



ZONING BOARD OF APPEALS MEETING AGENDA

June 17, 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 submitted by Shimmy's Enterprises Inc, on behalf of Enoch Kimmelman for variances from the provisions of Section 230-17 Attachment I and Section 230-14L(3) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a pool house, swimming pool, raised deck and fence having side yard for the pool house of 20 feet instead of the minimum required of 25 feet, total side yard of 45 feet instead of the minimum required 60 feet, rear yard for the pool house of 15 feet instead of the minimum required 50 feet, impervious surface ratio of .32 instead of the maximum permitted of .25 and a fence height of 9 feet in a side yard, including a retaining wall, instead of the maximum permitted of 6 feet.

The subject premises are situated on the west side of Astor Place, approximately 160 feet south of Ardley Place, known as 21 Astor Place, designated on the Tax Map as Section 41.10, Block 1, Lot 53, in an R-35 Zoning District.

2. The application submitted by Shimmy's Enterprises Inc. on behalf of Chana Gold for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the maintenance and use of an enlarged porch and walkway having impervious surface ratio of .32 instead of the maximum permitted of .25 and the variance previously granted of .301 and front yard impervious surface ratio of .27 instead of the maximum permitted of .20 and the variance previously granted of .253.

The subject premises are situated on the north side of Willow Tree Road approximately 250 feet east of Wilder Road, known as 146 Willow Tree Road, designated on the Tax Map as Section 41.10, Block 2, Lot 47, in an R-35 Zoning District.

3. The application submitted by Gary and Malki Gartenberg for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a semi-circular driveway having an impervious surface ratio of 26.1% instead of the maximum permitted of 25% and front yard impervious surface ratio of 29.2% instead of the maximum permitted of 23%.

The subject premises are situated on the east side of Villa Lane approximately 600 feet north of Ardley Place, known as 8 Villa Lane, designated on the Tax Map as Section 41.10, Block 1, Lot 14, in an R-35 Zoning District.

4. The application submitted by Stanley Mayerfeld on behalf of 166 E. Willow Tree Realty, LLC for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence having a front yard of 42.9 feet on East Willow Tree Road instead of the minimum required of 50 feet, 33.6 feet on Route 306 instead of the minimum required of 50 feet, side yard of 19.6 feet instead of the minimum required of 25 feet, impervious surface ratio of .29 instead of the maximum permitted of .25, front yard impervious surface ratio of .30 on East Willow Tree Road instead of the maximum permitted of .20, and building coverage of .15 instead of the maximum permitted of .10.

The subject premises are situated on the north side of East Willow Tree Road, 0 feet from the intersection with Route 306, known as 166 East Willow Tree Road, designated on the Tax Map as Section 41.11, Block 2, Lot 1, in an R-35 Zoning District.

5. The application submitted by Stanley Mayerfeld on behalf of Norman Rausman for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence, inground swimming pool and cabana having impervious surface ratio of .344 instead of the maximum permitted of .25, front yard impervious surface ratio of .237 instead of the maximum permitted of .23, building coverage of .132 instead of the maximum permitted of .10, side yard setback for the cabana of 15 feet instead of the minimum required of 25 feet and rear yard setback for the cabana of 15 feet instead of the minimum required of 50 feet.

The subject premises are situated on the north side of South Parker Drive approximately 275 feet west of Judith Lane, known as 58 South Parker Drive, designated on the Tax Map as Section 41.18, Block 1, Lot 34, in an R-35 Zoning District.

6. The application submitted by Kim Thomas Sipple on behalf of Tammy Wolchok for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence and circular driveway having a front yard impervious surface ratio at Camberra Drive of .31 instead of the maximum permitted of .22, building coverage of .12 instead of the maximum permitted of .10 and residence height of 3 stories instead of the maximum permitted of 2.5 stories.

The subject premises are situated on the north side Camberra Drive at the bulb of the cul-de-sac known as 11 Camberra Drive, designated on the Tax Map as Section 41.13, Block 1, Lot 17, in an R-50 Zoning District.

CONTINUED PUBLIC HEARING

7. The application submitted by Naomi Streicher for variances from the provisions of Section 230-17 Attachment I, Section 230-140(4)(a) and Section 230-140(5) of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of an addition to an accessory building having a side yard of 28.2 feet instead of the minimum required 30 feet, and being 2,068 square feet instead of the maximum permitted of 900 square feet.

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

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

known as 799 Union Road in the Village of Wesley Hills.

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

APPROVAL OF MINUTES

9. May 20, 2026

ADJOURNMENT



April 21, 2026

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

Re: *The Kimmelman Residence 21 Astor Place, Wesley Hills, NY*

To the Wesley Hills Zoning Board of Appeals,

My client, Enoch Kimmelman, is requesting variances to construct a new pool house, swimming pool, and raised deck that is attached to the existing single-family residence. The proposed project requires variances for exceeding the allowable *Maximum Building Coverage*, *Maximum Impervious Surface Ratio*, *Side Yard Setback*, *Total Side Yard Setback*, and *Rear Yard Setback* as stated in Section 230 and the Villages Table of Dimensional Requirements. Additionally, variances for retaining wall and fence height are required.

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

- A) Due to the nature of the variance being sought, the benefits to the applicant, if the variances are granted, outweigh any detriment to the health, safety, and welfare of the neighborhood or community.
- B) Due to the nature of the variances, no undesirable changes will be produced in the character of the neighborhood and no detriment to nearby properties will be created by the granting of the variances.
- C) The benefits sought by the applicant cannot be achieved by some other feasible method due to the size and grading of the property, and the Owner’s programmatic requirements.
- D) The Maximum Building Coverage variance is from the allowable 10% to 11.8% (1.8% overage). The Maximum Impervious Surface Ratio variance is from the allowable 25% to 32% (7% overage). The Side Yard variance is from the allowable 25’ to 20’ (5’ overage). The Total Side Yard variance is from the allowable 60’ to 45.4’ (14.6’ overage). The Rear Yard variance is from the allowable 50’ to 15’ (35’ overage). Additionally, variances for retaining walls and fencing exceeding 6’ in height with less than 2/3 of its heights distance from the property line.
- E) The variances will be mitigated in several ways. The mitigating factors are as follows:
 - 1. The building coverage variance is for a one-story detached pool house and a raised deck attached to the rear of the existing house. The house itself is compliant and is currently under construction. Since the deck and cabana are not visible from the street, due to the properties substantial downward slope from front to back, the visual impact will be negligible.

2. The impervious surface variance is related to the pool house and raised deck. The property has a fully engineered underground detention system that has been designed to handle the additional impervious surface and would be reviewed and approved by the Village Engineer. No additional run-off to adjoining neighbors will be created by this overage.
3. The side yard variance is for the pool house only. Due to the pool house's location at the far rear (southwest) corner of the property, and the grading of the property, the visual impact of the accessory building will be minimized.
4. The total side yard variance is a direct result of the house and cabana being on opposite sides of the property. When considering the location of the pool house only, which is at a great distance from the main house, the accessory building will not appear to be crowding the side yard property lines.
5. The rear yard variance is created by the owner's desire to maximize usable backyard area due to the properties downward slope from front to back. The only property owner impacted by this location is the Town of Ramapo's heavily wooded and vacant land directly behind this property.
6. The retaining wall and fencing height variances are related to the extreme drop off of the property, downward from front and to back ,and the required grading to develop this land.

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

Sincerely,



PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 1/26/2026

Please check all that apply:

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

Project Name: 21 Astor Place

Applicant: Shimmy's Enterprise Inc Phone # 845-352-5175

Address 1 Old Route 202D Suffern NY 10901

Street Name & Number (Post Office) State Zip code

Property Owner: Enoch Kimmelman

Phone # _____

Address 21 Astor Place, Monsey NY 10952

Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Todd Rosenblum

Phone # 845-364-0337

Address 221 Quaker Road, Pomona NY 10970

Street Name & Number (Post Office) State Zip code

Attorney: _____

Phone # _____

Address _____

Street Name & Number (Post Office) State Zip code

Contact Person: Chaim Wiznitzer - SHimmy's Enterprise Inc Phone # 845-352-5175

Address 1 Old Route 202D Suffern NY 10901

Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.10 Block 1 Lot(s) 53

Section _____ Block _____ Lot(s) _____

Location: On the West side of Astor Place,
160 feet South of Ardley Place.

Acreage of Parcel 35,028 SF Zoning District R-35

School District East Ramapo Postal District Monsey

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

SEE ATTACHED
NARRATIVE LETTER

If subdivision:

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

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

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

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

23 Astor Place 41.10-1-54

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

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

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

_____ State or County Road
_____ Long Path
_____ Municipal Boundary

_____ State or County Park
_____ County Stream
_____ County Facility

List name(s) of facility checked above. _____

Applicant's Signature and Certification

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

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

Mailing Address

X *[Signature]*
439 N. Fuller Ave
Los Angeles, CA
90036

SWORN to before this

12th day of February, 2026

Zhanna Kimelblat

Notary Public



see attached

Affidavit of Ownership/Owner's Consent

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

I, Enoch Kimmelman being duly sworn, hereby
depone and say that I reside at: 439 N Fuller Ave
Los Angeles CA 90036
in the county of Los Angeles in the state of CA.

I am the * _____ owner in fee simple of premises located at:
21 Astor Place Monsey NY 10952

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

Said premises have been in my/its possession since 19 7/31/2023. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41-10 block 1 lot(s) 53

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

Owner
Mailing Address

x [Signature]
439 N. Fuller Ave
Los Angeles, CA 90036

SWORN to before this
12th day of February, 20 26
Zhanna Kimelblat [Signature]

Notary Public



see attached

* 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, Enoch Kimmelman, 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

21 Astor Place Monsey NY 10952

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

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

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of _____
Pool house, swimming pool, and raised deck
attached to the existing single family residence

3. Premises affected are in a R-35 zone and from the town of
Ramapo tax map, the property is know as Section 41.10,
Block, 1, Lot(s) 53.

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

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

(if none, so state)

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

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

I, Enoch Kimmelman, 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

X [Signature]
439 W. Fuller Ave
LA, CA 90036

SWORN to before this

12th day of February, 2026
Zhanina Kimelblat
Notary Public



see attached

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 }

Enoch Kimmelman being duly sworn, deposes and

says that he/she resides at 439 N FULLER AVE
LOS ANGELES CA

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 41.10 Lot No. 1-53 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: X

Address:

439 N. Fuller Ave
Los Angeles, CA 90036

Sworn to before me this

12th day of February 2026

Zhanna Kimelblat
Notary Public

see attached



AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Chaim Wiznitzer being duly sworn deposes and says
that he is the applicant, agent or attorney for applicant, in the matter of the petition before
the Zoning Board of Appeals (board) in the town/village
of Wesley Hills affecting property located at
21 Astor Place, Rockland County, New York.

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

SECTION/BLOCK/LOT	NAME	ADDRESS
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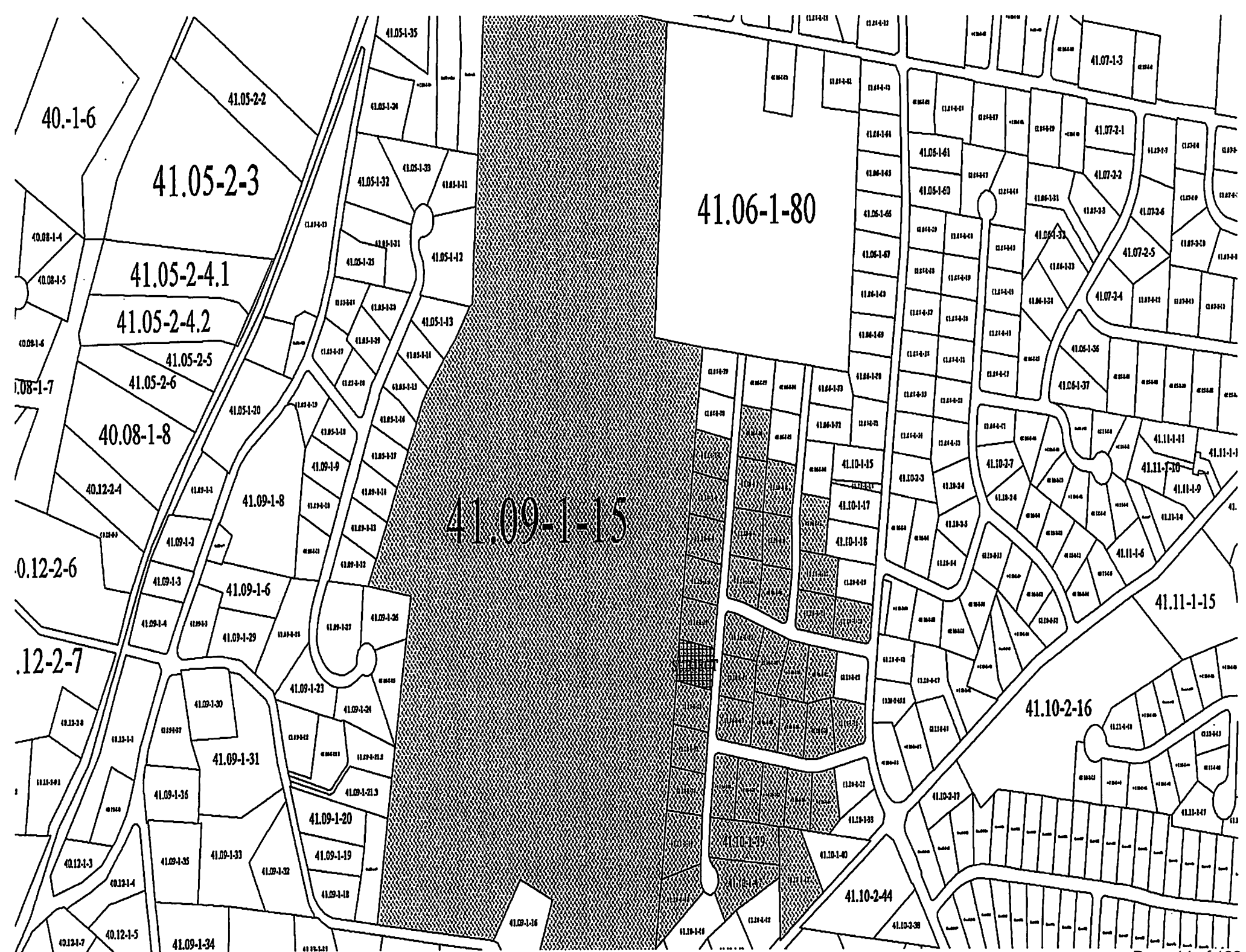
See attached list -- YOU NEED
TO PROVIDE THIS AND
ATTACH

SWORN to before this

17 day of Feb, 2026

[Signature]
Notary Public

MAYER JACOBOWITZ
Notary Public, State of New York
No. 01JA6351978
Qualified in Rockland County
Commission Expires Dec 19, 2028



11/41.10-1-41
SHIMOFF WARREN & ROBIN
188 WILLOW TREE RD
MONSEY, NY 10952

11/41.10-1-49
ASTOR BH LLC
20 GLENBROOK RD
MONSEY, NY 10952

11/41.10-1-39
RIEDER SHIMON &
FRIEDMAN NICOLE
14 ASTOR PLACE
MONSEY, NY 10952

11/41.10-1-48
HIDALGO NELSON D &
GARCENIA G
11 ASTOR PL
MONSEY, NY 10952

11/41.10-1-47
WIZMAN KAREN ANNE &
WIZMAN ELIEZER JOEL
12 ASTOR PL
MONSEY, NY 10952

11/41.10-1-25
STERNBUCH MICHEL & TZIPPY
9 ARDLEY PLACE
MONSEY, NY 10952

11/41.10-1-13
KLEIN 1991 LEGACY TRUST
6 VILLA LA
MONSEY, NY 10952

11/41.10-1-35
MARKOWITZ HILLEL & RUTH
5 WOODCREST RD
MONSEY, NY 10952

11/41.10-1-34
LIPSCHITZ NEAL & SUSAN J
3 WOODCREST RD
MONSEY, NY 10952

11/41.10-1-50
ROSENBERG SAMUEL L
15 ASTOR PL
MONSEY, NY 10952

11/41.10-1-36
SCHWARTZ ARON Z
6 SOUNDVIEW DR
SPRING VALLEY, NY 10977

11/41.10-1-37
STEWART JEFFREY M &
ELIZABETH
9 WOODCREST RD
MONSEY, NY 10952

11/41.10-1-38
OFFMAN FREDERICK &
DEBORAH
16 ASTOR PL
MONSEY, NY 10952

11/41.10-1-51
MITTEL YAAKOV & REBECCA
17 ASTOR PL
MONSEY, NY 10952

11/41.10-1-30
HERSZFELD LEGACY TRUST
4 WOODCREST RD
MONSEY, NY 10952

11/41.10-1-31
GREENBLATT JACOB & RACHEL
2 WOODCREST RD
MONSEY, NY 10952

11/41.10-1-29
REISS DANIEL P & BLANCHE
6 WOODCREST RD
MONSEY, NY 10952

11/41.10-1-27
MATHIOS RACHELLE
10 WOODCREST RD
WESLEY HILLS, NY 10952

11/41.10-1-28
HAAS JOSEPH & BATSHEVA
8 WOODCREST RD
MONSEY, NY 10952

11/41.10-1-52
GOLDBRENNER ASHER &
ALIZA
19 ASTOR PLACE
MONSEY, NY 10952

11/41.10-1-20
ROSENFELD YITZCHOK
2 ARDLEY PL
MONSEY, NY 10952

11/41.10-1-54
23 ASTOR LLC
23 ASTOR PL
MONSEY, NY 10952

11/41.10-1-11
DOBERMAN ALAN & CHERYL
4 ARDLEY PL
MONSEY, NY 10952

11/41.10-1-26
BALBAN MORTON & HILDA
22 ASTOR PL
MONSEY, NY 10952

11/41.10-1-22
MARKOWITZ BARRY & IDA
3 ARDLEY PL
WESLEY HILLS, NY 10952

11/41.10-1-23
FELBERMAN SARA D
5 ARDLEY PL
MONSEY, NY 10952

11/41.10-1-53
21 ASTOR LLC
439 N FULLER AVE
LOS ANGELES, CA 90036

11/41.10-1-24
SCHWARTZ MARK &
SLATER GOLDIE
7 ARDLEY PL
MONSEY, NY 10952

11/41.10-1-10
PANCER AVROM & BASTZION
1 VILLA LANE
MONSEY, NY 10952

11/41.10-1-5
LAST IRA & VIVIAN
26 ASTOR PL
MONSEY, NY 10952

11/41.10-1-4
RUBINSTEIN ARYE
25 ASTOR PL
MONSEY, NY 10952

11/41.10-1-12
JACOBS SANFORD & STACY
4 VILLA LA
MONSEY, NY 10952

11/41.10-1-6
EGENHAUSER JACK & LINDA
28 ASTOR PL
MONSEY, NY 10952

11/41.10-1-3
WOLFSET BRADLEY S &
ESTHER
27 ASTOR PL
MONSEY, NY 10952

11/41.10-1-9
NACHFOLGER ISRAEL &
MIRIAM
3 VILLA LANE
MONSEY, NY 10952

11/41.10-1-2
LNMD GROUP REALTY LLC
C/O ROBET RAVIT
23 ASTOR PLACE
MONSEY, NY 10952

11/41.10-1-8
KOPCIEL ELIEZER TRUST
7 VILLA LA
MONSEY, NY 10952

11/41.10-1-7
DEUTSCH ABRAHAM & ALIZA
REVOCABLE TRUST
30 ASTOR PLACE
MONSEY, NY 10952

11/41.10-1-1
WIEDER DEVORAH
31 ASTOR PL
MONSEY, NY 10952

11/41.06-1-76
34 ASTOR PLACE REALTY LLC
32 ASTOR PL
MONSEY, NY 10952

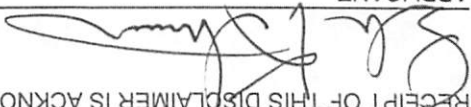
11/41.09-1-15
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED


APPLICANT

DATED 02/12/2026

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section 230 Attachment 1;
- ☐ Special permit per the requirements of Section _____;
- ☐ Review of an administrative decision of the Building Inspector;
- ☐ An order to issue a Certificate of Occupancy;
- ☐ An order to issue a Building Permit;
- ☐ An interpretation of the Zoning Ordinance or Map;
- ☐ Certification of an existing non-conforming structure or use;
- ☐ Other (*explain*) _____;

To permit construction, maintenance and use of _____
Pool house, swimming pool, and raised deck attached to the existing single family
residence

AS APPLICABLE, COMPLETE THE FOLLOWING:

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

For access to the above State Environmental Quality Review forms:

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

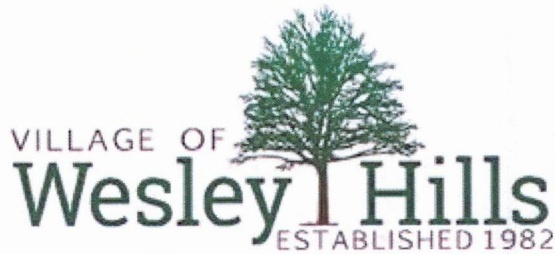
see the attached EAF that I have provided.....

INSTRUCTIONS

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

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

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



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 12, 2026

Tax Parcel ID: 41.10-1-53

Address: 21 Astor Place

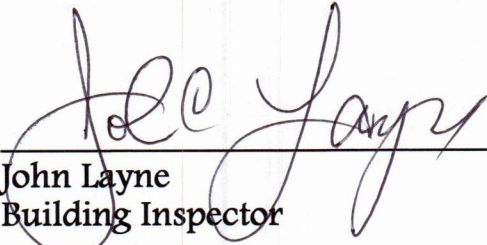
Applicant: Enoch & Ivette Kimmelman

BUILDING AND ZONING DEPARTMENT:

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

- ~Maximum impervious surface ratio of 32% where 25% is required.
- ~Minimum side yard (cabana) of 20' where 25' is required.
- ~Minimum total side yard of 45.4' where 60' is required.
- ~Minimum rear yard (cabana) of 15' where 50' is required.
- ~Maximum building coverage of 11.8% where 10% is required.
- ~Maximum fence height of 10' where 8' is required.

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


John Layne
Building Inspector

cc: Zoning Board of Appeals

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

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.

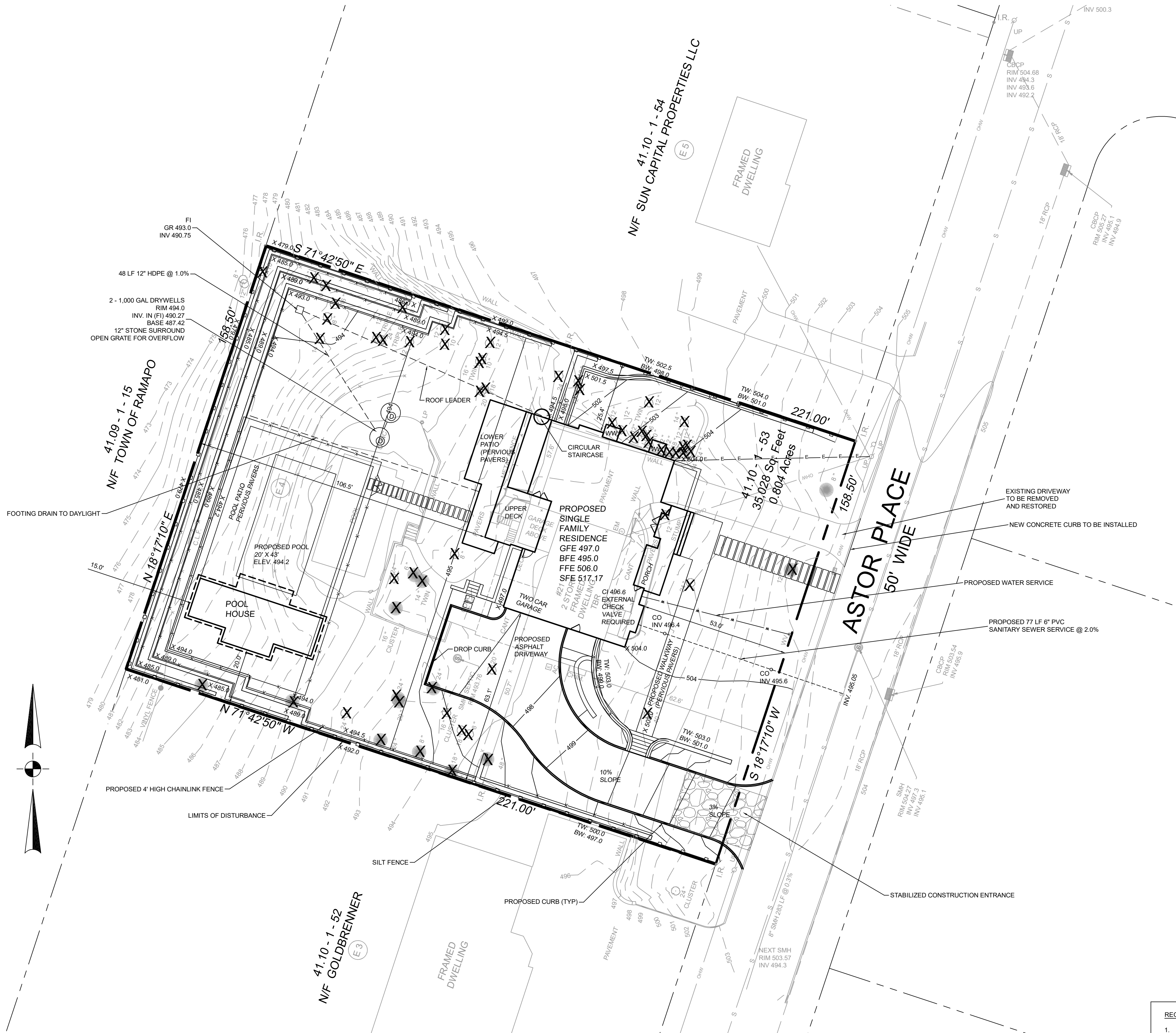
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Kimmelman Residence			
Project Location (describe, and attach a location map): 21 Astor Place, Monsey, New York			
Brief Description of Proposed Action: Proposed pool house, swimming pool, and raised deck attached to existing single family dwelling. The project requires variances from the Village of Wesley Hills Zoning Board of Appeals, for side yard setback, total side yard setback, rear yard setback, maximum impervious surface, and maximum building coverage.			
Name of Applicant or Sponsor: Todd Rosenblum		Telephone: 845-364-0337 E-Mail: todd@adaparch.com	
Address: 221 Quaker Road			
City/PO: Pomona		State: NY	Zip Code: 10970
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Wesley Hills ZBA and Building Department		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		35,028 SF acres	
b. Total acreage to be physically disturbed?		5,000 SF acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		70,000 +/- SF acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Proposed on-site underground detention system and existing catch basins in the road.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
Swimming pool	☐	☒
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Todd Rosenblum</u> Date: <u>1-27-26</u> Signature: _____ Title: <u>Todd Rosenblum</u>		



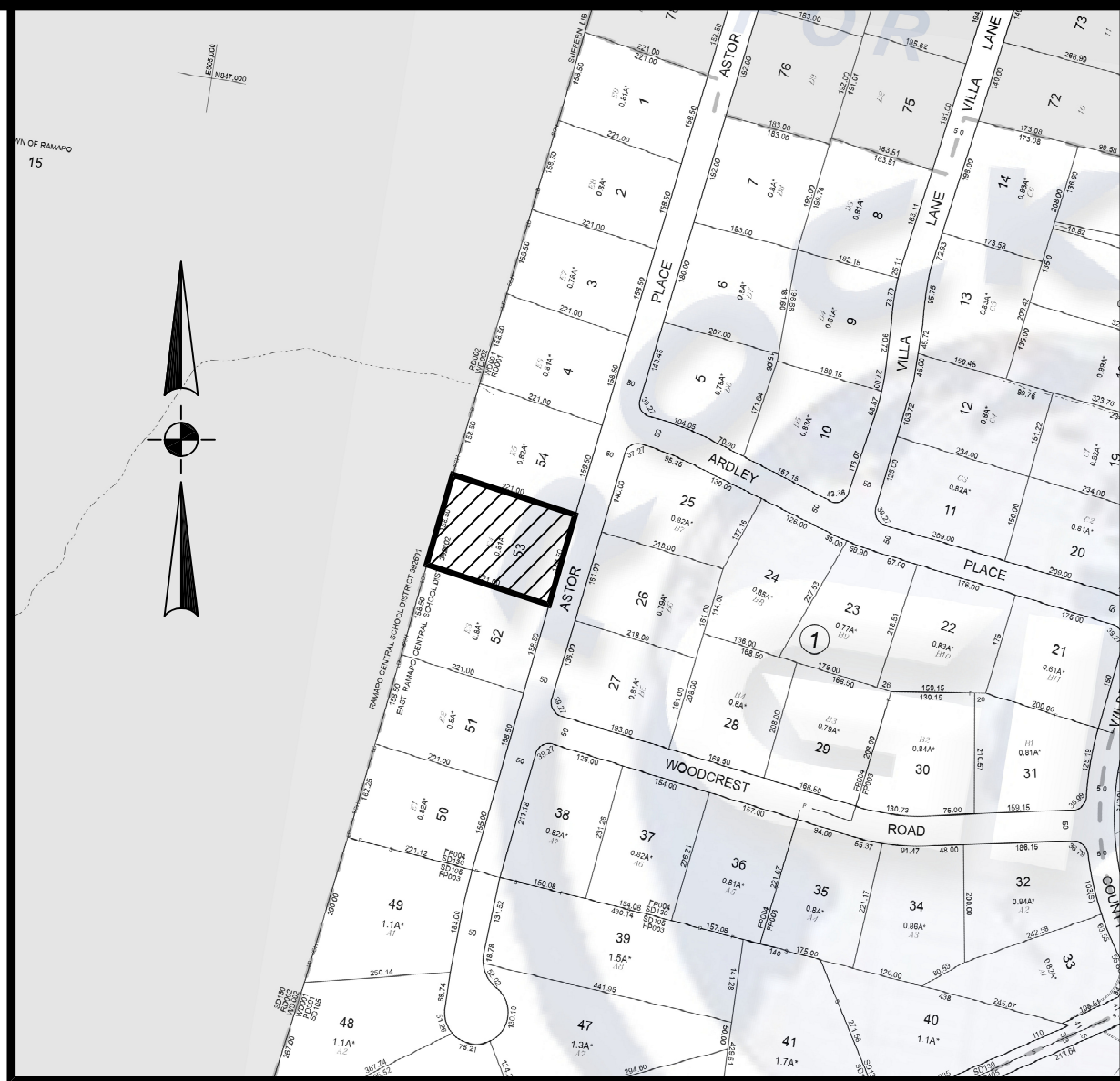


NOTE:

ANY EXISTING SEPTIC SYSTEM SHALL BE REMOVED IN COMPLIANCE WITH THE ROCKLAND COUNTY DEPARTMENT OF HEALTH REGULATIONS.

ALL FILL IN VICINITY OF PROPOSED DRYWELLS SHALL MEET THE STANDARDS OF THE NYSDEC SMDM.

INSTALLATION OF PERMEABLE PAVERS MUST BE WITNESSED AND CERTIFIED BY A LICENSED ENGINEER. NOTIFY CERTIFYING ENGINEER AT LEAST 48 HOURS IN ADVANCE.



VICINITY MAP
1" = 300'

Proposed Lot Coverage			
Driveway	3,176 SF		
Dwelling	3,045 SF		
Walkways	103 SF		
Front Porch + Steps	312 SF		
Rear Deck	618 SF		
Pool	1,024 SF		
Pool House & Overhang	829 SF		
Stepping Stones + Steps	342 SF		
Total	9,449 SF		
Total Impervious Coverage			
10,693 SF/35,028 SF			
0.270			
0.27 > 0.25			

Front Yard Impervious			
Driveway	1,154 SF		
Front Porch + Steps	312 SF		
Stepping Stones + Steps	259 SF		
Total	1,725 SF		
Total Impervious Coverage			
1,725 SF/8,943 SF			
0.193			
0.193 < 0.20			

BUILDING COVERAGE:

3,045 SF (DWELLING) + 361 (UPPER DECK) + 734 SF (CABANA) / 35,028 SF (LOT AREA) = 0.118

AVERAGE GRADE AT HOUSE PERIMETER:

$(68.5' \times 504') + (47' \times 494.5') + (21.5' \times 497') + (35' \times 497') + (10.5' \times 503') + (41' \times 503') + (4.5' \times 498') / 228'$ (OUTER LENGTH OF HOUSE = 500' AVERAGE ELEV

REFERENCES

- BEING SECTION 41.10, BLOCK 1, LOT 53 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING
- LOT DESCRIBED BY DEED IN BOOK NO. 813 AT PAGE 20 AT THE ROCKLAND COUNTY CLERKS OFFICE
- BEING LOT 4 IN BLOCK E ON A MAP ENTITLED "SECTION ONE OVERLOOK ESTATES IN WESLEY CHAPEL TOWN OF RAMAPO ROCKLAND COUNTY", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JULY 8, 1964 IN BOOK 68 ON PAGE 41 AS MAP NUMBER 3252.
- TOTAL AREA = 35,028 SQUARE FEET OR 0.804 ACRES.

Bulk Requirements: R-35 Single Family Detached Residence												
	Min Lot Area	Min Lot Frontage	Min Lot Width	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	50 FT	25 FT	60 FT	60 FT	0.25	0.20	0.10	25 FT	2.5 Stories
Proposed	35,028 SF	158.5 FT	158.5 FT	53 FT	20 FT*	45.4 FT*	15 FT*	0.27*	0.193	0.118*	23.5 FT	2.5 Stories

*Variance Required

**VARIANCE REQUIRED FOR FENCE IN SIDE/REAR YARD EXCEEDING 6 FEET IN HEIGHT LESS THAN $\frac{2}{3}$ OF ITS HEIGHT FROM LOT LINE.

***VARIANCE REQUIRED FOR RETAINING WALL EXCEEDING 6 FEET IN HEIGHT LESS THAN $\frac{2}{3}$ OF ITS HEIGHT FROM LOT LINE.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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:

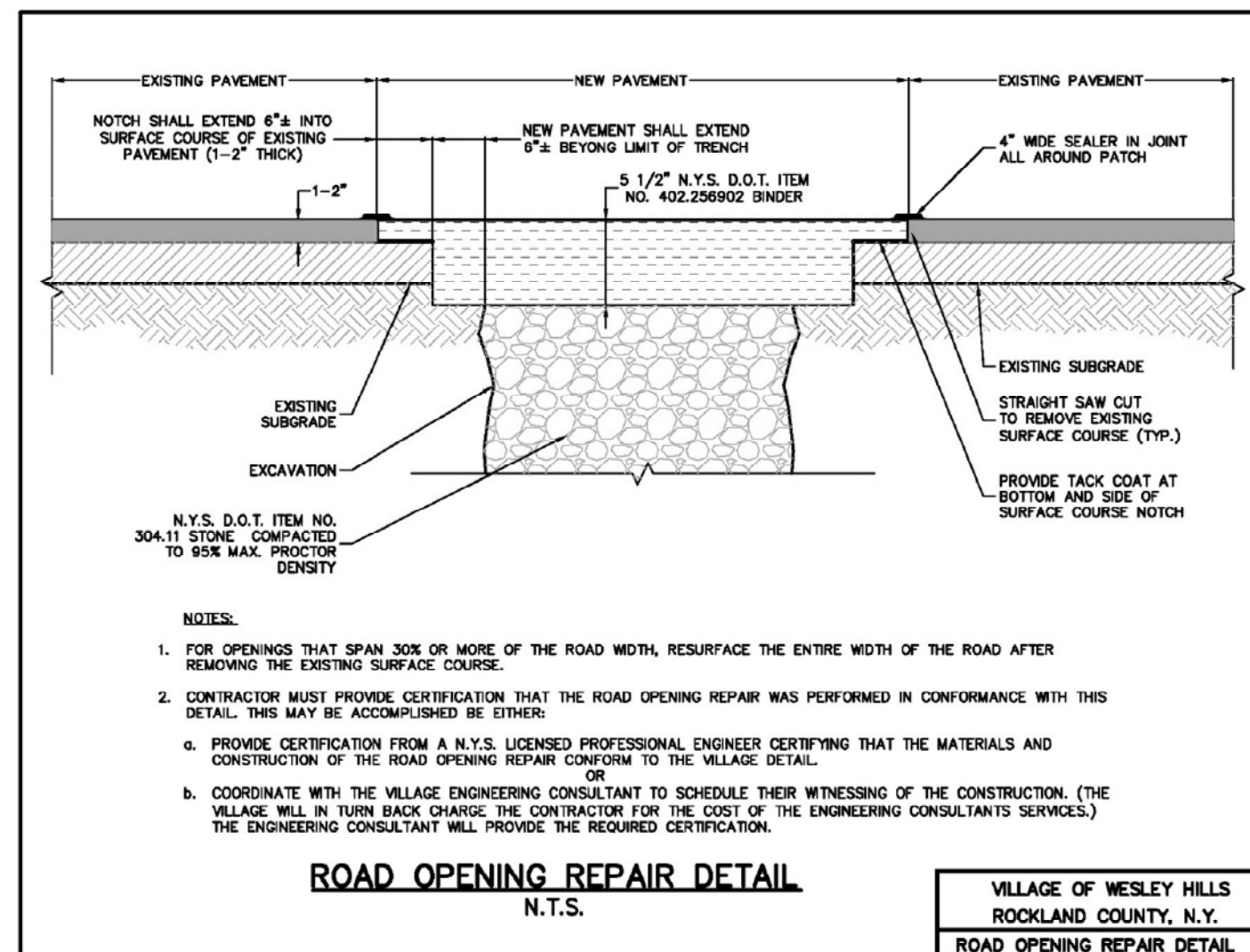
INSP	INSPECTION DESCRIPTION	MUNICIPAL INSPECTOR	INSPECTION DATE
1	PERCOLATION TEST		
2	LOCATION EXCAVATED AND FOUNDATION STONE INSTALLED		
3	APPROVED STRUCTURE SET IN PLACE (NO BACKFILL)		
4	STRUCTURE BACKFILLED AS PER APPROVED DESIGN		

FEBRUARY 17, 2026 DECEMBER 24, 2025 APRIL 7, 2025 MARCH 4, 2025 FEBRUARY 26, 2025 SEPTEMBER 10, 2024 APRIL 17, 2024	REV 7 REV 6 REV 5 REV 4 REV 3 REV 2 REV 1	REV PER VILLAGE ENGINEER'S COMMENTS REV PER LANDSCAPE ARCHITECT REV PER VILLAGE ENGINEER'S COMMENTS REV DRYWELLS REV PER VILLAGE ENGINEER'S COMMENTS REV PER CLIENT REV PER CLIENT
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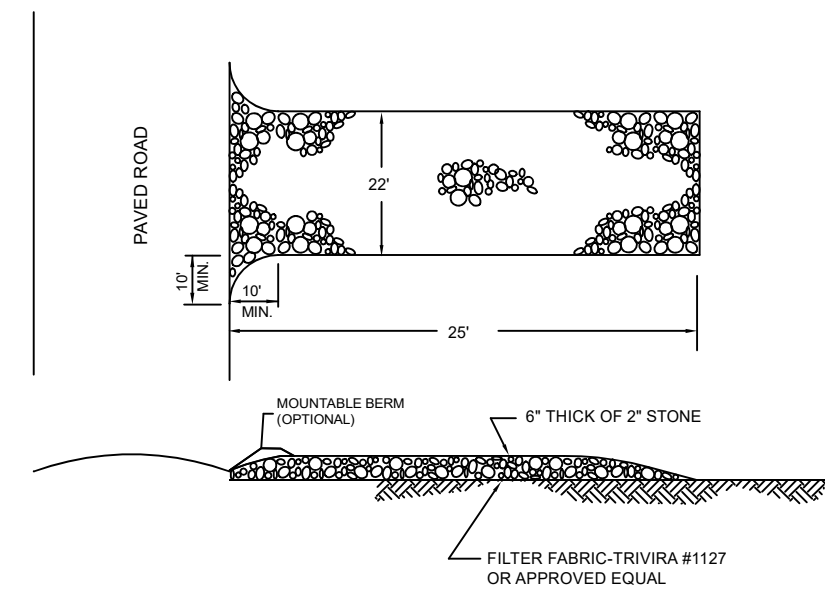
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.10 - 1 - 53 PLOT PLAN FOR 21 ASTOR PLACE VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			

CIVIL TEC Engineering & Surveying PC 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243	111 Main Street Chester, NY 10918 845.610.3621 Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com	DATE: 2/29/24 DRAWN BY: RB/LT CHKD BY: RB/LT JOB No. 4331 SCALE: 1"=20' DWG No. 1 OF 3
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Rachel B. Barese, P.E.
N.Y. Lic. No. 90143

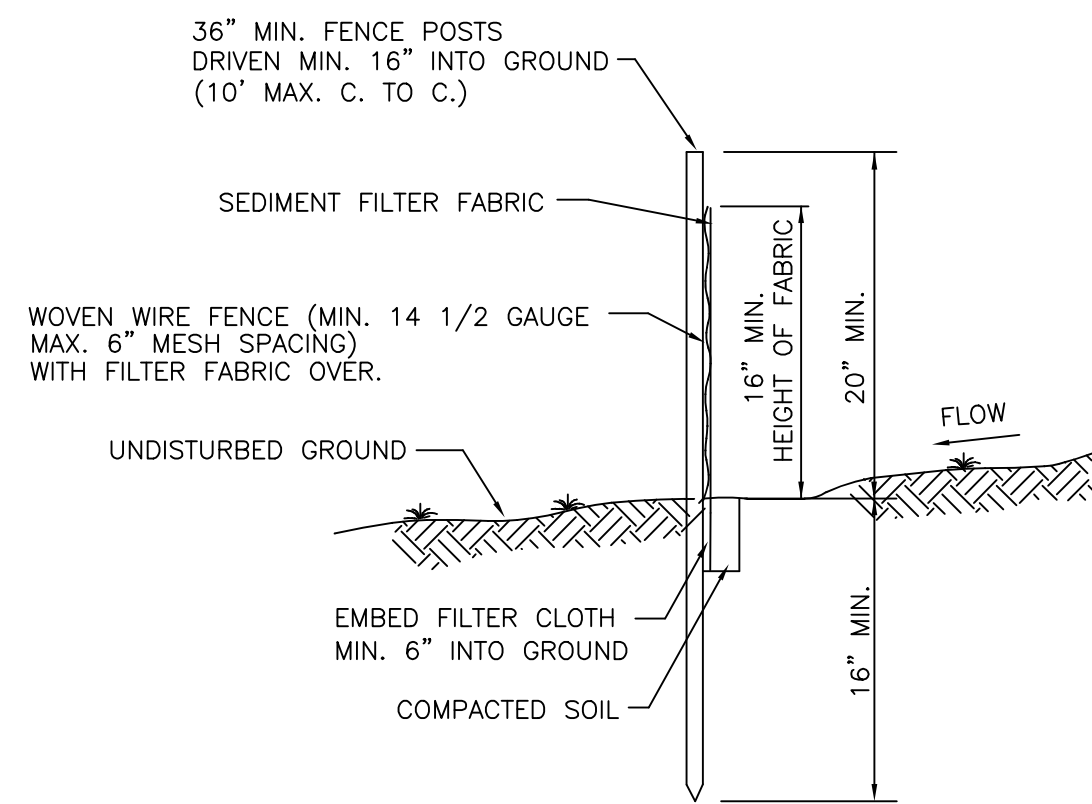


WESLEY HILLS CODE



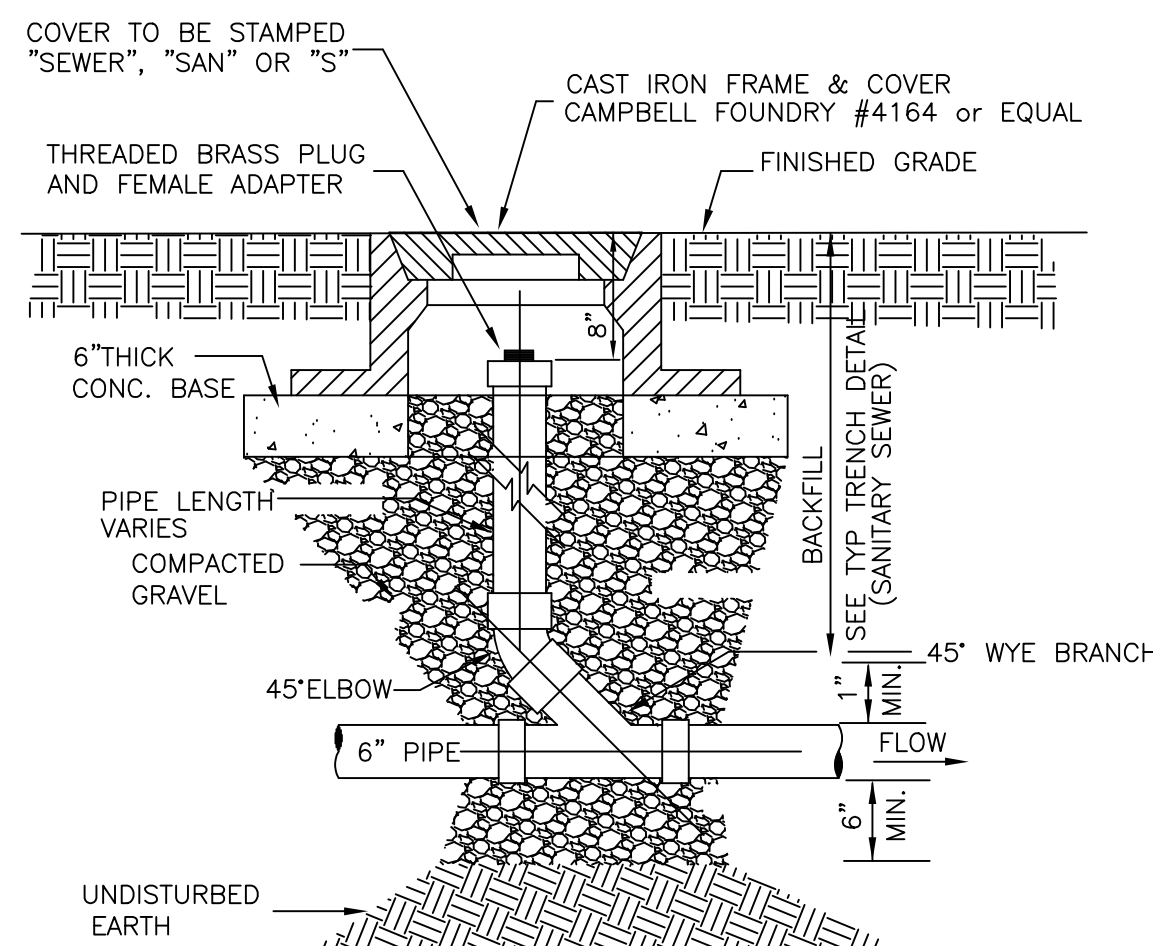
STABILIZED CONSTRUCTION ENTRANCE

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

SECTION
SILT FENCE

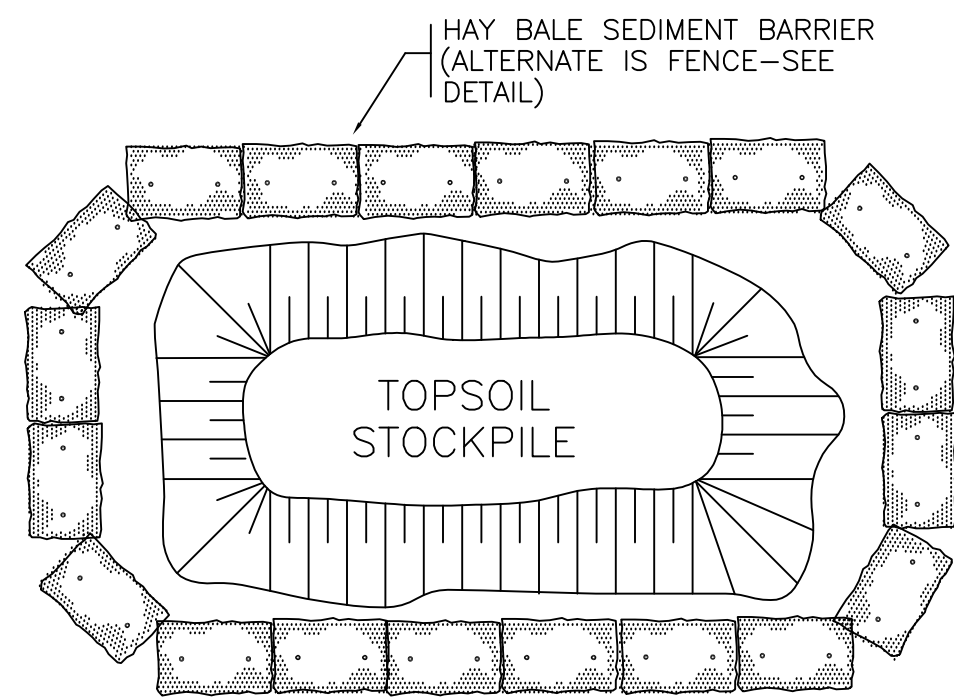
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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



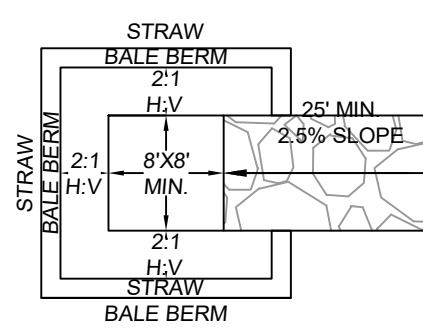
BUILDING SEWER CLEANOUT

N.T.S.

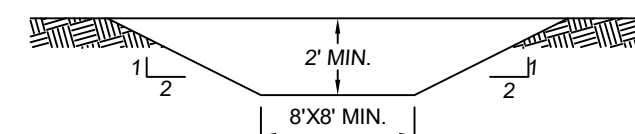


TOPSOIL STOCKPILE SEDIMENT BARRIER

N.T.S.



PLAN VIEW

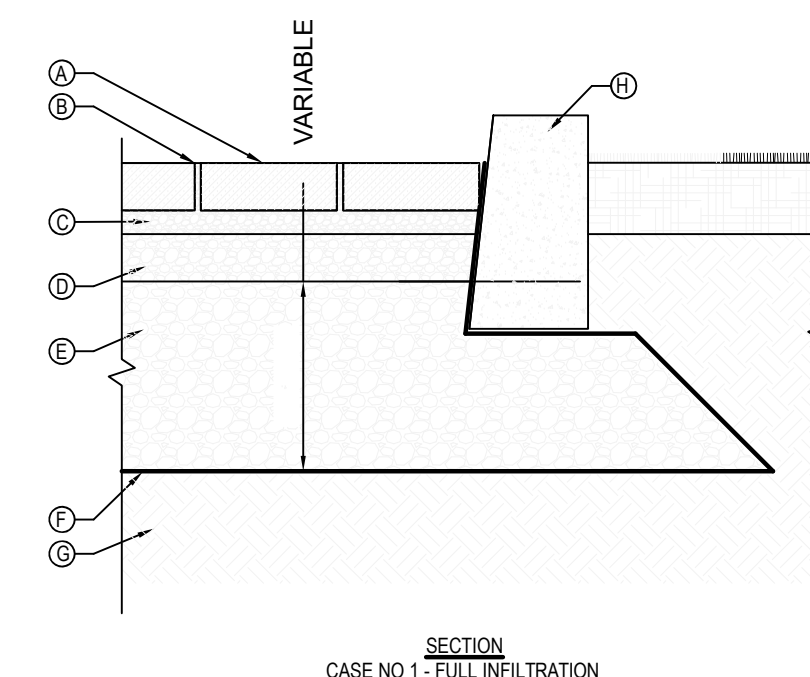


ELEVATION VIEW

- Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.
- All washout facilities will be lined to prevent leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appurtenance except at the access point. If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.
- All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess rainwater that has accumulated over hardened concrete should be pumped to a stabilized area, such as a grass filter strip.
- Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off site.
- Dispose of the hardened material off-site in a construction/demolition landfill.
- The plastic liner shall be replaced with each cleaning of the washout facility.
- Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.
- Perimeter berm shall have a minimum height of 1'.

CONCRETE WASHOUT STATION

N.T.S.



SECTION

CASE NO. 1 - FULL INFILTRATION

- LEGEND:
- PREFORMABLE PAVES FROM TECO-BLOC, BLU 60 MM
 - JOINT FILLING MATERIAL, NO. 8 CONFORMING TO ASTM D 448
 - BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
 - BASE COURSE, 4" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
 - SUBBASE COURSE, THICKNESS AS PER DESIGN NO. 2 STONE CONFORMING TO ASTM D 448
 - GEOTEXTILE
 - SUBGRADE
 - EDGE RESTRAINT

- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.C4Details.com/info AND ENTER REFERENCE NUMBER 958-007.
 - FILL UNDER THE PERMEABLE PAVERS MUST HAVE AN INFILTRATION RATE OF AT LEAST 1" PER HOUR. SOIL TESTING AT ALL LOCATIONS PROPOSED FOR PERMEABLE PAVERS MUST BE CONDUCTED IN ACCORDANCE WITH THE NYSDEC STORMWATER DESIGN MANUAL PRIOR TO INSTALLATION.
 - INSTALLATION OF PERMEABLE PAVERS MUST BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER, NOTIFY THE CERTIFYING ENGINEER AT LEAST 48 HOURS PRIOR TO INSTALLATION.

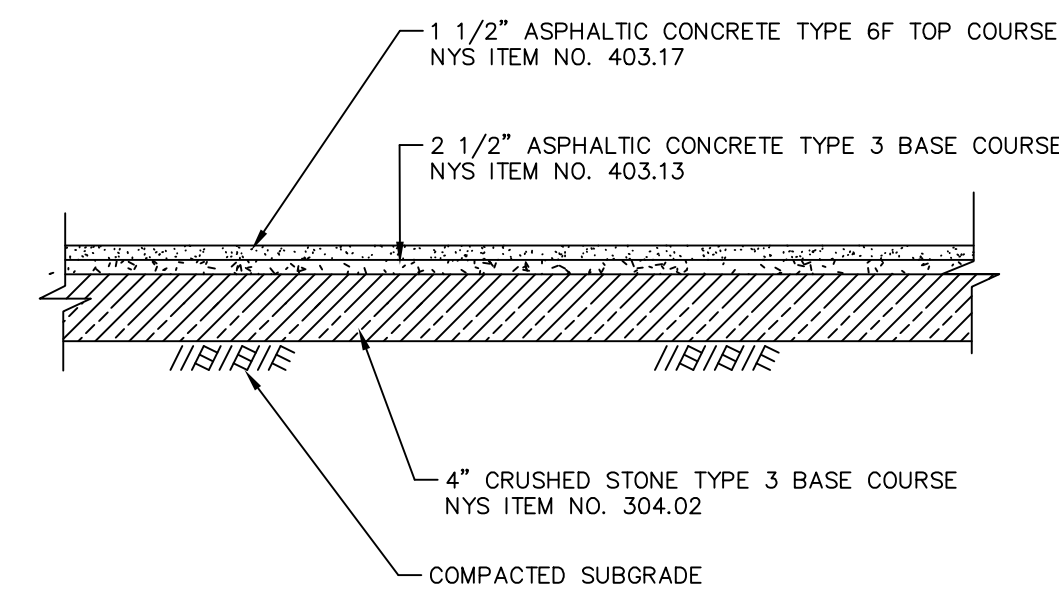


CONCRETE SIDEWALK

SCALE: N. T. S.

- NOTES :
- * CONCRETE TO TEST 4000 PSI @ 28 DAYS
 - * STEEL REINFORCEMENT-ASTM-A-615
 - * SECTION A - 370 GALLONS 6'-0" ACROSS BOTTOM
 - * WEIGHT - 2,000 LBS.
 - * SECTION B - 630 GALLONS 6'-7" ACROSS BOTTOM
 - * WEIGHT - 4050 LBS
 - * LOAD RATING - HS20
 - * 12" STONE SURROUND
 - * 12" STONE SUBBASE
 - * OPEN GRATE FOR OVERFLOW
 - * HEAVY DUTY FILTER FABRIC FOR SURROUND BETWEEN STONE AND SOIL

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

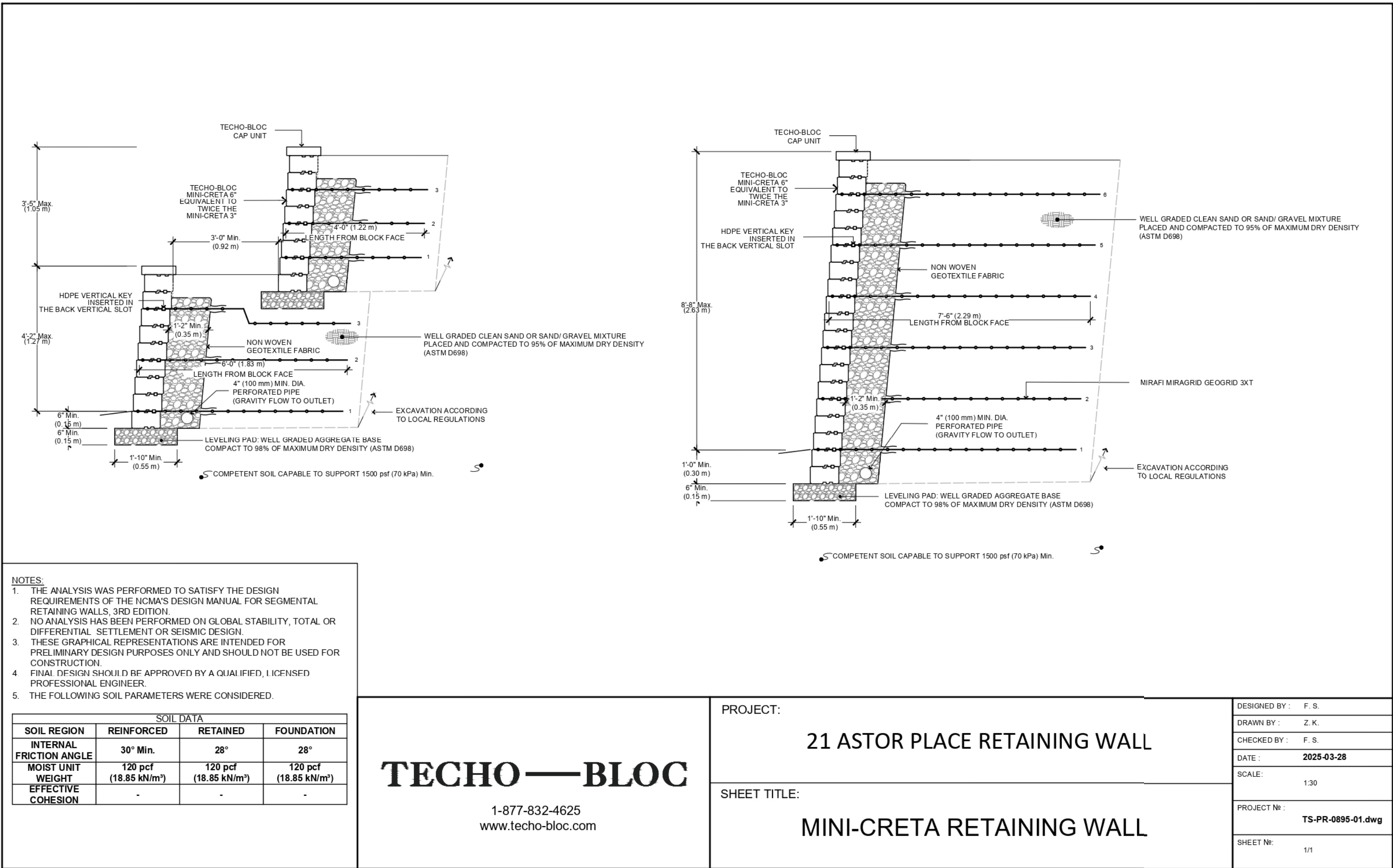


TYPICAL DRIVEWAY PAVEMENT SECTION

SCALE: N. T. S.

FEBRUARY 17, 2026	REV 5	REV PER VILLAGE ENGINEER'S COMMENTS
DECEMBER 24, 2025	REV 4	REV PER LANDSCAPE ARCHITECT
APRIL 7, 2025	REV 3	REV PER VILLAGE ENGINEER'S COMMENTS
MARCH 4, 2025	REV 2	REV DRYWELLS
FEBRUARY 26, 2025	REV 1	REV PER VILLAGE ENGINEER'S COMMENTS

DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 41.10 - 1-53	
		DETAILS	
		FOR	
		21 ASTOR PLACE	
		VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK	
		CIVIL TEC Engineering & Surveying PC	
		139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901	DATE: 9/10/24
		111 Main Street, Chester, NY 10918	DRAWN BY: DC
		P 845.547.2241 - F 845.547.2243	CHKD BY: RB/LT
		Civil Engineering & Land Surveying Services that Build Communities	JOB No. 4331
		www.Civil-Tec.com	SCALE: 1"=20'
		Rachel B. Barese, P.E. N.Y. Lic. No. 90143	DWG No. 2 OF 3



DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.10 - 1 - 53			
DETAILS			
FOR			
21 ASTOR PLACE			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 2/17/26
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: DC
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			JOB No. 4331
			SCALE: 1"=20'
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			DWG No. 3 OF 3

June 8, 2026

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

Re: 21 Astor Place – Request for Adjournment

Dear Stephanie,

On behalf of the applicant for 21 Astor Place, we respectfully request an adjournment of the public hearing currently scheduled before the Board.

The applicant is evaluating potential revisions to the proposed plans and would like additional time to complete this review prior to proceeding with the hearing. Accordingly, we request that the matter be adjourned to a future meeting date, to be determined in coordination with the Board's schedule.

We appreciate the Board's consideration of this request and will advise when we are prepared to move forward.

Please confirm receipt of this request and the adjournment of the hearing.

Thank you for your assistance.

Sincerely,

Chaim Wiznitzer
Shimmy's Enterprise Inc.
On Behalf of the Applicant

NARRATIVE SUMMARY

146 Willow Tree Road

Tax Lot 41.10-2-47

This narrative summary is submitted in support of the within application by Shimmy's Enterprises, Inc. on behalf of Chana Gold, the owner of the single-family dwelling located at 146 Willow Tree Road. The applicant is the contractor and is seeking variances on behalf of the owner to legalize certain improvements that were constructed on the property. The property is located in the R-35 Zoning District.

The applicant previously applied for and received variances and a special permit to allow the construction of a sports court. The resolutions of the Zoning Board of Appeals and the Planning Board granting the variances and special permit are attached. Additional variances from the Table of Dimensional Requirements for the R-35 Zone are required as follows:

	<u>Permitted</u>	<u>Existing</u>
Maximum Front Yard Impervious Surface	.301	.32
Maximum Impervious Surface Ratio	.253	.27

During the construction of the improvements, certain modifications were made that increased the coverages. These modifications include:

1. Addition of slate walkway
2. Modification of the layout of the driveway
3. Increase in size of porch

SEQRA

The project should be classified as a Type II Action pursuant to 6 NYCRR 617.5(c)(11) (*construction or expansion of a single-family, a two-family or a three-family residence on an approved lot*) and (12) (*construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density*). These actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review. A short form EAF Part I has been submitted.

GML

The property is within 500 feet of Wilder Road (County Route 81). Referral is required to the Rockland County Department of Planning pursuant to General Municipal Law Sections 239-m.

BALANCING OF THE EQUITIES

In making its determination to grant a variance, a zoning board of appeals must take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the zoning board of appeals is also required to consider the following factors:

- a. An undesirable change will not be produced in the character of the neighborhood, nor a

detriment created to nearby properties by the granting of the area variances. The improvements do not detract from the neighborhood and do not impact or create any detriment to any adjacent neighbors. The slight increase in the coverages will not alter or change the neighborhood.

b. The benefit sought by the applicant cannot be achieved by some method feasible for the applicant to pursue, other than an area variance. The improvements have already been installed and the applicant seeks to allow them to remain in place.

c. The requested area variances are not substantial. These are only minor increases from the variances previously granted.

d. The proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The project is a Type II pursuant to SEQRA and is deemed not to have a significant impact on the environment and is otherwise precluded from environmental review. The increases in coverage will not impact any adjacent neighbors. Appropriate stormwater control is provided to prevent any excess runoff.

f. That although the alleged difficulty was self-created, it is a minimal variation of the bulk requirements. Even if the difficulty is self-created, this factor is not dispositive of the applicant's variance requests. Instead, any perceived self-created harm is greatly outweighed by the fact that the variances will not result in any adverse impacts, will not be a detriment to nearby properties, and will not create an undesirable change in the character of the neighborhood.

CONCLUSION

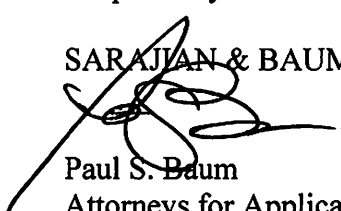
The requested variances will not negatively impact any of the neighbors or create a detriment to the community. Under the particular circumstances of this case, the benefit to the applicant from the grant of the variances significantly outweighs any detriment to the health, safety and welfare of the neighborhood. The balance of equities lies in favor of granting the variances.

For all the foregoing reasons, it is respectfully requested that the Zoning Board of Appeals grant the applicant the requested variances.

Dated: December 29, 2025

Respectfully submitted,

SARAJIAN & BAUM PLLC



Paul S. Baum

Attorneys for Applicant

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date _____

Please check all that apply:

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

Project Name: 146 Willow Tree Road

Applicant: Shimmy Enterprises, Inc. Phone # 845-352-5175 X101

Address 1 Old Route 202D Suffern NY 10901
Street Name & Number (Post Office) State Zip code

Property Owner: Chana Gold Phone # _____

Address 146 Willow Tree Road Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Anthony Celentano Phone # 845-429-5290

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

Attorney: Paul S. Baum, Esq., Sarajian & Baum PLLC Phone # 845-205-4556

Address 155 North Main Street, New City, NY 10956
Street Name & Number (Post Office) State Zip code

Contact Person: Chaim Wiznitzer- Shimmy's Enterprises, Inc. Phone # 845-352-5175 X101

Address 1 Old Route 202D Suffern NY 10901
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.10 Block 2 Lot(s) 47
Section _____ Block _____ Lot(s) _____

Location: On the north side of Willow Tree Road.
250 feet east of Wilder Road.

Acreage of Parcel 53,740 SF Zoning District R-35
School District East Ramapo Postal District Monsey

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

See attached narrative summary.

If subdivision:

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

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

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

ZBA 11/17/21

Planning Board 12/22/21 #21-29

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

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

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

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

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

List name(s) of facility checked above. Wilder Road (County Highway 81)

Applicant's Signature and Certification

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

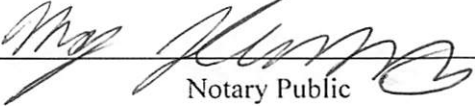
I, Shimmy Galandauer, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

Mailing Address

1 Old Route 202D
Suffern, NY 10901

SWORN to before this

14 day of ~~December~~ APRIL, ~~2025~~ 2026


Notary Public

MAYER JACOBOWITZ
Notary Public, State of New York
No. 01JA0351978
Qualified in Rockland County
Commission Expires Dec 19, 2028

Affidavit of Ownership/Owner's Consent

State of ~~New York~~ New Jersey
County of ~~Rockland~~ SS.: Essex
Town/Village of Bloomfield

I, Chana Gold being duly sworn, hereby
depose and say that I reside at: 146 Willow Tree Road, Monsey, NY 10952

in the county of Rockland in the state of NY.

I am the * owner owner in fee simple of premises located at:
146 Willow Tree Road, Monsey, NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in ~~Liber~~ of conveyances, page
as Instrument ID #2015-24513

Said premises have been in my/its possession since 19 2015. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.10 block 2 lot(s) 47

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

Owner

Mailing Address

Chana Gold
146 Willow Tree Road
Monsey, NY 10952

SWORN to before this 25 day of March, 2026
December, 2025

Maritza Sweeney
Notary Public



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

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of _____)

I, Shimmy Galandauer, 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

Shimmy Galandauer

1 Old Route 202D

Suffern, NY 10901

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

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

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of existing uses and structures

3. Premises affected are in a R-35 zone and from the town of Ramapo tax map, the property is know as Section 41.10, Block, 2, Lot(s) 47.

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

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

(if none, so state)

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

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

I, Charles Martin Simon GARDNER, 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

1 Old Route 202D

Suffern, NY 10901

SWORN to before this

14 day of ~~December~~ APRIL, ~~2020~~ 2020
[Signature]
Notary Public

MAYER JACOBOWITZ
Notary Public, State of New York
No. 01JA0351978
Qualified in Rockland County
Commission Expires Dec 19, 2028

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

STATE OF ~~NEW YORK~~ } *New Jersey*
COUNTY OF ~~ROCKLAND~~ } SS: *Essex*
VILLAGE OF WESLEY HILLS }

Chana Gold being duly sworn, deposes and
says that he/she resides at 146 Willow Tree Road, Monsey, NY 10952

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 41.10 Lot No. 2-47 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: *Chana Gold*
Address: 146 Willow Tree Road
Monsey, NY 10952

Sworn to before me this
25 day of March 2026
December 25
Maritza Sweeney
Notary Public



AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of _____)

I, Shimmy Galandauer being duly sworn deposes and says
that he is the applicant, agent or attorney for applicant, in the matter of the petition before
the Zoning Board of Appeals (board) in the town/village
of Wesley Hills affecting property located at
146 Willow Tree Road, Monsey, NY 10952, Rockland County, New York.

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

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

TO BE PROVIDED UNDER SEPARATE COVER

SWORN to before this

14 day of ~~December~~ APRIL, ~~2025~~ 2026

[Signature]
Notary Public

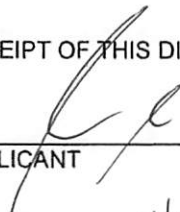
MAYER JACOBOWITZ
Notary Public, State of New York
No. 01JA6351978
Qualified in Rockland County
Commission Expires Dec 19, 2028

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED



APPLICANT

4/14/26

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

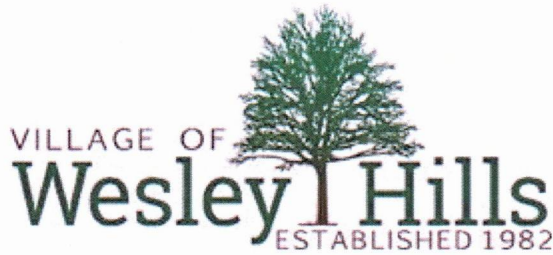
- ☒ Variance from the requirement of Section See Addendum _____;
- ☐ Special permit per the requirements of Section _____;
- ☐ Review of an administrative decision of the Building Inspector;
- ☐ An order to issue a Certificate of Occupancy;
- ☐ An order to issue a Building Permit;
- ☐ An interpretation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

To permit construction, maintenance and use of existing uses and structures _____

**Addendum to Zoning Board of Appeals Application
Shimmy's Enterprises, Inc. on behalf of Chana Gold
146 Willow Tree Road
Tax Lot 41.10-2-47**

The project will require the following variances from Article V, Section 230-17 and 230 Attachment 1 Table of Dimensional Bulk Requirements for the R-35 Zoning District as follows:

	<u>Permitted</u>	<u>Existing</u>
Maximum Front Yard Impervious Surface	.301	.32
Maximum Impervious Surface Ratio	.253	.27



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.gov

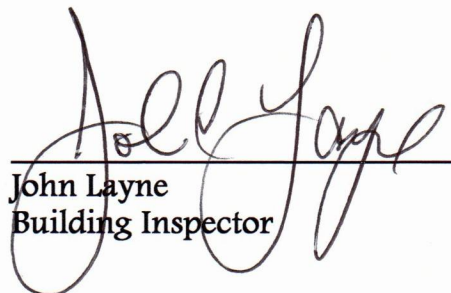
Dated: April 17, 2026
Tax Parcel ID: 41.10-2-47
Address: 146 Willow Tree Road
Applicant: Chana Gold

BUILDING AND ZONING DEPARTMENT:

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

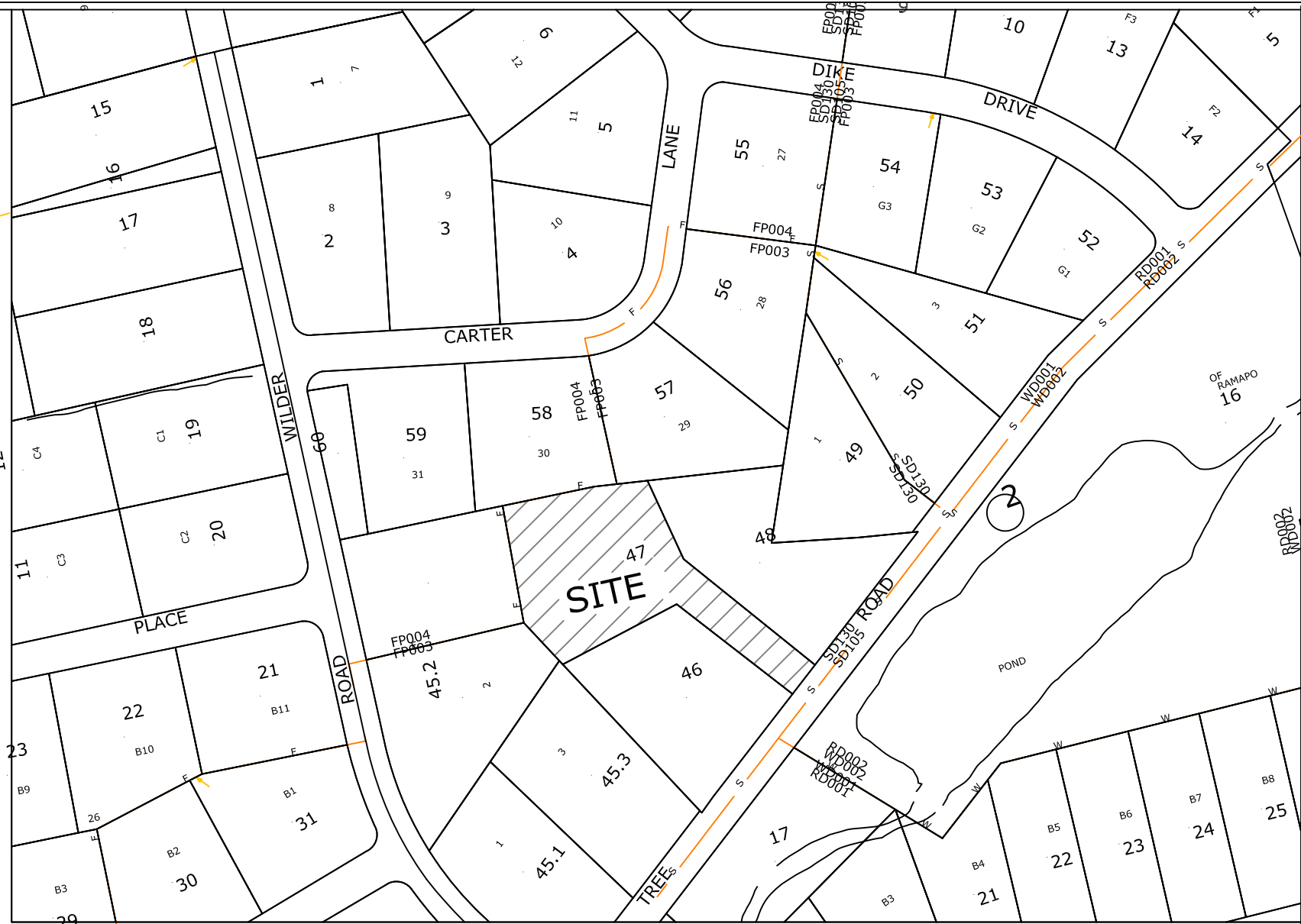
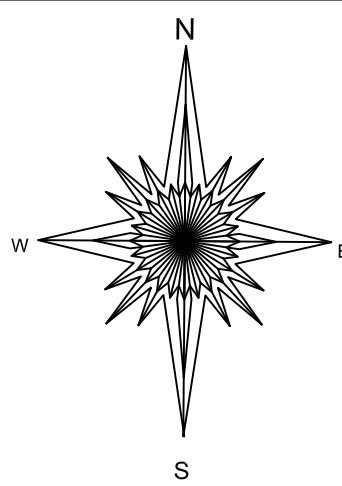
- ~Maximum front yard impervious surface ratio of 32% where 20% is required
- ~Maximum impervious surface ratio of 27% where 25% is required

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

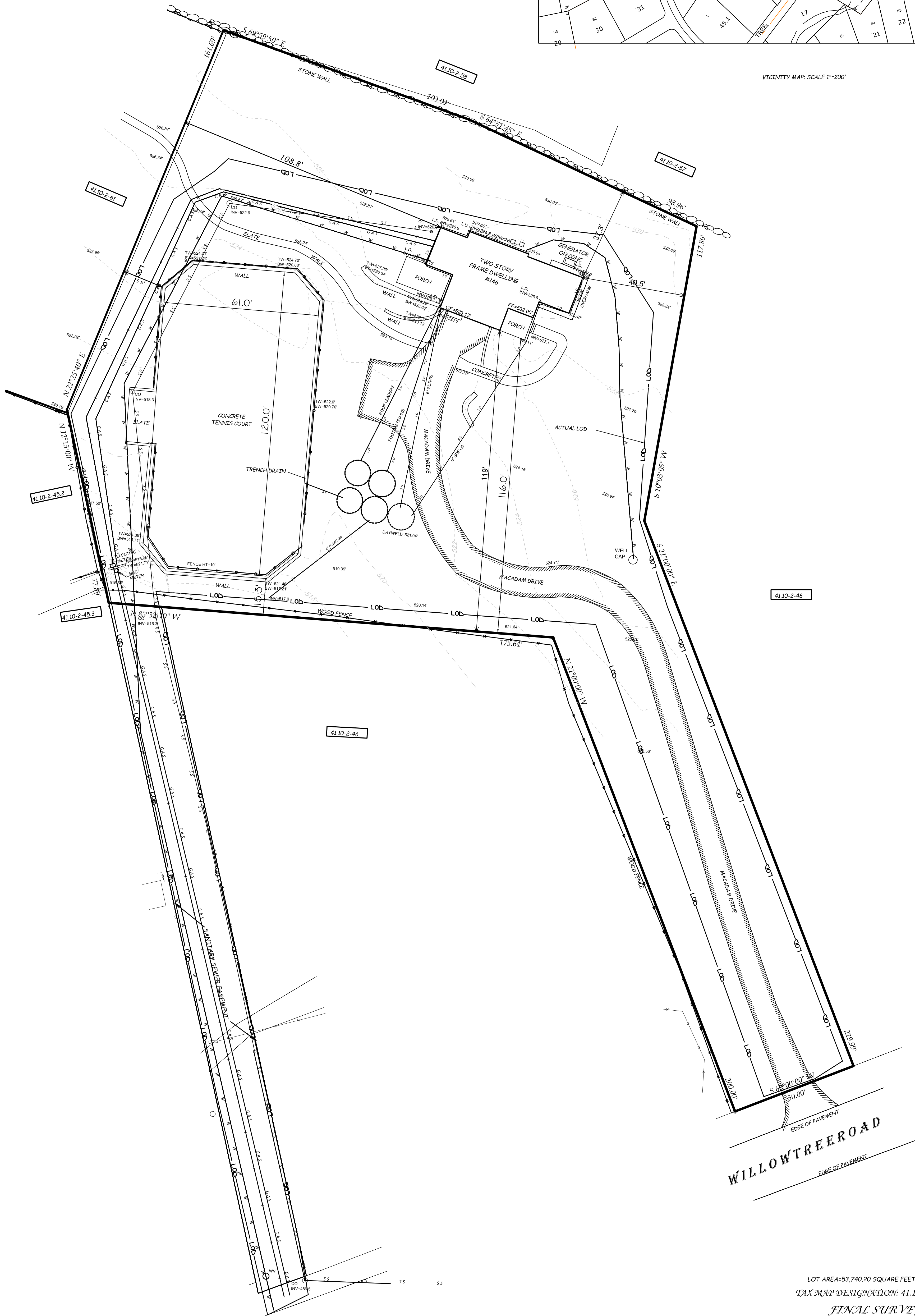


John Layne
Building Inspector

cc: Zoning Board of Appeals



VICINITY MAP: SCALE 1"=200'



REFERENCE: NO FILED MAP OF RECORD FOR LOT

NOTE:
"IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY."
"ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL ENCLOSED ON ONE SEAL ARE THE PRODUCT OF THE LAND SURVEYOR."
"THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT."
"THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE."
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.

BULK REQUIREMENTS										ZONE: R-35 SINGLE FAMILY RESIDENTIAL			
	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH	EFFECTIVE SQUARE	FRONT YARD	SIDE YARD	TOTAL SIDE YARDS	REAR YARD	MAXIMUM IMPERVIOUS SURFACE	FRONT YARD IMPERVIOUS	BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT - FEET	MAXIMUM EXPOSED BUILDING HEIGHT
REQUIRED	35,000 SF	100'	125'	125'	50'	25'	60'	50'	0.25	0.20	0.10	2-1/2	25'
PROVIDED	53,740 SF	50.00'	223'	150'	116.0'	40.5'	78'	109'	0.27****	0.32****	0.034	2	<25'

IMPERVIOUS COVERAGES:
1) HOUSE= 1,400 SF
2) DRIVEWAY= 4,892 SF
3) TENNIS COURT= 7,390 SF
4) WALKWAYS= 252 SF
5) SLATE STEPPING STONES= 400 SF (NOT INCLUDED/PERVIOUS)
6) PORCHES= 310 SF
7) OVERHANGS= 96 SF
TOTAL= 14,340 SF / 53,740 SF= 0.266 OR 27%

FYIS:
DRIVEWAY & WALK= 4,897 SF
TENNIS COURT= 6,616 SF
= 11,513 SF / 35,769 SF= 0.32

BUILDING COVERAGE:

HOUSE= 1,400 SF
PORCHES= 310 SF
OVERHANGS= 96 SF

TOTAL BUILDING COVERAGE= 1,806 SF / 53,740 SF = 0.034

4/27/26

4/21/26

9/12/25

LOT AREA= 53,740.20 SQUARE FEET
TAX MAP DESIGNATION: 41.10-2-47

FINAL SURVEY

146 WILLOW TREE RD

TOWN OF RAMAPO, ROCKLAND COUNTY
WESLEY HILLS, NEW YORK

SCALE: 1" = 20' DECEMBER 7, 2023

ANTHONY R. CLEGG, P.L.S.
31 ROCKLAND COUNTY
THIELER, N.Y.
845 421-1901
LIC#50633

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 11, 2026

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

Re: Chana Gold
146 Willow Tree Road
Tax Lot 11/41.10-2-47 (formerly 9./30/A2B)

Dear Ms. Schultz:

Our office has received and reviewed a final survey that was last revised on April 27, 2026, which Anthony R. Celentano, P.E., prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Approval of this application and the variances for a proposed sports court and the additions to a single-family residence on a 53,740 square foot lot in the R-35 District does not require the applicant to pay an impact fee, in accordance with the Rockland County *Sewer Use Law* as last amended in 2010. **However, if the use or occupancy of the property exceeds one (1) unit (e.g., if the sports court is open to the public, or with a home occupation, guest suite, apartment, a house of worship, a school, a daycare center, or an apartment), the District will require further review and the owner will have to pay an impact fee.**
2. All permits, fees and inspections associated with sanitary sewer connections to the sewer main on Willow Tree Road are the responsibility of the District. If this project involves any work on the connection to the sewer main, a hookup permit must be obtained from the District prior to starting the sewerage portion of this job. This will require approval of the details for connecting to the existing sewers, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
3. Details for sanitary sewer construction, if any, must comply with the District's construction standards and should be shown on the plans.
4. Details for the sanitary sewer connection, if any, are subject to approval by the Town of Ramapo.

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,

A handwritten signature in dark ink, appearing to read 'Lorelei Greene Tinston', with a stylized, wavy line extending from the end.

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
Anthony R. Celentano, P.E. – 31 Rosman Road, Theills, NY 10984
Shimmy Galandauer – 1 Old Route 202D, Suffern, NY 10901

File: TOR 41.10-2-47 – 146 Willow Tree Road
TOR 41.10-2-61 – 28 Wilder Road
Reader

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Commissioner

Adam Carsen
Deputy Commissioner

June 05, 2026

Wesley Hills Zoning Board of Appeals
432 Route 306
Wesley Hills, NY 10952

Tax Data: 41.10-2-47

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

Map Date: 04/27/2026

Date Review Received: 05/01/2026

Item: *146 Willow Tree Road (GML-26-0249)*

Variances for maximum front yard impervious surface and maximum impervious surface ratio to legalize modifications made to recent improvements to a single-family dwelling in the R-35 zoning district. The modifications include the addition of a slate walkway, changes to the driveway layout, and an increase in the size of the porch. A special permit and variances for maximum impervious surface, maximum front yard impervious surface, front yard, and fence height were previously granted for the construction of a sports court on the property.

Northern side of Willow Tree Road, approximately 485 feet east of Wilder Road

Reason for Referral:

Forshay Rd (County Route 81), Wilder Rd (County Route 81), Willow Tree Rd (County Route 81)

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

cc: Mayor Marshall Katz, Wesley Hills
Rockland County Department of Health
Rockland County Highway Department
Rockland County Planning Board
Rockland County Sewer District No. 1
Anthony R. Celentano P.E.

*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.

May 6, 2026

To the Village of Wesley Hills Zoning Board of Appeals,

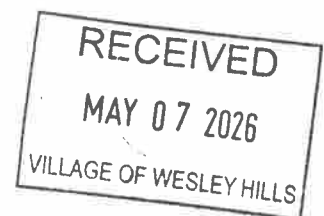
We, Gary and Malki Gartenberg, are requesting variances for a circular driveway at 8 Villa Lane. Our application was denied as we propose a **26.1%** impervious surface ratio (25% allowed) and a **29.2%** front yard ratio (23% allowed).

This addition is necessary for our safety, allowing us to exit the property driving straight out rather than backing into the street. We note that several neighboring homes already have similar circular driveways.

Thank you for your consideration.

Sincerely,

Gary & Malki Gartenberg



PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 05/04/2026

Please check all that apply:

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

Project Name: 8 Villa Ln.

Applicant: Malki & Gary Gartenberg / GM Gartenberg Legacy Trust **Phone #** 914-772-5392
Address 8 Villa Ln Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Property Owner: Malki & Gary Gartenberg / GM Gartenberg Legacy Trust **Phone #** 914-772-5392
Address 8 Villa Ln Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Paul Gdanski P.E. PLLC **Phone #** 914-418-0999
Address 3512 Whitter Court Mahwah NJ 07430
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 #** 845-212-2040
Address 17 Sandybrook Drive Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.10 Block 1 Lot(s) 14
Section _____ Block _____ Lot(s) _____

Location: On the East side of Villa Ln.
600 feet Center of Ardley Place

Acres of Parcel 0.807 **Zoning District** R35
School District East Ramapo central **Postal District** 10952

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

If subdivision:

- 1) Is any variance from the subdivision regulations required? No
- 2) Is any open space being offered? n/a If so, what amount? n/a

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

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

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

N/A

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

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

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

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

List name(s) of facility checked above: ROW county highway

Applicant's Signature and Certification

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

Malki & Gary Gartenberg / GM Gartenberg Legacy Trust

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

8 Villa Ln. Monsey NY 10952

Mailing Address: _____

Sign Malki Gartenberg
Malki
Sign Gary Gartenberg
Gary

SWORN to before this

11th

day of MAY

2026

Faigy Goldenberg
Notary Public
FAIGY GOLDENBERG
Notary Public, State of NY
No. 01GO068434
Qualified in Kings County
Comm. Expires 12/31/2029

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Malki & Gary Gartenberg / GM Gartenberg Legacy Trust being duly sworn, hereby
depone and say that I reside at: 8 Villa Ln Monsey NY 10952

in the county of Rockland in the state of NY

I am the * Owner owner in fee simple of premises located at:
8 Villa Ln. Monsey NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber n/a of conveyances, page INSTR # 2026-00001715

Said premises have been in my/its possession since 2026-01-15 Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.10 block 1 lot(s) 14

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

Owner Malki & Gary Gartenberg / GM Gartenberg Legacy Trust

Mailing Address 8 Villa Ln. Monsey NY 10952

SWORN to before this

5th day of MAY

2026

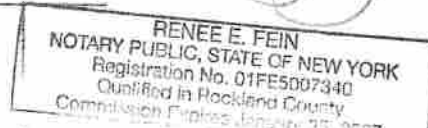
Sign

Malki
Malki

Sign

Gary
Gary

Notary Public



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

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

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

(if none, so state)

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

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

I, Gary & Malki Gartenberg, 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.

8 Villa Lane Monsey NY 10952

Mailing Address _____

SWORN to before this

5th day of April, 2026

Sign Malki Gartenberg
Malki

Sign Gary

Notary Public RENEE E. FEIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FE5007340
Qualified in Rockland County
Commission Expires January 23, 2027

Page 6

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 }

Malki & Gary Gartenberg
GM Gartenberg Legacy Trust

being duly sworn, deposes and

says that he/she resides at 8 Villa Ln.

Monsey NY 10952

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 41.10 Lot No. 14 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: Malki & Gary Gartenberg / GM Gartenberg Legacy Trust

Address: 8 Villa Ln. Monsey NY 10952

Sworn to before me this

5th day of April 2026

Notary Public

Sign

Malki Gartenberg

Malki

Sign

Gary

RENEE E. FEIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FE5007340
Qualified in Rockland County
Commission Expires January 25, 2027

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Malki & Gary Gartenberg / GM Gartenberg Trust Legacy

APPLICANT

05/04/2026

DATED

Sign

Malki Gartenberg
Malki

Sign

[Signature]
Gary

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section 230-17 _____;
- ☐ Special permit per the requirements of Section _____;
- ☐ Review of an administrative decision of the Building Inspector;
- ☐ An order to issue a Certificate of Occupancy;
- ☐ An order to issue a Building Permit;
- ☐ An interpretation of the Zoning Ordinance or Map;
- ☐ Certification of an existing non-conforming structure or use;
- ☐ Other (*explain*) _____;

To permit construction, maintenance and use of Construction of a circular driveway

J-1-6

41.05-2-3

41.05-2-4.1

41.05-2-4.2

41.09-1-15

41.06-1-80

41.10-2-16



432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone: 845-354-0000 Fax: 845-354-4600 www.wesleyhills.gov

Email: info@wesleyhills.gov planning@wesleyhills.gov

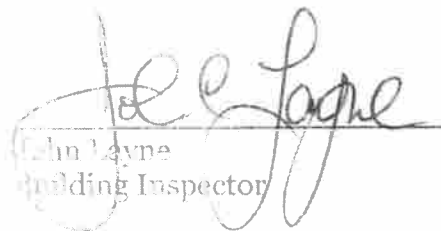
Dated: April 27, 2020
Tax Parcel ID: 41.10-1-14
Address: 8 Villa Lane
Applicant: Gary & Maki Garofalo

BUILDING AND ZONING DEPARTMENT

Please be advised that your application for a building permit for the construction of a circular driveway addition to your single-family residence is denied. The requirements of the Zoning Code of the Village of Wesley Hills have not been satisfied. The following variances are required:

- Maximum impervious surface ratio of 26.1% where 25% required.
- Maximum front yard impervious surface ratio of 29.2% where 23% required.

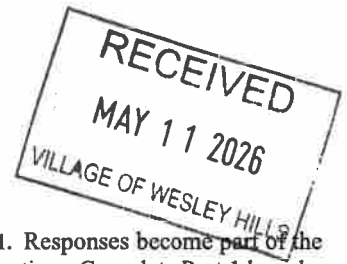
In addition, the Zoning Board of Appeals may review any existing non-conforming items.


John Layne
Building Inspector

CC: Zoning Board of Appeals

Mayor: Charles J. DeBenedictis Deputy Mayor: Milton Schwartz
Treasurer: Joseph Meuse
Village Clerk: Patricia J. DeBenedictis Planning: Howard Richman

Short Environmental Assessment Form **Part 1 - Project Information**



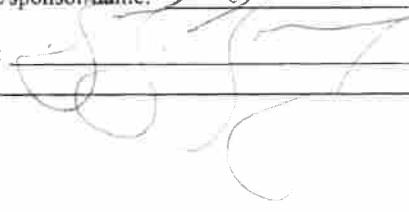
Instructions for Completing

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

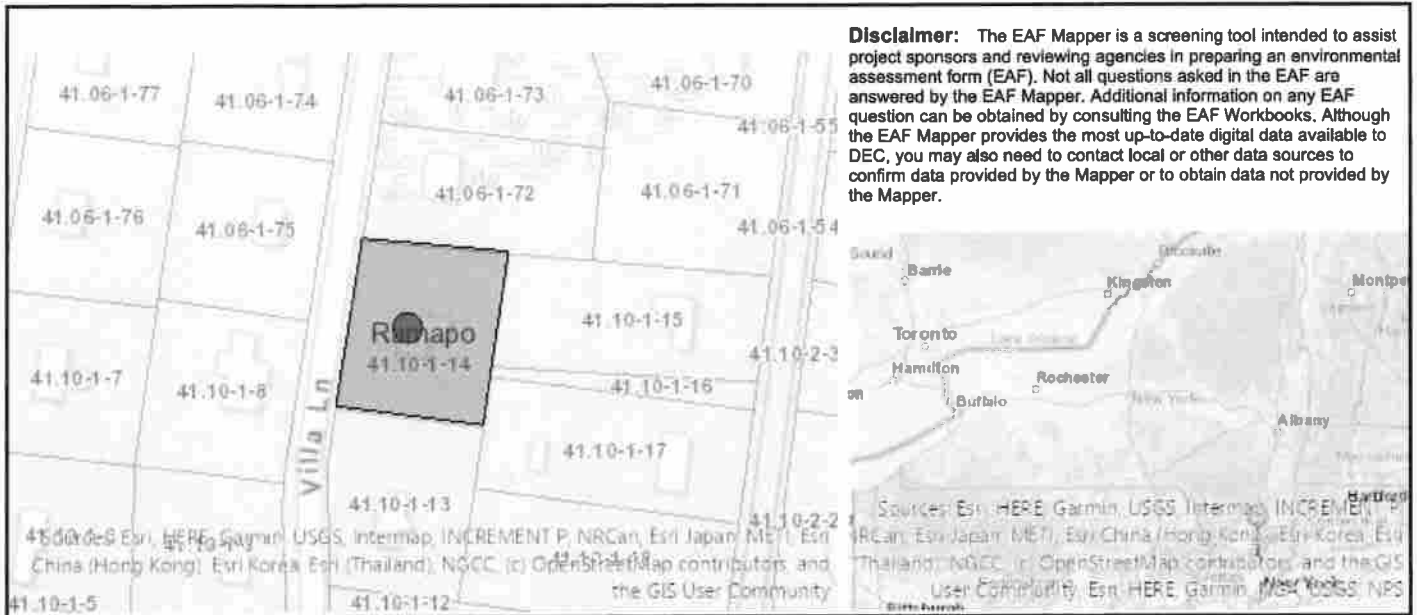
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: Gartenberg							
Project Location (describe, and attach a location map): 8 Villa Lane							
Brief Description of Proposed Action: Construction of circular driveway							
Name of Applicant or Sponsor: Malki & Gary Gartenberg / GM Gartenberg Legacy Trust		Telephone: 914-772-5392					
		E-Mail: ggartenberg@yahoo.com					
Address: 8 Villa Lane							
City/PO: Monsey		State: NY	Zip Code: 10952				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td align="center">☒</td> <td align="center">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zoning Board, health dept, building department			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td align="center">☐</td> <td align="center">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action?		0.81 acres					
b. Total acreage to be physically disturbed?		0.06 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.81 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)							
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):							
☐ Parkland							

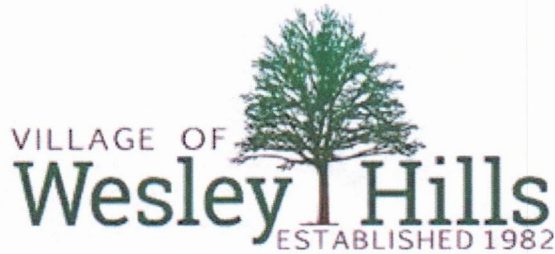
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Timber Rattlesnake	NO ☐	YES ☒
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO ☐ ☒ ☐	YES ☒ ☐ ☒
drywell proposed		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Malki & Gary Gartenberg / GM Gartenberg Legacy Trust</u> Date: <u>05/08/2026</u> Signature: <u></u> Title: _____		

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	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



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.gov

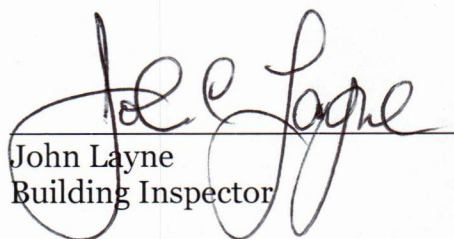
Dated: April 27, 2026
Tax Parcel ID: 41.10-1-14
Address: 8 Villa Lane
Applicant: Gary & Malki Gartenberg

BUILDING AND ZONING DEPARTMENT:

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

- Maximum impervious surface ratio of 26.1% where 25% required.
- Maximum front yard impervious surface ratio of 29.2% where 23% required.

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


John Layne
Building Inspector

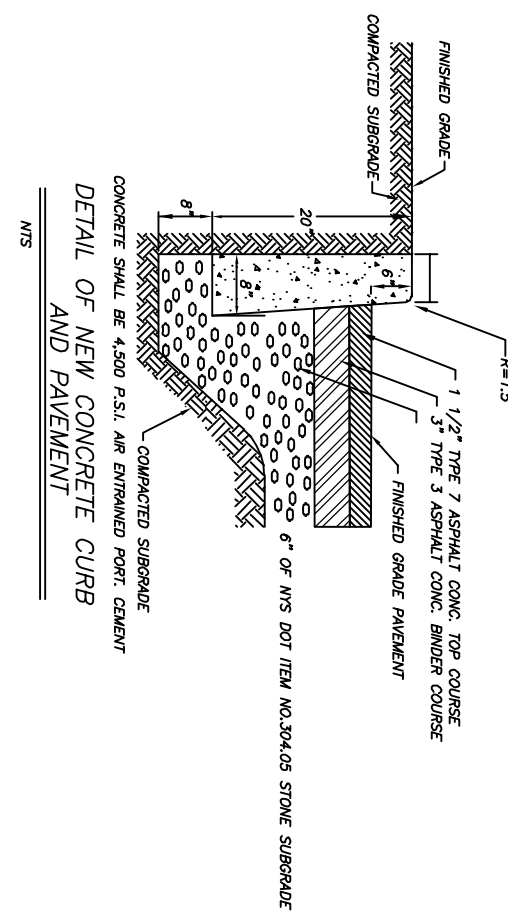
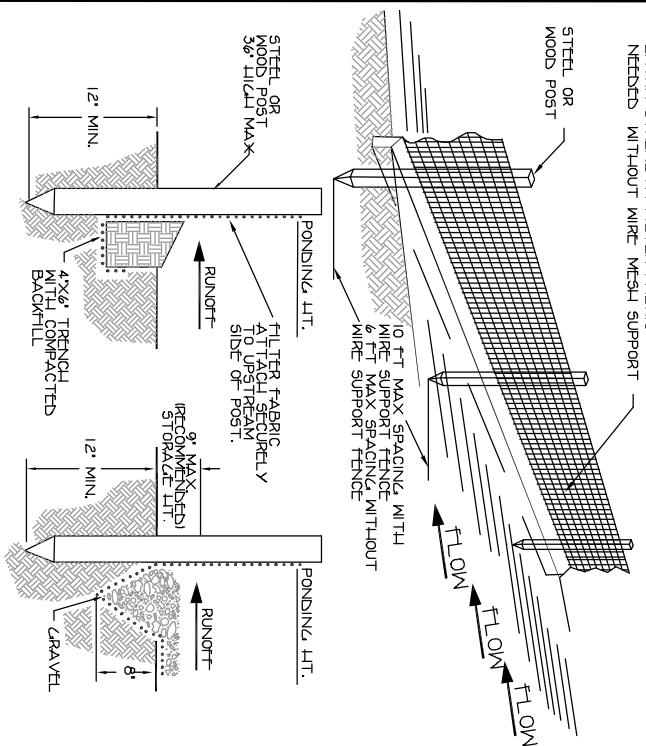
CC: Zoning Board of Appeals

TAX SECTION 4110 BLOCK I LOT 14

REFERENCES:

ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS DATED JULY 14, 2022.

BUILDING LOT 6 BLOCK C ON A CERTAIN MAP ENTITLED "NEW YORK STATE LAND OFFICE OFFICE 45 MAP 4252, BOOK 48 PAGE 441 ON 7/8/1964.



STANDARD DETAIL ALTERNATE DETAIL

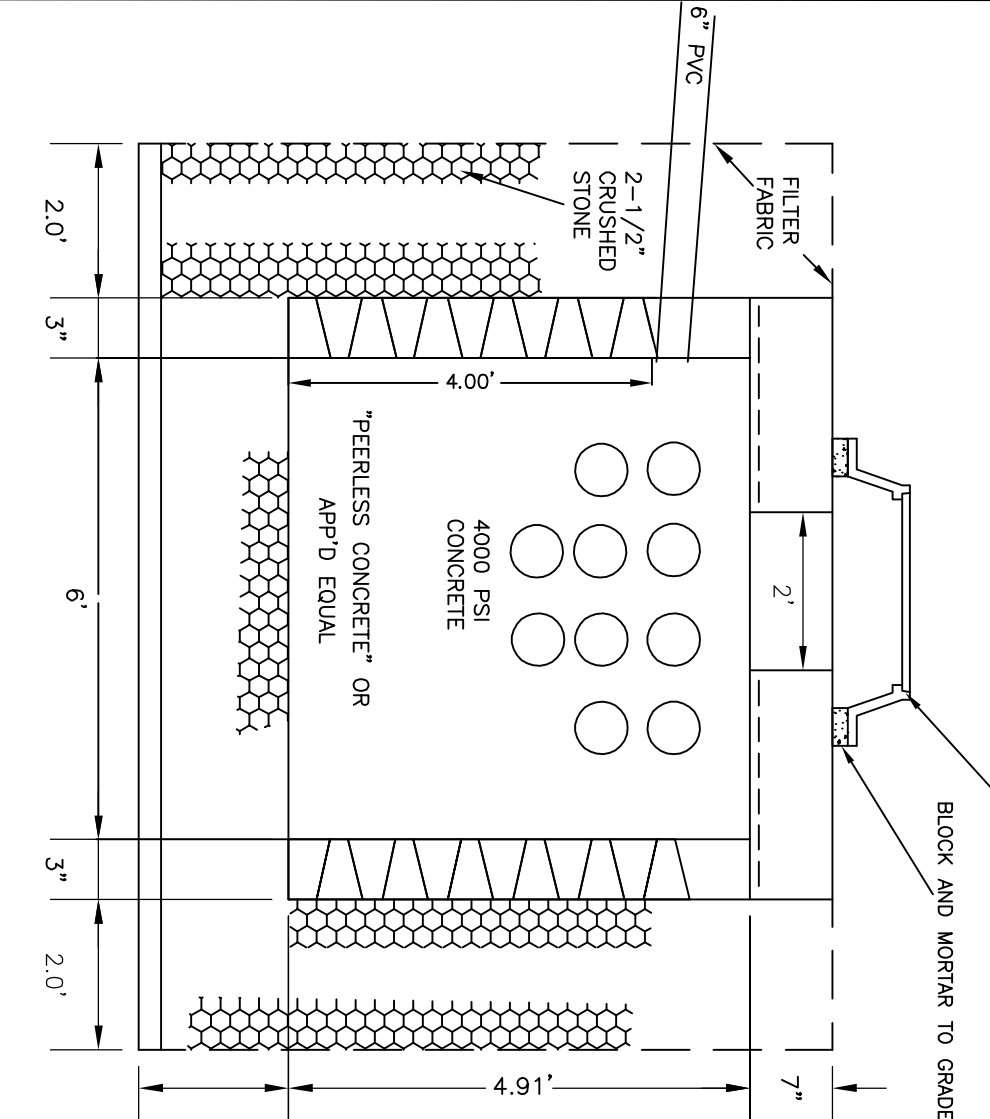
NOTES:

1. SET PIT IN 10.0'X10.0' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL, HIGH SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

SEEPAGE PIT MAINTENANCE NOTES

1. SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE LOCATED.
2. SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY DEBRIS OR OBSTRUCTIONS THAT MAY ACCUMULATE IN THE PITS.
3. IF EVIDENCE PRESISTS THAT THE SEEPAGE PITS ARE NOT THE FUNCTIONING PROPERTY (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.

CATCH BASIN FRAME AND GRADE, APPROX. 118" OF CONC. TOP PER PLAN



PRECAST CONC. SEEPAGE PIT DETAIL

UNAUTLORIZED 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.



COVERAGES:

DWELLING & FRONT PORCH=3,742 SF

DRIVEWAY & WALKS=1,872 SF

POOL & PATIO=2,588 SF

SHEDS=146 SF

AC=10 SF

EQ. PAD=32 SF

PRO. DRIVE & WALK=2,670 SF

TOTAL=8,390 SF

PROP.=9,188 SF

MAXIMUM BUILDING COVERAGE (CALCULATION PER ZONING LAW):

SQUARE FOOTAGE OF BUILDING LESS THAN 15' height or 1-1/2 stories=

DWELLING & FRONT PORCH=3,742 SF

TOTAL BLDG. AREA=2,434+122+1,162=3,718 SF

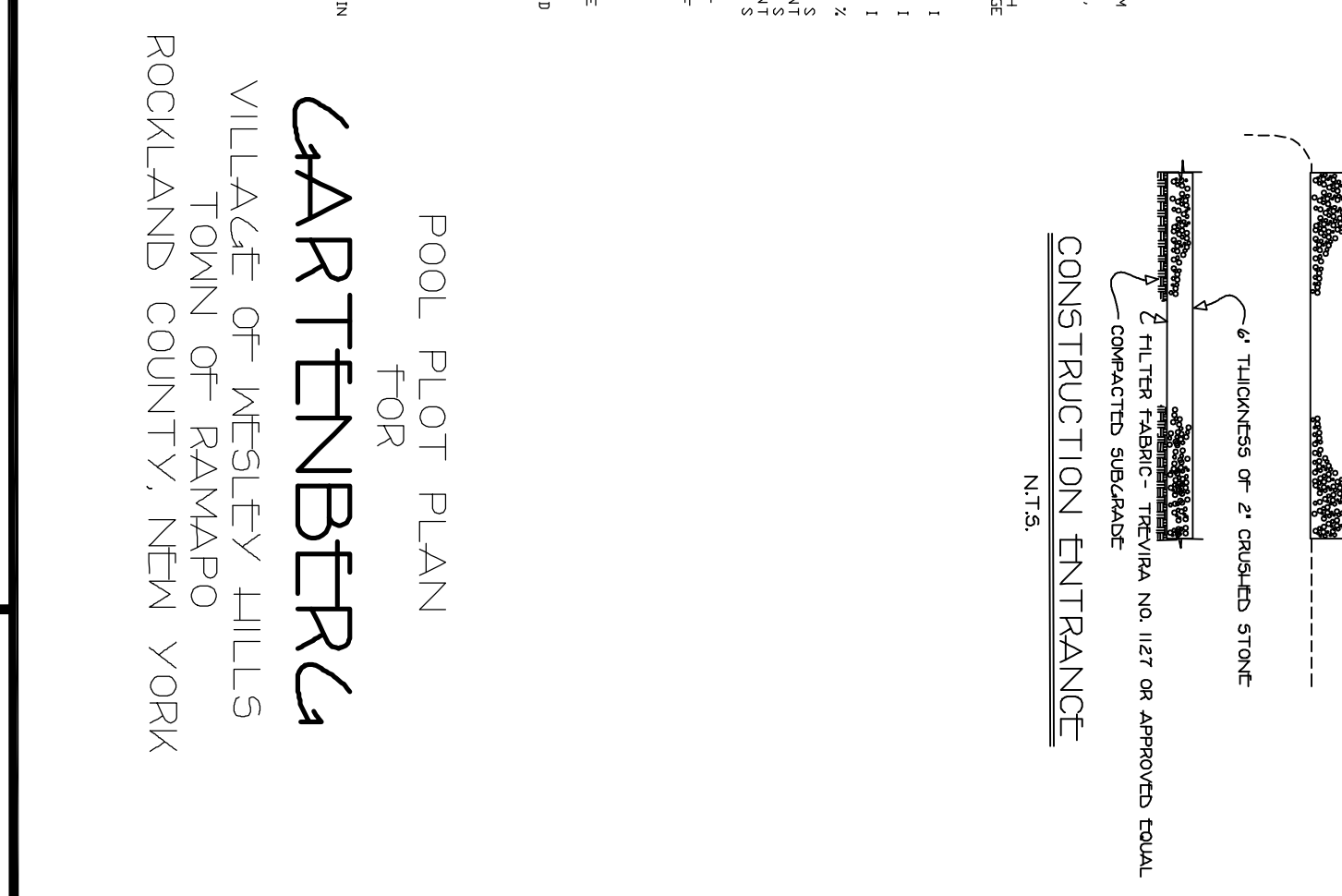
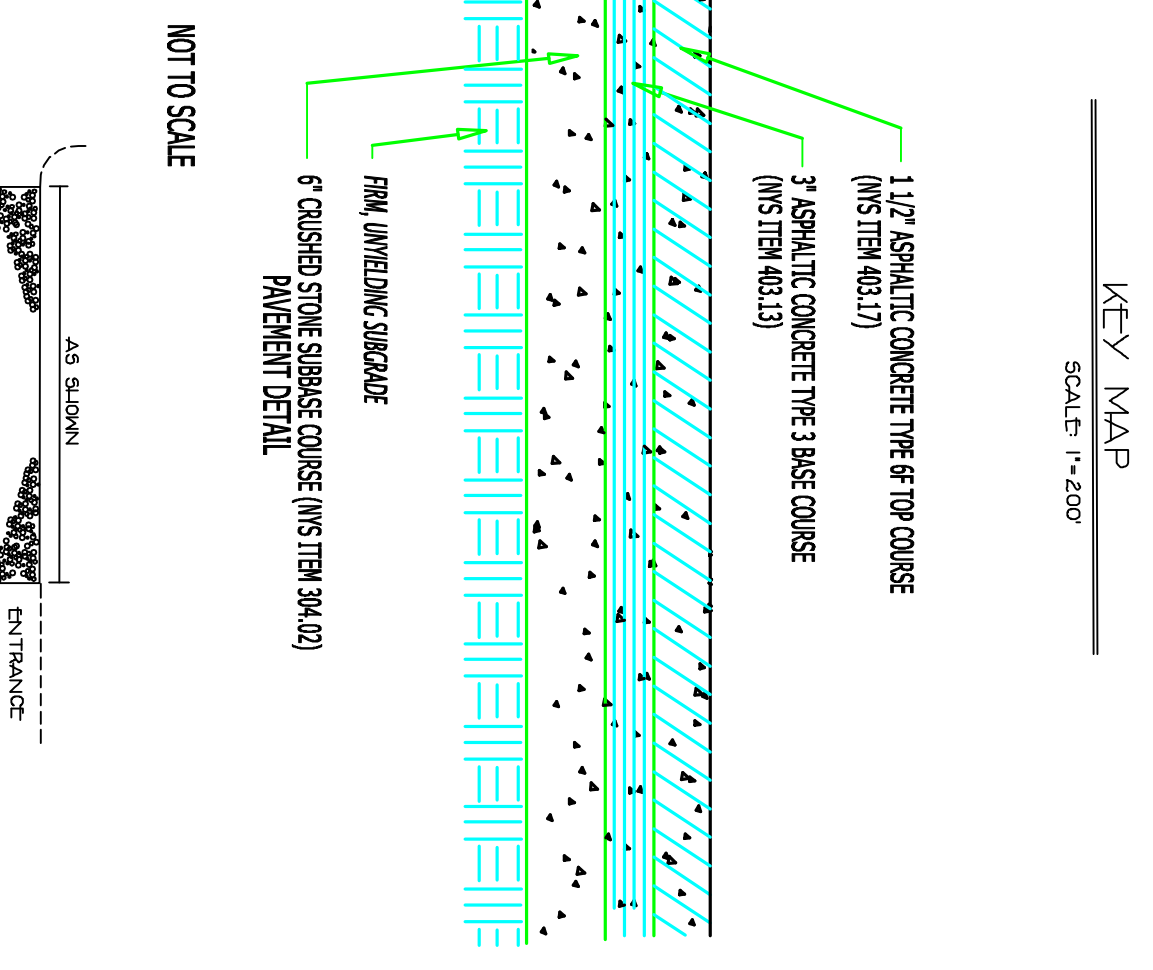
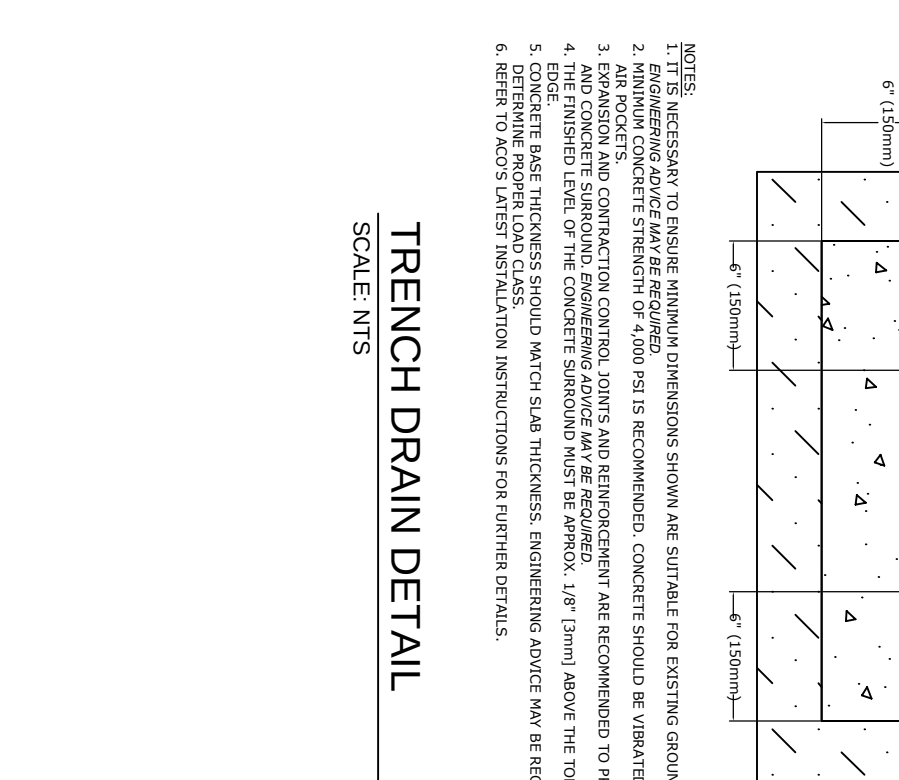
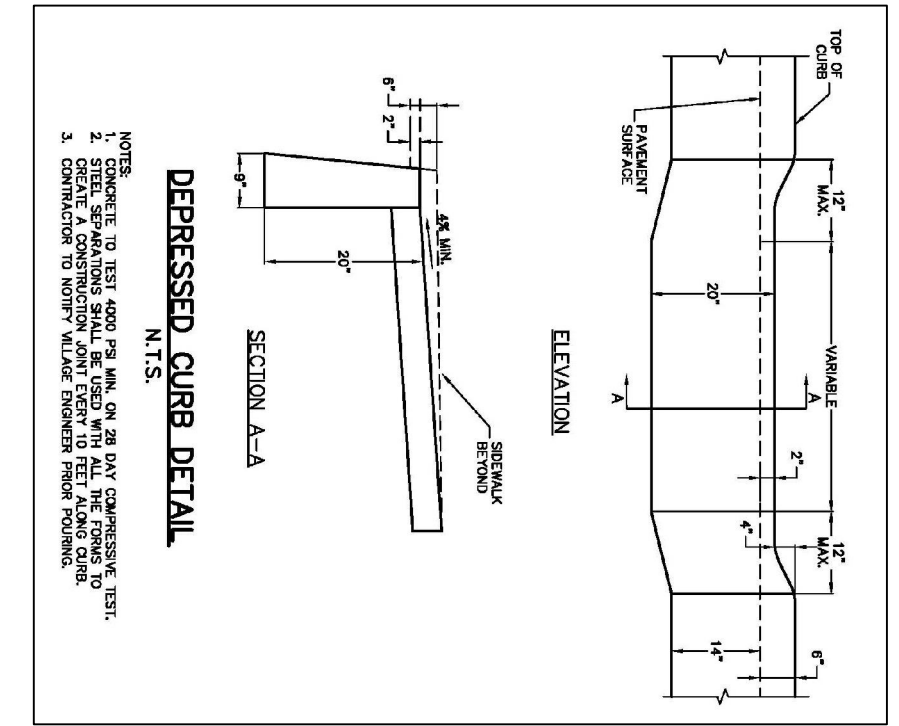
MAX. BLDG COV. = 122 SF / 3,718 SF * 0.05 + 0.10 = 0.102

DRIVEWAY & WALK=2,640 SF

BLDG COV. = 3,742 / 35,156 = .106

BULK REQUIREMENTS									
MIN. LOT AREA	LOT FRONT YARD WIDTH	LOT REAR YARD WIDTH	MIN. FRONT YARD SETBACK	MIN. REAR YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. FRONT YARD SETBACK	MIN. REAR YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. FRONT YARD SETBACK
15,000 SF	10'	10'	25'	25'	5'	25'	25'	5'	25'
REQUIRED	15,155 SF	198.0'	200.0'	198.0'	4.0'	198.0'	198.0'	4.0'	198.0'
PROPOSED	15,155 SF	198.0'	200.0'	198.0'	4.0'	198.0'	198.0'	4.0'	198.0'
+ WALKWAY REQUIRED									
15,155 SF	198.0'	200.0'	198.0'	198.0'	4.0'	198.0'	198.0'	4.0'	198.0'

DIVING DETAIL									
DESIGNER'S NAME	DESIGNER'S FIRM	DESIGNER'S ADDRESS	DESIGNER'S CITY	DESIGNER'S STATE	DESIGNER'S ZIP	DESIGNER'S PHONE	DESIGNER'S FAX	DESIGNER'S EMAIL	DESIGNER'S WEBSITE
0.0183 Acre	74,000	74,000	74,000	74,000	74,000	74,000	74,000	74,000	74,000
1. Selected Design Storm	100 year, 24-hour	9,300							
2. Type of subsurface disposal system	Precast drywell with 2' x 4' circular stone								
3. Determining Precipitation Rate	1,000 inches	30,000 minutes							
4. Area of Precipitation (A _p)	0.0007								
5. Volume of Precipitation (V _p)	0.0007								
6. Volume of Precipitation (V _p)	0.0007								
7. Volume of Precipitation (V _p)	0.0007								
8. Determining number of drywells required (DNV)	0.8								
9. Drywell Volume of Stormwater (V _{sw})	0.8								
10. Drywell Volume of Stormwater (V _{sw})	0.8								



PAUL GDANSKI P.E., PLLC

3512 WHITTIER COURT

MAHWAH, NEW JERSEY 07430

(917) 418-0999

EMAIL: P.GSKI@EARTHLINK.NET

SCALE: 1"=20'

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 28, 2026

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

Re: Gary and Malki Gartenberg
8 Villa Lane
Tax Lot 11/41.10-1-14 (formerly 9./30/CC6)

Dear Ms. Schultz:

Our office has received and reviewed a pool plot plan that was last revised on July 31, 2022, 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 of an circular driveway on a 35,156 square foot lot in the R-35 District does not require the applicant to pay an impact fee, in accordance with the Rockland County *Sewer Use Law* as last amended in 2010.
However, if the use or occupancy of the property exceeds one (1) unit (e.g., if the pool is rented out to the public, or with an apartment, 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. Please advise the property owner that Section 902(B)(19) of the *Sewer Use Law* specifically prohibits the discharge of swimming pool drainage (not filter backwash) into the sanitary sewer system.
3. Details for sanitary sewer construction, if any, must comply with the District's construction standards and should be shown on the plans.
4. Details for the sanitary sewer connection, if any, are subject to approval by the Town of Ramapo.

Rocklandgov.com

5. Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete.

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

Very truly yours,



Lorelei Greene Tinston
Engineer I

cc: M. Saber D. Gregory
Michael Lepori, P.E. – Town of Ramapo DPW
Ed Moran, P.E. – Town of Ramapo DPW
Paul Gdanski, P.E., PLLC – 3512 Whittier Court, Mahwah, NJ 07430
Gary & Malki Gartenberg – 8 Villa Lane, Monsey, NY 10952

File: TOR 41.10-1-14 – 8 Villa Lane
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

June 08, 2026

Wesley Hills Zoning Board of Appeals
432 Route 306
Wesley Hills, NY 10952

Tax Data: 41.10-1-14

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

Map Date: 04/26/2026

Date Review Received: 05/11/2026

Item: *8 Villa Lane (GML-26-0268)*

Variances for maximum impervious surface ratio and front yard impervious surface ratio to allow the construction of a circular driveway in the front yard of a single-family dwelling located on 0.81 acres in the R-35 zoning district.

East side of Villa Lane, approximately 500 feet north of Ardley Place.

Reason for Referral:

Wilder Rd (County Route 81)

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

8 Villa Lane (GML-26-0268)

cc: Mayor Marshall Katz, Wesley Hills
Rockland County Department of Health
Rockland County Highway Department
Rockland County Planning Board
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.

May 17, 2026

**Zoning Board of Appeals
Village of Wesley Hills
432 Route 306
Wesley Hills, NY 10952**

Re: 166 East Willow Tree Road
Wesley Hills, NY 10977

Dear Zoning Board Members,

Our office represents the owners of the above-referenced property, located at the northeast corner of East Willow Tree Road and Route 306, directly across from the Mobil gas station at a highly trafficked intersection within the Village of Wesley Hills.

The subject property is located within the R-35 zoning district, which requires a minimum lot size of 35,000 square feet. The existing lot contains approximately 18,950 square feet and is therefore significantly undersized as a pre-existing condition.

The property is also a corner lot, requiring two front yard setbacks of 50 feet each, along with a required rear yard setback of 50 feet and a required side yard setback of 25 feet.

The owners are proposing to demolish the existing high ranch residence and construct a new two-story Colonial-style home. Due to the undersized nature of the lot and the corner condition, the proposed project necessitates several zoning variances.

By way of context, if the property complied with the minimum required lot size, a building coverage of up to 10%, or 3,500 square feet, would be permitted. While the proposed home remains modest in scale for a single-family residence, the undersized nature of the lot results in a building coverage of approximately 15%, thereby requiring variance relief. The proposed first-floor footprint is only 2,842 square feet. Importantly, the reduced side yard condition is limited solely to a portion of the first-floor garage, while the entire second floor and remainder of the residence comply with the required side yard setback. The following variances are required:

- **Front Yard (Route 306):** 33.6 feet proposed, where 50 feet is required
- **Front Yard (East Willow Tree Road):** 42.9 feet proposed, where 50 feet is required
(Existing front yard setback is approximately 38.6 feet)
- **Side Yard:** 19.6 feet proposed, where 25 feet is required
(Applicable only to the first-floor garage portion; the remainder of the first floor and the entire second floor maintain a compliant setback of 27.3 feet)
- **Front Yard Impervious Coverage (East Willow Tree Road):** 0.30 proposed, where 0.20 is permitted
- **Total Impervious Coverage:** 0.29 proposed, where 0.25 is permitted
- **Maximum Building Coverage:** 0.15 proposed, where a maximum of 0.10 is permitted

The increased impervious coverage is driven primarily by the need to provide a safe driveway configuration. Given the location at a busy intersection, the design incorporates a turnaround area to ensure that vehicles may exit the site in a forward direction, thereby avoiding backing movements onto East Willow Tree Road.

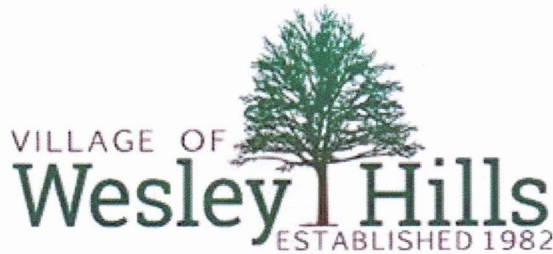
Overall, the proposed residence is modest in scale, and the requested variances arise from the constraints of the undersized lot and its corner location, rather than from any attempt to overdevelop the property. Accordingly, we respectfully request the Board's favorable consideration and approval of the requested variances.

Please see the attached plot plan prepared by Civil Tec Engineering & Surveying PC.

Respectfully,

Stanley Mayerfeld





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 19, 2026

Tax Parcel ID: 41.11-2-1

Address: 166 East Willow Tree Road

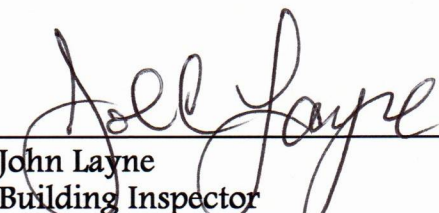
Applicant: One Hundred Sixty-Six E. Willow Tree Realty, LLC

BUILDING AND ZONING DEPARTMENT:

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

- ~Maximum impervious surface ratio of 0.29 where 0.25 is required.
- ~Maximum front yard impervious surface ratio (E. Willow Tree Road) of 0.30 where 0.20 is required.
- ~Minimum side yard of 19.6' where 25' is required.
- ~Minimum front yard (Route 306) of 33.6' where 50' is required.
- ~Minimum front yard (E. Willow Tree Road) of 42.9' where 50' is required.
- ~Maximum building coverage of 0.15 where 0.10 is required.

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


John Layne
Building Inspector

cc: Zoning Board of Appeals

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

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date April 20, 2026

Please check all that apply:

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

Project Name: 166 East Willow Tree Rd

Applicant: Stanley Mayerfeld Phone # 917-573-1369

Address 17 Bruck Court Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Property Owner: 166 E. Willow Tree Realty LLC Phone # _____

Address 166 East Willow Tree Rd Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: CIVIL TEC Engineering & Surveying PC Phone # 845-547-2241

Address 139 Lafayette Avenue, 2nd Fl. Suffern NY 10901
Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

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

Contact Person: Stanley Mayerfeld Phone # 917-573-1369

Address 17 Bruck Court Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.11 Block 2 Lot(s) 1

Section _____ Block _____ Lot(s) _____

Location: On the North side of East Willow Tree Road,
0 feet East of Route 306.

Acreage of Parcel 18,950 SF **Zoning District** R-35

School District East Ramapo Central School District **Postal District** 10977

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

Request to construct and maintain a single-family residence on an existing undersized,
pre-existing corner lot located at a busy intersection, with relief requested for yard setbacks and
building and impervious coverage due to inherent site constraints.

See attached narrative.

If subdivision:

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

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

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

N/A

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

N/A

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

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

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

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

List name(s) of facility checked above. ROUTE 306

Applicant's Signature and Certification

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

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

Mailing Address

Jonathan Beren
166 East Willow Tree Rd
Spring Valley NY 10977

SWORN to before this

8th day of May, 2024

[Signature]
Notary Public

Allie Aaron
Notary Public, State of New York
No. 02AA6118670
Qualified in Rockland County
Commission Expires December 26, 2028

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Jonathan Belew, Manager of 166 E. Willow Tree Realty LLC, being duly sworn, hereby depose and say that I reside at: _____

in the county of Rockland in the state of New York

I am the * managing member of 166 E Willow Tree Realty LLC owner in fee simple of premises located at:

166 East Willow Tree Rd
Spring Valley NY 10977

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Instrument 2013 page 27353

Said premises have been in my/its possession since 2014. Said premises are also known and designated on the Town of Ramapo Tax Map as: section 41.11 block 2 lot(s) 1

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

Owner

Mailing Address

Jonathan Belew
166 East Willow Tree Rd
Spring Valley NY 10977

SWORN to before this

8th day of May, 2024

Notary Public

Allie Aaron
Notary Public, State of New York
No. 02AA6118670
Qualified in Rockland County
Commission Expires December 26, 2026

* 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, Jonathan Beren, 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

166 East Willow Tree Road, Spring Valley NY 10977

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

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

Application, petition or request is hereby submitted for:

- ☒ Variance or modification from the requirement of Section 230-17;
 - ☐ Special permit per the requirements of Section _____;
 - ☐ Review and approval of proposed subdivision plat;
 - ☐ Exemption from a plat or official map;
 - ☐ An order to issue a certificate, permit or license;
 - ☐ An amendment to the Zoning Ordinance or Official Map or change thereof;
 - ☐ Other (*explain*) _____;
-

To permit construction, maintenance and use of a single-family residence on an existing undersized, pre-existing corner lot located at a busy intersection, with relief requested for yard setbacks and building and impervious coverage due to inherent site constraints. See attached narrative.

3. Premises affected are in a R-35 zone and from the town of _____ tax map, the property is know as Section 41.11, Block, 2, Lot(s) 1.

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

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

(if none, so state)

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

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 Hill.

I, Jonathan Beers, 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

Jonathan Beers
166 East Willow Street
Spring Valley NY 10971

SWORN to before this

8 day of May, 2026

Notary Public

Allie Aaron
Notary Public, State of New York
No. 02AA6118670
Qualified in Rockland County
Commission Expires December 26, 2028

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

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

Jonathan Beren, the managing member of
166 E Willow Tree Realty LLC

being duly sworn, deposes and

~~says that he/she resides at~~ 166 East Willow Tree Road

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. 41.11 Lot No. 2-1 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:

~~Jonathan~~
Jonathan Beren

Jonathan Beren

Address: 166 East Willow Tree Road

Spring Valley NY 10977

Sworn to before me this

8th day of May 2026

Notary Public

Allie Aaron
Notary Public, State of New York
No. 02AA6118670
Qualified in Rockland County
Commission Expires December 26, 2028

Page 79 of 133



11/41.11-2-10
BABAYOV ILANA & RACHEL
460 RT 306
MONSEY, NY 10952

11/41.12-1-13
WEISS SHIMON
36 SKYLINE TERRACE
SPRING VALLEY, NY 10977

11/41.07-1-46
LASKY ELLIOT
7 TOBEY LA
MONSEY, NY 10952-1227

11/41.07-1-47
KATZ MICAH & RACHEL
5 TOBEY LA
MONSEY, NY 10952

11/41.12-1-27
COOPERSMITH BARBARA
37 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.11-2-7
KLEIN MITCHELL L & ULLA M
163 E WILLOW TREE RD
MONSEY, NY 10952

11/41.11-2-8
OIRING YEHUDA L
16 BUSH LANE
SPRING VALLEY, NY 10977

11/41.12-1-11
APPLE SPRINGS LLC
318 AVENUE M
BROOKLYN, NY 11230

11/41.12-1-12.2
OUR VILLAGE COMMUNITY INC
STE 601
1019 AVE P
BROOKLYN, NY 11230

11/41.11-1-19
WESLEY HILLS CENTER LLC
3 CAVALRY DRIVE
NEW CITY, NY 10956

11/41.11-1-18
KAM REALTY CORP
475 RT 306
MONSEY, NY 10952

11/41.11-1-17
HOLY FAMILY SYRO-MALABAR
CATHOLIC CHURCH ROCKLAND
NY INC OF ST THOMAS SYRO-
MALABAR CATHOLIC DIOCESE
5 WILLOW TREE RD
11/41.11-2-3
FRIED DAVID
162 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-1-1
WEISZ MORDECHAI &
LOWY RACHEL
1 MARISA DR
SPRING VALLEY, NY 10977

11/41.11-2-4
TAYLOR LOIS TRUST
160 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.11-2-2
KERTZNER SHLOMO & MICHAL
164 E WILLOW TREE RD
WESLEY HILLS, NY 10977

11/41.11-2-1
ONE HUNDRED SIXTY SIX
E WILLOW TREE REALTY LLC
166 EAST WILLOW TREE ROAD
WESLEY HILLS, NY 10977

11/41.11-2-5
ABBOUDI JONATHAN &
ELISHEVA
156 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.08-1-50.1
GUTWEIN TUVIA
& SPITZER FRADY
11 N RIGAUD RD
SPRING VALLEY, NY 10977

11/41.07-2-29
THREE SEVENTY SEVEN
ROUTE 306-MONSEY LLC
536 MAIN STREET
NEW PALTZ, NY 12561

11/41.07-2-30
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

11/41.08-1-59
AKKERMANN ANATOLY &
SUSANNA
3 MARISA DR
SPRING VALLEY, NY 10977

11/41.07-1-48
GREENFIELD JOSEPH
3 TOBEY LA
MONSEY, NY 10952

11/41.07-1-49
1 TOBEY LN LLC
33 REGINA ROAD
MONSEY, NY 10952

11/41.07-1-45
GINSBERG ARI & FAYE
6 VICTORIA PL
MONSEY, NY 10952

11/41.07-2-28
GORDON S MARTIN TRUSTEE
DATED 1/14/2000
2697 N OCEAN BLVD, F708
BOCA RATON, FL 33431

11/41.07-1-41
CRUMBLY LORNA J
6 TOBEY LA
MONSEY, NY 10952

11/41.07-2-27
NADAV MATITYAHU & AYELET
129 E WILLOWTREE RD
SPRING VALLEY, NY 10977

11/41.07-1-40
REIBER STUART
4 TOBEY LA
MONSEY, NY 10952

11/41.07-1-39
MEKAITAN ARIEL & ORTAL
2 TOBEY LA
MONSEY, NY 10952

11/41.08-1-58

STEEN FRANKLIN & PAULA
IRREVOCABLE TRUST L/E
5 MARISA DR
SPRING VALLEY, NY 10977

11/41.07-1-44

WILLIAMS GORDON E & NADIA
4 VICTORIA PL
MONSEY, NY 10952

11/41.08-1-50.2

BARKO ALEKSEY & ANNA
6 MARISA DR
SPRING VALLEY, NY 10977

11/41.07-1-42

SAPERSTEIN ARNOLD &
RAIZELLE
18 BRIDLE RD
SPRING VALLEY, NY 10977

11/41.07-2-26

MERMELSTEIN DEENA
485 ROUTE 306
MONSEY, NY 10952

11/41.07-1-38

KIRSH MENDEL
1 PEARL DR
MONSEY, NY 10952

11/41.08-1-57

KLEIN ESTHER & JACOB
7 MARISA DR
WESLEY HILLS, NY 10977

11/41.07-2-31

34 WILLOW TREE LLC
34 WILLOW TREE RD
WESLEY HILLS, NY 10952

11/41.07-1-37

3 PEARL DRIVE LLC
10 CEDAR LANE
MONSEY, NY 10952

11/41.07-2-32

KATZ AHUVA
36 WILLOW TREE ROAD
MONSEY, NY 10952

11/41.07-1-36

ZIMMERMAN CHANA &
ANDREW
5 PEARL DR
MONSEY, NY 10952

11/41.07-1-43

SNEED HILTON S & LISA H
9 PEARL DR
MONSEY, NY 10952

11/41.07-2-33

KATZ AHUVA
38 WILLOW TREE RD
MONSEY, NY 10952

11/41.08-1-56

CIBORSKI THOMAS F &
REBECCA T
11 PEARL DR
MONSEY, NY 10952

11/41.07-1-32

BRACH SAMUEL &
MEISELS ESTHER
4 PEARL DR
WESLEY HILLS, NY 10952

11/41.07-1-31

REMEZ MICHAEL & ARONOFF
MIRIAM
2 PEARL DR
MONSEY, NY 10952

11/41.07-1-35

LADELL ELIYAHU S &
MIRIAM
10 PEARL DR
MONSEY, NY 10952

11/41.07-1-34

SOFFER SHULAMIS
8 PEARL DR
MONSEY, NY 10952

11/41.07-1-33

SOFER AVIVA
6 PEARL DRIVE
MONSEY, NY 10952

11/41.07-1-30

FELDSTEIN DE IRREV TRUST
488 RT 306
MONSEY, NY 10952

11/41.07-2-25

SUEZ WATER NY
461 FROM RD
PARAMUS, NJ 07652

11/41.11-2-6.5

SCHWARTZ BENZION
2 WILLOWS RD
MONSEY, NY 10952

11/41.11-2-6.6

GULKOWITZ ELLIOT & LEAH
4 WILLOWS RD
WESLEY HILLS NY 10952, NY
11210

11/41.11-2-6.11

WIEDERMANN PINCHUS &
BATSHEVA
1 GREG SIKORSKY DRIVE
WESLEY HILLS, NY 10952

11/41.11-2-6.7

HAJOFF LEGACY TRUST
6 GREG SIKORSKY DR
WESLEY HILLS, NY 10952

11/41.11-2-6.8

FELDHEIM PESSEL SHARON
8 WILLOWS ROAD
WESLEY HILLS, NY 10952

11/41.11-2-6.9

HAKAKIAN BABAK & LIVNAT
4 GREG SIKORSKY DRIVE
WESLEY HILLS, NY 10977

11/41.11-2-6.10

BECK MARK & BRACHA
2 GREG SIKORSKY DR
MONSEY, NY 10952

11/41.11-2-6.12

RUDNER AKIVA & ELAINE
REVOCABLE TRUST
12 WILLOWS ROAD
WESLEY HILLS, NY 10952

11/41.11-2-6.13

WIEDERMANN MOSHE & NAOMI
17 WILLOWS ROAD
WESLEY HILLS, NY 10952

11/41.11-2-6.14

GULKOWITZ DAVID & LEAH
15 WILLOWS ROAD
MONSEY, NY 10952

11/41.11-2-6.15

MUHLBAUER DAVID &
NAGEL MEIRA ADINA
11 WILLOWS ROAD
WESLEY HILLS, NY 10952

11/41.11-2-6.16

MAGID DOUGLAS &
JENNIFER
9 WILLOWS LANE
MONSEY, NY 10952

11/41.11-2-6.17

OLDAK DOVID & SHOSHANA
7 WILLOWS ROAD
WESLEY HILLS, NY 10952

11/41.11-2-6.18

ADAMS GITTY
5 WILLOWS RD
WESLEY HILLS, NY 10952

11/41.11-2-6.19

ITZKOWITZ JAY &
MOELLER MIRIAM
3 WILLOWS ROAD
WESLEY HILLS, NY 10952

11/41.11-2-6.20

REICH ALLAN & DANIELLE
1 WILLOWS ROAD
MONSEY, NY 10952

11/41.12-1-12.1

SILBER CHANANIA & SHAINDY
40 SKYLINE TERRACE
WESLEY HILLS, NY 10977

DISCLAIMER

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

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

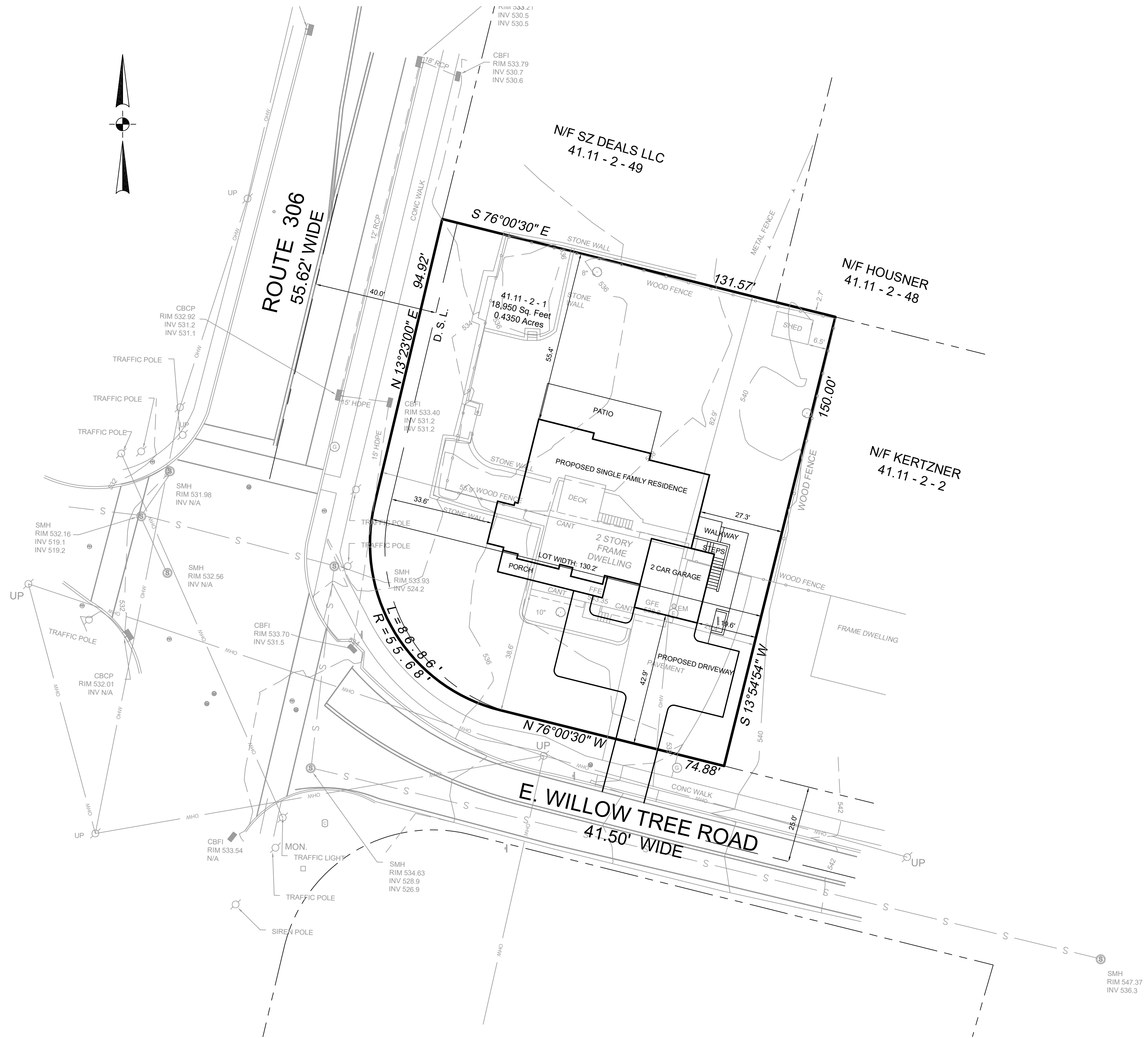
RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Stanley Mayerfeld

APPLICANT

April 20, 2026

DATED



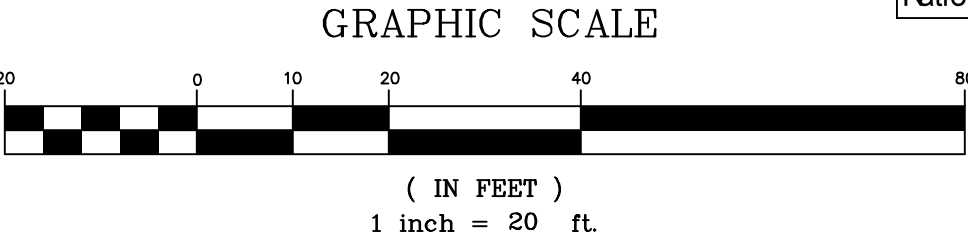
VICINITY MAP
1" = 300'

Bulk Requirements: R-35 Single Family Residence															
Use Group x.2	Min Lot Area	Minimum Lot Frontage	Min Lot Width	Min Effective Square, Side	Min Front Yard, Route 306	Min Front Yard, E Willow	Min Side Yard	Min Total Side Yard	Min Rear Yard	Maximum Impervious Surface Ratio	Maximum Front Yard Impervious Surface Ratio, Route 306	Maximum Front Yard Impervious Surface Ratio, E Willow	Maximum Building Coverage	Max Building Height	Maximum Exposed Building Height
Required	35,000 SF	100 FT	125 FT	125 FT	50 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.2	0.1	2.5 Stories, 25 FT	40 FT
Existing	18,950 SF	257 FT	130 FT	125 FT	55.9 FT	38.6 FT	29.4 FT	N/A	82.9 FT	0.17	0	0.22	0.06	2 Stories, <25 FT	<40 FT
Proposed	18,950 SF	257 FT	130 FT	125 FT	33.6 FT*	42.9 FT*	19.6 FT*	N/A	55.4 FT	0.29*	0	0.3*	0.15*	2.5 Stories, <25 FT	<40 FT
*Variance Required															

Impervious Surface Calculations					
	Maximum Impervious Surface, Existing		Maximum Impervious Surface, Proposed		
	Area (SF)	Ratio	Area (SF)	Ratio	
Area (SF)	18,950		18,950		
Driveway (SF)	1626		1267		
Building (SF)	1096		2860		
Porch (SF)			198		
Patio (SF)			494		
Walkway (SF)	462		380		
Ratio	0.168		0.274		

REFERENCES

1. BEING SECTION 41.11, BLOCK 2, LOT 1 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
2. LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2014 AT PAGE 23529 AT THE ROCKLAND COUNTY CLERKS OFFICE.
3. BEING LOT 8 IN BLOCK D ON A MAP ENTITLED "REVISED DEVELOPMENT MAP OF PEARL ACRES", AND FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON JULY 16, 1961 IN BOOK 63 ON PAGE 57 AS MAP NUMBER 2922.
4. TOTAL AREA = 18,950 SQUARE FEET OR 0.4350 ACRES.



DATE	ISSUE	DESCRIPTION	REVISIONS
MAY 26, 2026	REV 1	REV SURVEY REFERENCES	
S.B.L. 41.11 - 2 - 1 SKETCH FOR 166 E WILLOW TREE ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE:	4/15/26
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DRAWN BY:	RB
111 Main Street Chester, NY 10918 845.610.3621		CHKD BY:	RB/LT
Engineering - Land Surveying - Land Planning - Subdivision Design - Global Positioning Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		JOB No.	3749
		SCALE:	1"=20'
		DWG No.	1 OF 1
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			

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

June 15, 2026

Wesley Hills Zoning Board of Appeals
432 Route 306
Wesley Hills, NY 10952

Tax Data: 41.11-2-1

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

Map Date: 05/26/2026

Date Review Received: 05/28/2026

Item: *166 East Willow Tree Road (GML-26-0285)*

Variances to allow the construction of a single-family dwelling located on a corner lot with 0.44 acres in the R-35 zoning district. Variances are requested for front yards (Route 306 & East Willow Tree Road), side yard, front yard impervious coverage (East Willow Tree Road), total impervious coverage, and maximum building coverage. An existing single-family dwelling will be removed.

Northeast corner of Route 306 and East Willow Tree Road

Reason for Referral:

State Route 306

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

Recommend the Following Modifications

- 1 To help reduce the impact of this development, a reduction of impervious surfaces should be considered. It is recommended that porous pavers or porous concrete be considered for use in the parking areas to replace the use of conventional asphalt. If installed correctly and properly maintained, porous pavers have been shown to be effective in helping manage off-site runoff or stormwater. In addition to permeable pavers, other green infrastructure techniques should be considered such as bioswales, rain gardens, and rainwater capture. For long term effectiveness of these improvements, it is recommended that the applicant review Chapter 5 "Runoff Reduction Techniques" of the 2024 NYSDEC Stormwater Design Manual, available at <https://dec.ny.gov/environmental-protection/water/water-quality/stormwater/construction-stormwater-toolbox>.
- 2 The New York State Department of Transportation shall be given the opportunity to review the proposal,

166 East Willow Tree Road (GML-26-0285)

any comments or concerns addressed, and any required permits obtained.

- 3 A review must be completed by the Rockland Department of Health, any comments or concerns addressed, and any required permits obtained.
- 4 A review must be completed by the Rockland County Sewer District No. 1, any comments or concerns addressed, and all required permits obtained.
- 5 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
- 6 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.



Douglas Schuetz
Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
NYS Department of Transportation
Rockland County Department of Health
Rockland County Planning Board
Rockland County Sewer District No. 1
Civil Tec Engineering & Surveying PC

*New York State General Municipal Law § 239(5) requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.

The review undertaken by the County of Rockland Department of Planning is pursuant to and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions nor determines whether the proposed action reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality referring the proposed action to render such opinions and make such determinations as appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of its final action with the County of Rockland Department of Planning within thirty (30) days after the final action. A referring body that acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.



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

June 16, 2026

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

Re: Municipal Referral
166 E Willow Tree Road
Proposed Single-Family Dwelling
Tax lot 41.11-2-1
GML-26-0285

Dear Ms. Schultz:

We have received an application and plans as prepared by Civil Tec Engineering & Surveying, P.C., revised through May 26, 2026, for the above referenced project. Comments are as follows:

1. Should the Board require a stormwater management system to remediate the increase in impervious surface, application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code.

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "Brandon Durant", is written over a light blue horizontal line.

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)
Civil Tec Engineering & Surveying, P.C.
MBSP (via email)

May 17, 2026

**Zoning Board of Appeals
Village of Wesley Hills
432 Route 306
Wesley Hills, NY 10952**

Re: 58 South Parker Drive
Wesley Hills, NY 10977

Dear Zoning Board Members,

Our office represents the owners of the above-referenced property, Mr. and Mrs. Rausman, in connection with the proposed construction of a new single-family residence at 58 South Parker Drive in the Village of Wesley Hills.

As part of the design process, the proposed project requires several area variances. The required front yard setback within the district is 50 feet, and while the garage portion of the residence is positioned at the minimum permitted setback, the primary portions of the home are set back substantially further from the street in order to minimize the visual impact and overall appearance of the residence from the streetscape.

The residence has also been designed with a first-floor guest suite to accommodate the needs of the homeowners and their family. The inclusion of this guest suite contributes to the proposed building coverage exceeding the maximum permitted amount and therefore requires variance relief. Although the proposed residence requests additional building coverage, the design exceeds the minimum required side yard setbacks, thereby reducing the visual and spatial impact on neighboring properties and maintaining greater separation between adjoining homes.

In addition, the proposed pool cabana is designed as a single-story accessory structure intended to complement the residential use of the property. The cabana complies with the setback requirements applicable to swimming pools, maintaining 15 feet from both the side and rear property lines. The proposed location minimizes visual impact while allowing the outdoor recreational areas to function cohesively with the residence and pool layout. Furthermore, the homeowners agree to plant substantial landscaping and tall evergreen trees along the side and rear portions of the cabana in order to further screen and shield the structure from neighboring properties.

- **Total Impervious Coverage:** 0.344 proposed, where 0.25 is permitted
- **Front Yard Impervious Coverage:** 0.237 proposed, where 0.23 is permitted
- **Maximum Building Coverage:** 0.132 proposed, where a maximum of 0.105 is permitted
- **Side Yard Cabana:** 15 feet proposed, where 25 feet is required
- **Rear Yard Cabana:** 15 feet proposed, where 50 feet is required

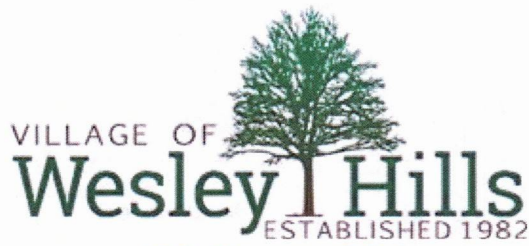
Overall, the requested relief is driven by the practical layout constraints of the site and the desire to create a cohesive residential design, rather than any intent to overdevelop the property. The proposed residence and accessory structures remain consistent with the character of the surrounding neighborhood.

Please see the attached plot plan prepared by Paul Gdanski PE.

Respectfully,

Stanley Mayerfeld





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 18, 2026

Tax Parcel ID: 41.18-1-34

Address: 58 S. Parker Drive

Applicant: Norman Rausman

BUILDING AND ZONING DEPARTMENT:

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

~Maximum impervious surface ratio of 34.4% where 25% is required.

~Maximum front yard impervious surface ratio of 23.7% where 23% is required

~Maximum building coverage of 13.2% where 10.5% is required.

~Minimum side yard (cabana) of 15' where 25' is required.

~Minimum rear yard (cabana) of 15' where 50' is required.

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


John Layne
Building Inspector

cc: Zoning Board of Appeals

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

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date May 15, 2026

Please check all that apply:

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

Project Name: 58 South Parker Drive

Applicant: Stanley Mayerfeld Phone # 917-573-1369

Address 17 Bruck Court Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Property Owner: Norman Rausman Phone # _____

Address 58 South Parker Drive Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Paul Gdanski Phone # 917-418-0999

Address 3512 Whitter Court Mahwah NJ 07230
Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

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

Contact Person: Stanley Mayerfeld Phone # 917-573-1369

Address 17 Bruck Court Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.18 Block 1 Lot(s) 34
Section _____ Block _____ Lot(s) _____

Location: On the North side of South Parker Drive,
275 feet West of Judith Lane.

Acreage of Parcel 38,250 SF **Zoning District** R-35
School District East Ramapo Central School District **Postal District** 10952

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

Request to construct and maintain a single-family residence and pool cabana. Requested
variances are for building coverage, total impervious surface ratio, and front yard impervious
surface ratio. Additionally, the proposed cabana requires side yard and rear yard setback
variances. See attached narrative.

If subdivision:

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

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

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

N/A

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

N/A

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

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

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

_____ State or County Road
_____ Long Path
_____ Municipal Boundary

_____ State or County Park
_____ County Stream
_____ County Facility

List name(s) of facility checked above. _____

Applicant's Signature and Certification

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

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

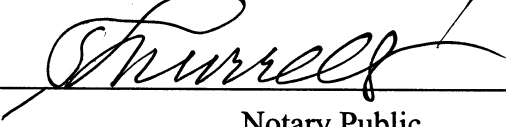
TWILLA MURRELL
Notary Public, State of New York
No. 01MU6133865
Qual. In New York County
Commission Expires September 19, 2029

58 South Parker Drive

Monsey NY 10952

SWORN to before this

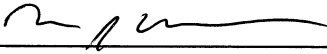
18 day of May, 2026



Notary Public

Affidavit of Ownership/Owner's Consent

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

I, Norman Rausman  being duly sworn, hereby
depose and say that I reside at: 58 South Parker Drive

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

I am the * _____ owner in fee simple of premises located at:
58 South Parker Drive Monsey NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in
Instrument 3075 page _____.

Said premises have been in my/its possession since 2022. Said premises are also
known and designated on the Town of Ramapo Tax Map as:
section 41.18 block 1 lot(s) 34

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

Owner

Mailing Address

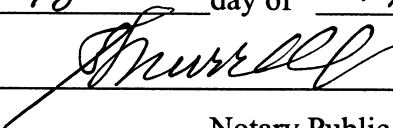
Norman Rausman

58 South Parker Drive

Monsey NY 10952

SWORN to before this

18 day of May, 2024



Notary Public

TWILLA MURRELL
Notary Public, State of New York
No. 01MU6133865
Qual. In New York County
Commission Expires September 15, 2029

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

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Norman Rausman, 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

58 South Parker Drive Monsey NY 10952

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

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

Application, petition or request is hereby submitted for:

- ☒ Variance or modification from the requirement of Section 230-17;
- ☐ Special permit per the requirements of Section _____;
- ☐ Review and approval of proposed subdivision plat;
- ☐ Exemption from a plat or official map;
- ☐ An order to issue a certificate, permit or license;
- ☐ An amendment to the Zoning Ordinance or Official Map or change thereof;
- ☐ Other (*explain*) _____;

To permit construction, maintenance and use of a single-family residence and pool cabana not
complyinh with building coverage, total impervious surface ratio, and front yard impervious surface ratio.
Additionally, the proposed cabana requires side yard and rear yard setback variances

3. Premises affected are in a R-35 zone and from the town of _____
tax map, the property is know as Section 41.18,
Block, 1, Lot(s) 34.

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

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

I, Norman Rausman, 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

58 South Parker Drive

Monsey NY 10952

SWORN to before this

18 day of May, 2026
[Signature]
Notary Public

TWILLA MURRELL
Notary Public, State of New York
No. 01MU6133865
Qual. In New York County
Commission Expires September 19, 2029

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

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

Norman Rausman being duly sworn, deposes and

says that he/she resides at 58 South Parker Drive

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. 41.18 Lot No. 1-34 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: Norman Rausman

Address: 58 South Parker Drive

Monsey NY 10952

Sworn to before me this

18 day of May 2026
[Signature]
Notary Public

TWILLA MURRELL
Notary Public, State of New York
No. 01MU6133865
Qual. In New York County
Commission Expires September 19, 2029

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

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

SEE ATTACHED

18 day of May, 2024

 Notary Public

Page 98 of 133

89/41.18-2-36
BAUM KUPFER DEBORA &
BARRY
11 ORCHARD HILL DR
MONSEY, NY 10952

89/41.18-2-25
JOSEPH JONATHAN &
JOSEPH SHIRA NECHAM
47 PLUM RD
MONSEY, NY 10952

89/41.18-2-45
GOLDENBERG LEVI & PERELLA
48 PILGRIM LA
MONSEY, NY 10952

89/41.18-2-24
ROSENBLATT PHILLIP &
NANCY
7 ORCHARD HILL DR
MONSEY, NY 10952

89/41.18-2-47
BOGOPULSKY JACOB & AVA
52 PILGRIM LA
MONSEY, NY 10952

89/41.18-2-8
FOGEL BRYNDIE L
REVOCABLE TRUST
6 ORCHARD HILL DR
MONSEY, NY 10952

89/41.18-2-5
DINNER LEONARD & CLARA
12 ORCHARD HILL DR
MONSEY, NY 10952

89/41.18-2-3
FOGEL YITZIE & BRYNDIE
LEGACY TRUST
16 ORCHARD HILL DR
MONSEY, NY 10952

89/41.18-2-52
RAMAPO TOWN OF 35-0406
237 RT 59
SUFFERN, NY 10901

11/41.18-1-18
POLLAK YITZCHOK A
53 SOUTH PARKER DR
MONSEY, NY 10952

89/41.18-2-37
STEINHARDT MICHAEL I &
ESTHER
15 ORCHARD HILL DR
MONSEY, NY 10952

89/41.18-2-34
JACOBSON ARI & MICHELLE
DEBRA
48 N QUINCE LA
MONSEY, NY 10952

89/41.18-2-50
VENETOS JOHN & PEGGY
49 PILGRIM LA
MONSEY, NY 10952

89/41.18-2-35
JAKUBOVIC FAMILY
IRREVOCABLE TRUST
9 ORCHARD HILL DR
MONSEY, NY 10952

89/41.18-2-49
ALTMAN JONATHAN & DEBORAH
51 PILGRIM LA
MONSEY, NY 10952

89/41.18-2-7
NATANOVA NATELLA N
8 ORCHARD HILL ROAD
MONSEY, NY 10952

89/41.18-2-48
EISENMAN BARRY M & MINDY
B
53 PILGRIM LA
MONSEY, NY 10952

89/41.18-2-2
KOFF FRADY
18 ORCHARD HILL DR
MONSEY, NY 10952

11/41.18-1-16
FISCH MARTIN
5 DAVID CT
MONSEY, NY 10952

11/41.18-1-37
NEUHAUSER STUART & TOVA &
TRUST FBO TOVA NEUHAUSER
DESCENDANTS
55 S PARKER DRIVE
MONSEY, NY 10952

11/41.18-1-42
LIPSCHITZ MARK & MALKA
67 SOUTH PARKER DR
MONSEY, NY 10952

89/41.18-2-38
LAZARUS JOSHUA &
SHAINDY RACHEL
45 N QUINCE LANE
MONSEY, NY 10952

89/41.18-2-23
LEVINE DM LEGACY TRUST
5 ORCHARD HILL DR
MONSEY, NY 10952

89/41.18-2-46
FILHART ELIEZER & ELIA
17 ORCHARD HILL DR
MONSEY, NY 10952

89/41.18-2-9
WORCH AVROHOM N & HEDY C
4 ORCHARD HILL DR
MONSEY, NY 10952

89/41.18-2-6
BLEICH MICHAEL
10 ORCHARD HILL DR
MONSEY, NY 10952

89/41.18-2-4
SILBERBERG ESTHER S
14 ORCHARD HILL DR
MONSEY, NY 10952

89/41.18-2-1
SIEGER ABRAHAM I
55 PILGRIM LA
MONSEY, NY 10952

11/41.18-1-17
CHABUS LANCE & LISA
51 PARKER DR S
MONSEY, NY 10952

11/41.18-1-38
ROSEN AMY LOU &
MICHAEL DAVID
57 S PARKER DR
MONSEY, NY 10952

11/41.18-1-39
RIEDER ELIE & RACHEL
59 PARKER DR S
MONSEY, NY 10952

11/41.18-1-45
KLEIN NAFTALI & FRIEDA
73 S PARKER DR
MONSEY, NY 10952

11/41.18-1-46
NEWMARK FRED & SHEREE
PO BOX 396
TALLMAN, NY 10982

11/41.18-1-35
GLAZER PAUL & LISA
APT 5A
535 WEST END AVENUE
NEW YORK, NY 10024

11/41.18-1-14
57 FORSHAY LLC
SUITE 210
600 E CRESCENT AVE
UPPER SADDLE RIVER, NJ 0745

11/41.18-1-20
NATHAN IRREVOCABLE TRUST
4 JUDITH LA
MONSEY, NY 10952

11/41.18-1-47
MOSES CHANA
3 MARTHA ROAD
MONSEY, NY 10952

11/41.18-1-21
MANDEL MURRAY & CHANIE
6 JUDITH LA
MONSEY, NY 10952

11/41.18-1-24
JUDITH LANE LLC
15 JUDITH LA
MONSEY, NY 10952

11/41.18-1-27
WEINBERGER JACOB & FAGIE
21 JUDITH LA
MONSEY, NY 10952

11/41.18-1-40
ROTBURG TM IRREVOCABLE
TRUST
61 SO PARKER DR
MONSEY, NY 10952

11/41.18-1-44
LEITMAN CHAIM & SCHULAMIT
71 S PARKER DR
MONSEY, NY 10952

11/41.18-1-30
HELLMAN NACHMAN &
ELIZABETH
SUITE #307
747 CHESTNUT RIDGE RD
SPRING VALLEY, NY 10977

11/41.18-1-15
SHANIN LEGACY TRUST
55 FORSHAY RD
MONSEY, NY 10952

11/41.18-1-34
RAUSMAN NORMAN &
DESIREE
20 HERSHEL TERR
SPRING VALLEY, NY 10977

11/41.18-1-32
STEINMETZ ABRAHAM M &
SHAINDEL
62 S PARKER DR
MONSEY, NY 10952

11/41.18-1-29
HAMMER JOSEPH & LEAH
4 MARTHA RD
MONSEY, NY 10952

11/41.18-1-22
MANDEL KALMAN
6 JUDITH LANE
MONSEY, NY 10952

11/41.18-1-48
CHANDOHA HELEN
JARAPOLK
5 MARTHA RD
MONSEY, NY 10952

11/41.18-1-28
PARNES JOSEPH FAMILY
TRUST THE
6 MARTHA ROAD
MONSEY, NY 10952

11/41.18-1-41
LEVY JONATHAN & RENA
65 S PARKER DR
MONSEY, NY 10952

11/41.18-1-43
KAHAN YITZCHOK & Yael
69 SO PARKER DR
MONSEY, NY 10952

11/41.18-1-36
GLAZER PAUL & LISA
535 WEST END AVENUE
NEW YORK, NY 10024

11/41.18-1-19
FRANKEL ROBERT & DEBRA B
2 JUDITH LA
MONSEY, NY 10952

11/41.18-1-33
SCHONBERGER SHABSY
60 S PARKER DR
MONSEY, NY 10952

11/41.18-1-31
REICH ATARA 2024
IRREVOCABLE TRUST
64 S PARKER DR
MONSEY, NY 10952

11/41.18-1-13
ZATZ BRUCE
65 FORSHAY RD
MONSEY, NY 10952

11/41.18-1-23
FRAGER DAVID H
11 JUDITH LANE
MONSEY, NY 10952

11/41.18-1-26
ELBOGEN AARON & JACOB
1669 50TH ST
BROOKLYN, NY 11204

11/41.18-1-12
CONG AHAVAS ISRAEL OF
WESLEY HILLS
1 ASH STREET
MONSEY, NY 10952

11/41.18-1-49
SONTAG ISRAEL
7 MARTHA RD
MONSEY, NY 10952

11/41.18-1-10
SILBERBERG MORTON &
BERNICE
8 JUDITH LN
MONSEY, NY 10952

11/41.18-1-9
ROSENBERG CHARLES J &
SHIFRA
10 JUDITH LA
MONSEY, NY 10952

11/41.18-1-2
ZELINGER MARYAM
8 MARTHA RD
MONSEY, NY 10952

11/41.18-1-8
12 JUDITH LANE LLC
12 JUDITH LANE
MONSEY, NY 10952

11/41.18-1-11
RUDINSKY BEZALEL
& DEVORAH
82 FORSHAY RD
MONSEY, NY 10952

11/41.18-1-7
14 JUDITH LANE OWNER LLC
3472 BEDFORD AVE
BROOKLYN, NY 11210

11/41.18-1-6
KATZ LARRY & SARAH
16 JUDITH LANE
MONSEY, NY 10952

11/41.18-1-5
BEREN NOAH & CHAYA MEIRA
RIEDER
18 JUDITH LA
MONSEY, NY 10952

11/41.18-1-4
FRIEDMAN MARK & DEVORAH
1076 E 23RD ST
BROOKLYN, NY 11210

11/41.18-1-3
WOLF LISA &
FIALKOFF JEFFERY & IRIS
22 JUDITH LANE
MONSEY, NY 10952

11/41.18-1-1
10 MARTHA ROAD LLC
1076 EAST 23RD ST
BROOKLYN, NY 11210

11/41.14-1-55
GROHMAN ABRAHAM &
DEBRA
24 CORTLAND ROAD
MONSEY, NY 10952

11/41.14-1-62
FRIEDMAN MARK & DEVORAH
1076 E 23RD ST
BROOKLYN, NY 11210

11/41.14-1-58
GROSSBERGER GEORGE &
VICKY
182 GRANDVIEW AVE
MONSEY, NY 10952

11/41.14-1-60.2
FIELDCREST ESTATES LLC
FLOOR 18
1412 BROADWAY
NEW YORK, NY 10018

11/41.14-1-59.1
184 GRANDVIEW LLC
1134 E 23RD ST
BROOKLYN, NY 11210

11/41.14-1-61
194 GRANDVIEW AVENUE LLC
194 GRANDVIEW AVE
MONSEY, NY 10952

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Stanley Mayerfeld

APPLICANT

May 15, 2026

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section 230-17 _____;
- ☐ Special permit per the requirements of Section _____;
- ☐ Review of an administrative decision of the Building Inspector;
- ☐ An order to issue a Certificate of Occupancy;
- ☐ An order to issue a Building Permit;
- ☐ An interpretation of the Zoning Ordinance or Map;
- ☐ Certification of an existing non-conforming structure or use;
- ☐ Other (*explain*) _____;

To permit construction, maintenance and use of a single-family residence and pool cabana not
complyinh with building coverage, total impervious surface ratio, and front yard impervious surface ratio.
Additionally, the proposed cabana requires side yard and rear yard setback variances.

TAX LOT: SECTION 41B, BLOCK 1, LOT 34

REFERENCES:

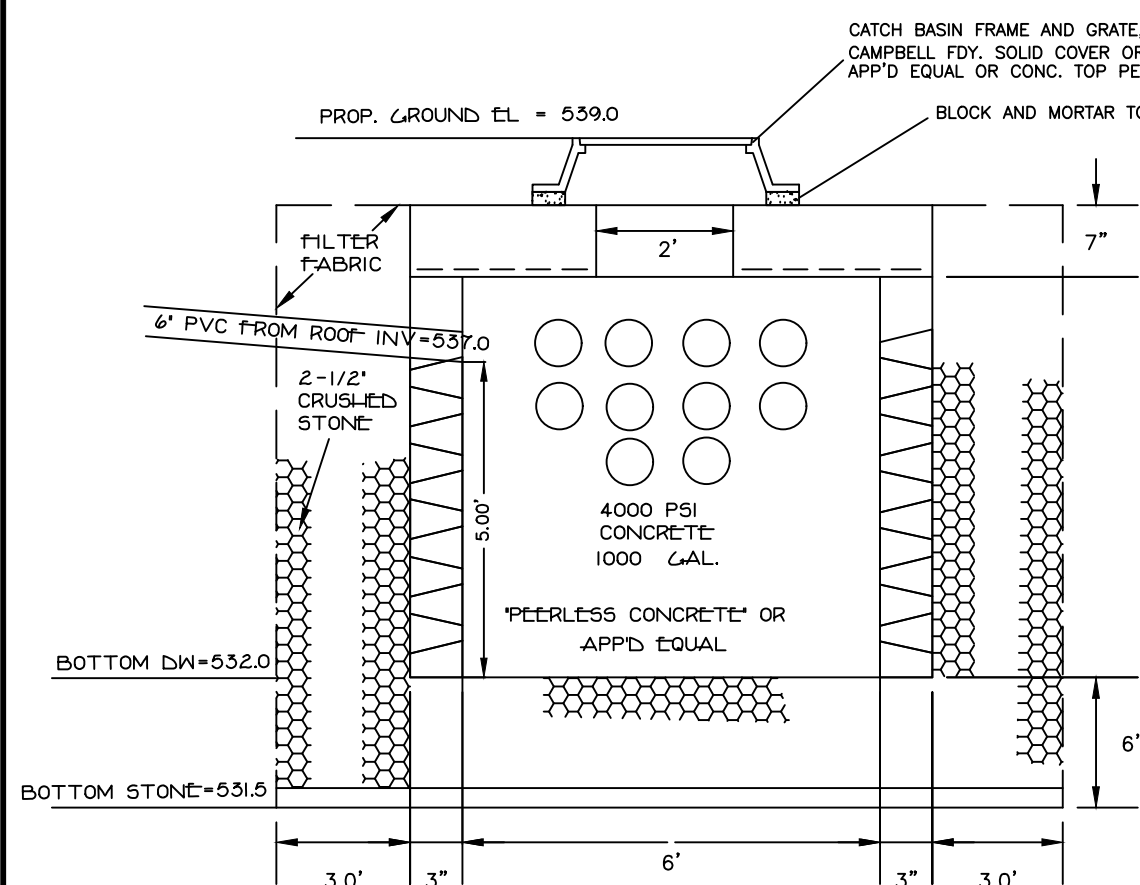
-ALL BOUNDARY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY CLEARPOINT SURVEYING, P.C., DATED JUNE 25, 2025.

-BEING LOT 3, BLOCK C OF SUBDIVISION PLAT, "GOLDEN IN VIOLA" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JANUARY 23, 1963 AS MAP #3075.

Driveway Design: Soils: Weathersfield "C"			
Development size =	0.2441 Acre		
Undeveloped SCS Curve No. =	74.0000		
Developed SCS Curve No. =	98.0000		
1. Select Design Storm 100 year, 24-hour			
2. Type of subsurface disposal system: Precast drywell with 3/4" crushed stone	9.3000		
3. Determine Percolation Rate: Percolation Rate Drop Time			
a. Area of Percolation (Ap): Surface area of Cylinder Ac=PI*Diag ² /4		1.0000 foot 8.0000 inches 2.2255 Fy2	
b. Area of Percolation (Ap): Surface area of Cylinder Ac=PI*Diag ² /4		1.0000 foot 8.0000 inches 2.2255 Fy2	
Bottom Area Ab=PI*r ² /2		0.7854 Fy2	
Volume of Percolation: Ap*Ac*Ab		3.0107 Fy2 0.0654 Fy3	
Soil Percolation Rate Sv=Volume/Area/Time		0.0007 Fy3/Fy2/Min 1.0435 Fy3/Fy2/day 0.7626 Fy3/Fy2/day	
S=minus clogging factor of 25%		9.3000 inches	
4. Calculate Required Storage Volume: 100yr, 24 hour rainfall From Table 2-1 of TR-55 Existing CN= Proposed CN=		74.0000 therefore depth V= 6.11 inches 98.0000 therefore depth V= 9.10 inches	
Detail V= V=detail V*Area		2.9900 inches 2649.1400 Fy3	
5. Calculate Volume per Driveway: Verify Depth Thickness of Stone= Thickness of drywall= Diameter of drywell= Height of drywell= V=		3.0000 foot 0.3300 foot 6.0000 feet 5.0000 feet 281.6265 Fy3	
6. Calculate 24-hour percolation volume per driveway (Vp): Vp=V*Vp/Vs Vp=Vp/Vs*Vr		98.5149 Fy3/day/drywell	
7. Calculate the total 24-hour Volume per driveway (Vt): Vt=Volume of driveway(Vp/percolation volume(Vp)) Vt=		380.1414 Fy3	
8. Determine number of driveways required (QWR): QWR=Req. Volume of Storage(Vs)/Total Vol. per Driveway(Vt) QWR=		7.0	
Notes: Sides not included, only through bottom		USE	7

NOTES:

1. PERCOLATION AND DEEP HOLE TESTS ARE REQUIRED TO BE PERFORMED FOR THE PROPOSED DRYWELL SYSTEM. THE TESTS SHALL BE PERFORMED AT THE LOCATION AND ELEVATION OF THE BOTTOM OF THE SYSTEM. THEY SHALL BE WITNESSED/APPROVED BY THE VILLAGE ENGINEER. DEEP HOLE TESTS SHALL BE PERFORMED AT 12.5' BELOW THE PROPOSED SYSTEM. TESTS SHALL BE PERFORMED AND ACHIEVED 24/HR PER FAIRWAY TESTING. 2. THE VILLAGE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO DRAINAGE INSTALLATION AND WITNESSED/APPROVED. 3. ALL EXISTING UTILITIES TO BE UTILIZED. 4. IF LOWERED TO BE UTILIZED, IS BELOW THE UPSTREAM RIM ELEVATION, AN EXTERIOR CHECK VALVE MUST BE INSTALLED.



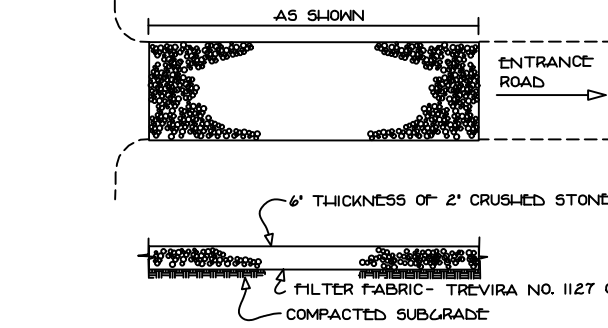
1 SEEPAGE PIT SYSTEM 1: 12.5' X 12.5' ENVELOPE
N.T.S.

NOTES:

1. SET PIT IN 12.5'X12.5' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE. 2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

SEEPAGE PIT MAINTENANCE NOTES

1. SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED. 2. SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM). 3. IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. 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.



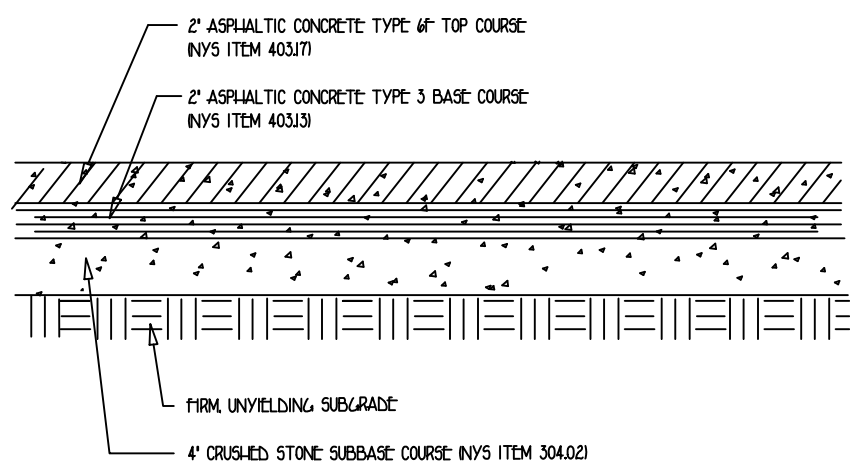
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

CONSTRUCTION SPECIFICATIONS:

- STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN SIX INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT SINGLE ENTRANCE TO SITE.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH SIX (6) 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 INTO 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 DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

LEGEND:

- AC
- BBH
- ELEC
- GM
- GV
- MB
- SD
- S



DRIVENWAY PAVEMENT DETAIL
NOT TO SCALE

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		

BULK REQUIREMENTS

ZONE: R-35

USE GROUP	MIN. LOT AREA	LOT WIDTH	EFFECTIVE SQUARE SIDE	FRONT YARD DRIVE	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAX. IMPERVIOUS SURFACE	MAX. FRONT YARD IMPERVIOUS SURFACE	MAX. BUILDING COVERAGE	CABANA SIDE YARD	CABANA REAR YARD	MAX. BUILDING HEIGHT	MAX. EXPOSED BUILDING HEIGHT	POOL/PATIO SIDE YARD	POOL/PATIO REAR YARD
REQUIRED	35,000 SF	125'	125'	50'	25'	60'	50'	0.25	0.23	0.05/0.07	25'	50'	2 1/2	25'	40'	15'
PROVIDED	38,250 SF	150'	125'	55.3'	18.9'	77.5'	132.6'	0.134	0.085	0.085	NA	NA	2	20'	24'	NA
PROVIDED	38,250 SF	150'	125'	50.0'	34.9'	73.3'	88.9'	0.344+	0.237+	0.132+	150+	150+	2	24'	36'	47.5/17.3

+ EXISTING NON-CONFORMING

+ VARIANCE REQUIRED:

- VARIANCE OF 230-54D.4-12 MAX/37.5 PROP.

IMPERVIOUS SURFACE

1. EX. DRIVEWAY 1 WALKWAY 1966 SQFT (TBR)

2. FRONT ADDITION 61 SQFT

3. ADDITION 1482 SQFT

4. REAR ENCLOSED PORCH/DECK 728 SQFT

5. FRONT PORCH 104 SQFT

6. PROP. DRIVEWAY 4452 SQFT 6.624 SPERVIOUS=1088 SQFT

7. PROP. DRIVEWAY 4452 SQFT 6.624 SPERVIOUS=1088 SQFT

8. PROP. DRIVEWAY 4452 SQFT 6.624 SPERVIOUS=1088 SQFT

9. PROP. DRIVEWAY 4452 SQFT 6.624 SPERVIOUS=1088 SQFT

10. PROP. DRIVEWAY 4452 SQFT 6.624 SPERVIOUS=1088 SQFT

11. PROP. DRIVEWAY 4452 SQFT 6.624 SPERVIOUS=1088 SQFT

12. PROP. DRIVEWAY 4452 SQFT 6.624 SPERVIOUS=1088 SQFT

TOTAL= 13,443 SQFT

MAX. FRONT YARD IMPERVIOUS SURFACE:

EXIST: AREA=8295 SF

DRIVE 2 WALKWAY=702 SQFT

FYIA=702/8295=0.085

PROP: AREA=7500 SF

DRIVE=3505 SQFT 1729 SQFT PER=1076

FYIA=1076/7500=0.237

MAXIMUM BUILDING COVERAGE (CALCULATION PER ZONING LAW):

SQUARE FOOTAGE OF BUILDINGS LESS THAN 15'

EXIST: 1.5 STORY=310 SF

LEI=41.81 OR 1-1/2 STORIES=

1.5 STORY=310 SF

TOTAL BUILDING AREA=3169 SF

MAX BLDG COVERAGE

ALLOWED=310/3169*0.05+0.10=0.105

PROP: 1.5 ST=646+34=680 SF

TOTAL=5,046 SF

ALLOWED=5046*0.05+0.10=-.107

MAXIMUM BUILDING COVERAGE (CALCULATION PER ZONING LAW):

SQUARE FOOTAGE OF BUILDINGS LESS THAN 15'

EXIST: 1.5 STORY=310 SF

LEI=41.81 OR 1-1/2 STORIES=

1.5 STORY=310 SF

TOTAL BUILDING AREA=3169 SF

MAX BLDG COVERAGE

ALLOWED=310/3169*0.05+0.10=0.105

PROP: 1.5 ST=646+34=680 SF

TOTAL=5,046 SF

ALLOWED=5046*0.05+0.10=-.107

MAXIMUM BUILDING COVERAGE (CALCULATION PER ZONING LAW):

SQUARE FOOTAGE OF BUILDINGS LESS THAN 15'

EXIST: 1.5 STORY=310 SF

LEI=41.81 OR 1-1/2 STORIES=

1.5 STORY=310 SF

TOTAL BUILDING AREA=3169 SF

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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VICINITY MAP
SCALE: 1"=300'

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. SEDIMENT, 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 ROADS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDING WITH 1 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET AND TEMPORARY DIVERSION DITCHES ARE TO BE PLACED WHERE NECESSARY AS DETERMINED BY THE VILLAGE ENGINEER. ROADS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
- THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.

EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCED:

- ALL EROSION AND SEDIMENT CONTROL MEASURES, EXCLUDING CATCH-BASIN MEASURES, SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PERMANENT STRUCTURES AND/OR UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
- INSTALL SILT FENCE AND/OR HAY BALE BARRIERS DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
- CONSTRUCT BERMS, TEMPORARY SHALES AND PILES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
- CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED. STOP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
- PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDS WITH TEMPORARY RYE.
- INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS. GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
- INSTALL INLET PROTECTION AROUND ALL CURB AND FIELD INLETS. ALL INLET PROTECTION SHALL BE TREATED WITH THE CATCH BASIN FILTER FABRIC DETAIL.
- CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF CURB AND FIELD INLETS ACCORDINGLY.
- COMPLETE FINE GRADING.
- RAISE GRATES OF CURB AND FIELD INLETS TO FINAL ELEVATIONS. INSTALL SURFACE COURSE OF PAVEMENT.
- UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS ARE TO BE SEEDS. REFER TO LANDSCAPING PLAN FOR PERMANENT SEEDING SPECIFICATIONS. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- SILT FENCE AND CONSTRUCTION STABILIZED PADS ARE TO BE PROVIDED FOR EACH BUILDING PAD DURING CONSTRUCTION.

EROSION AND SEDIMENT CONTROL PLAN - MAINTENANCE PROCEDURE:

- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR SUITABILITY AND OPERATION FOLLOWING EVERY RAINFALL-PRODUCING RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THEIR APPROPRIATE PHASE OF THE PROJECT.
- SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAP AND BLOCK AND GRAVEL INLET PROTECTION DEVICE WHEN STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY.
- SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES ABOUT 0.5 FT DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. WHEN NECESSARY, WHEELS MUST BE CLEANED. WHEN SEDIMENT FROM ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE. HIGH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAIN DITCHES, OR WATERCOURSES.
- ALL SEEDS AREAS WILL BE FERTILIZED AND RE-SEEDS AS NECESSARY.

REVISIONS

FOR

58 SOUTH PARKER DRIVE

RAUSMAN

LOCATED IN THE

VILLAGE OF NILESLEY HILLS

ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE

20 10 0 10 20 30 40 50 60

PAUL GDANSKI, P.E., PLLC

3512 WHITTIER COURT

MAHWAH, N.J. 07430

TEL: (917) 418-0999

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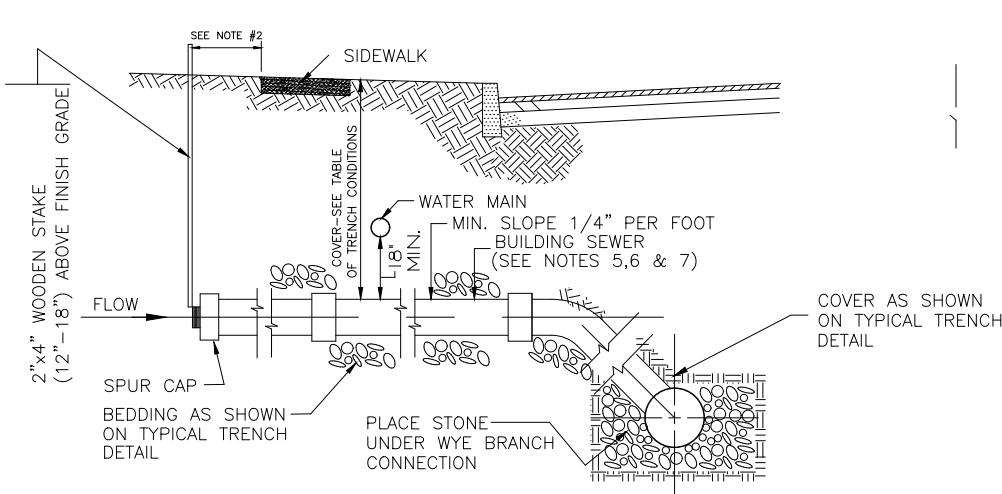
TEL: (917) 418-0999

PAUL GDANSKI, P.E., PLLC

3512 WHITTIER COURT

MAHWAH, N.J. 07430

TEL: (917) 41



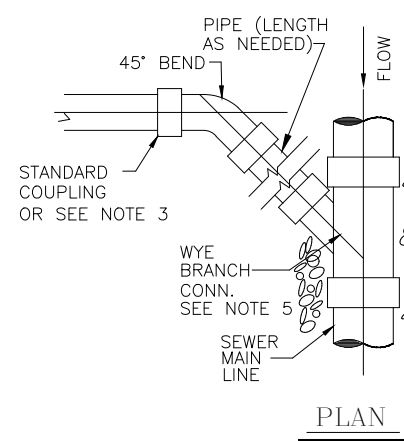
ELEVATION

SPECIAL CONDITIONS FOR SHALLOW TRENCH CONDITIONS
(COVER LESS THAN 4'-0" CLASS S2 DUCTILE IRON OR CAST IRON EXTRA HEAVY OR APPROVED EQUAL.

BUILDING SEWER CONNECTION

NOTES

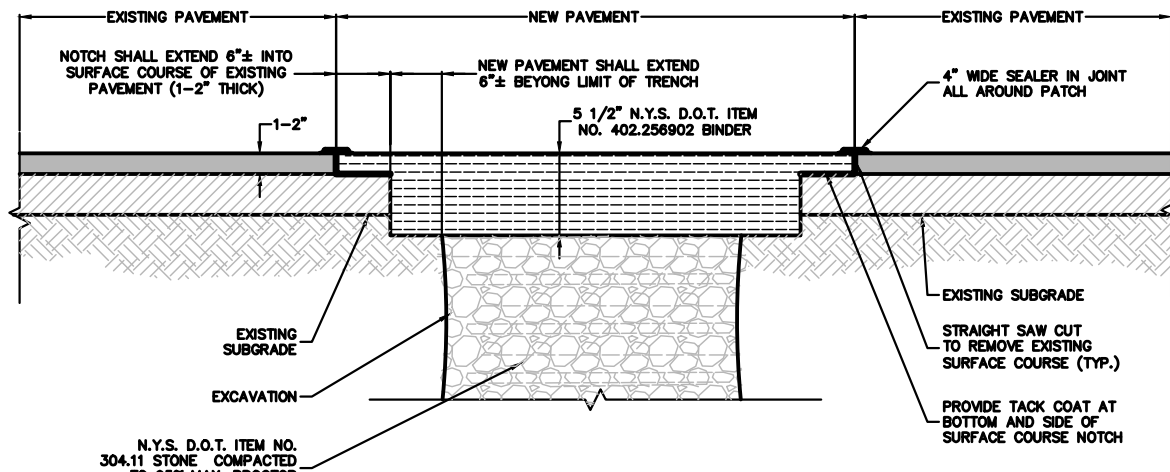
- ALL APPROVED BUILDING SEWER PIPE MATERIALS FOR EACH CONNECTION MADE, SHALL BE CONSTRUCTED FROM THE SAME MATERIAL.
- MINIMUM HORIZONTAL SEPARATION BETWEEN SPUR CAP AND SIDEWALK SHALL BE 2.0 FT. IN ALL CASES THE SPUR CAP LOCATION SHALL EXTEND A MINIMUM HORIZONTAL DISTANCE OF 2.0 FT. ONTO ALL BUILDING LOT PROPERTIES.
- TRANSITION BETWEEN DIFFERENT PIPE MATERIAL (AS APPROVED) SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 62 DRESSER COUPLING OR DRESSER STYLE 622 HYMAX COUPLING (OR APPROVED EQUAL).
- WYE BRANCH CONNECTION SHALL BE A FITTING CONSTRUCTED SPECIFICALLY FOR THE INSTALLED MAIN LINE SEWER MATERIAL CLASS (OR APPROVED EQUAL).
- THE BUILDINGS SEWER SHOWN FROM THE MAIN LINE SOURCE WYE BRANCH CONNECTION FITTING TO THE SPUR CAP SHALL MEET THE SPECIFICATIONS SHOWN FOR I) BUILDING LATERAL SEWER.
- 4" BUILDING LATERAL SEWER MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLING ONLY; ALL OTHER BUILDING LATERAL SEWERS (INCLUDING ALL COMMERCIAL USES) SHALL BE 6" IN DIAMETER.
- EACH 6" BUILDING SEWER SHALL PROVIDE SERVICE FOR NO MORE THAN TWELVE(12) EQUIVALENT LIVING UNITS, AS DETERMINED BY OCSD #1. UNLESS A REQUESTED DEVIATION IS APPROVED IN WRITING BY OCSD #1.



PLAN

SANITARY SEWER SPECIFICATIONS:
(FOR BUILDING SEWERS AND SEWER MAIN LINE)

- REQUIRED SEWER MAIN LINE (OR APPROVED EQUAL) :
A) ABS - TRUSS PIPE:
1) PIPE: STAMPED ASTM D2680
2) FITTINGS: STAMPED ASTM D2680
3) JOINTS: SOLVENT WELD ASTM D2235
B) PVC - TRUSS PIPE:
1) PIPE: STAMPED ASTM D2680
2) FITTINGS: STAMPED ASTM D2680
3) JOINTS: SOLVENT WELD ASTM D2664 OR ELASTOMERIC GASKET
C) PVC - SDR 26, HEAVY WALL PIPE:
1) PIPE (8"-15" Ø): STAMPED ASTM D3034
PIPE (18" AND GREATER) STAMPED ASTM F679
2) FITTINGS: STAMPED ASTM D3034 OR F679
3) JOINTS: SOLVENT WELD ASTM 2564 OR ELASTOMERIC GASKET
D) PVC - SDR 35 SOLID WALL PIPE:
1) PIPE (8"-15" Ø): STAMPED ASTM D3034
PIPE (18" AND GREATER) STAMPED ASTM F679
2) FITTINGS: STAMPED ASTM D3034 OR F679
3) JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564
E) SDR - 26 HEAVY WALL PIPE:
1) PIPE: STAMPED ASTM D3034 AND SDR 26
2) FITTINGS: STAMPED D3034 AND SDR 26
3) JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564
F) SDR - 23.5 SOLID WALL PIPE:
1) PIPE: STAMPED ASTM D2751 AND SDR 23.5
2) FITTINGS: STAMPED ASTM D2751 AND SDR 23.5
3) JOINTS: SOLVENT WELD, ASTM D2235
D3034 OR SOLVENT WELD ASTM D2564
G) OTHER REQUIRED PIPE MATERIALS FOR BUILDING LATERAL AND SEWER MAIN LINE (OR APPROVED EQUAL):
A) CAST IRON, EXTRA HEAVY, COATED, HUB & FLAN END, ASTM C-74 WITH ELASTOMERIC COMPRESSION GASKET (ASTM C-564)

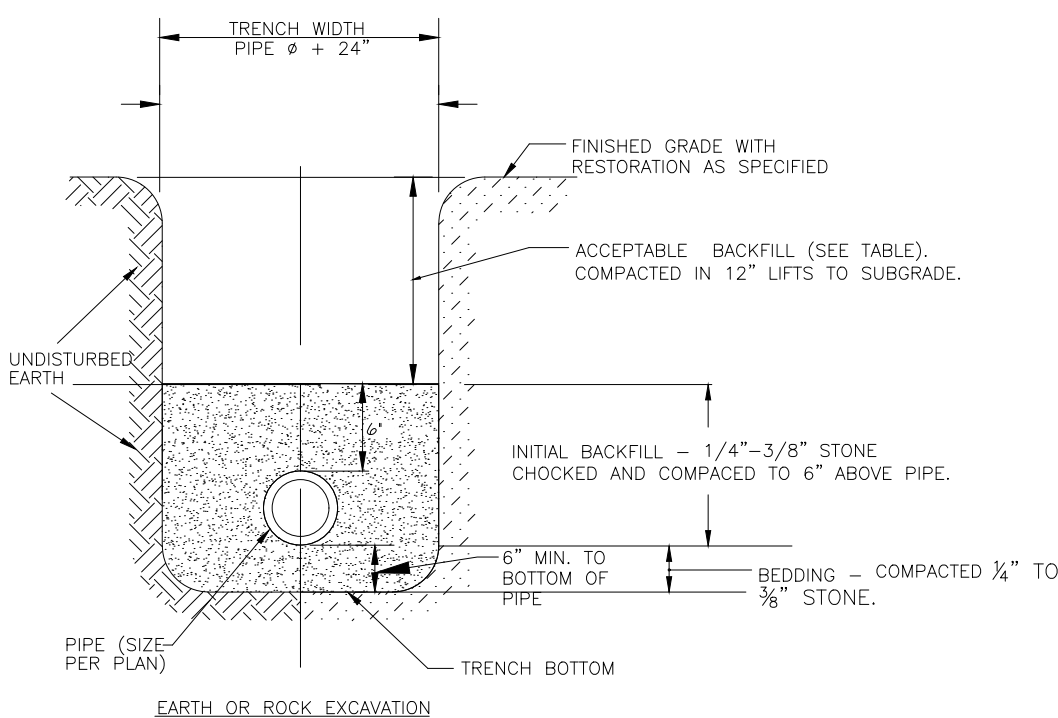


NOTES

- FOR OPENINGS THAT SPAN SIZE OR MORE OF THE ROAD WIDTH, RESURFACE THE ENTIRE WIDTH OF THE ROAD AFTER REMOVING THE EXISTING SURFACE COURSE.
- CONTRACTOR MUST PROVIDE CERTIFICATION THAT THE ROAD OPENING REPAIR WAS PERFORMED IN CONFORMANCE WITH THIS DETAIL. THIS MAY BE ACCOMPLISHED IN EITHER:
a. PROVIDE CERTIFICATION FROM A N.Y.S. LICENSED PROFESSIONAL ENGINEER CERTIFYING THAT THE MATERIALS AND CONSTRUCTION OF THE ROAD OPENING REPAIR CONFORM TO THE VILLAGE DETAIL.
OR
b. COORDINATE WITH THE VILLAGE ENGINEERING CONSULTANT TO SCHEDULE THEIR WITNESSING OF THE CONSTRUCTION. (THE VILLAGE WILL IN TURN BACK CHARGE THE CONTRACTOR FOR THE COST OF THE ENGINEERING CONSULTANT'S SERVICES.) THE ENGINEERING CONSULTANT WILL PROVIDE THE REQUIRED CERTIFICATION.

ROAD OPENING REPAIR DETAIL

N.T.S.



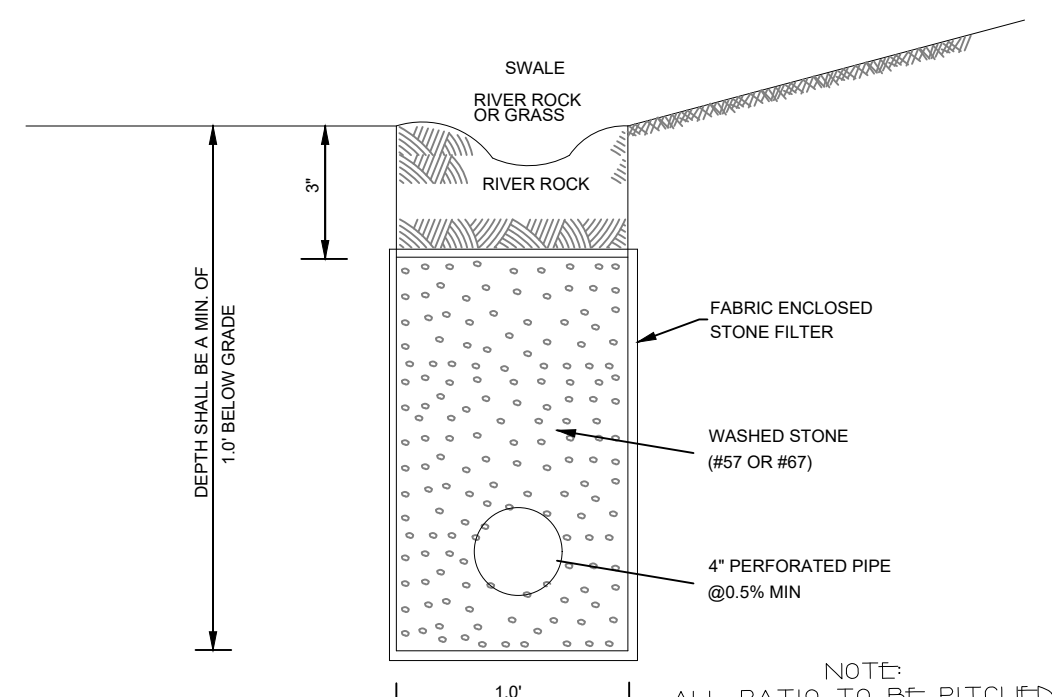
ACCEPTABLE BACKFILL MATERIAL & COMPACTION REQUIREMENTS

DESCRIPTION	SOIL CLASSIFICATION		MINIMUM STANDARD PROCTOR DENSITY %
	ASTM D3321	AASHTO M43	
GRADED OR CRUSHED, CRUSHED STONE, GRAVEL	CLASS I	5	DUMPED
SAND, GRAVELS AND GRAVEL/SAND MIXTURES; LITTLE OR NO FINES	GW	57	85%
	GP SW SP	6	
SILTY OR CLAYEY GRAVELS, GRAVEL/SAND/SILT OR GRAVEL AND CLAY MIXTURES; SILTY OR CLAYEY SANDS, SAND/CLAY OR SAND/SILT MIXTURES	GM GC	5	90%
	SM SC	($<10\%$ FINES)	

NOTES: INORGANIC SILTS, CLAYS, AND OTHER CLASS IV MATERIAL SHALL NOT PERMITTED.
BACKFILL SHALL CONTAIN NO STONES OVER 6" IN ANY DIMENSION.
IN PAVED AREAS BACKFILL TO BE ITEM 4 (M5DOT ITEM 304.05) TO SUBGRADE.

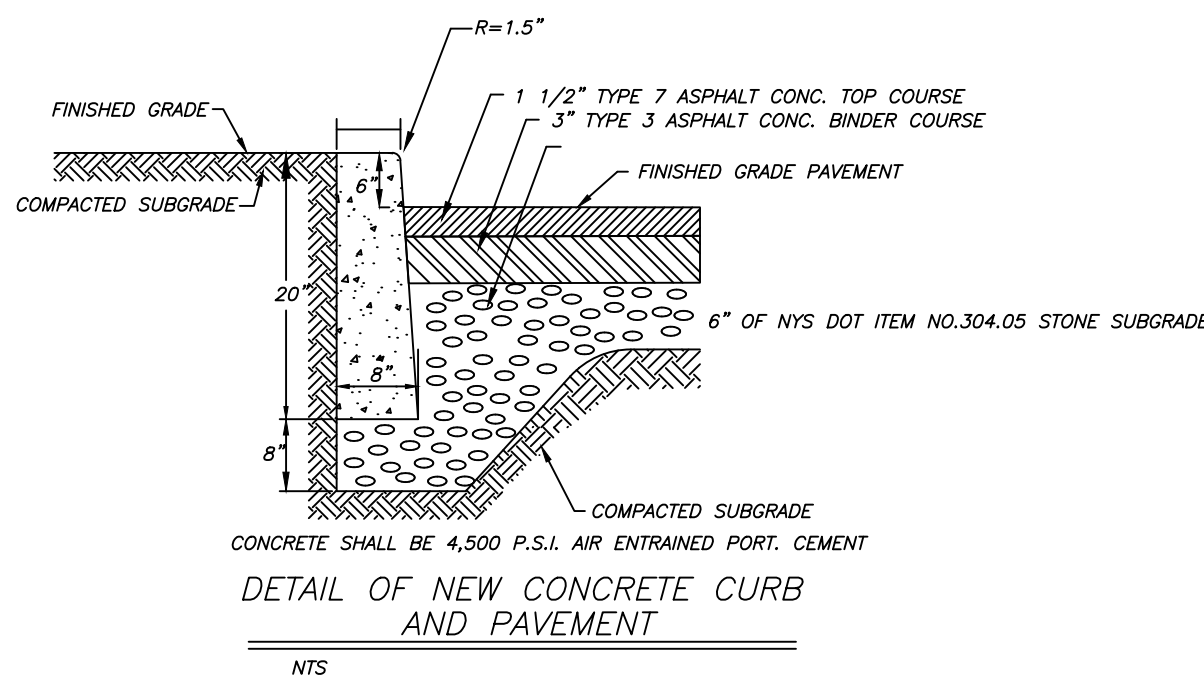
STORM SEWER TRENCH CROSS SECTION

NOT TO SCALE



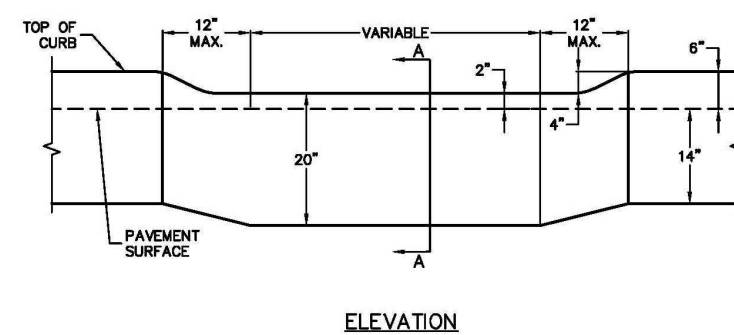
PERIMETER DRAIN

NOT TO SCALE

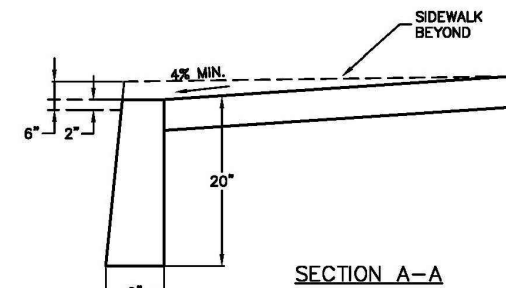


DETAIL OF NEW CONCRETE CURB AND PAVEMENT

N.T.S.



ELEVATION

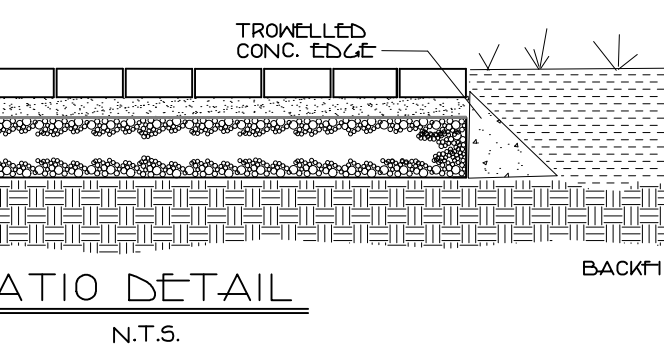


SECTION A-A

DEPRESSED CURB DETAIL

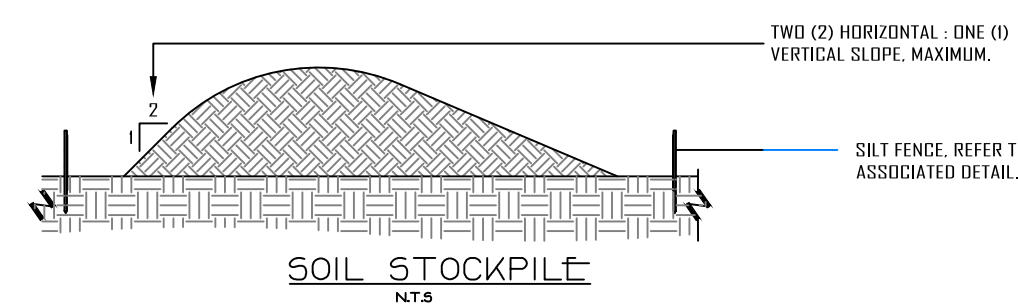
N.T.S.

- NOTES:
1. CONCRETE TO TEST 4000 PSI MIN. ON 28 DAY COMPRESSIVE TEST.
2. STEEL SEPARATIONS SHALL BE USED WITH ALL THE FORMS TO CREATE A CONSTRUCTION JOINT EVERY 10 FEET ALONG CURB.
3. CONTRACTOR TO NOTIFY VILLAGE ENGINEER PRIOR POURING.



PATIO DETAIL

N.T.S.



SOIL STOCKPILE

N.T.S.

REVISIONS

DETAIL SHEET
FOR
58 SOUTH PARKER DRIVE

RAUSMAN
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE:
20 10 0 0 10 20 40 60

PAUL GDANSKI, PE, PLLC	585 PARKER
3512 WHITTIER COURT MAHWAH, N.J. 07430 TEL: (917) 418-0999	MAY 11, 2026
1" = 20'	
2 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.
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PAUL GDANSKI, PE, PLLC
7/5890 ©



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

June 16, 2026

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

Re: Municipal Referral
58 South Parker Drive
Site Plan
Tax lot 41.18-1-34
GML-26-0286

Dear Ms. Schultz:

We have received an application and plans as prepared by Paul Gdanski, P.E., PLLC, revised through May 11, 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.

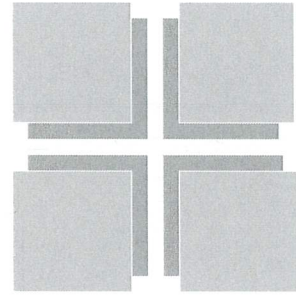
Very truly yours,

A handwritten signature in dark ink, appearing to read "Brandon Durant", is written over a light blue horizontal line.

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)

**KIM THOMAS SIPPEL
ARCHITECT, P.C.**



WOLCHOK RESIDENCE
11 CAMBERRA DRIVE
WESLEY HILLS, NY

SECTION 41.13, BLOCK 1, LOT

19 MAY 2026

Project Narrative

The Proposed Project includes a new Addition to the West side of the existing house which has a new 3 car Garage and Mikvah on the Basement Level, new Guest Suites for the Owner's children and their spouses (and grandchildren) on the First and Second Floor, and a new Penthouse Level with a Home Gym and Lounge and Balconies to enjoy the sunsets to the West. The existing house will have alterations to the Kitchen and Living Room and Primary Bedroom within their existing locations. New decks for Dining and Living space are proposed on the east side, facing the pond, to replace the existing decks. (A copy of the NY State Department of Environmental Conservation Letter of No Jurisdiction – Freshwater Wetlands is attached.)

The three Variances requested from the Zoning Board are for the Front Yard Maximum Impervious Ratio (0.22 required, 0.31 Proposed); Maximum Building Coverage (0.10 required, 0.12 proposed) and Maximum Building Height Stories (2.5 required, 3 proposed, please note the Penthouse Level is only over a small portion of the overall structure and it will be sprinklered as per NYS code).

Respectfully Submitted,

Kim Thomas Sippel



LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

02/18/2026

Kim Sippel

352 Milan Hill Rd, Red Hook, NY, 12571, USA

Sent via email to: ktsarchitect@optonline.net

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel
39261141.13-1-17, Rockland County.

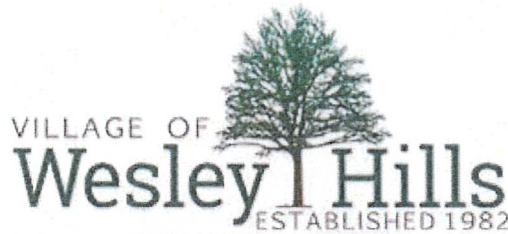
Dear Kim Sippel,

Based on the parcel(s) identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that there are no DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel(s) referenced above. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required. Pursuant to ECL section 24-0703, this letter shall remain valid for a period of five years from the date it is issued (through 02/16/2031).

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email FWWjurisdiction@dec.ny.gov.



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 19, 2026
Tax Parcel ID: 41.13-1-17
Address: 11 Camberra Drive
Applicant: Tammy Wolchok

BUILDING AND ZONING DEPARTMENT:

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

- ~Maximum front yard impervious surface ratio of 31% where 22% is required
- ~Maximum building coverage of 12% where 10% is required.
- ~Maximum building height of 3 stories where 2.5 stories are required.

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


John Layne
Building Inspector

cc: Zoning Board of Appeals

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

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 5/18/2026

Please check all that apply:

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

Project Name: ADDITIONS & ALTERATIONS TO WOLCHOK RESIDENCE

Applicant: KIM THOMAS SIPPEL - ARCHITECT Phone # 917-301-4947
 Address 352 MILAN HILL ROAD RED HOOK NY 12571
Street Name & Number (Post Office) State Zip code

Property Owner: TAMMY WOLCHOK Phone # 917-685-1813
 Address 11 CAMBERKA DRIVE SUFFERN NY 10901
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: SPARAGO & YOUNGBLOOD PLLC Phone # 845-782-8543
 Address 18 N. MAIN STREET HARRIMAN NY 10926
Street Name & Number (Post Office) State Zip code

Attorney: IRA EMANUEL Phone # 845-634-4141
 Address 4 LAUREL ROAD NEW CITY NY 10956
Street Name & Number (Post Office) State Zip code

Contact Person: KIM THOMAS SIPPEL Phone # 917-301-4947
 Address 352 MILAN HILL RD RED HOOK NY 12571
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.13 Block 1 Lot(s) 17
Section _____ Block _____ Lot(s) _____

Location: On the NORTH side of CAMBERRA DRIVE,
~970 feet NORTH of GRANDVIEW AVE.

Acreage of Parcel 1.5654 Zoning District _____
School District EAST RAMAPO Postal District SUFFERN

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

PROJECT NARRATIVE ATTACHED

If subdivision:

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

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

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

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

9 CAMBERRA DRIVE, SECTION 41.13, BLOCK 1, LOT 16

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

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

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

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

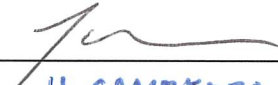
List name(s) of facility checked above. _____

Applicant's Signature and Certification

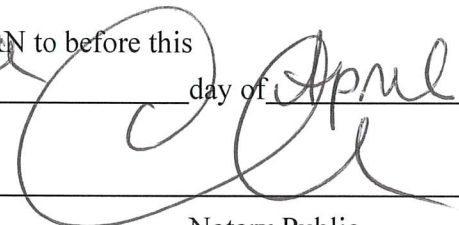
State of New York)
County of Rockland) SS.:
Town/Village of WESLEY HILLS

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

Mailing Address


11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901

SWORN to before this
10th day of April, 20 26


Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU6337245
MY COMMISSION EXPIRES 02/22/20 26

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of WESLEY HILLS)

I, TAMMY WOLCHOK being duly sworn, hereby
depose and say that I reside at: 11 CAMBERRA DRIVE, WESLEY HILLS, NY 10901

in the county of ROCKLAND in the state of NEW YORK.

I am the * — owner in fee simple of premises located at:
11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901

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

Said premises have been in my/its possession since 19_____. Said premises are
also known and designated on the Town of RAMAPO Tax Map as:
section 41.13 block 1 lot(s) 17

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

• Owner
Mailing Address

[Signature]
11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901

SWORN to before this

10th 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

* 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 _____)

I, _____, 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

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 _____ of the Town/Village of
(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 _____;
- ☐ 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 EXISTING SINGLE FAMILY RESIDENCE

3. Premises affected are in a _____ zone and from the town of _____ tax map, the property is know as Section 41.13, Block, 1, Lot(s) 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 _____ in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

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

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

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

Mailing Address

11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901

SWORN to before this

10th 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

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 }

TAMMY WOLCHOK being duly sworn, deposes and

says that he/she resides at 11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 41.13 Lot No. 1-17 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: 11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901

Sworn to before me this

10th day of April 2024

Notary Public [Signature]

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

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of WESLEY HILLS)

I, TAMMY WOLCHOK being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the ZONING (board) in the town/village of WESLEY HILLS affecting property located at 11 GAMBERRA DRIVE, WESLEY HILLS, Rockland County, New York.

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

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

SEE ATTACHED LIST & VICINITY MAP

SWORN to before this

10th 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

11/41.13-1-25
ONE THORNBROOK LLC
175 BELGROVE DR
KEARNY, NJ 07032

11/41.13-1-10
CONG K'HAL CHASIDIM
STE 100
1958 CEDAR BRIDGE AVE
LAKEWOOD, NJ 08701

11/41.13-1-29
SCHUBIN JOSEPH & ESTHER
61 WESLEY CHAPEL RD
SUFFERN, NY 10901

11/41.13-1-34
62 WESLEY ESP LLC
STE 210
55 OLD NYACK TPKE
NANUET, NY 10954

11/41.13-1-20
MARKOWITZ EUGENE & RENEE
REVOCABLE TRUST
4 CAMBERRA DR
SUFFERN, NY 10901

11/41.13-1-28
LEBOWICZ JOSEPH & BRENDA
HYMAN SIMCHA & LEBOWICZ R
1213 EAST 29TH ST
BROOKLYN, NY 11210

11/41.13-1-19
BERGSTEIN BARRY & SYNDI
6 CAMBERRA DR
SUFFERN, NY 10901

11/41.13-1-31.1
56 WESLEY ROAD LLC
56 WESLEY CHAPEL RD
SUFFERN, NY 10901

11/41.13-1-16
SHALVA SUFFERN LLC
PO BOX 1334
LA JOLLA, CA 92038

11/41.09-1-18
RABINOWITZ STUART &
JESSICA D
24 WESLEY CHAPEL RD
SUFFERN, NY 10901

11/41.13-1-24
JL CHAJMOVICZ
LEGACY TRUST
3 THORNBROOK LA
SUFFERN, NY 10901

11/41.13-1-23
ZAHLER CHAIM & LARUEN
52 LIME KILN RD
SUFFERN, NY 10901

11/41.13-1-15
MOSS MARK A & TINA G
21 WESLEY CHAPEL RD
SUFFERN, NY 10901

11/41.13-1-12
ITZKOWITZ JEFFREY & SUSAN
1614 57TH STREET
BROOKLYN, NY 11204

11/41.13-1-22
YEAGER MICHAEL & DIANE
229 GRANDVIEW AV
SUFFERN, NY 10901

11/41.13-1-32.1
JACOBOWITZ RIVKA T WESLEY
HILLS QTIP TRUST
175 BELGROVE DR
KEARNY, NJ 07032

11/41.13-1-18
HELLMAN MOISHE & ROZI
8 CAMBERRA DR
SUFFERN, NY 10901

11/41.13-1-30
GELLER MOISHE & JUDITH L
57 WESLEY CHAPEL RD
SUFFERN, NY 10901

11/41.13-1-4
WRIGHT DOROTHY
82 SPOOK ROCK RD
SUFFERN, NY 10901

11/41.09-1-19
KNOPFLER MANFRED &
MALKA
20 WESLEY CHAPEL RD
WESLEY HILLS, NY 10901

11/41.13-1-21
STERN SHLOMO & KEREN
2 CAMBERRA DR
SUFFERN, NY 10901

11/41.13-1-26
3457 NOSTRAND OPERATING
LLC
460 BAYVIEW AVENUE
INWOOD, NY 11096

11/41.09-1-17
MC GUIGAN THOMAS F
26 WESLEY CHAPEL RD
SUFFERN, NY 10901

11/41.13-1-27
RABINOVICH GENRIKH &
RYBALOVA INNA
4 THORNBROOK LA
SUFFERN, NY 10901

11/41.13-1-33
SIXTY TWO WESLEY ESP LLC
C/O AHAVA TRUST
175 BELGROVE DR
KEARNY, NJ 07032

11/41.13-1-13
SLONE ARON
5 CAMBERRA DR
SUFFERN, NY 10901

11/41.13-1-14
WAGNER JOHN & MARILYN
7 CAMBERRA DR
SUFFERN, NY 10901

11/41.13-1-17
WOLCHOK TAMAR ABRAHAM
APT 21
535 WEST END AVE
NYC, NY 10024

11/41.09-1-16
ST LAWRENCE CHRISTOPHER P
48 WESLEY CHAPEL RD
SUFFERN, NY 10901

11/41.09-1-32
COHEN ZEV
15 WESLEY CHAPEL RD
SUFFERN, NY 10901

11/41.09-1-33
CHARTWELL ESTATES LLC
5 WESLEY CHAPEL ROAD
SUFFERN, NY 10901

11/41.09-1-20
GOLDENBERG CHAYA R &
MICHAEL
16 WESLEY CHAPEL RD
WESLEY HILLS, NY 10901

11/41.09-1-21.3
DAVIS JASON
4 TASHA DRIVE
WESLEY HILLS, NY 10901

11/41.09-1-21.2
KESTENBAUM DAVID
6 TASHA DRIVE
SUFFERN, NY 10901

11/41.09-1-21.1
WILDES MARK & JILL
151 WEST 86TH ST #2D
NEW YORK, NY 10024

11/41.09-1-22
SHTEIERMAN JOSEPH
12 WESLEY CHAPEL ROAD
SUFFERN, NY 10901

11/41.09-1-24
EMPIRE BUILDERS OF
ROCKLAND COUNTY INC
45 TRANQUILITY RD
SUFFERN, NY 10901

11/41.09-1-25
HORN LISA
43 TRANQUILITY RD
SUFFERN, NY 10901

11/41.09-1-15
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF POSTING

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

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

That on the _____ day of _____ 20__, he/she posted the
posters provided by the Zoning Board of the Village of Wesley Hills
giving notice of the hearing on this application in a conspicuous place
visible from every street along the frontage of the plot affected by this
application.

Sworn to before me this

_____ day of _____ 200__

Notary Public

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED



APPLICANT

5/18/2026

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

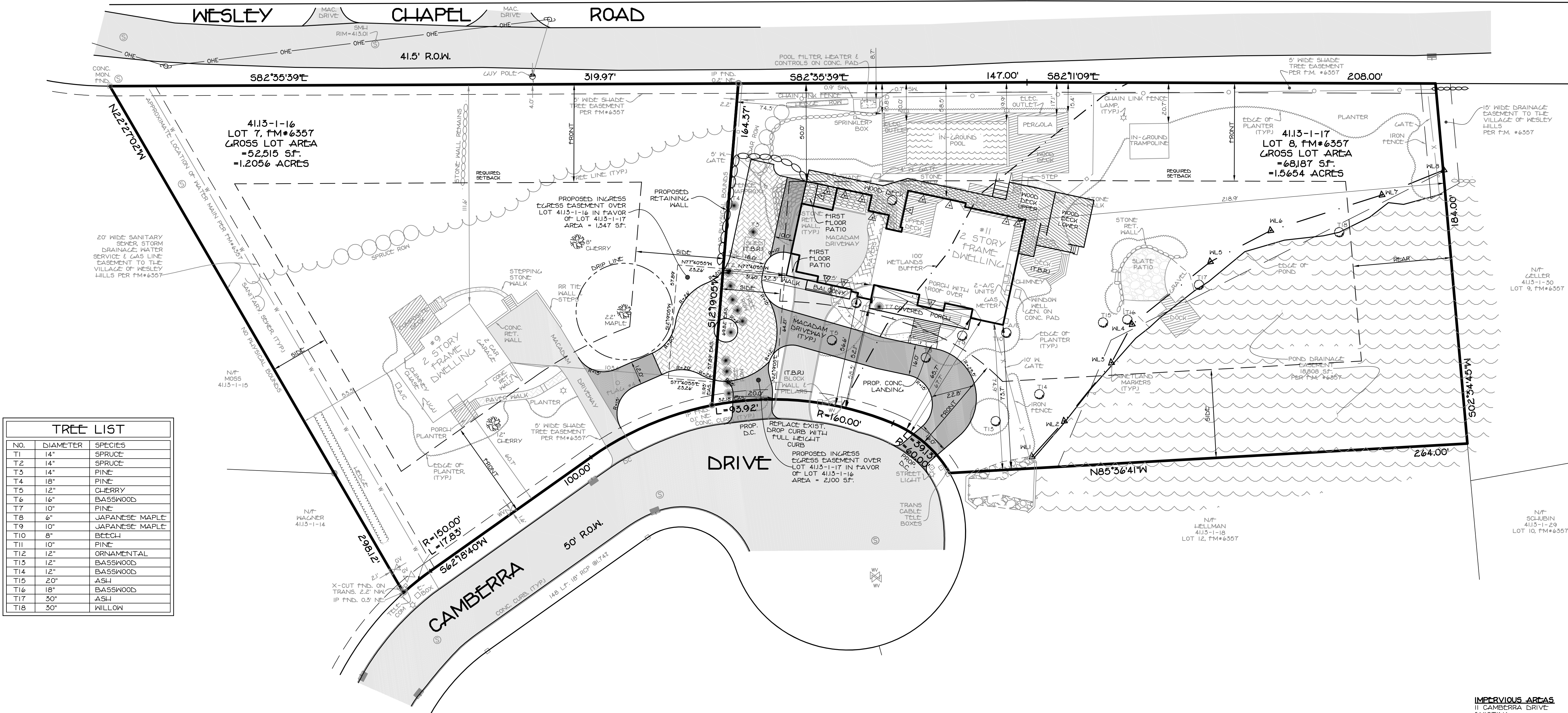
- ☒ Variance from the requirement of Section _____;
 - ☐ Special permit per the requirements of Section _____;
 - ☐ Review of an administrative decision of the Building Inspector;
 - ☐ An order to issue a Certificate of Occupancy;
 - ☐ An order to issue a Building Permit;
 - ☐ An interpretation of the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

To permit construction, maintenance and use of _____

TAX LOT: SECTION 41J3, BLOCK 1, LOTS 16 & 17

MAP REFERENCE:

BEING KNOWN AND DESIGNATED AS LOTS 7 & 8 ON A MAP ENTITLED 'WESLEY CHAPEL ESTATES' PREPARED BY WILLIAM YOUNGBLOOD ASSOCIATES AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6357 ON AUGUST 3, 1989.



TREE LIST		
NO.	DIAMETER	SPECIES
T1	14"	SPRUCE
T2	14"	SPRUCE
T3	14"	PINE
T4	18"	PINE
T5	12"	CHERRY
T6	16"	BASSWOOD
T7	10"	PINE
T8	6"	JAPANESE MAPLE
T9	10"	JAPANESE MAPLE
T10	8"	BEECH
T11	10"	PINE
T12	12"	ORNAMENTAL
T13	12"	BASSWOOD
T14	12"	BASSWOOD
T15	20"	ASH
T16	18"	BASSWOOD
T17	30"	ASH
T18	30"	WILLOW

LEGEND		
EXISTING	PROPOSED	ITEMS
---	---	PROPERTY LINE
---	---	BUILDING SETBACK LINE
(S)	(S)	SAN. SEWER MANHOLE
(CO)	(CO)	CLEAN-OUT
(D)	(D)	DRAINAGE MANHOLE
(CB)	(CB)	CATCH BASIN
(WV)	(WV)	WATER VALVE
(GV)	(GV)	GAS VALVE
(UP)	(UP)	UTILITY POLE
(ELE)	(ELE)	OVERHEAD ELECTRIC

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

16 NYCRR PART 255
REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK
DIG SAFELY
NEW YORK
1-800-962-7962

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT AN ACCURATE AND UP TO DATE TITLE REPORT MAY REVEAL.

BULK TABLE & CALCULATIONS FOR 11 CAMBERRA DRIVE

ZONE R-50 GROUP	MINIMUM NET LOT AREA	LOT FRONTAGE (FEET)	LOT WIDTH (FEET)	MIN. EFFECTIVE SQUARE FEET	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM F.Y. IMP. SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT STOREY FEET	MAXIMUM EXPPOSED BUILDING HEIGHT	
REQUIRED	50,000	100	150	150	50	30	75	50	0.20	0.15/0.22	0.10	2.5	25	40
EXISTING	54,081	133.1	205.2	150	58.3	75.5	150.4	58.5	0.15	0.14	0.06	2	25	40
PROPOSED	54,081	133.1	205.2	150	CAMBERRA 52 WESLEY CHAPEL 50	52	106	218	0.17	CAMBERRA 52 WESLEY CHAPEL 0.07	0.12	3	25**	40**
VARIANCE									YES	YES	YES	YES		

**PROVIDED FROM ARCHITECTURAL PLANS FROM KIM THOMAS SIPPEL ARCHITECT, PC.

BUILDING COVERAGE RATIO CALCULATIONS:
GROSS BUILDING AREA / ZONED LOT AREA = BLDG. COV.

EXISTING BUILDING FOOTPRINT=3,241 SF.

3,241 SF / 54,081 SF = 0.0599 (0.06)

PROPOSED BUILDING FOOTPRINT=X SF.

5,958 SF / 54,081 SF = 0.1102 (0.11)

IMPERVIOUS SURFACE RATIO CALCULATIONS:

IMPERVIOUS SURFACE / GROSS LOT AREA = IMP. SUR.

EXISTING=9,607 SF / 54,081 SF = 0.1409 (0.14)

PROPOSED=11,311 SF / 54,081 SF = 0.1659 (0.17)

-WOOD DECKS ARE NOT COUNTED AS IMPERVIOUS PER VILLAGE CODE PERGOLA, PERVIOUS PAVERS & TRAMPOLINE NOT INCLUDED IN CALCULATIONS.

ZONING AREA CALCULATIONS:
GROSS LOT AREA - 75% EASEMENT AREA = ZONING LOT AREA
68,187 SF - 118,808 SF X 0.75 = 54,081 SF

FRONT YARD IMPERVIOUS SURFACE RATIO CALCULATIONS:

FRONT YARD IMP. SURFACE / GROSS FRONT YARD AREA = F.Y. IMP. SUR. RATIO

EXISTING FRONT YARD = 10,206 SF.

1,448 SF / 10,206 SF = 0.1420 (0.14)

CAMBERRA DRIVE:

PROPOSED FRONT YARD = 8,897 SF.

2,679 SF / 8,897 SF = 0.3011 (0.31)

WESLEY CHAPEL ROAD:

PROPOSED FRONT YARD = 17,854 SF.

1,184 SF / 17,854 SF = 0.0663 (0.07)

-ON A LOT THAT CONTAINS A SEMICIRCULAR DRIVEWAY, THE MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO MAY BE INCREASED TO 0.22 PER VILLAGE CODE.

IMPERVIOUS AREAS	
EXISTING	2,853 SF.
BLDG AREA	284 SF.
POOL	104 SF.
DRIVEWAY	69 SF.
UTILITIES	2,888 SF.
POOL	144 SF.
WALLS	104 SF.
RATIO	561 SF.
WALLS	600 SF.
TOTAL	9,607 SF.

PROPOSED:	5,425 SF.
BLDG AREA	555 SF.
UTILITIES	44 SF.
DRIVEWAY	3,063 SF.
POOL	144 SF.
WALLS	270 SF.
RATIOS	717 SF.
WALLS	110 SF.
TOTAL	11,311 SF.

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543



- NOTES:
- THIS IS A SITE PLAN OF TAX LOTS 16 & 17 IN SECTION 41J3, BLOCK 1 AS SHOWN ON THE VILLAGE OF WESLEY HILLS TAX MAP.
 - LOT 16 GROSS LOT AREA: 52,515 SF. -1.2056 ACRES
 - LOT 17 GROSS LOT AREA: 68,187 SF. -1.5654 ACRES
 - ZONE: R-50
 - EXISTING & PROPOSED USE: RESIDENTIAL
 - RECORD OWNER: MOLCHOK
11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901
 - APPLICANT: MOLCHOK
11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901
 - FIRE DISTRICT: MONSEY FIRE DISTRICT
 - SCHOOL DISTRICT: EAST RAMAPO CENTRAL SCHOOL DISTRICT
 - WATER DISTRICT: RAMAPO CONSOLIDATED
 - WATER SUPPLIED BY: VEOLIA NORTH AMERICA
 - SEWER DISTRICT: BENEFITTED AREA #5
 - DATUM: USGS
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
 - THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATING TO THIS SITE EXCEPT AS SHOWN ON THIS PLAN.
 - NO SIGNS OTHER THAN THOSE SHOWN ON THIS PLAN ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. (TENANTS ARE TO BE ADVISED OF THIS CONDITION)
 - THE UNDERSIGNED OWNER AND/OR APPLICANT AS CONDITION OF APPROVAL OF THIS SITE PLAN HEREBY AGREES TO COMPLETE THE WITHIN SITE PLAN DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.
- APPLICANT: _____ DATE: _____
- OWNER: _____ DATE: _____
17. PRIOR TO THE 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 LANDSCAPED 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.

REVISIONS	
REV: UPDATE IMP. AREAS	5/22/26
REV: PER ZBA ATTORNEY COMM.	5/28/26
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WESLEY HILLS, N.Y. ON THE DAY OF 2020 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ESURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS DAY OF 2020.	
CHAIRMAN	
CLERK	

PLANIMETRIC PLAN FOR ZBA PURPOSES ONLY
FOR
11 CAMBERRA DRIVE
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE: 0 10 20 30 40 50 60 70 80 90 100 110 120

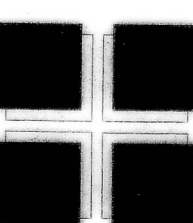
SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING • LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, NY 10926
TEL: (845) 782-8543
FAX: (845) 782-8501
SPARACO@SELBY.COM WYLS1@GMAIL.COM

FILE # YB-4660
DATE MAY 18, 2026
SCALE 1"=30'
DWG # 1 OF 1

ADDITIONS &
ALTERATION TO
WOLCHOK RESIDENCE
11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901

ARCHITECT

KIM THOMAS SIPPEL
ARCHITECT, P.C.



125 WEST 14TH STREET, 4TH FLOOR
NEW YORK, NY 10011
TEL: (212) 391-1847
WWW.KIMTHOMASIPPEL.COM

ENGINEER DESIGNER

Reichardt Engineering LLC

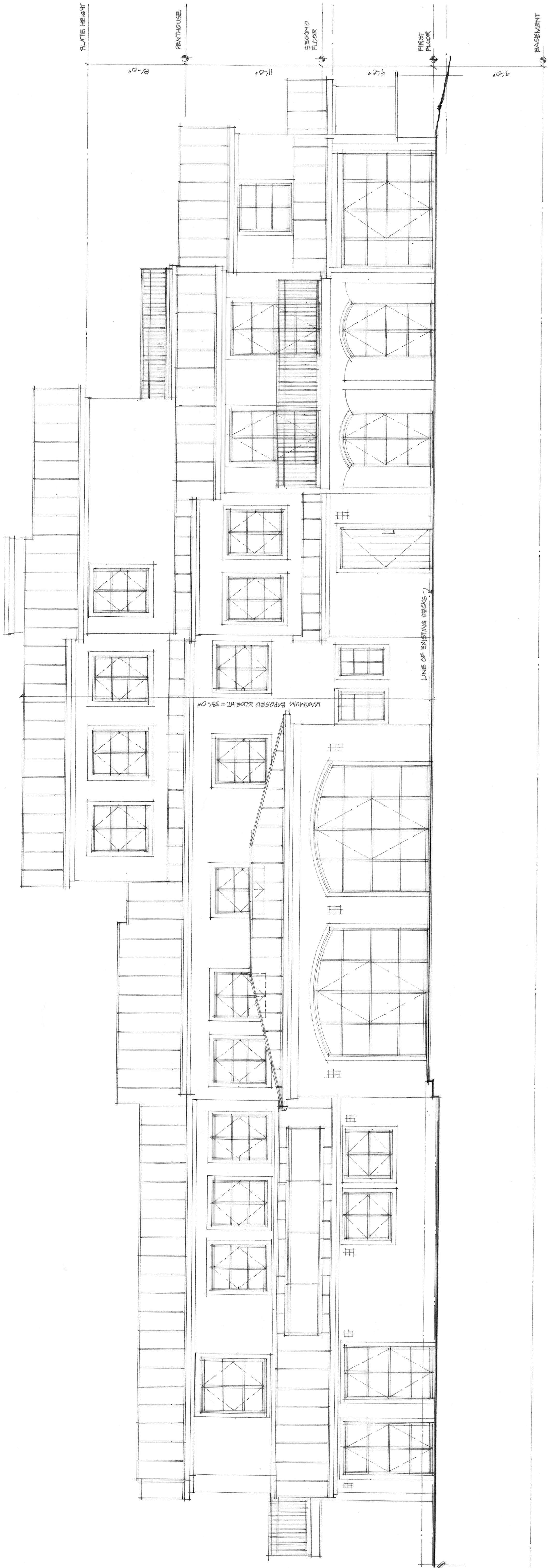
65 KAMARPO VALLEY ROAD,
SUITE 200
MAHWAH, NJ 07430
845.334.1344
WWW.REICHDART.COM

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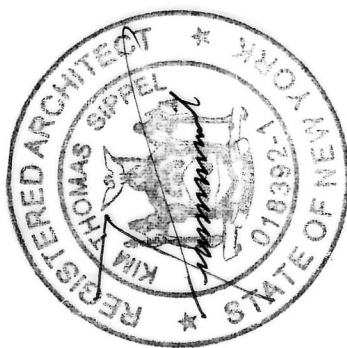
PRELIM. 4/21/20

RUDG DEPT. SUBMISSION 5/14/20

ZBA SUBMISSION 5/17/20



BACK / NORTH ELEVATION
1/4" = 1'-0"



A-007

**ADDITIONS &
ALTERATION TO
WOLCHOK RESIDENCE**
11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901

RCM TEST:

IM THOMAS SIPPEL
ARCHITECT, P.C.

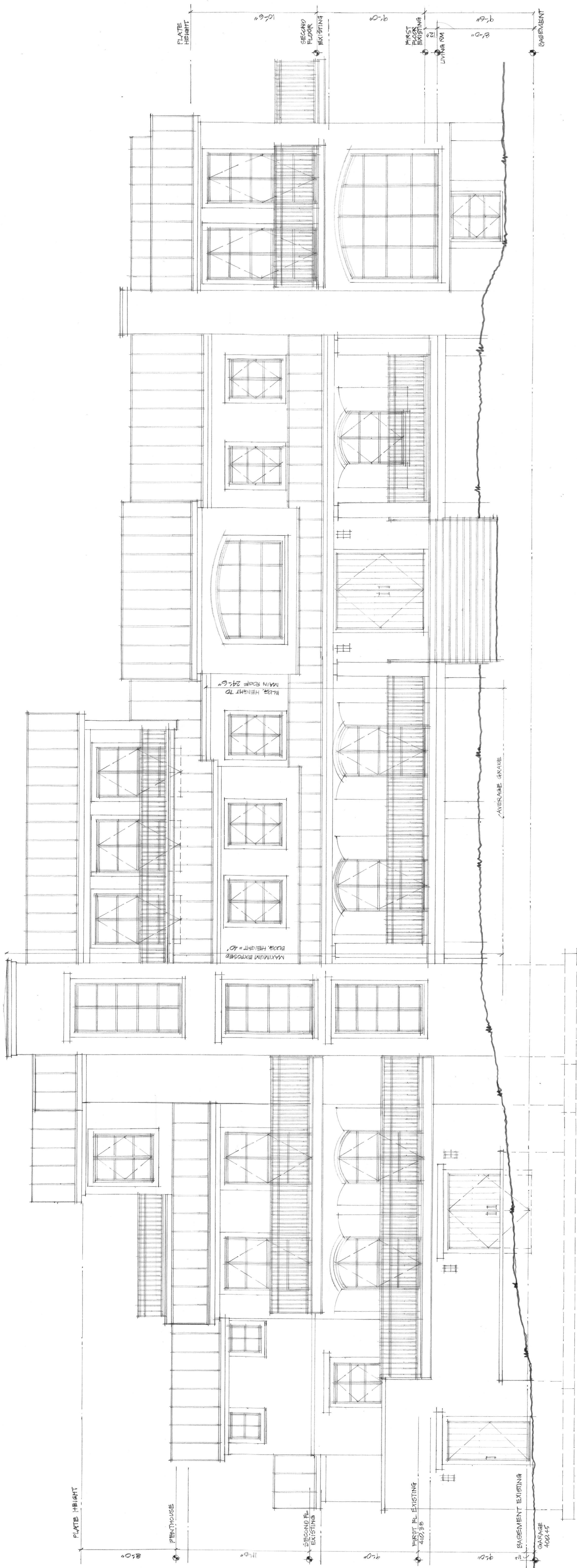
52 MILAN HILL ROAD
RED HOOK, NY 12571
T/F (917) 301-4947
tsarchitect@optonline.net

ENGINEER/ DESIGNER:

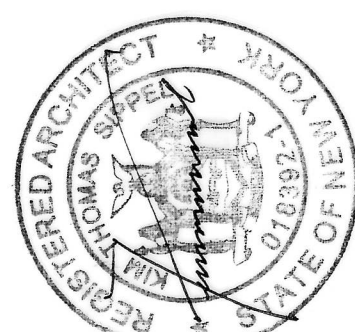
Reichgott Engineering LLC

RAMAPO VALLEY ROAD
SUITE 208
MAHWAH, NJ 07430
845.354.1544
www.reichgott.com

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[illegible]

FRONT / SOUTH ELEVATION
1/4" = 1'-0"



A-005

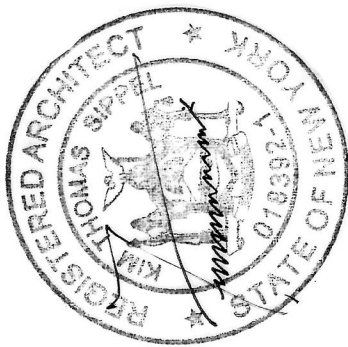
ADDITIONS &
ALTERATION TO
WOLCHOK RESIDENCE
11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901

ARCHITECT
KIM THOMAS SIPPEL
ARCHITECT P.C.
150 MILAN HILL ROAD
RED HOOK, NY 12571
Tel: 518.462.1000
ktsarchitect@earthlink.net

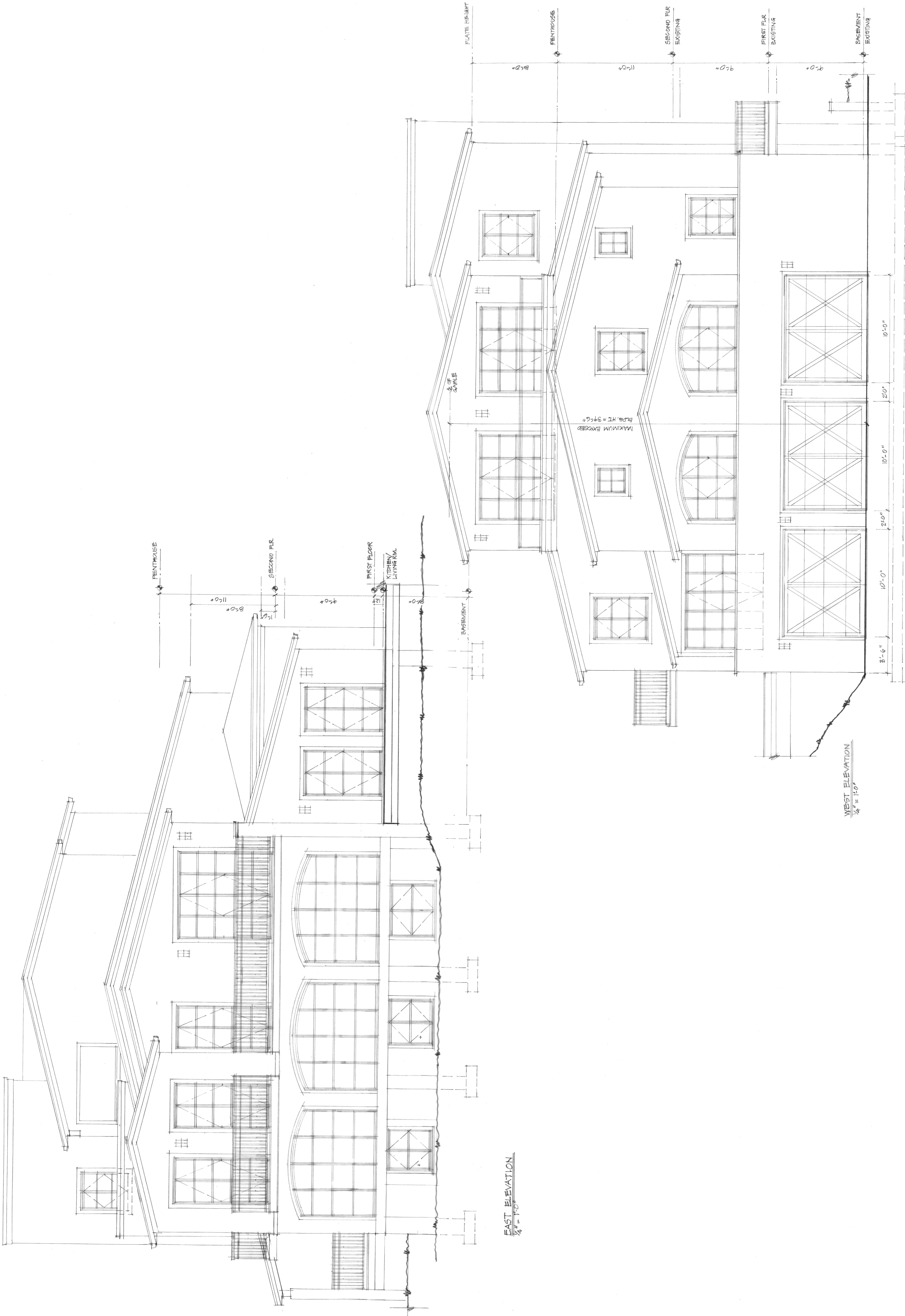
ENGINEER / DESIGNER
Ratichgud Engineering LLC
65 KAMARO VALLEY ROAD
MAINTAWAH, NJ 07140
855.534.1344
www.ratichgud.com

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BLDG DEPT SUBMISSION 5/14/26
ZBA SUBMISSION 5/17/26



A-006



2020 International Energy Efficiency and Ashrae 90.1 Code

SECTION R401 GENERAL

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

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

- Sections R401 through R404.
- Through R404 labeled "Mandatory."
- An energy rating index (ERI) approach in Section R406.

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

- Not more than one-half of the occupied space is air conditioned.
- The occupied space is not heated.
- The building has a minimum annual energy source supplies not less than 80 percent of the energy required for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30, and the minimum required insulation for the walls shall be R-13.
- The building has a solar heat gain coefficient of less than or equal to 0.40, or has an overhang with a projection factor equal to 0.40 or greater.
- Permanently installed lighting is in accordance with Section R402.3.
- The Section R402.3 provisions comply with one of the options in Table R402.3 for the roof/ceiling has insulation with an R-value of R-15 or greater, if the insulation is installed below the exterior wall and attic below the insulation are unvented.
- Roof surfaces have a minimum slope of 1/4 inch per foot.
- Roof surfaces have a minimum slope of 1/4 inch per foot.
- Operable fenestration provides ventilation area in each room. Alternatively, equivalent ventilation is provided by a ventilation fan.
- The building has operable fenestration in two different directions have operable fenestration on exterior walls facing two directions.
- The building is capable of being secured in the open position.
- A ceiling fan or ceiling light rough-in is provided in the living space.
- The building is not used as a bedroom.

R401.3 Certificates (Mandatory). A permanent certificate shall be completed by the builder or registered design professional and posted on a wall in the space where the building is located. The certificate shall include the following information inside the building, where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the required labels.

R401.3.1 Certificate label. The certificate label shall be a permanent label that is placed on the exterior wall of the building. The certificate label shall be a permanent label that is placed on the exterior wall of the building. The certificate label shall be a permanent label that is placed on the exterior wall of the building.

BUILDING THERMAL ENVELOPE

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

Exception. The following low-energy buildings, or portions thereof, separated from the remainder of the building by building thermal envelope assemblies complying with the requirements of Section R702.7 of the International Energy Conservation Code, shall be exempt from the thermal envelope provisions of Section R402.

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

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

R402.1.2 Insulation and fenestration criteria. The insulation and fenestration criteria shall be in accordance with the requirements of Section 1405.3 of the International Energy Conservation Code, as applicable.

R402.1.3 R-value computation. Insulation material used in layers, such as framing cavity insulation, or continuous insulation, shall be computed in accordance with the component R-value. The manufacturer's settled R-value shall be used for blown insulation. Computed R-values shall be used for rigid insulation, insulation with studs or air films. Where insulated siding is used for the purpose of complying with the continuous insulation R-value for insulated siding shall be reduced by R-0.6.

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

R402.1.5 Total UA alternative. If the total building thermal envelope UA is less than or equal to the total UA resulting from the U-factors in Table R402.1.4 (multiplied by the area), the building thermal envelope shall be permitted as an alternative to the insulation in Table R402.1.2. The UA calculation shall be done using a building assembly UA calculator that complies with the requirements of Section 1405.3 of the International Energy Conservation Code. The UA calculation shall include the thermal bridging effects of framing materials. The SHGC requirements shall be met in addition to UA compliance.

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

R402.2.1 Ceilings with attic spaces. Where Section R402.1.2 would require R-38 insulation in the ceiling, installing R-30 over 100 percent of the ceiling area shall be required for R-38 wherever the full height of the ceiling is required for R-38. Where the full height of the ceiling is not required for R-38, the full height of the ceiling shall be required for R-38 wherever the full height of the ceiling is required for R-38. Where the full height of the ceiling is not required for R-38, the full height of the ceiling shall be required for R-38 wherever the full height of the ceiling is required for R-38.

R402.2.2 Basements walls. Walls associated with basements shall be insulated from the top of the basement wall down to 10 feet (3048 mm) below grade. The insulation shall be installed in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2.

R402.2.10 Sub-on-grade floors. Sub-on-grade floors shall be insulated in accordance with Table R402.2.10. The insulation shall extend downward from the finished grade level and shall be installed in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2.

R402.2.12 Crawlspace vapor barrier. The crawlspace vapor barrier shall be installed in accordance with the requirements of Section R402.1.2. The vapor barrier shall be installed in accordance with the requirements of Section R402.1.2. The vapor barrier shall be installed in accordance with the requirements of Section R402.1.2.

R402.2.13 Sunroom insulation. Sunrooms enclosing exterior walls shall meet the insulation requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2.

R402.2.15 Mass walls. Mass walls for the purposes of this chapter shall be considered above-grade walls of concrete block, concrete, insulated concrete form (ICF), masonry, or other walls having a thermal mass greater than or equal to 6 Btu/ft²·°F (123 kJ/m²·°K).

R402.2.16 Wood-frame ceilings, walls and floors. Wood frame ceilings, walls, and floors shall meet the insulation requirements of Table R402.1.4. The calculation of the U-factor for a wood-frame envelope assembly shall be in accordance with the requirements of Section R402.1.3.

R402.2.17 Walls with partial structural sheathing. Walls with partial structural sheathing shall be insulated in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2.

WOOD-FRAME CEILING, WALL AND FLOOR INSULATION (R-VALUE)

WOOD FRAME REQUIREMENT	COLD-FORMED STEEL EQUIPMENT R-VALUE
R-20	Steel Truss Ceilings b
R-38	R-38 or R-30 + 3 or R-26 + 5
R-49	R-38 + 5
R-20	Steel Joist Ceilings b
R-38	R-49 in 2 x 4 or 2 x 6 or 2 x 8 R-49 in any framing
R-13	Steel-Framed Wall, 16" on center
R-13 + 3	R-38 + 4.2 or R-19 + 2.1 or R-21 + 2.8 or R-0 + 9.3 or R-15 + 3.6 or R-21 + 3.1 or R-0 + 11.2 or R-13 + 6.1 or R-15 + 5.7 or R-19 + 5.0 or R-21 + 4.7
R-20	R-0 + 14.0 or R-13 + 8.9 or R-15 + 8.5 or R-19 + 7.8 or R-19 + 6.2 or R-21 + 7.5
R-20 + 5	R-13 + 12.7 or R-15 + 12.3 or R-19 + 11.6 or R-21 + 11.3 or R-25 + 10.9
R-21	R-0 + 14.6 or R-13 + 9.5 or R-15 + 9.1 or R-19 + 8.4 or R-21 + 8.1 or R-25 + 7.7
R-13	Steel-Framed Wall, 24" on center
R-13 + 3	R-0 + 9.3 or R-13 + 3.0 or R-15 + 2.4 or R-19 + 11.2 or R-13 + 4.9 or R-15 + 4.3 or R-19 + 3.3 or R-21 + 3.1
R-20	R-0 + 14.0 or R-13 + 7.7 or R-15 + 7.1 or R-19 + 6.3 or R-21 + 5.9
R-20 + 5	R-13 + 11.5 or R-15 + 10.9 or R-19 + 10.1 or R-21 + 9.7 or R-25 + 9.1
R-21	R-0 + 14.6 or R-13 + 8.3 or R-15 + 7.7 or R-19 + 6.9 or R-21 + 6.5 or R-25 + 5.9
R-13	Steel Joist Floor
R-19	R-19 in 2 x 6 or R-19 + 6 in 2 x 8 or 2 x 10
R-19	R-19 + 6 in 2 x 6 or R-19 + 12 in 2 x 8 or R-19 + 10 in 2 x 10

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

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

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

Exception: The floor framing-cavity insulation shall be installed in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2.

R402.2.9 Basement walls. Walls associated with basements shall be insulated from the top of the basement wall down to 10 feet (3048 mm) below grade. The insulation shall be installed in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2.

R402.2.10 Sub-on-grade floors. Sub-on-grade floors shall be insulated in accordance with Table R402.2.10. The insulation shall extend downward from the finished grade level and shall be installed in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2.

R402.2.12 Crawlspace vapor barrier. The crawlspace vapor barrier shall be installed in accordance with the requirements of Section R402.1.2. The vapor barrier shall be installed in accordance with the requirements of Section R402.1.2. The vapor barrier shall be installed in accordance with the requirements of Section R402.1.2.

R402.2.13 Sunroom insulation. Sunrooms enclosing exterior walls shall meet the insulation requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2.

R402.2.15 Mass walls. Mass walls for the purposes of this chapter shall be considered above-grade walls of concrete block, concrete, insulated concrete form (ICF), masonry, or other walls having a thermal mass greater than or equal to 6 Btu/ft²·°F (123 kJ/m²·°K).

R402.2.16 Wood-frame ceilings, walls and floors. Wood frame ceilings, walls, and floors shall meet the insulation requirements of Table R402.1.4. The calculation of the U-factor for a wood-frame envelope assembly shall be in accordance with the requirements of Section R402.1.3.

R402.2.17 Walls with partial structural sheathing. Walls with partial structural sheathing shall be insulated in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2. The insulation shall be installed in accordance with the requirements of Section R402.1.2.

R402.3 Fenestration (Prescriptive). In addition to the requirements of Section R402.2, fenestration shall comply with Sections R402.3.1 through R402.3.5.

R402.3.1 U-factor. An area-weighted average of the U-factor for fenestration shall be permitted to satisfy the U-factor requirements of Section R402.1.2.

R402.3.2 Glazed fenestration. SHGC. An area-weighted average of fenestration SHGC shall be permitted to satisfy the SHGC requirements of Section R402.1.2.

R402.3.3 Glazed fenestration exemption. Up to 15 square feet (1.4 m²) of glazed fenestration per U-factor and SHGC shall be permitted to be exempt from U-factor and SHGC requirements of Section R402.1.2.

R402.3.4 Opaque door exemption. One side-hinged door shall be permitted to be exempt from U-factor and SHGC requirements of Section R402.1.2.

R402.3.5 Fenestration exemption. Surfaces enclosing conditioned spaces shall meet the fenestration requirements of this code.

Exception: For sunrooms with thermal isolation and enclosing conditioned space in Climate Zones 2 through 5, the U-factor shall be less than or equal to 0.45 and the maximum skylight U-factor shall be 0.70.

R402.3.6 Fenestration exemption. Surfaces enclosing conditioned spaces shall meet the fenestration requirements of this code.

R402.4 Air leakage (Mandatory). The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5.

R402.4.1 Building thermal envelope. The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2.

R402.4.1.1 Insulation. The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and shall be installed in accordance with the requirements of Section R402.1.2.

R402.4.1.2 Air leakage. The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Section R402.1.2.

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R402.4.3 Air leakage. The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Section R402.1.2.

R402.4.4 Air leakage. The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Section R402.1.2.

R402.4.5 Air leakage. The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Section R402.1.2.

R402.4.1.2 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.3 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.4 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.5 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.6 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.7 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.8 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.9 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.10 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.11 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.12 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.13 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.14 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.15 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.16 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

R402.4.1.17 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not greater than 3.0 air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 5. Testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2. The testing shall be conducted in accordance with the requirements of Section R402.1.2.

Exceptions:

- Any-impermeable epoxy from products shall be permitted to be applied without additional joint seals.
- For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional sealing systems shall not be required.
- For ducts having a static pressure classification of 2 inches of water column (500 Pa) or greater, the minimum required by federal law for the geographic location where the equipment is installed.

R403.3.2.1 Sealed air handler. Air handlers shall have a manufacturer's designation for an air leakage of no more than 0.1 air changes per hour at 0.05 in. w.g. when tested in accordance with ASHRAE 193.

R403.3.3 Duct testing (Mandatory). Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.1 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.2 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.3 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.4 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.5 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.6 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.7 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.8 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.9 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.10 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.11 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.12 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.13 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.14 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.15 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.16 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.17 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.18 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.19 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.20 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.21 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.22 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.23 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.24 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.25 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.26 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.27 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.28 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.29 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.30 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.31 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.32 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.33 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.34 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.35 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.36 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.37 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.38 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.39 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.40 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.41 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.3.3.42 Duct testing. Ducts shall be tested in accordance with ASHRAE 193.

R403.7 Equipment sizing and efficiency rating (Mandatory). Heating and cooling equipment shall be sized in accordance with the requirements of Section R403.7.1. Loads shall be calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. Equipment shall be selected in accordance with the minimum efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

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

R403.9 Snow melt and ice system controls (Mandatory). Systems serving multiple dwelling units shall be capable of shutting off the system when the pavement temperature is at or below 32°F (0°C) and the system shall fail and an automatic or manual control that will allow shutdown when the outdoor temperature is above 40°F (4.4°C).

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

R403.10.1 Heaters. The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be installed in accordance with the requirements of Section R403.10.1. Gas-fired heaters shall not be equipped with continuously burning ignition pilots.

R403.10.2 Time switches. Time switches or other control methods that can automatically turn off and on according to the manufacturer's instructions shall be installed in accordance with the requirements of Section R403.10.2. Pump motors, heaters and pump motors that have built-in time switches shall be in compliance with this section.

Exceptions:

- Where public health standards require 24-hour pool heating systems.
- Pumps operate solar- and waste-heat-recovery pool heating systems.

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

Exception: Not less than 70 percent of the energy consumption of the pool or spa shall be provided from solar energy source, covers or other vapor-retardant means shall not be required.

R403.11 Portable spa (Mandatory). The energy consumption of portable spas shall be calculated in accordance with the requirements of ASHRAE 193.

R403.12 Residential pools and permanent residential spa energy consumption (Mandatory). The energy consumption of residential pools and permanent residential spas shall be calculated in accordance with the requirements of ASHRAE 193.

R403.13 Lighting equipment (Mandatory). Not less than 75 percent of the lamps in permanently installed lighting shall be high-efficacy lamps. The permanently installed lighting fixtures shall contain only high-efficacy lamps.

Exception: Low-voltage lighting.

SECTION R404 ELECTRICAL POWER AND LIGHTING SYSTEMS

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

Exception: Low-voltage lighting.

R404.2 Lighting equipment (Mandatory). Not less than 75 percent of the lamps in permanently installed lighting shall be high-efficacy lamps. The permanently installed lighting fixtures shall contain only high-efficacy lamps.

Exception: Low-voltage lighting.

R404.3 Lighting equipment (Mandatory). Not less than 75 percent of the lamps in permanently installed lighting shall be high-efficacy lamps. The permanently installed lighting fixtures shall contain only high-efficacy lamps.

Exception: Low-voltage lighting.

R404.4 Lighting equipment (Mandatory). Not less than 75 percent of the lamps in permanently installed lighting shall be high-efficacy lamps. The permanently installed lighting fixtures shall contain only high-efficacy lamps.

Exception: Low-voltage lighting.

R404.5 Lighting equipment (Mandatory). Not less than 75 percent of the lamps in permanently installed lighting shall be

