: CivilTec Engineering
Village Engineer
Zoning Board of Appeals
Planning Board

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

04/23/2026

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

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

To the Honorable Members of the Board,

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

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

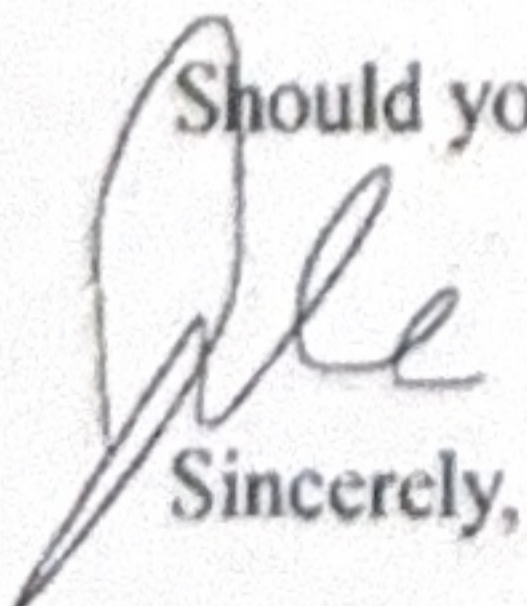
Zoning and Area Analysis The subject properties are located within the R-35 zoning district, which requires a minimum lot area of 35,000 square feet.

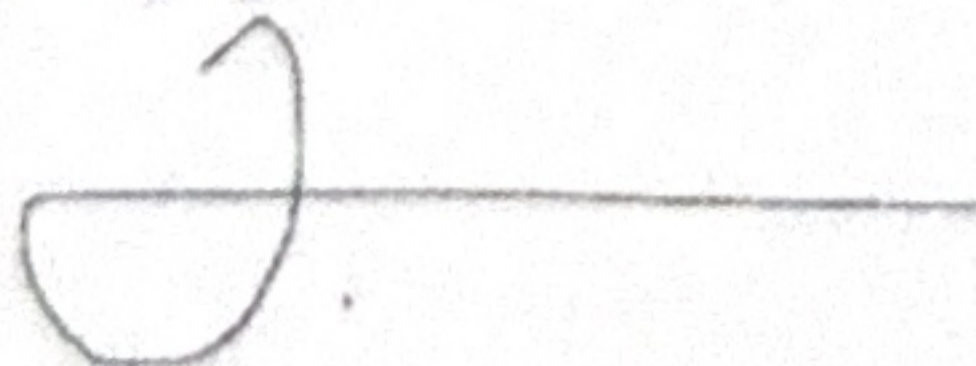
12 Mark Dr. : This lot will grow from 51,863 SF to a total of 58,465 SF.

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

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

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


Sincerely,



If subdivision:

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

If site plan:

- 1) Total size of building(s) in square feet _____ No work is being proposed, only proposed lot line adjustments between properties
- 2) Proposed addition n/a
- 3) Number of dwelling units n/a

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

n/a

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. yes

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 (see on SEAF)

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

If so, provide a narrative, including the list case number, name, date, and the board you appeared before. n/a

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

Property Owner: Carl & Oryah Pfeffer/COP Capital LLC Phone # _____

Address 11 Arcadian Dr. Spring Valley NY 10977

Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Civil tech Phone # _____

Address 139 Lafayette Avenue 2nd Floor Suffern NY 10901

Street Name & Number (Post Office) State Zip code

Attorney: n/a Phone # _____

Address _____

Street Name & Number (Post Office) State Zip code

Contact Person: Expedition Group Inc Phone # _____

Address 17 Sandbrook Dr. Spring Valley NY 10977

Street Name & Number (Post Office) State Zip code

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 }

Carl & oryah Pfeffer/COP Capital LLC _____ being duly sworn, deposes and
says that he/she resides at 11 Arcadian Dr 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. 2 Lot No. 39 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.

Carl & Oryah Pfeffer
Owner: COP Capital LLC
Address: 11 Arcadian Drive
Spring Valley NY 10977

Sworn to before me this

23 day of April 2020

Miriam Silberberg
Notary Public

MIRIAM SILBERBERG
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SI6379422
Qualified in Rockland County
My Commission Expires 08-13-2026

Sign Carl Pfeffer
Sign Oryah Pfeffer

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.

- | | |
|--|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> County/State Land or Right-of-Way | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above. _____

Location of Parcel(s) _____

Referral Agencies: (Please check with the Village Office to make sure that the appropriate agencies, as needed, receive copies of your application and plans for their review.)

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> Town of Ramapo Dept. of Public Works |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Planning |
| <input type="checkbox"/> RC Soil and Water Cons. Dist. | <input type="checkbox"/> RC Dept. of Environmental Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> RC Sewer District #1 | <input type="checkbox"/> Town of Ramapo Building Dept. |
| <input type="checkbox"/> Rockland County 911 | |

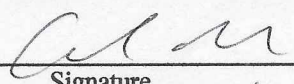
Adjacent Municipality _____

(AS APPLICABLE)

TO ALL APPLICANTS - YOU MUST SEND A COPY OF APPLICATIONS AND PLANS TO:

Regional Manager
Orange and Rockland
75 West Route 59
Spring Valley, NY 10977

I have informed the above checked agencies and Orange and Rockland on 4/23/26.



Signature

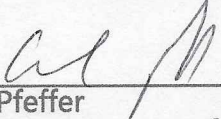
4/23/26

Date

Applicant's Signature and Certification

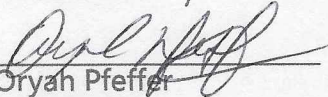
State of New York)
County of Rockland) SS.:
Town/Village of Wesley Hills)

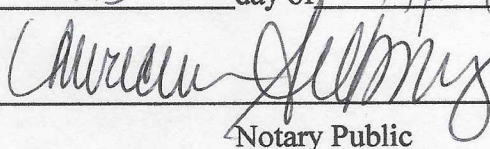
I, Carl & Oryah Pfeffer/COP Capital LLC, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Sign 
Carl Pfeffer

Mailing Address

11 Arcadian Drive
Spring Valley NY 10977

Sign 
Oryah Pfeffer

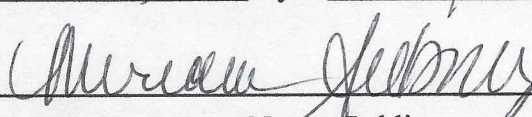
SWORN to before this
23 day of April, 2026

Notary Public

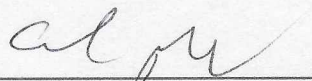

MIRIAM SILBERBERG
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SI6379422
Qualified in Rockland County
My Commission Expires 08-13-2026

Owner/Applicant's Consent Form to Visit Property

I, COP Capital LLC, owner/applicant of the property described in application submitted to the town/village board, planning board, zoning board of appeals, and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question for the purposes incidental to the within application at a reasonable time during the day and upon reasonable notice to the owner or tenant in possession.

Carl & Oryah Pfeffer/COP Capital LLC
Owner/Applicant

SWORN to before this
23 day of April, 2026


Sign 
Carl Pfeffer
Sign 
Oryah Pfeffer

MIRIAM SILBERBERG
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SI6379422
Qualified in Rockland County
My Commission Expires 08-13-2026

Affidavit of Ownership/Owner's Consent

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

I, Carl & Oryah Pfeffer/COP capital LLC being duly sworn, hereby
depose and say that I reside at: 11 Arcadian Drive Spring Valley NY 10977

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

I am the (* LLC) owner in fee simple of premises located at:
15 Oz Court Spring valley NY 10977

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber n/a of conveyances, page INSTR # 2025-00037320

Said premises have been in my/its possession since 11/24/2025. Said premises are
also known and designated on the Town of Ramapo

Tax Map Lot – No. 41.12-2-39 Map Date _____
Current Zoning R35

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. Also, I do hereby give permission 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.

MIRIAM SILBERBERG
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SI6379422
Qualified in Rockland County
My Commission Expires 08-13-2026

Owner
Mailing Address

Carl & Oryah Pfeffer/COP Capital LLC
11 Arcadian Drive
Spring Valley NY 10977

SWORN to before this
23 day of April, 2026
Miriam Silberberg
Notary Public

Sign Carl Pfeffer

Sign Oryah Pfeffer

* 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, Carl & Oryah Pfeffer/COP Capital LLC, 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

Carl & Oryah Pfeffer (COP Capital LLC) 11 Arcadian Drive 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 Planning Board 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 _____;
- () Special permit per the requirements of Section _____;
- (x) 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 n/a

3. Premises affected are in a R35 zone and from the town of Ramapo tax map, the property is know as:

Tax Map Lot – No. 41.12-2-39

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 n/a
- b. Nature of interest None
- c. If stockholder, number of shares _____
- 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, Carl & Orytah Pfeffer/COP Capital LLC, 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.

MIRIAM SILBERBERG
NOTARY PUBLIC-STATE OF NEW YORK
No. 01S16379422
Qualified in Rockland County
My Commission Expires 08-13-2026
SWORN to before this

Mailing Address 11 Arcadian Drive
Spring Valley NY 10977

23 day of April, 2026
Miriam Silberberg
Notary Public

Sign Carl Pfeffer
Carl Pfeffer
Sign Orytah Pfeffer
Orytah Pfeffer

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 LABELED 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.

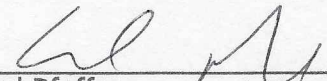
RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Carl & Oryah Pfeffer/COP Capital LLC

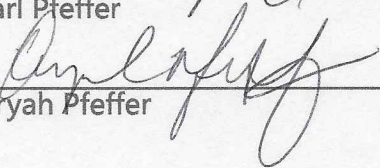
APPLICANT

X 4/23/26

DATED

Sign 

Carl Pfeffer

Sign 

Oryah Pfeffer

AFFIDAVIT

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

I, Carl & Oryah Pfeffe/COP Capital LLC being duly sworn deposes and says that
he is the applicant, agent or attorney for applicant, in the matter of the petition before the
Planning Board (board) in the town/village
of Wesley Hills affecting property located at
15 Oz Court Spring Valley NY 10977, Rockland County, New York.

That the following are all of the owners of property 500 feet (distance) from the
premises as to which this application is being taken.

SECTION/BLOCK/LOT NAME ADDRESS

See attached list

SWORN to before this
23 day of April, 2026
Miriam Silberberg
Notary Public

Sign Carl Pfeffe
Carl Pfeffe
Sign Oryah Pfeffe
Oryah Pfeffe

MIRIAM SILBERBERG
NOTARY PUBLIC-STATE OF NEW YORK
No. 01S16379422
Qualified in Rockland County
My Commission Expires 08-13-2026

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

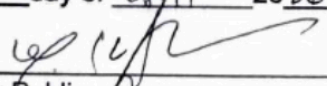
STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS:
VILLAGE OF WESLEY HILLS }

Julie Lichtschein being duly sworn, deposes and
says that he/she resides at 12 Mark Drive 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. 41.12 Lot No. 45 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: Julie Lichtschein
Address: 12 Mark Dr
Spring Valley NY 10977

Sign 
Julie Lichtschein

Sworn to before me this
24 day of April 2026

Notary Public



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

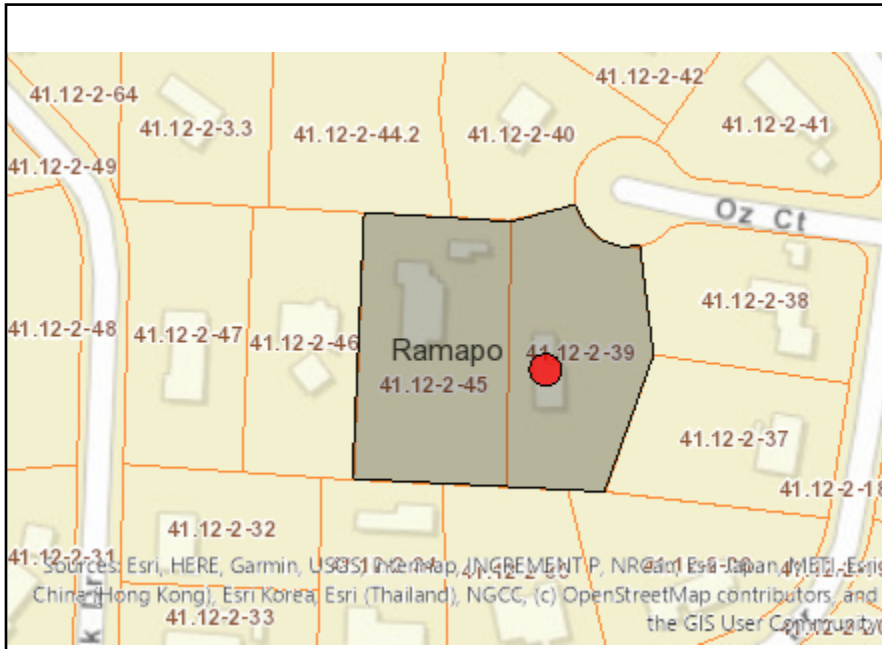
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: | | | |
| Project Location (describe, and attach a location map): | | | |
| Brief Description of Proposed Action: | | | |
| Name of Applicant or Sponsor: | | Telepho. | |
| | | E-Mail | |
| Address: | | | |
| City/PO: | | State: | Zip Code: |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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 <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 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 <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ acres | | | |
| b. Total acreage to be physically disturbed? _____ acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban) | | | |
| <input type="checkbox"/> Forest Agriculture Aquatic Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

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

| | | |
|--|-------------------------------------|--------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | NO | YES |
| If Yes, | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 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)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? | NO | YES |
| If Yes, describe: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? | NO | YES |
| If Yes, describe: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Civil Tec Engineering & Surveying PC</u> Date: <u>4-14-26</u> Signature: <u><i>Michael [Signature]</i></u> Title: <u>Project Engineer</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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



| | |
|---|--|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | No |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | No |



Memorandum

To: Village of Wesley Hills Planning Board

From: William C. Brady, AICP

Re: Lichtschein & Pfeffer/COD Capital LLC Subdivision
12 Mark Drive and 15 Oz Court
SBL# 41.12-2-45 & 41.12-2-39

Date: May 22, 2026

cc: Stephanie Caputo, Planning Board Secretary
Bruce Minsky, Esq., Planning Board Attorney
Alena Guckian, P.E., Village Engineer
John Layne, Building Inspector
Rachel Barese, PC, Applicant Engineer

Received and reviewed for this memorandum:

- Narrative, dated April 23, 2026
- Subdivision Application, signed by Carl & Oryah Pfeffer, dated April 23, 2026
- Affidavit of Ownership for 12 Mark Drive, dated April 24, 2026, signed by Julie Lichtschein
- Affidavit of Ownership for 15 Oz Court, dated April 23, 2026, signed by Carl & Oryah Pfeffer
- Subdivision Plat for 12 Mark Drive and 15 Oz Court, by Stephen P. Dolson, PLS, Civil Tec Engineering & Surveying PC, dated as revised April 29, 2026, unstamped.
- Short Environmental Assessment Form, by Rachel Barese, PE, Civil Tec Engineering & Surveying PC, dated April 14, 2026.

Project Summary

The subject site is currently composed of two adjacent lots:

1. **12 Mark Way**, also known as the Lichtschein parcel, is approximately 1.2 acres in size, and is identified as SBL 41.12-2-45 (Lot 45). The parcel appears to have access to Mark Way through an access easement through an adjacent property.
2. **15 Oz Court**, also known as the Pfeffer/COD Capital LLC parcel, is approximately 0.99 acres in size, and is identified as SBL 41.12-2-39 (Lot 39). The parcel has direct access to the cul-de-sac at the end of Oz Court.

The two applicants propose a lot line alteration between these two parcels, so that an approximately 6,602 square foot portion of the parcel at 15 Oz Court (Lot 39) would be transferred to 12 Mark Way (Lot 45).

At the conclusion of this proposed transfer and lot line change, 15 Oz Court (Lot 39) would be reduced from 42,385 square feet to 35,783 square feet. The parcel at 12 Mark Drive (Lot 45) would be enlarged from 51,863 to 58,46 square feet.

The applicants have noted that no improvements are proposed at this time for the area to be transferred from 15 Oz Court to 12 Mark Drive.

Submission Comments

1. The Bulk Requirements Table indicates that the two parcels are currently non-conforming for several requirements:
 - a. Both 12 Mark Drive and 15 Oz Court are non-conforming for Minimum Lot Frontage, however, the lot line adjustment would not increase or decrease these non-conformities.
 - b. 12 Mark Drive is non-conforming for Minimum Front Yard, however, the lot line adjustment would not increase or decrease this non-conformity.
 - c. 15 Oz Court is non-conforming for Minimum Side Yard, however, the lot line adjustment would not increase or decrease this non-conformity.
 - d. 12 Mark Drive is non-conforming for Maximum Impervious Surface Ratio (0.25 Max). The lot line adjustment would **eliminate** this non-conformity (from 0.261 to 0.232).
 - e. 15 Oz Court currently **conforms** for Maximum Impervious Surface Ratio (0.25 Max). The lot line adjustment would **make the parcel non-conforming** (from 0.237 to 0.281).
 - f. 12 Mark Drive is non-conforming for Maximum Impervious Surface Ratio (0.2 Max), however, the lot line adjustment would not increase or decrease this non-conformity.
2. The applicant has recently provided a Subdivision Plat from 1983 which shows several access and utility easements on both of the subject parcels, as well as some adjacent properties.
 - a. An easement appears to cross the northern end of 15 Oz Court to provide a utility easement for 12 Mark Drive. A portion of the 6,602 square foot portion of the parcel at 15 Oz Court (Lot 39) which is proposed to be transferred to 12 Mark Way (Lot 45), appears to also include this utility easement.
 - b. There appears to be an easement on the northern end of 12 Mark Drive. Utility and access easements also appear to be on two other properties to the west on Mark Drive.

We recommend that the applicant clearly show and describe the purposes of the easements on the two subject parcels, and well as the easements on the adjacent parcels which may benefit one or more parcels in this area, including the two subject parcels. The Board should also consider requiring that a new survey be developed showing the easements on the subject parcels as a condition of their subdivision approval.

3. We recommend that the Board, when considering approval of this application, require that this application be only for subject lot line adjustment. Any future improvements at this site will require the appropriate permit applications, reviews and approvals.

SEQRA/GML Comments

1. The proposal does not appear to require any GML review from Rockland County Planning or any other municipality.
2. This action is classified as a Type II action under SEQRA, and no further SEQRA review is required.

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



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

May 26, 2026

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

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

Re: 12 Mark Drive and 15 Oz Court
Application for Two-lot Subdivision
Tax Lots 41.12-2-45, 41.12-2-39
CDW #WH26-604

Dear Ms. Caputo,

Our office has received and reviewed the two-lot subdivision application for the above referenced project, including the following:

- Subdivision Plat for 12 Mark Drive and 15 Oz Court, prepared by Civil Tec Engineering and Surveying, dated January 20, 2026, last revised on April 29, 2026.
- Short Environmental Assessment Form, prepared for project 12 Mark Drive and 15 Oz Court, prepared by Civil Tec Engineering & Surveying PC, signed by Rachel Barese, PE, dated April 14, 2026.
- Subdivision Plat prepared for Louis Battochi, prepared by Edwin F. Loch, Surveyor, P.C., dated November 20, 1982, last revised on June 18, 1983.
- Project Narrative dated April 23, 2026.

This project is proposing lot line alterations between two adjacent properties with the purpose to increase the lot area on lot 41.12-2-45 (12 Mark Drive). No site work is proposed in the scope of this project. The project previously appeared at TAC meeting on March 4, 2026.

We have reviewed the submitted plans and documents and offer the following comments:

1. All bulk table calculations shall be shown on the plan.
2. §230-3 defines "Lot Width" as the distance measured along a line drawn parallel to the front lot line at a distance equal to the minimum front yard requirement. Therefore, the Existing Lot Width on lot 41.12-2-39 (15 Oz Court) shall be measured along the arc offset 50 feet from the front lot line. Proposed Lot Width is being measured through the land that would no longer be a part of lot 41.12-2-39 (15 Oz Court). It is our interpretation that a variance will be required for Proposed Lot Width if measured correctly. This interpretation shall be confirmed by the Building Inspector.
3. Proposed Front Yard on lot 41.12-2-39 (15 Oz Court) is being measured through land that would no longer be a part of this lot. The Applicant shall confirm with the Building Inspector how Proposed Front Yard should be measured on this lot.
4. Proposed Minimum Total Side Yard on lot 41.12-2-39 (15 Oz Court) is calculated incorrectly. This lot has three side yards, values of two smallest side yard measurements should be used for Total Side Yard Measurement: 20 feet + 25 feet = 45 feet. Required Minimum Total Side Yard is 60 feet, therefore a variance will be required.

5. Variance for Maximum Impervious Surface Ratio for lot 41.12-2-39 (15 Oz Court) will be required.
6. All underground utilities shall be shown on the plan.
7. The Applicant shall clarify if existing easements will remain or will be modified. All existing and proposed easements shall identify purpose and ownership.
8. Existing and Proposed property lines should be shown in a different line type and a legend should be provided.
9. Subdivision Plat shall be signed and sealed by a professional land surveyor.
10. This proposal will create irregular lot configurations and will require a few variances. The Applicant should discuss why this proposal is necessary and how it will benefit the homeowners.

Please contact our office with any questions. We will continue our review upon receipt of updated/revised plan submissions and materials as noted above.

Sincerely,



Civil Design Works, LLC

Alena Guckian, P.E.

Village of Wesley Hills Consulting Engineer

W:\Projects\WH\2026\WH26-604 - 12 Mark Drive and 15 Oz Court\Correspondence\Review Letters\2026-5-26 - 12 Mark & 15 Oz Ct - DRAFT.docx

Sholem Potash
25 Rockwood Lane
Wesley Hills, NY 10901

February 13, 2026

Village of Wesley Hills

Re: Request for Retroactive Approval - Property Modifications at 25 Rockwood Lane

Dear Members of the Village Board:

I am writing to bring to your attention recent modifications made to my property at 25 Rockwood Lane and to request guidance on obtaining retroactive approval for work that I have since learned required permits.

WORK COMPLETED:

During recent months, I undertook the following improvements to my property:

1. Grading and Fill: I added fill material to level portions of my property to create a more stable and usable area. The fill material was sourced from a neighboring property on Hidden Valley Drive that is currently under construction, which provided clean soil suitable for establishing a solid foundation for future landscaping.

2. Tree Removal: I removed several trees with diameters below 12 inches that posed immediate safety hazards. These trees were either dead, leaning precariously, or had fallen during the grading work. Given their compromised condition and the danger they presented, I removed them to protect my property and the safety of my family and neighbors.

DOCUMENTATION:

Below are photographs documenting the completed improvements to the property:



Photo 1: Graded area with erosion control matting and established lawn



Photo 2: Backyard view showing level lawn and evergreen screening



Photo 3: Side yard showing graded and seeded area



Photo 4: Front view of property with completed landscaping



Photo 5: Evening view showing established lawn and plantings



Photo 6: Backyard showing fill work creating level play area

ACKNOWLEDGMENT AND NEXT STEPS:

I recently learned through the village engineer's review of my final survey that both a fill permit and tree removal permit were required for this work. I sincerely regret not obtaining the proper permits before beginning these improvements. At the time, I was not aware of these requirements, but I now understand the importance of the village's permitting process in protecting our community's environmental and aesthetic standards.

I am committed to resolving this matter promptly and appropriately. To that end, I respectfully request:

- Guidance on the process for obtaining retroactive permits for the completed work
- Information about any fees, fines, or remediation measures that may be required
- The opportunity to schedule an inspection of the work if the village deems it necessary
- Any documentation you need from me to facilitate this process

I have documentation including survey results and photographs, and can provide additional information such as estimated fill volumes and specific details about the trees removed if that would be helpful.

These improvements were made with the genuine intent of enhancing safety and property functionality, and I am eager to work cooperatively with the village to ensure full compliance with all local regulations going forward.

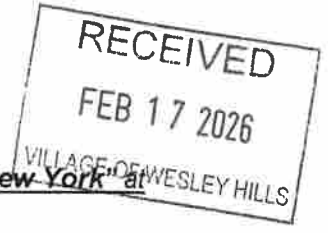
Thank you for your consideration of this matter. I am available at your convenience to discuss this further and appreciate your guidance in bringing my property into compliance.

Respectfully,

Sholem Potash
845-659-7574
Your email address

VILLAGE OF WESLEY HILLS

FOR CLEARING, FILLING OR EXCAVATION OF LAND



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

APPLICANT: Moshe Potash

STREET ADDRESS: 25 Rockwood Lane

CITY, STATE Suffern NY ZIP 10901

TELEPHONE NO.(S) 8456597574

PROJECT LOCATION

STREET LOCATION: 25 Rockwood Lane Suffern NY 10901

TAX MAP SECTION 32.19 Block 2 LOT 4.8

IF APPLICABLE: SUBDIVISION NAME _____
BLOCK _____ LOT _____

NAME OF PROJECT

1. BRIEFLY DESCRIBE NATURE AND PURPOSE OF LAND DISTURBANCE:

Level side yard

2. AREA TO BE DISTURBED (IN ACRES) 0.05 Acre

3. (A) ESTIMATED MAXIMUM QUANTITY OF MATERIAL TO BE EXCAVATED AND/OR REMOVED Add 30 Trucks of fill to property

(B) ESTIMATED MAXIMUM QUANTITY THAT WILL BE USED FOR REGRADING OR FILLING. (COMPUTED FROM CROSS SECTIONS OF A PROPOSED EXCAVATION OR DISTURBED AREA) 30 trucks which is around 300 yards

4. DESCRIBE ANY MATERIAL TO BE USED FOR LAND FILLING, AND, WHERE FILL IS TO BE BROUGHT ONTO THE PREMISES, ITS SOURCE, METHOD OF TRANSPORT AND ESTIMATED VOLUME Material being brought from local construction Site clean and filtered fill, construction site on hidden valley drive

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

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

ESTIMATED COST OF SUCH WORK IN ACCORDANCE WITH THE STANDARDS OF THIS SECTION 3,000

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

SITE PLAN

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

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

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

FEE

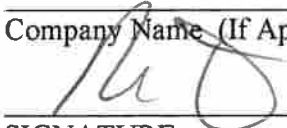
\$100 FOR FIRST 1,000 SQUARE FEET OF AFFECTED AREA, PLUS \$50 FOR EACH ADDITIONAL 1,000 SQUARE FEET OF AFFECTED AREA AS DETERMINED BY VILLAGE ENGINEER.

AMOUNT OF FEE: _____

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

Corporate Seal (If Applicable)

Company Name (If Applicable)



SIGNATURE

2/15/25

DATE

TITLE (If Applicable)

CONDITIONS: _____

APPROVED BY: _____ TITLE _____

DATE: _____ **Submit (2) Originals + 12 Copies of Application**

CONSTRUCTION PLANS PROPOSED SINGLE FAMILY RESIDENCE

SECTION 32.19, BLOCK 2, LOT 4.8
ROCKWOOD LANE
VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

RECEIVED
APR 15 2026
VILLAGE OF WESLEY HILLS



KEY MAP
SCALE: 1" = 1,000'±



AERIAL MAP
SCALE: 1" = 100'±



TAX & ZONING MAP
SCALE: 1" = 100'±

PLANS PREPARED BY:



Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com



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| | | | |
|---|--|--|--|
| <p>CONSTRUCTION PLANS PROPOSED SINGLE FAMILY RESIDENCE</p> | | | |
| <p>STONEFIELD engineering & design Rutherford, NJ · New York, NY · Salem, MA Princeton, NJ · Tampa, FL · Detroit, MI www.stonefieldeng.com Phone 718.606.8305</p> | | <p>SECTION 32.19, BLOCK 2, LOT 4.8 ROCKWOOD LANE VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK</p> | |
| <p>NOT APPROVED FOR CONSTRUCTION</p> | | <p>COVER SHEET</p> | |
| <p>DATE: _____</p> <p>BY: _____</p> <p>DESCRIPTION: _____</p> | | <p>SCALE: AS SHOWN</p> <p>TITLE: _____</p> <p>DRAWING: _____</p> | |

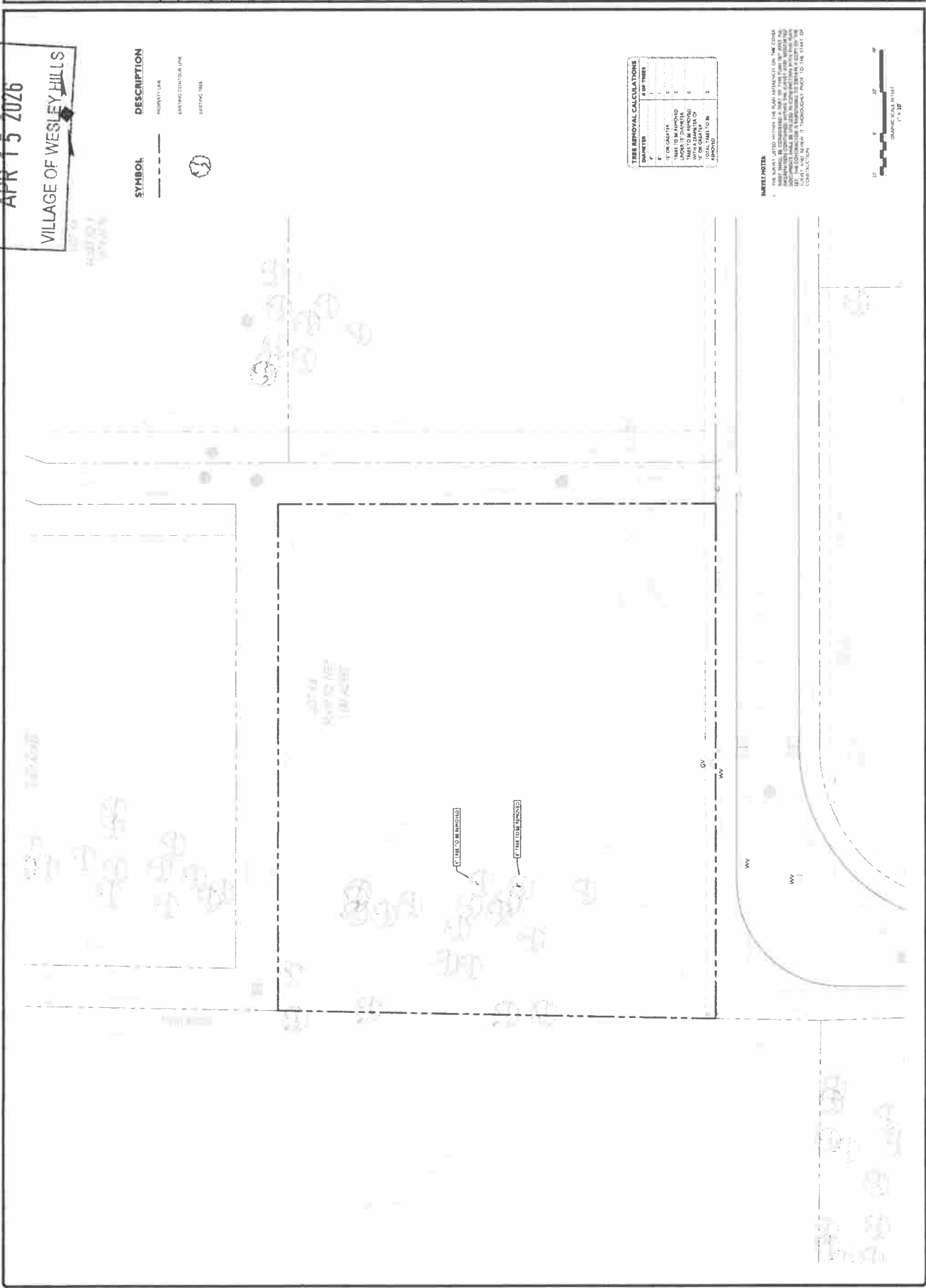
SHEET INDEX

| DRAWING TITLE | SHEET # |
|--------------------------------------|-------------|
| CONTRACT | C-1 |
| EXISTING CONDITIONS PLAN | C-2 |
| THE REMOVAL PLAN | C-3 |
| UTIL PLAN | C-4 |
| GRADING PLAN | C-5 |
| CHAIRSEAT PLAN | C-6 |
| UTILITY PLAN | C-7 |
| FOR REVISION & REVISION CONTROL PLAN | C-8 |
| CONSTRUCTION DETAILS | C-9 TO C-16 |

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING BUT NOT LIMITED TO:
 - STONEFIELD ENGINEERING & DESIGN, DATED MARCH 2025
 - ARCHITECTURAL PLANS PREPARED BY LEVIN MOORE DATED JAN 11, 2025
 - LANDSCAPE ARCHITECTURE DATED JULY 11, 2024
 - APRIL 2024
 - NY ZONING MAP, 7.5 MINUTE SERIES, TMSHLLA, 1:25,000
 - 1:5 TERRACE ROAD FINAL PLAT SUBDIVISION PLAT DATED 08/11/2011
 - STATEMENT OF WORK, PREPARED BY STONEFIELD ENGINEERING AND DESIGN, DATED NOVEMBER 11, 2023
- ANY ENGINEERING AND DESIGN DATED NOVEMBER 11, 2023, CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONFORMANCE WITH THE PLAN SET AND ALL INFORMATION RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND VERIFY IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

RECEIVED
 APR 15 2026
 VILLAGE OF WESLEY HILLS



| SYMBOL | DESCRIPTION |
|--------|-----------------------|
| | PROPERTY LINE |
| | EXISTING CONTOUR LINE |
| | EXISTING TREE |

| TREE ID | DBH (IN) | HT (FT) | STATUS |
|--------------|-----------|-----------|------------------------|
| 1 | 12 | 15 | TO BE REMOVED |
| 2 | 10 | 12 | TO BE PRESERVED |
| 3 | 8 | 10 | TO BE PRESERVED |
| 4 | 6 | 8 | TO BE PRESERVED |
| 5 | 4 | 6 | TO BE PRESERVED |
| 6 | 3 | 5 | TO BE PRESERVED |
| 7 | 2 | 4 | TO BE PRESERVED |
| 8 | 1 | 3 | TO BE PRESERVED |
| TOTAL | 46 | 63 | TO BE PRESERVED |

NOTES:
 1. THE SHOWN LISTED WITHIN THE PLAN APPLICABLE TO THE COVERED AREA OF THE PROPERTY. THE SHOWN LISTED WITHIN THE COVERED AREA OF THE PROPERTY IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL VERIFY THE LISTED INFORMATION IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION.



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CONSTRUCTION PLANS
PROPOSED SINGLE FAMILY RESIDENCE

SECTION 12.19, BLOCK 2, LOT 48
 VILLAGE OF WESLEY HILLS, TOWN OF MANASSA
 ROCKLAND COUNTY, NEW YORK

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

TITLE: TREE REMOVAL PLAN

DRAWING: C-3

NOT APPROVED FOR CONSTRUCTION

| REVISION | DATE | BY | DESCRIPTION |
|----------|----------|----|------------------------|
| 1 | 08/20/18 | ST | ISSUED FOR PERMIT |
| 2 | 08/20/18 | ST | FOR MUNICIPAL COMMENTS |
| 3 | 08/20/18 | ST | FOR MUNICIPAL COMMENTS |

PROJECT NO. 18-118

DATE: 04/18/18

DRAWING

TITLE EARTHWORK EXHIBIT (AS-BUILT)

SCALE 1" = 20' HORIZONTAL 1" = 2'



ZACHARY E. CHAPIN, P.E.
NEW YORK LICENSE NO. 1356
GENERAL ENGINEERING

EARTHWORK EXHIBIT (AS-BUILT)
PROPOSED SINGLE FAMILY RESIDENCE
SECTION 11.19, B. OCC. 2, LOT 4.3
VILLAGE OF WESLEY HILLS, TOWN OF MANAPO
ROCKWOOD LANE
ROCKLAND COUNTY, NEW YORK

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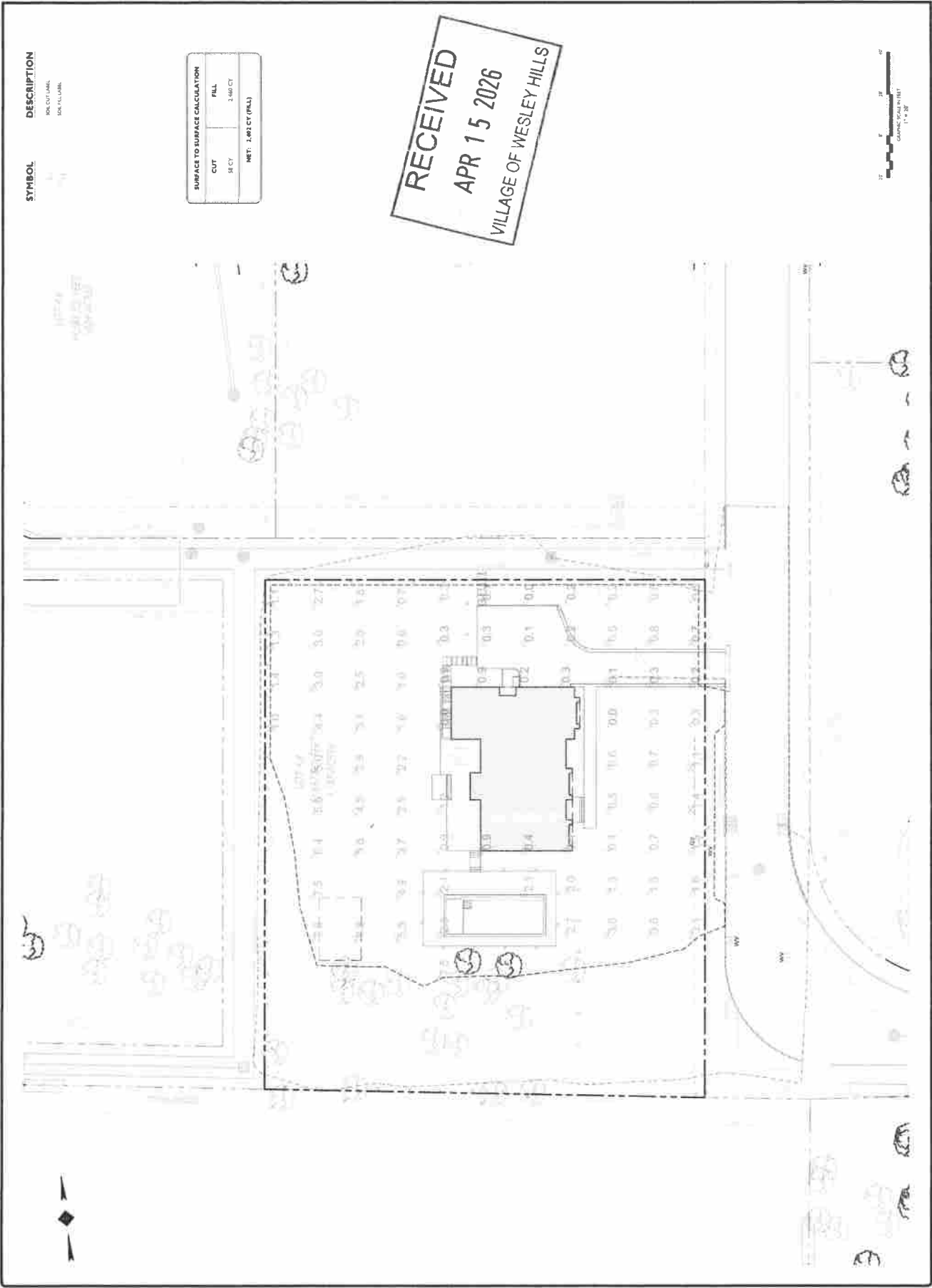
NOT APPROVED FOR CONSTRUCTION

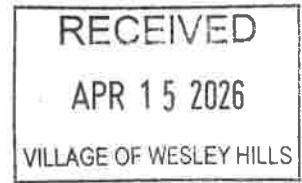
| ISSUE | DATE | BY | DESCRIPTION |
|---------------------------------|------|----|-------------|
| 1 <td></td> <td></td> <td></td> | | | |

| SYMBOL | DESCRIPTION |
|--------|--------------------|
| 1 | EXISTING ELEVATION |
| 2 | PROPOSED ELEVATION |

| SURFACE TO SURFACE CALCULATION | |
|--------------------------------|----------|
| CUT | FILL |
| 18.00 CY | 2.400 CY |
| NET: 1.402 CY (FILL) | |

RECEIVED
APR 15 2026
VILLAGE OF WESLEY HILLS





March 2, 2026

Village Of Wesley Hills Planning Board,

We transported 25 loads of clean virgin ground soil sourced from a foundation excavation dig at **12 Hidden Valley Drive, Suffern, NY 10901**, which was delivered to **25 Rockwood Lane, Suffern, NY 10901**. The soil is clean, uncontaminated virgin ground soil from the foundation dig.

Feel free to reach out if you have any questions.

Thank you,

Powerco Inc.

Meir Weiss

Meir Weiss

T. 845.200.3722 E. office@powercoexcavation.com
19 Polnoya Rd #111 Spring Valley NY 10977



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

May 26, 2026

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

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

Re: 25 Rockwood Lane
Application for Clearing, Filling and Excavation Permit
Tax Lot 32.19-2-4.8
25 Rockwood Lane,
Village of Wesley Hills, New York
CDW #WH24-309

Dear Ms. Caputo,

Our office has received and reviewed the submission to the Planning Board for Clearing, Filling and Excavation Permit for the above referenced project:

- Project narrative prepared by Sholem Potash, dated February 13, 2026.
- Application for Clearing, Filing and Excavation of Land Permit, prepared by Moshe Potash, dated February 15, 2026.
- Soil Certification Letter prepared by Powerco Excavation, signed by Meir Weiss, dated March 12, 2026.
- As-Built Exhibit, prepared by Stonefield Engineering & Design, last revised on February 9, 2026, not sealed.
- Earthwork Exhibit (as-built), prepared by Stonefield Engineering & Design, last revised on January 20, 2026, not sealed.
- Construction Plans, prepared by Stonefield Engineering and Design, signed and sealed by Zachary E. Chaplin, P.E., last revised on September 19, 2024.

The project site is located within the AMS Acquisitions Subdivision (15 Terrace Road). The approved plot plan proposed construction of a single-family home with a pool and a driveway. The project required minor grading, with proposed topography sloping towards south and west. However, during construction the site was flattened; this required a significant volume of fill to be placed in the the south and west areas of the site. The project is now completed, and the Applicant is looking to obtain a Certificate of Occupancy. The request for Certificate of Occupancy was denied by the Building Inspector on January 21, 2026 as the requirements of §95 (Clearing, Filling and Excavation) have not been satisfied.

We have reviewed the submitted plans and documents and offer the following comments:

1. As per the "As-Built Exhibit" the approved limit of disturbance was 0.89 acres and the as-built limit of disturbance is 1.21 acres.
2. As per "Earthwork Exhibit (as-built)" the volume of imported fill is 2,953 cubic yards. This is approximately 185 trucks of fill, with calculations based on average capacity of a truck of approximately 16 cubic yards.

3. Our office is satisfied with the Soil Certification Letter prepared by Powerco Excavation for imported fill for this project and will not require soil testing. However, the Planning Board may choose to request soil testing to be performed to confirm quality of imported soil.
4. "As-Built Exhibit" shows 16 trees that were removed beyond the approved clearing limit lime.
5. Our office has previously reviewed the as-built plan, and all engineering comments have been addressed by the Applicant.
6. The Applicant previously filed Notice of Intent with NYS DEC. The Applicant will be required to submit Notice of Termination prior to project close out.
7. All plans shall be signed and sealed by a professional engineer or surveyor.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,



Civil Design Works, LLC

Alena Guckian, P.E.

Village of Wesley Hills Consulting Engineer

W:\Projects\WH\2024\WH24-309 - 25 Rockwood Ln\Correspondence\Review Letters\2026-5-26 - 25 Rockwood Lane PB Review.docx



Memorandum

To: Village of Wesley Hills Planning Board

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

Re: Potash 25 Rockwood Lane Clearing, Filling, and Excavation Application
SBL# 32.19-2-4.8: R-50 Zoning District

Date: May 22, 2026

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

Received and reviewed for this memorandum:

- Narrative, by Sholem Potash, undated.
- Application for Clearing, Filing and Excavation of Land Permit, prepared and signed by Moshe Potash, dated February 15, 2026.
- Letter from Powerco Excavation, prepared by Meir Weiss, dated March 2, 2026.
- Earthwork Exhibit (As- Built), prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering and Design, Stamped Received April 15, 2026.
- Construction Plans, prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering and Design, Stamped Received April 15, 2026.
 - Title: Cover Sheet / Drawing: C-1
 - Title: Tree Removal Plan / Drawing: C-3
 - Title: Site Plan / Drawing: C-4
 - Title: Earthwork Exhibit (As- Built) / Drawing: 1 of 1
 - Title: As Built Exhibit / Drawing: 1 of 1

Project Summary

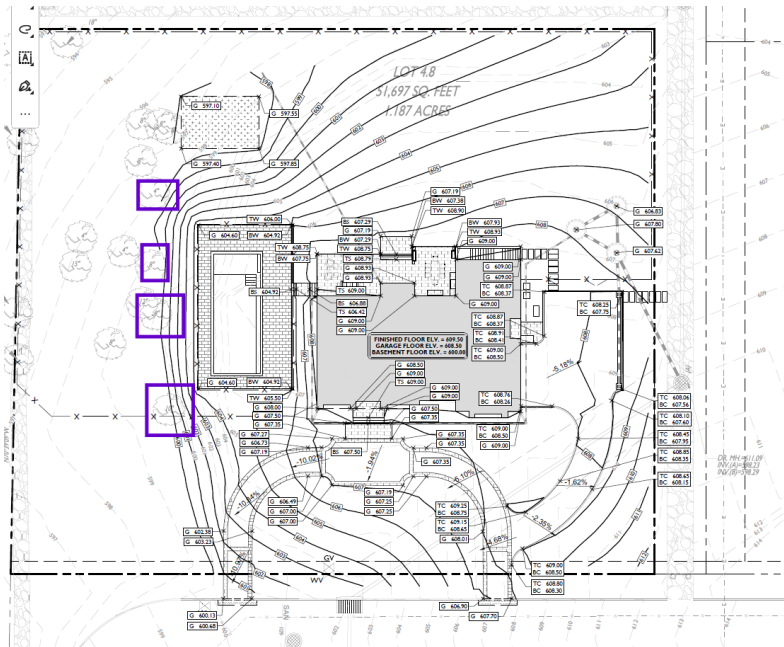
Moshe Potash (“the Applicant”) has constructed a single-family home at 25 Rockwood Lane and is seeking a clearing, filing, and excavation permit for work already performed at the site. The site work consists of leveling the side yard by adding topsoil to the site and removing two existing trees.

Submission Comments

1. Per § 95-4, please confirm whether any additional clearing, filling or excavation is proposed on the site, or whether this permit is requested only for work already completed. Please confirm the work already performed and any rehabilitation proposed.
2. The Board should consider requesting a landscape plan which would include any trees or landscaping already installed or proposed. The plan should include type, size and location of all materials used and proposed.

Planning Comments

3. It appears that other existing trees infringe on the area of disturbance and are not proposed to be removed (see blue boxes in picture below). The applicant should describe the proximity of the existing fill to the trees and their dripline, provide photographs of the fill area in proximity to the trees, and describe the current conditions of the trees.



SEQRA/GML Comments

4. The proposed action is a Type II action under SEQRA regulations, therefore, no further SEQRA actions are required.