



TECHNICAL ADVISORY COMMITTEE (T.A.C.) MEETING AGENDA

**July 1, 2026 at 2:00 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097**

ROLL CALL

DISCUSSIONS

1. 4 Village Green Shul

SITE PLAN NOTES:

- ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2" DIAMETER.
- THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.
- NO SIGNS OTHER THAN THOSE SHOWN ON THESE DRAWINGS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. TENANTS ARE TO BE ADVISED OF THIS.
- THESE PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

STEVEN MICHAEL SPARACO, P.E. N.Y. LIC. # 079513
- ALL CONSTRUCTION TO MEET WITH CURRENT VILLAGE OF WESLEY HILLS SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED WHICH IS CERTIFIED BY A LANDSCAPE ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL INDICATE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN. SAID AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD, AND THE DEPARTMENT OF PUBLIC WORKS.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME AS THE EROSION CONTROL MEASURES REQUIRED AS PART OF THE EROSION CONTROL PLAN ARE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR, VILLAGE ENGINEER AND THE DEPARTMENT OF PUBLIC WORKS.
- VARIANCES GRANTED BY THE ZONING BOARD OF APPEALS ON --- AS PER XBA CASE NUMBER --- IN THE APPLICATION OF *** FOR
- ALL TRAFFIC SIGNS SHALL CONFORM WITH "N.Y.S.D.O.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."
- UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING, DIGGING, OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION 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.
- CONTRACTOR SHALL PROVIDE CURTAIN DRAINS IN AREAS OF HIGH WATER OR IF BLEEDING BANK CONDITIONS EXIST.
- ATTACHED HERETO ARE ARCHITECTURAL DRAWINGS PREPARED BY ROSENBLUM ARCHITECTURE RECEIVED 11/28/21, WHICH ARE MADE PART OF THIS SITE PLAN APPLICATION.
- IF ANY EXISTING TREES THAT ARE DESIGNATED TO REMAIN ON THESE PLANS ARE DESTROYED DURING CONSTRUCTION OR OTHERWISE, THEY SHALL BE REPLACED IN KIND WITH A MINIMUM 4" CALIPER TREE.
- OIL AND GREASE CONCENTRATION DISCHARGED INTO PUBLIC SEWERS SHALL BE KEPT BELOW 100 PPM IN ACCORDANCE WITH SEWER USE LAW, LOCAL LAW NO. 2 OF 1984 AS AMENDED, ARTICLE IV, SECT. 4.3 (A) SEWER USE LAW, LOCAL LAW NO. 19 OF 1987. NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED UNTIL THE GREASE TRAP HAS BEEN INSTALLED AND APPROVED BY THE TOWN RAMAPO SEWER DEPARTMENT. RECORDS ON PERIODIC CLEANING SHALL BE MAINTAINED BY THE OWNER FOR INSPECTION BY THE ROCKLAND COUNTY SEWER DISTRICT NO. 1.
- INSTALLATION OF ALL UTILITIES AND SITE WORK SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS.
- AN EXTERIOR CHECK VALVE SHALL BE PROVIDED ON THE SOIL LINE IF THE LOWEST FLOOR TO BE SERVICED IS BELOW THE UPSTREAM MANHOLE RIM ELEVATION.
- THE RETAINING WALLS OVER 4 FEET IN HEIGHT SHALL BE INSPECTED BY A N.Y.S. LICENSED PROFESSIONAL ENGINEER DURING INSTALLATION AND THE ADEQUACY OF THE RETAINING WALL SHALL BE CERTIFIED IN WRITING PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL HOUSES SHALL BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MINIMUM SLOPE OF 2.01.
- ALL SEWER FEES ARE TO BE PAID TO THE TOWN OF RAMAPO, EXCEPT THE IMPACT FEE WHICH IS PAYABLE TO ROCKLAND COUNTY SEWER DISTRICT NO. 1.
- SANITARY SEWER INFILTRATION AND EXFILTRATION RATE SHALL NOT EXCEED 24 GALLONS PER 24 HOURS PER MILE PER NOMINAL DIAMETER IN INCHES. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED NOR ANY OCCUPANCY PERMITTED UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE TOWN OF RAMAPO. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH AND TO THE ROCKLAND COUNTY SEWER DISTRICT NO. 1.
- ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEARLY COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
- ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
- SAVE HEIGHT TO COMPLY WITH SECTION D105 OF THE FIRE CODE OF NEW YORK STATE.

MAXIMUM IMPERVIOUS CALC.

IMP. SURFACE / LOT AREA = IMP. SURFACE RATIO

EXISTING:
7,455 SF. / 30,906 SF. = 0.2406 (0.25)

PROPOSED:
9,283 SF. / 30,906 SF. = 0.3004 (0.31)

OPTIONAL PROPOSED:
9,298 SF. / 30,906 SF. = 0.3008 (0.31)

MAXIMUM FRONT YARD IMPERVIOUS CALC.

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

EXISTING:
1,814 SF. / 9,583 SF. = 0.1893 (0.19)

PROPOSED:
1,556 SF. / 9,583 SF. = 0.1624 (0.17)

OPTIONAL PROPOSED:
359 SF. / 9,583 SF. = 0.0375 (0.04)

MAXIMUM BUILDING COVERAGE CALC.

BLDG. COV. / LOT AREA = BLDG. COV.

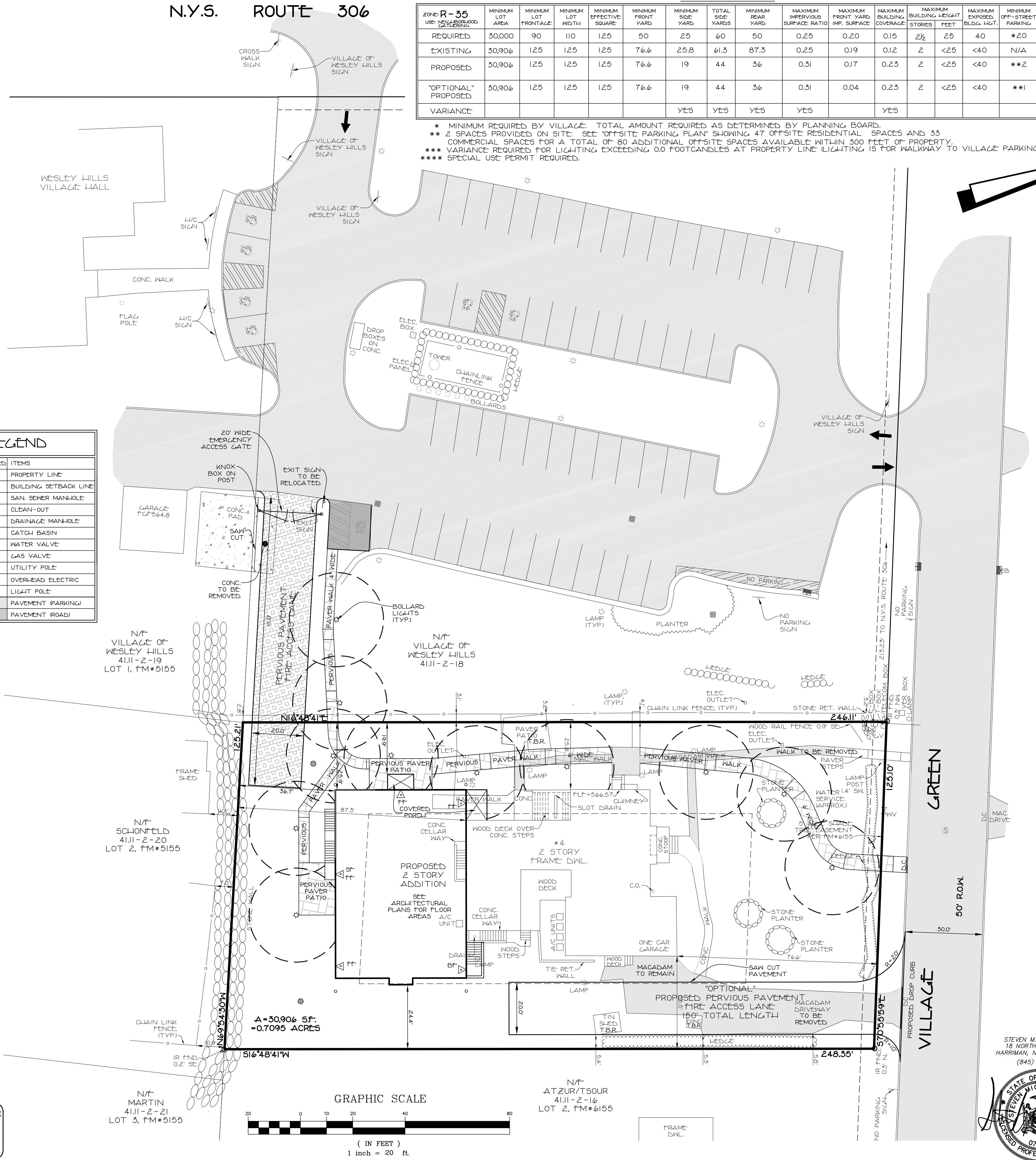
EXISTING:
3,360 SF. / 30,906 SF. = 0.1152 (0.12)

PROPOSED:
7,109 SF. / 30,906 SF. = 0.2300 (0.23)

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR 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 155
REQUIRES A PERSON (AFTER NOTICES POSTED TO START OF ANY UNDERGROUND WORK)
DIG SAFELY
NEW YORK
WWW.DIGSAFELYNEWYORK.COM
1-800-962-7962

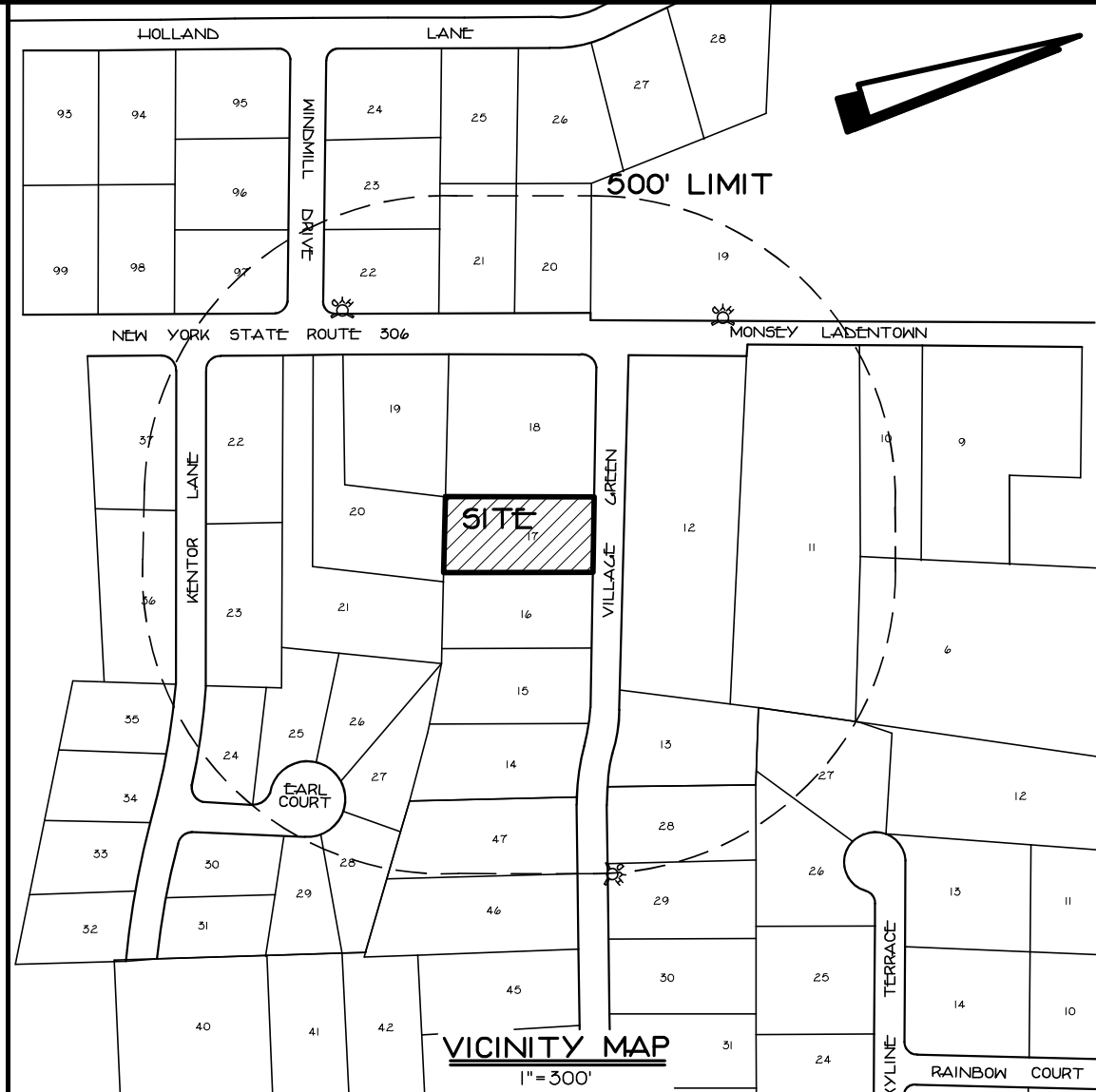
N.Y.S. ROUTE 306



BULK TABLE

ZONE: R-35 USE: NEIGHBORHOOD GATHERING	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM LOT WIDTH	MINIMUM EFFECTIVE SQUARE	MINIMUM FRONT YARD	MINIMUM SIDE YARD	TOTAL SIDE YARDS	MINIMUM REAR YARD	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMP. SURFACE	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT STORIES	MAXIMUM BUILDING HEIGHT FEET	MAXIMUM EXPOSED BLDG. HGT.	MINIMUM OFF-STREET PARKING
REQUIRED	30,000	90	110	125	50	25	60	50	0.25	0.20	0.15	2 1/2	25	40	*20
EXISTING	30,906	125	125	125	76.6	25.8	61.3	87.3	0.25	0.19	0.12	2	<25	<40	N/A
PROPOSED	30,906	125	125	125	76.6	19	44	36	0.31	0.17	0.23	2	<25	<40	**2
"OPTIONAL" PROPOSED	30,906	125	125	125	76.6	19	44	36	0.31	0.04	0.23	2	<25	<40	**1
VARIANCE						YES	YES	YES	YES		YES				

- * MINIMUM REQUIRED BY VILLAGE. TOTAL AMOUNT REQUIRED AS DETERMINED BY PLANNING BOARD.
- ** 2 SPACES PROVIDED ON SITE. SEE "OFFSITE PARKING PLAN" SHOWING 47 OFFSITE RESIDENTIAL SPACES AND 33 COMMERCIAL SPACES FOR A TOTAL OF 80 ADDITIONAL OFFSITE SPACES AVAILABLE WITHIN 500 FEET OF PROPERTY.
- *** VARIANCE REQUIRED FOR LIGHTING EXCEEDING 0.0 FOOTCANDLES AT PROPERTY LINE LIGHTING IS FOR WALKWAY TO VILLAGE PARKING AREA.
- **** SPECIAL USE PERMIT REQUIRED.



NOTES:

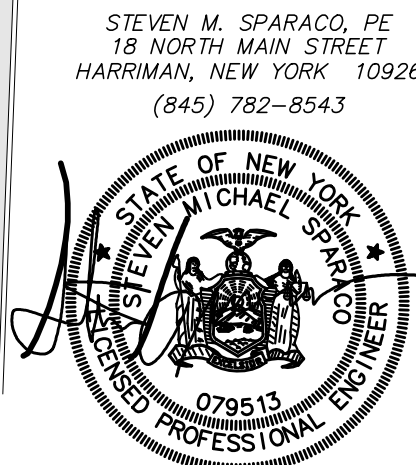
- THIS IS A SITE PLAN OF LOT 17, BLOCK 2, SECTION 41.11 AS SHOWN ON THE VILLAGE OF WESLEY HILLS TAX MAP.
- AREA OF TRACT: =30,906 SF. =0.7095 AC.
- ZONE: R-35 AVERAGE DENSITY
- PROPOSED USE: NEIGHBORHOOD GATHERING
- RECORD OWNER: VILLAGE GREEN SHUL
4 VILLAGE GREEN
WESLEY HILLS, NY 10952
- RECORD APPLICANT: VILLAGE GREEN SHUL
4 VILLAGE GREEN
WESLEY HILLS, NY 10952
- FIRE DISTRICT: HILLCREST FIRE COMPANY
- SCHOOL DISTRICT: EAST RAMAPO CENTRAL SCHOOL
- WATER DISTRICT: VECOLIA WATER, NY
- SEWER DISTRICT: BENEFIT AREA #5
- DATUM: USGS
- THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT	DATE
OWNER	DATE

REVISIONS	APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE XXX, N.Y. ON THE ____ DAY OF ____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS ____ DAY OF ____
CHAIRMAN	
CLERK	

PRELIMINARY
PRELIMINARY SITE PLAN
OF
4 VILLAGE GREEN
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SPARACO & YOUNGBLOOD, PLLC CIVIL ENGINEERING * LAND SURVEYING SITE PLANNING 18 NORTH MAIN STREET PO BOX 818 HARRIMAN, N.Y. 10926 TEL: (845) 782-8543 FAX: (845) 782-5901 WWW.SPACOSURVEYSNY.COM WBYLS1@GMAIL.COM	FILE # SY-1295 DATE JUN. 04, 2026 SCALE 1" = 20' DWG # 1 OF 6
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1. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
3. ALL EXISTING, OFF-SITE PAVEMENT, FENCES, CURBS, WALLS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY CONTRACTOR AT HIS OWN DISCRETION.
4. EXISTING UTILITIES / STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE NEARBY MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
7. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE EXISTING SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
8. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
9. THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK WITH AS MINIMAL EFFECT ON THE SURROUNDING AREAS AS POSSIBLE.
10. ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE SPECIFIED.
11. ROOF LEADERS (WHERE REQUIRED) TO BE 6" DIA. SDR 35 PVC PIPE AND W/LET OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS.
12. ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECT'S MECHANICAL ENGINEER.
13. ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. CAST IRON WITH A MINIMUM GRADE OF 2" TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING. BEYOND THE FIRST CLEAN OUT, SDR 35 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.
14. ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND LEGAL DISPOSAL OF EXISTING STRUCTURES, WALLS AND DRIVEWAYS.
16. ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE REMOVED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE CURB LINE WITH A PERMANENT WATERLIGHT PLUG OR CAP ENCASED IN CONCRETE.
17. WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.
18. CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO BE REMOVED OR REPAIRED BEFORE MANUFACTURING.
19. RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER.
20. THIS PLAN IS BASED ON ARCHITECTURAL PLANS BY ROSENBLUM ARCHITECTURE

EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE

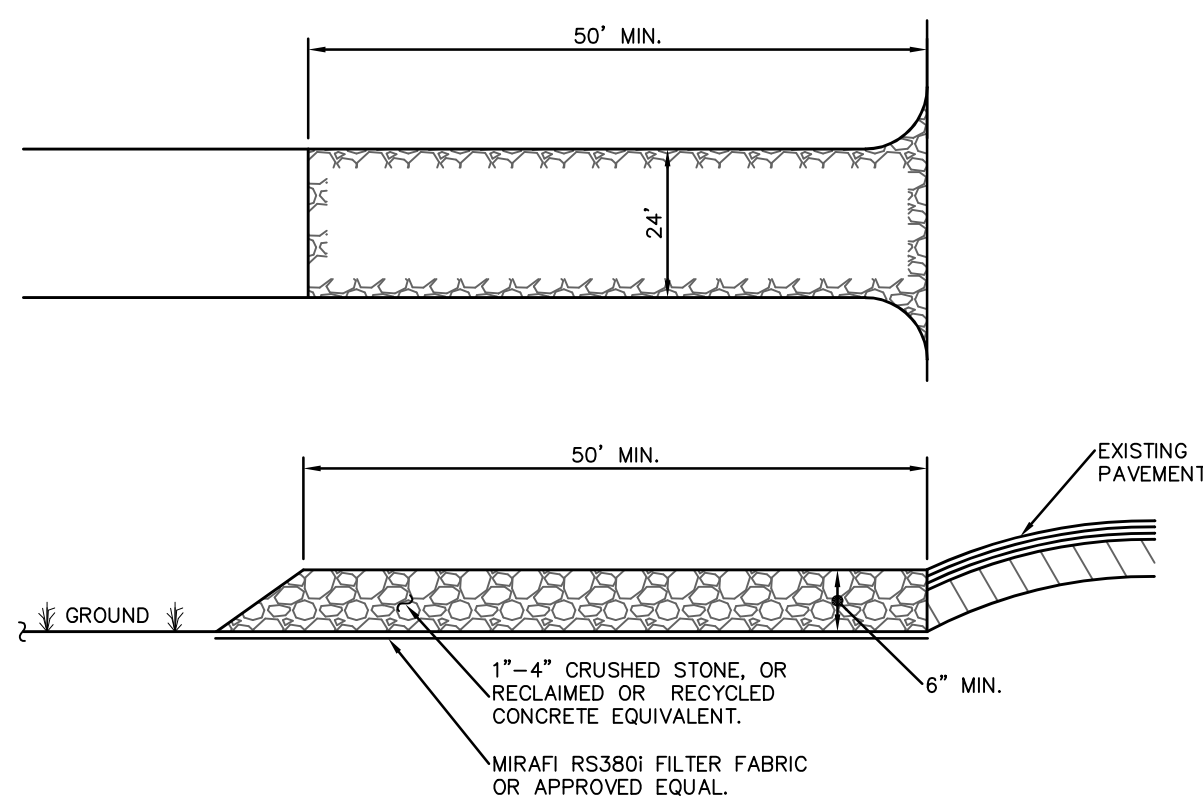
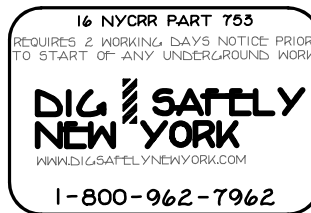
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND/OR UTILITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
3. INSTALL STABILIZATION ENTRANCE AS INDICATED ON PLAN.
4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF AREAS DESIGNATED FOR TPOSSIL STOCKPILING.
5. CONSTRUCT BERMS, TEMPORARY SHALES AND PIPES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
6. CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED. STRIP AND STOCKPILE TPOSSIL FROM AREAS TO BE DISTURBED. SEED STOCKPILED TPOSSIL WITH TEMPORARY RYE GRASS COVER.
7. PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS SHOULD BE SEED BEDDED WITH TEMPORARY RYE GRASS.
8. INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS. GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
9. INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
10. CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF THE CURB AND FIELD INLETS ACCORDINGLY.
11. COMPLETE THE GRADING.
12. INSTALL SURFACE COURSE OF PAVEMENT. RAISE GRATES OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
13. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS ARE TO BE SEEDDED WITH 100% RYE GRASS PER 1000 SQUARE FEET OR DISTURBED AREA. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLAN.
14. FOR INDIVIDUAL HOUSE & SEPTIC CONSTRUCTION FOLLOW STEPS 1-11 TO #13 WHERE APPLICABLE.
15. BARE SOIL SHOULD BE SEEDDED WITHIN 14 DAYS OF EXPOSURE. WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHOULD BE SEEDDED DOWN OR FILL. IMMEDIATELY. UPON COMPLETION, A PERENNIAL MIX NEEDS TO BE USED TO ENSURE CONTINUAL STABILIZATION.

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

1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LAIDEN RUNOFF FROM THE SITE. THESE MAY BE LOCATED AT THE HEADS OF DITCHES OR AT OTHER LOCATIONS WITHIN THE SITE. THEY MAY BE CONSTRUCTED OF CRUSHED STONE, DAMS, OR OTHER SUITABLE MATERIALS. DIVERSION SLEAVES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LAIDEN WATERS ARE CAPTURED AND TRAPPED IN THESE AREAS. THE SLEAVES SHALL BE CONSTRUCTED TO FOLLOW THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SHOWN FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS, SHALL BE TEMPORARILY SEEDDED WITH 1/2 LBS. OF KYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICAL BY INSTALLATION OF THE BASE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED IN AREAS SHOWN AND CONSIDERED TO BE PROTECTED BY THESE PRECAUTIONS.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE (SEE DETAIL)

1. WHEN WORKING AT OR NEAR A LIVE WATER MAIN EVERY EFFORT IS TO BE MADE TO MAINTAIN STABILITY.
2. EXISTING THRUST BLOCKS ARE NOT TO BE REMOVED UNLESS THE WATER MAIN HAS BEEN PROPERLY RESTRAINED USING MEANS ACCEPTABLE TO THE LOCAL WATER COMPANY OR DEPARTMENT.
3. WHEN POSSIBLE A WATER MAIN SHOULD BE TURNED OFF AND PRESSURE RELIEVED BEFORE EXPOSING MAIN.

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION 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 LAND MAY NOT BE SHOWN ON THIS DRAWING.

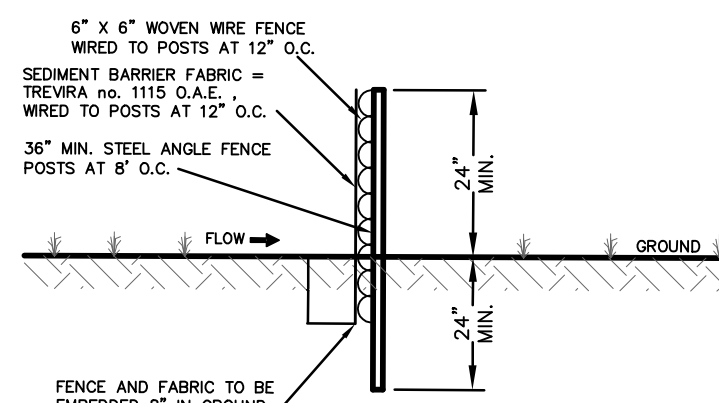


NOTES:

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

STABILIZED CONSTRUCTION ENTRANCE
COMMERCIAL

N.T.S

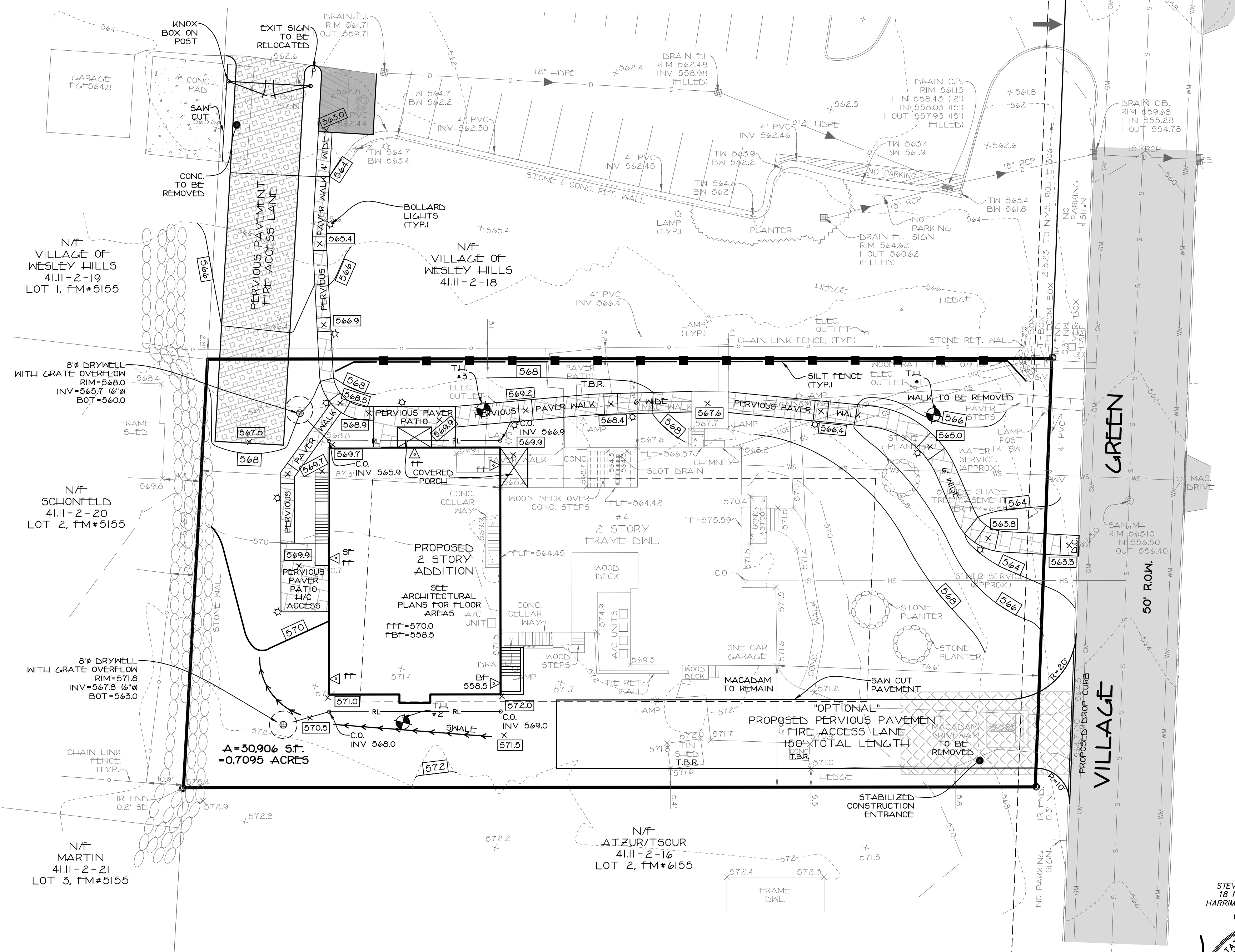


NOTES

1. THIS FENCE IS AN ALTERNATE TO HAY BALE SEDIMENT BARRIER
2. MAINTAIN FENCE TO INSURE SEDIMENT ENTRAPMENT QUALITIES DURING CONSTRUCTION.
3. REMOVE EXCESS SILT PERIODICALLY AND WHEN BULGES DEVELOPE.

SEDIMENT BARRIER FENCE

N.T.S



(IN FEET)
1 inch = 20 ft.

TEST HOLE DATA					
HOLE NO.	EXIST. ELEV.	PERC ELEV.	PERC TIME	BOTTOM ELEV.	HOLE CONDITION
TH-01	556.9	556.9	FAIL	552.9	NO ROCK, NO WATER
TH-02	571.7	562.7	16 MIN	558.7	NO ROCK, NO WATER
TH-03	584.4	558.4	10 MIN	554.4	NO ROCK, NO WATER

REVISIONS

GRADING & UTILITY
AND EROSION & SEDIMENT CONTROL PLAN FOR
4 VILLAGE GREEN
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SPARACO & YOUNGBLOOD, PLLC

CIVIL ENGINEERING * LAND SURVEYING
SITE PLANNING
 18 NORTH MAIN STREET
 P.O. BOX 818
 HARRISBURG, N.Y. 10926
 TEL: (845) 782-8543
 FAX: (845) 782-5901
 SPARACO.STEVE@SLSNY.COM WYDLIS1@GMAIL.COM



SY-1295

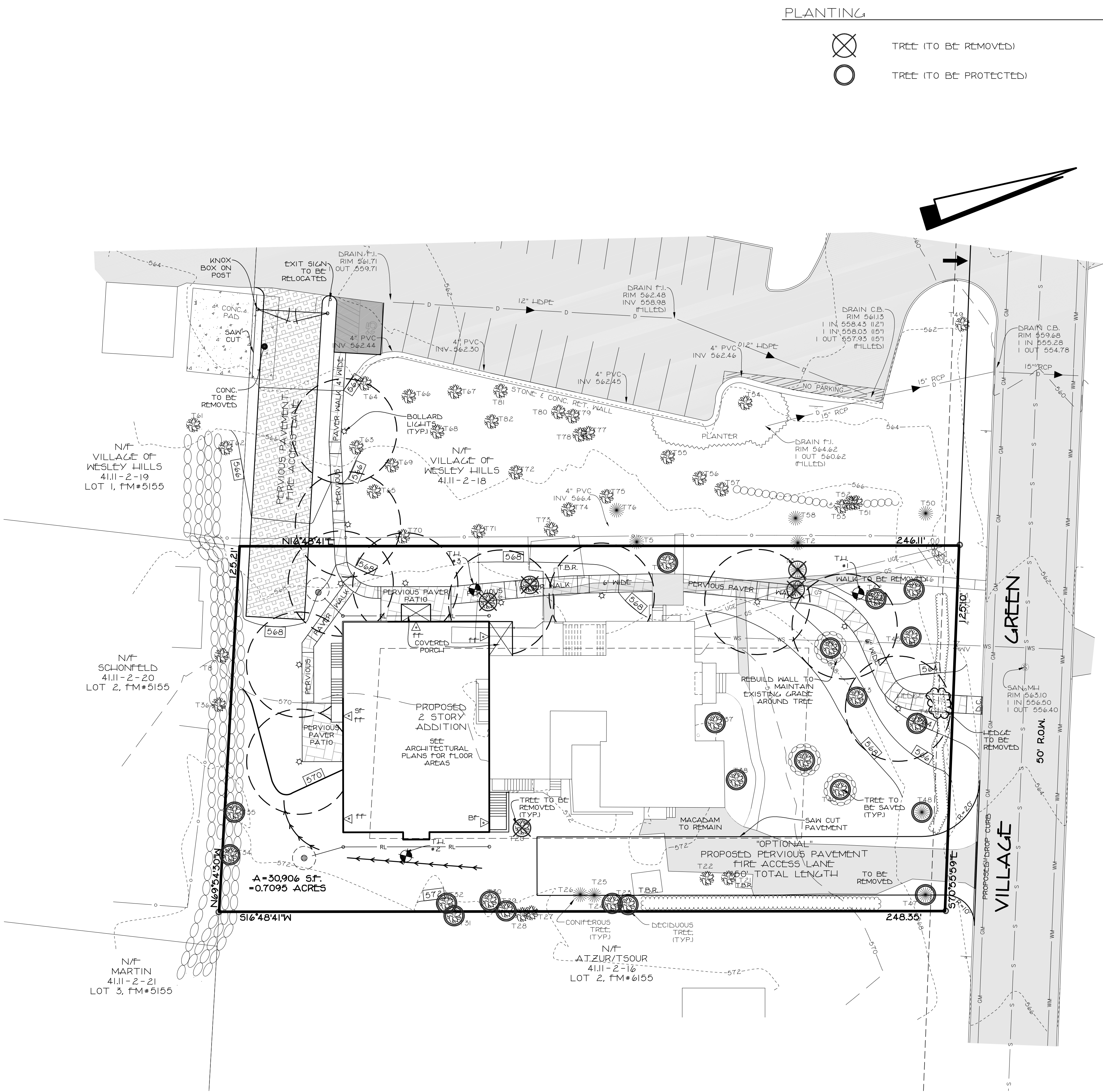
47E JUN. 04, 2026

1" = 20'

3 OF 6

TREE LIST			
NO.	DIAMETER	SPECIES	REMOVED
T1	8"	FIR	X
T2	8"	FIR	
T3	8"	SPRUCE	X
T4	40"	HICKORY	X
T5	6"	PINE	
T6	20"	MAPLE	X
T7	18"	HICKORY	X
T8	24" TRIPLE	MAPLE	
T20	50"	POPLAR	X
T21	26"	MAPLE	
T22	36"	HICKORY	
T23	36"	MAPLE	
T24	8"	SPRUCE	
T25	8"	SPRUCE	
T26	8"	SPRUCE	
T27	12" TWIN	MAPLE	
T28	8"	MAPLE	
T29	8"	MAPLE	
T30	12"	OAK	
T31	14"	OAK	
T32	30"	ASH	
T34	18"	MAPLE	
T35	24"	WALNUT	
T36	40"	OAK	
T37	4" TWIN ORN.	MAPLE	
T38	12"	WILLOW	
T39	24"	HICKORY	
T40	36"	MAPLE	
T41	30"	MAPLE	
T42	40"	TULIP	
T43	40"	TULIP	
T44	8"	CHERRY	
T45	8"	CHERRY	
T46	6" ORN.	MAPLE	
T47	10"	SPRUCE	
T48	10"	SPRUCE	
T49	24"	OAK	
T50	8"	SPRUCE	
T51	12"	POPLAR	
T52	12"	HICKORY	
T53	30"	OAK	
T54	18"	HICKORY	
T55	36"	OAK	
T56	24"	MAPLE	
T57	18"	MAPLE	
T58	6"	FIR	
T59	16"	OAK	
T60	24"	BASSWOOD	
T61	30"	HICKORY	
T62	12"	MAPLE	
T63	12"	MAPLE	
T64	16"	OAK	
T65	18"	HICKORY	
T66	12"	OAK	
T67	14"	LOCUST	
T68	10"	OAK	
T69	24"	HICKORY	
T70	12"	ELM	
T71	12"	HICKORY	
T72	16"	MAPLE	
T73	40"	OAK	
T74	12"	MAPLE	
T75	40"	TULIP	
T76	6"	SPRUCE	
T77	10"	LOCUST	
T78	12"	HICKORY	
T79	16"	HICKORY	
T80	14"	LOCUST	
T81	10"	MAPLE	
T82	18"	HICKORY	

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.



REVISIONS	
LANDSCAPE PLAN FOR 4 VILLAGE GREEN LOCATED IN VILLAGE OF WESLEY HILLS TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK	
SPARACO & YOUNGBLOOD, PLLC CIVIL ENGINEERING • LAND SURVEYING SITE PLANNING 18 NORTH MAIN STREET P.O. BOX 818 HARRIMAN, N.Y. 10926 TEL: (845) 782-8543 FAX: (845) 782-5901 SPARACO.STEVE@SINY.COM WBYLS1@GMAIL.COM	FILE # SY-1295 DATE JUN. 04, 2026 SCALE 1" = 20' DWG # 3 OF 6

TAX LOT: SECTION 41.11, BLOCK 2, LOT 17

N.Y.S. ROUTE 306

MAP REFERENCE:
BEING KNOWN AND DESIGNATED AS LOT 1
ON A CERTAIN MAP ENTITLED
"SUBDIVISION OF PROPERTY FOR VILLAGE
GREEN" FILED IN THE ROCKLAND COUNTY
CLERK'S OFFICE ON DEC. 23, 1987 AS
MAP #6155.

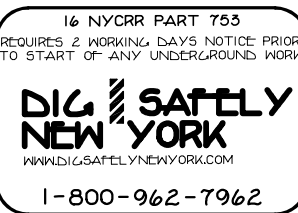
"SUBDIVISION PLAT OF LANDS OF ROBERT
S. CHERRY" FILED IN THE ROCKLAND
COUNTY CLERK'S OFFICE ON JULY 11, 1980
AS MAP #5155.

DEED REFERENCE:
2001/8917
342/1923
64/2325
2000/34602
2008/11231
2002/48899

TREE LIST

NO.	DIAMETER	SPECIES
T1	8"	FIR
T2	8"	FIR
T3	8"	SPRUCE
T4	40"	HICKORY
T5	6"	PINE
T6	20"	MAPLE
T7	18"	HICKORY
T8	24" TRIPLE	MAPLE
T20	50"	POPLAR
T21	26"	MAPLE
T22	36"	HICKORY
T23	36"	MAPLE
T24	8"	SPRUCE
T25	8"	SPRUCE
T26	8"	SPRUCE
T27	12" TWIN	MAPLE
T28	8"	MAPLE
T29	8"	MAPLE
T30	12"	OAK
T31	14"	OAK
T32	30"	ASH
T34	18"	MAPLE
T35	24"	WALNUT
T36	40"	OAK
T37	4" TWIN ORN.	WILLOW
T38	12"	WILLOW
T39	24"	HICKORY
T40	36"	MAPLE
T41	30"	MAPLE
T42	40"	TULIP
T43	40"	TULIP
T44	8"	CHERRY
T45	8"	CHERRY
T46	6" ORN.	MAPLE
T47	10"	SPRUCE
T48	10"	SPRUCE
T49	24"	OAK
T50	8"	SPRUCE
T51	12"	POPLAR
T52	12"	HICKORY
T53	30"	OAK
T54	18"	HICKORY
T55	36"	OAK
T56	24"	MAPLE
T57	18"	MAPLE
T58	6"	FIR
T59	16"	OAK
T60	24"	BASSWOOD
T61	30"	HICKORY
T62	12"	MAPLE
T63	12"	MAPLE
T64	16"	OAK
T65	18"	HICKORY
T66	12"	OAK
T67	14"	LOCUST
T68	10"	OAK
T69	24"	HICKORY
T70	12"	ELM
T71	12"	HICKORY
T72	16"	MAPLE
T73	40"	OAK
T74	12"	MAPLE
T75	40"	TULIP
T76	6"	SPRUCE
T77	10"	LOCUST
T78	12"	HICKORY
T79	16"	HICKORY
T80	14"	LOCUST
T81	10"	MAPLE
T82	18"	HICKORY

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NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS
MAY NOT BE SHOWN ON THIS DRAWING.



REVISIONS

EXISTING CONDITIONS
FOR
4 VILLAGE GREEN
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

I HEREBY CERTIFY THAT THIS SITE PLAN
WAS PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND THAT I AM A LICENSED
SURVEYOR IN THE STATE OF NEW YORK.
UNAUTHORIZED ALTERATION OR ADDITION TO THIS
PLAN IS A VIOLATION OF SECTION 209(2) OF THE
NEW YORK ESTATE PLACING AND CONVEYING
MAP NOT BEING MADE WITHOUT THE SURVEYOR
OR ENGINEER'S SEAL AND SIGNATURE.

George D. Langberg
GEORGE D. LANGBERG, PLS #05091 ©

SPARACO & YOUNGBLOOD, PLLC
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SITE PLANNING
18 NORTH MAIN STREET
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TEL: (845) 782-8543
FAX: (845) 782-5901
SPARACO.STEVE@SLSNY.COM WBYLS1@GMAIL.COM



SCALE: 1" = 20'
DATE: JUN. 04, 2026
FILE # SY-1299



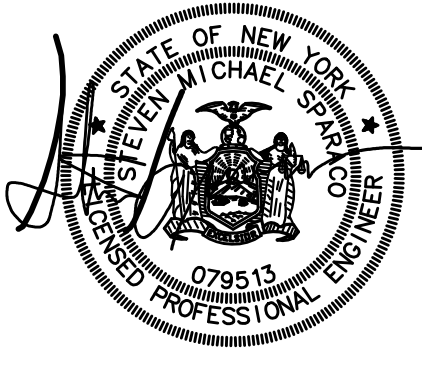
PARKING AVAILABLE:
 ONSITE SPACES: 2 SPACES
 RESIDENTIAL SPACES: 47 SPACES
 COMMERCIAL SPACES: 24 SPACES
 TOTAL: 73 SPACES

POSSIBLE OVERFLOW PARKING:
 VILLAGE HALL SPACES: 49 SPACES
 TOTAL WITH OVERFLOW: 122 SPACES

*NOTE: TAX MAP INFORMATION BASED
 UPON AVAILABLE 2000 ROCKLAND
 COUNTY TAX MAPS AND ALSO THE
 WILLOWS SUBDIVISION DESIGN.

OFF-SITE PARKING MAP
 FOR
4 VILLAGE GREEN
 LOCATED IN
 VILLAGE OF WESLEY HILLS
 TOWN OF RAMAPO
 ROCKLAND COUNTY, NEW YORK

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



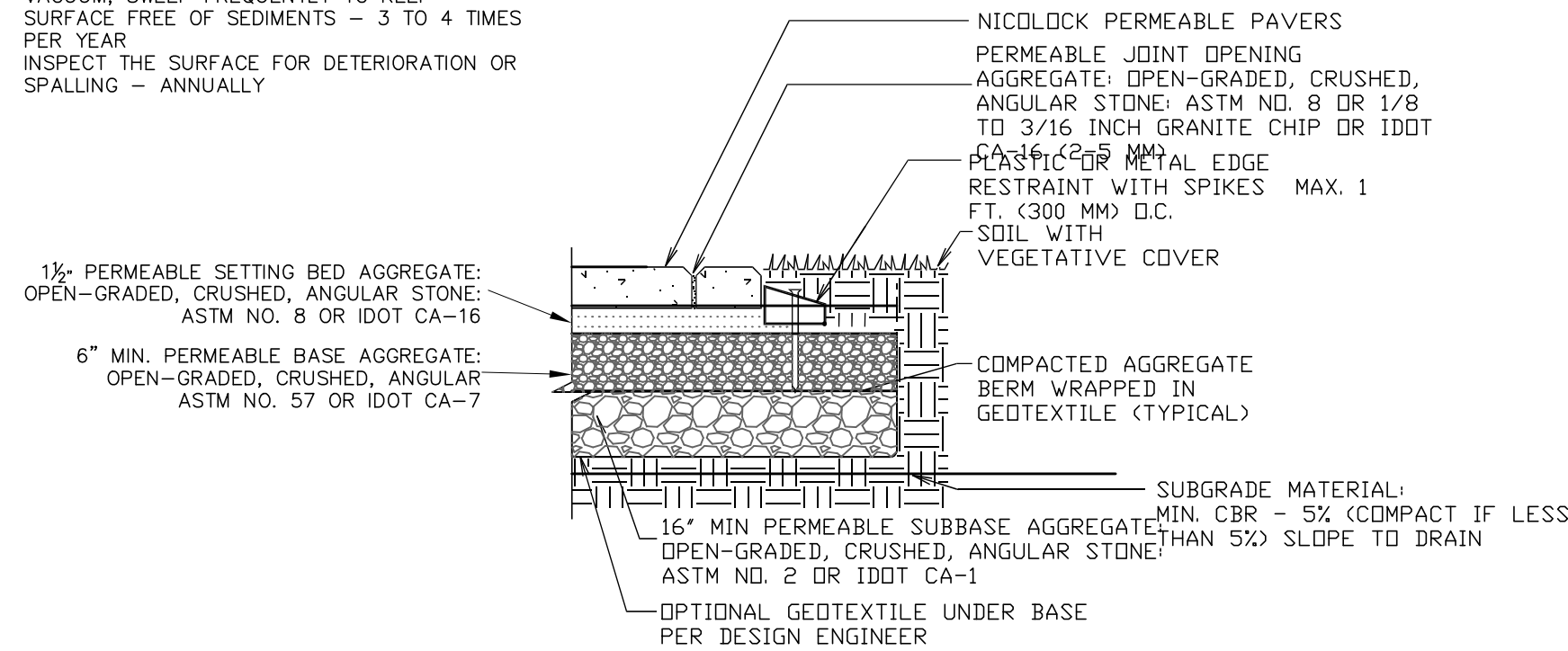
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 FAX: (845) 782-5901
 SPARACO.STEVE@SBSNY.COM WYLS18@GMAIL.COM



FILE #	SY-1295
DATE	3-2-26
SCALE	1"=100'
DWG #	5 OF 6

PERMEABLE INTERLOCKING
PAVERS MAINTENCE SCHEDULE

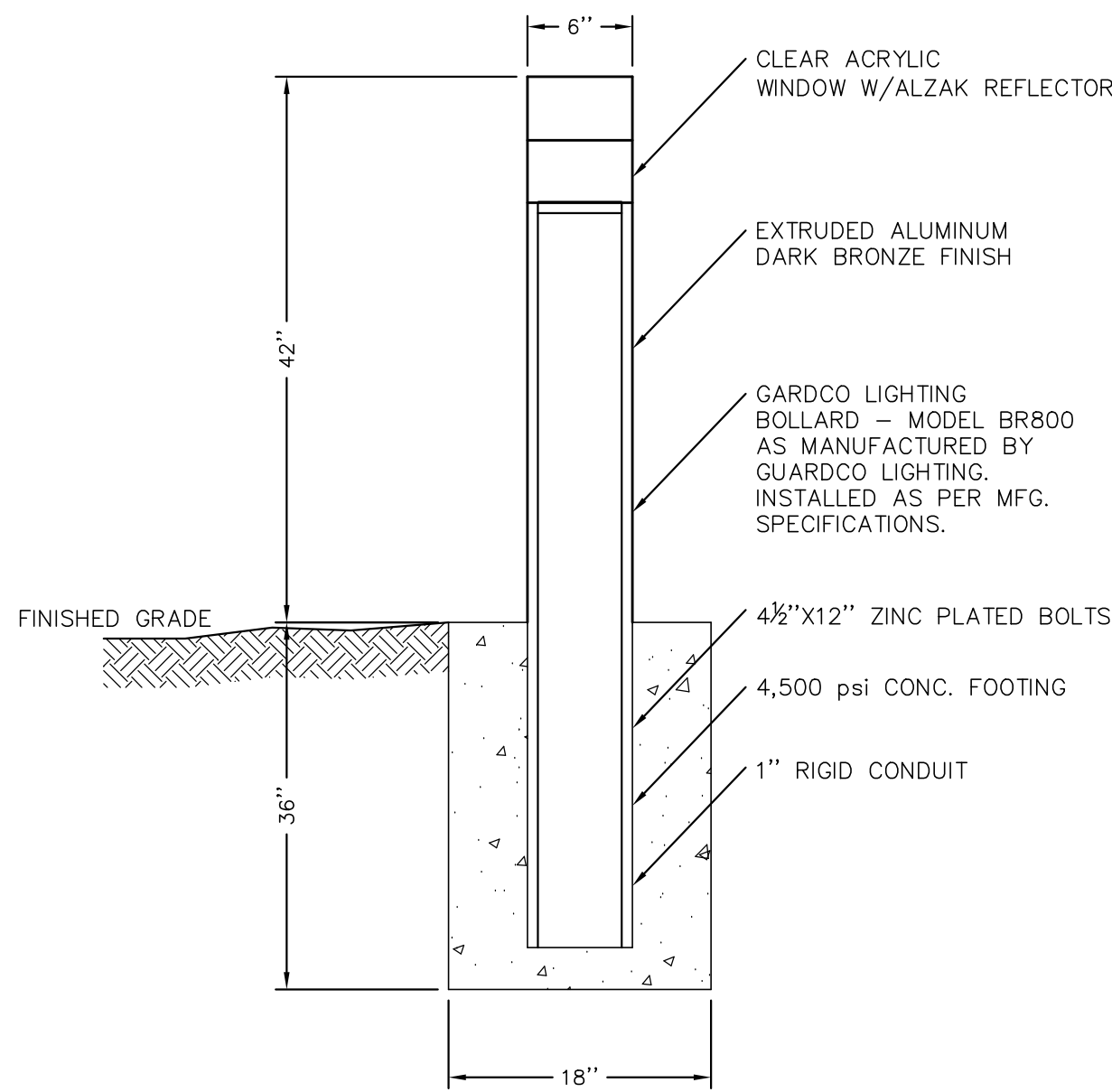
- KEEP RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES - ANNUALLY
- KEEP RECORDS OF ALL COST FOR INSPECTION, MAINTENANCE AND REPAIRS - ANNUALLY
- ENSURE THAT PAVEMENT DEWATERS BETWEEN STORMS - MONTHLY & AFTER STORMS >0.5"
- VACUUM, SWEEP FREQUENTLY TO KEEP SURFACE FREE OF SEDIMENTS - 3 TO 4 TIMES PER YEAR
- INSPECT THE SURFACE FOR DETERIORATION OR SPALLING - ANNUALLY



NICOLock PERMEABLE INTERLOCKING PAVERS (OR APPROVED EQUAL)
CONCRETE PAVEMENT DETAIL

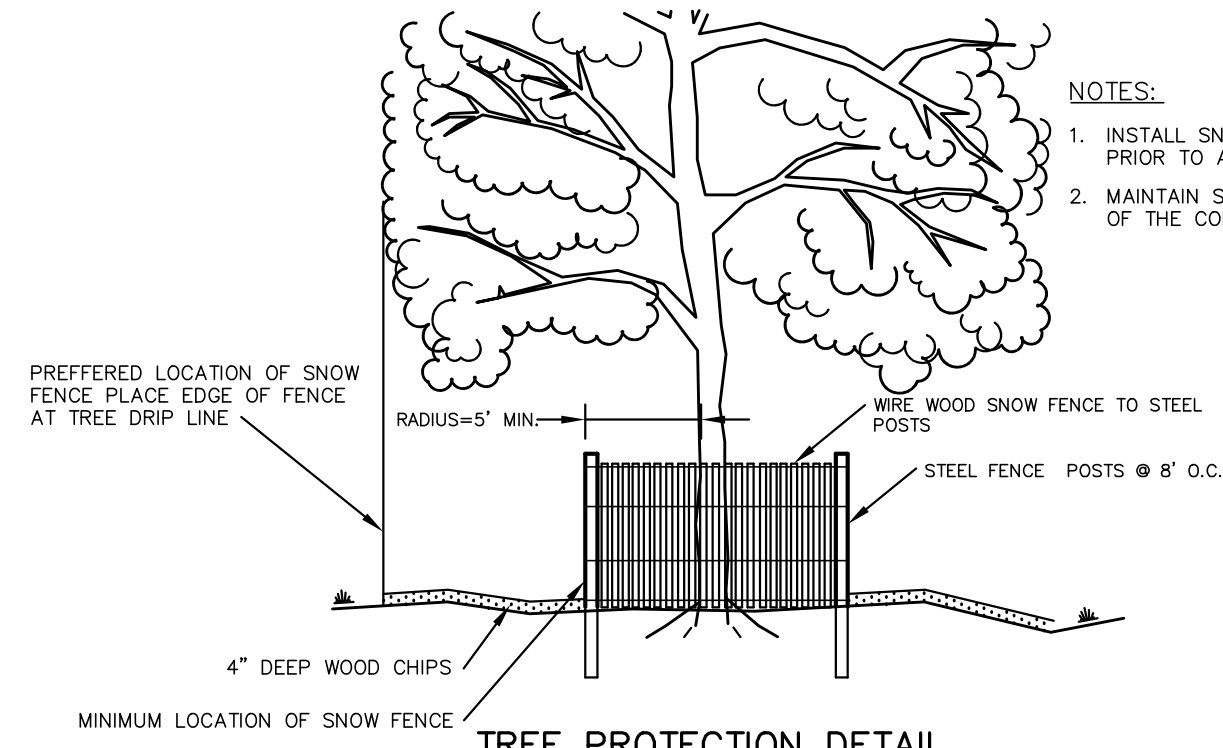
PERVIOUS PAVERS WITHOUT CURB

N.T.S.



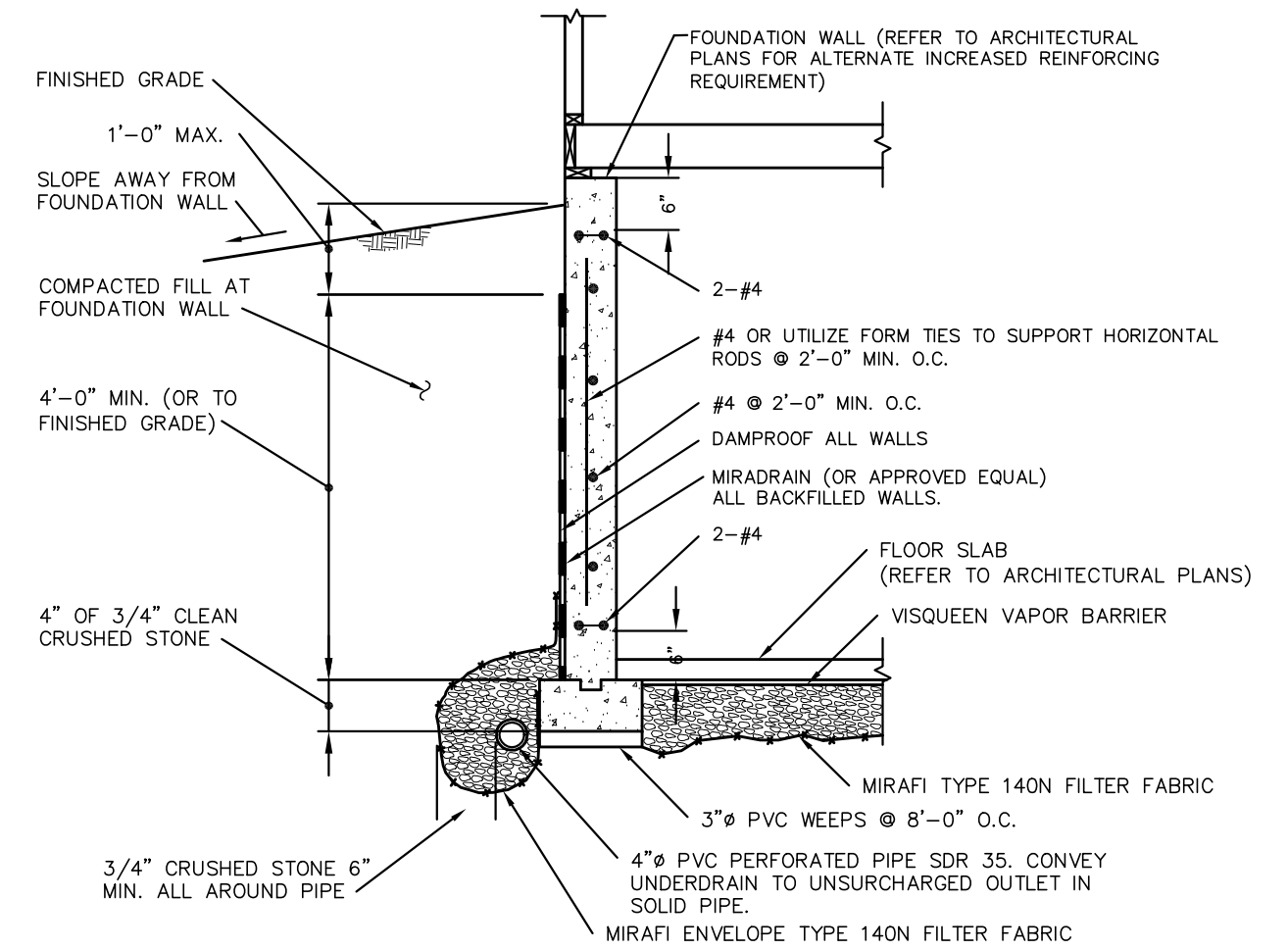
BOLLARD DETAIL

N.T.S.



TREE PROTECTION DETAIL

N.T.S.

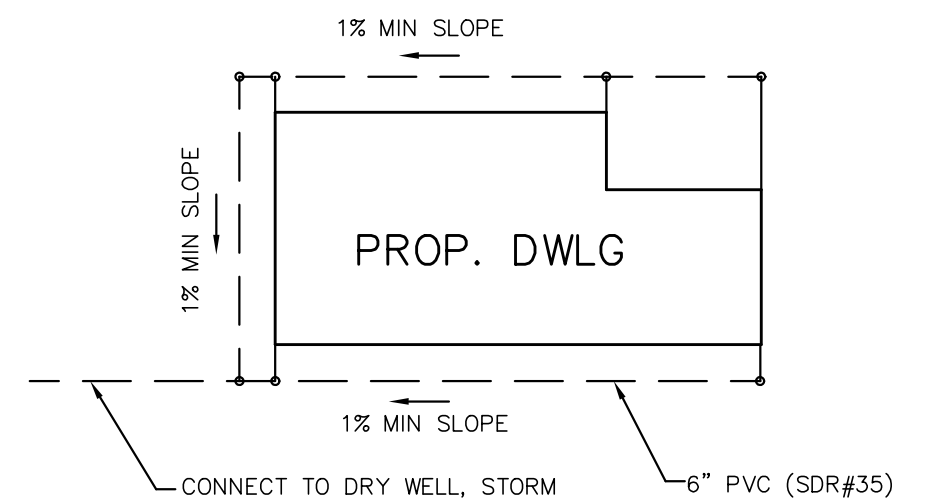


NOTES:

- CONVEY ALL ROOF LEADERS AWAY FROM DWELLING IN SEPARATE AND INDEPENDENT 4" (MINIMUM) SDR 35 PVC PIPE.
- NO CONNECTIONS TO UNDERDRAIN SYSTEM FROM OTHER SOURCES ARE PERMITTED.
- BACKFILLING OF WALL IS NOT PERMITTED UNTIL FRAMING IS COMPLETED OR WALL IS SUPPORTED INSIDE.
- STEEL REINFORCEMENT SHOWN IS MINIMUM REQUIREMENT. SEE ARCHITECTURAL PLANS FOR ALTERNATE INCREASED REINFORCING REQUIREMENT.

FOUNDATION UNDERDRAIN DETAIL

N.T.S.

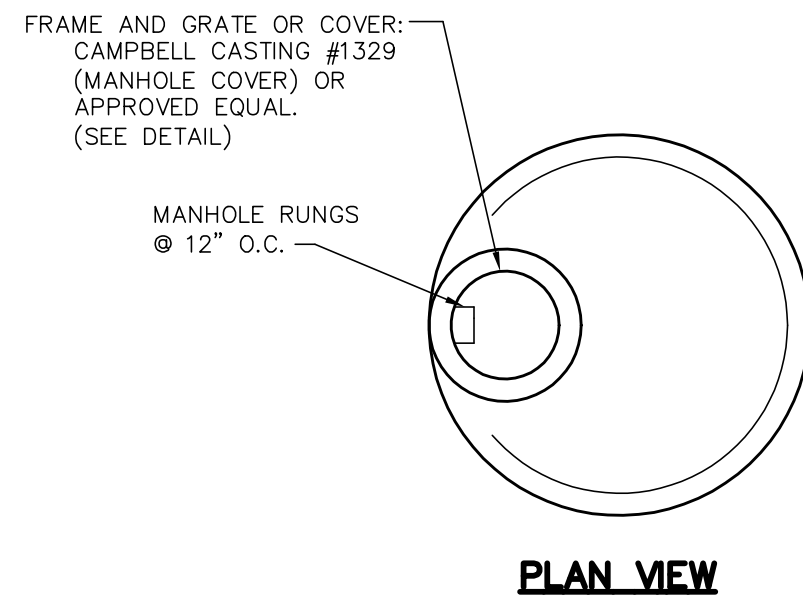


NOTES:

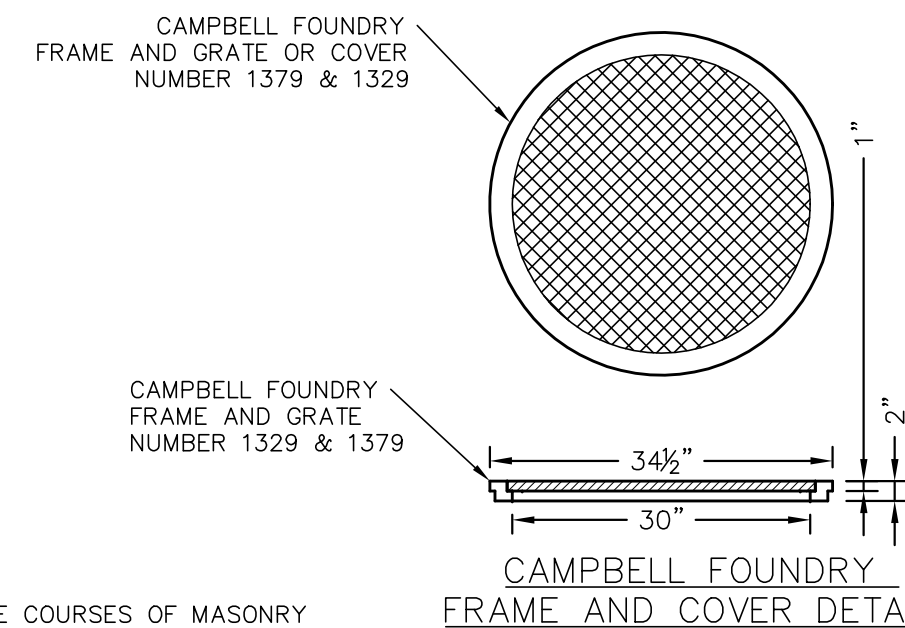
- CONNECT ALL ROOF LEADERS TO 6" PVC SEE ARCHITECT PLAN FOR LEADER LOCATIONS

TYPICAL ROOF DRAIN SCHEMATIC

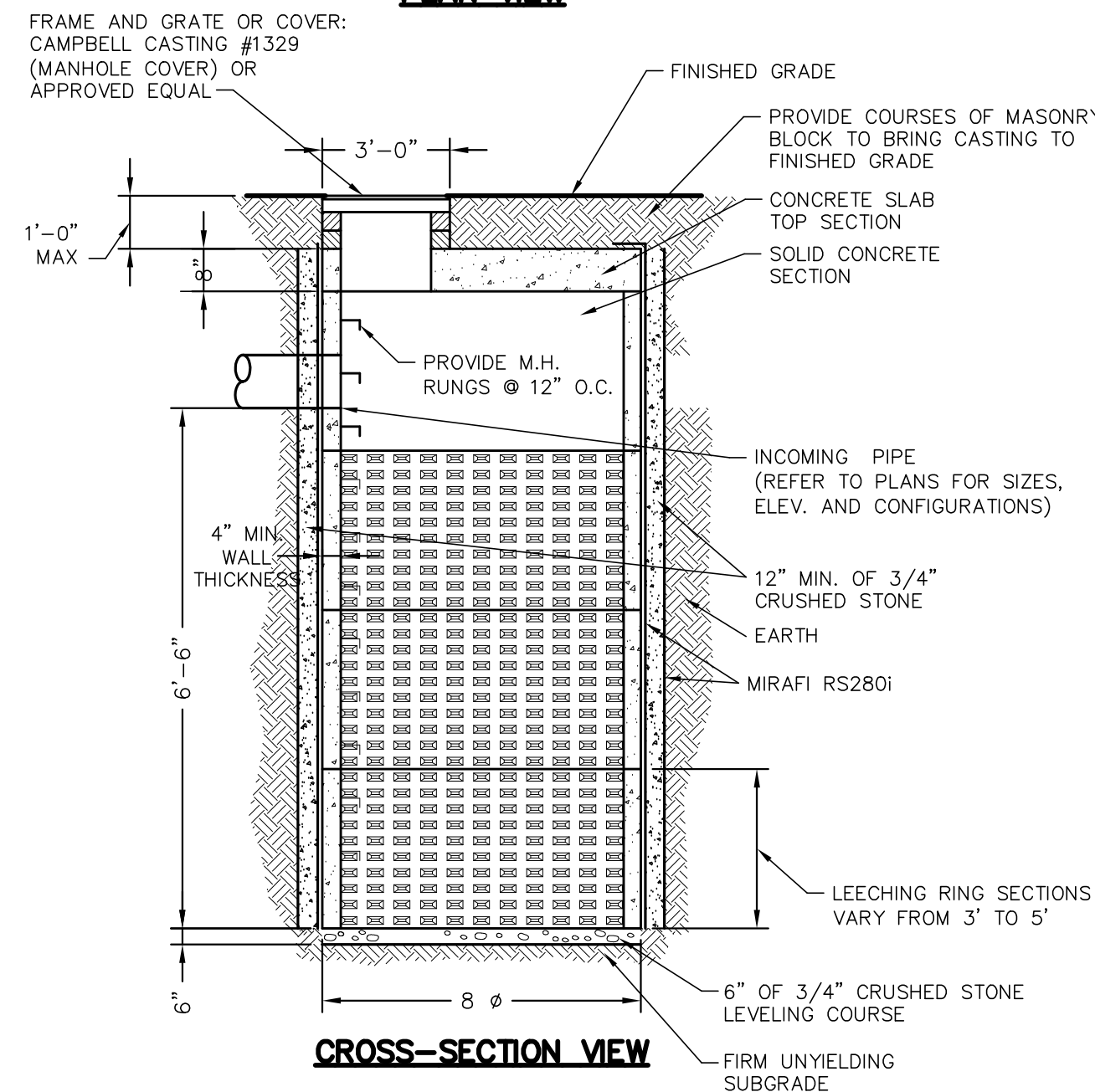
N.T.S.



PLAN VIEW



CAMPBELL FOUNDRY
FRAME AND COVER DETAIL



CROSS-SECTION VIEW

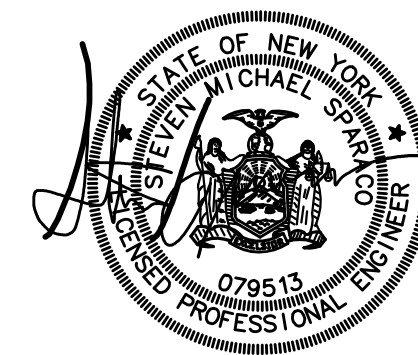
NOTES:

- CONTRACTOR TO SUBMIT P.E. CERTIFIED SHOP DRAWINGS FOR APPROVAL BY THE ENGINEER PRIOR TO CONSTRUCTION.
- MINIMUM STRENGTH CONCRETE: 4500 PSI WALL THICKNESS 4" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND CONSTRUCTION LOADS.

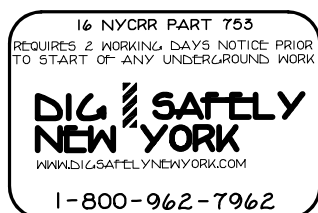
STORM DRY WELL DETAIL

N.T.S.

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HARRISMAN, NEW YORK 10926
(845) 782-8543



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REVISIONS

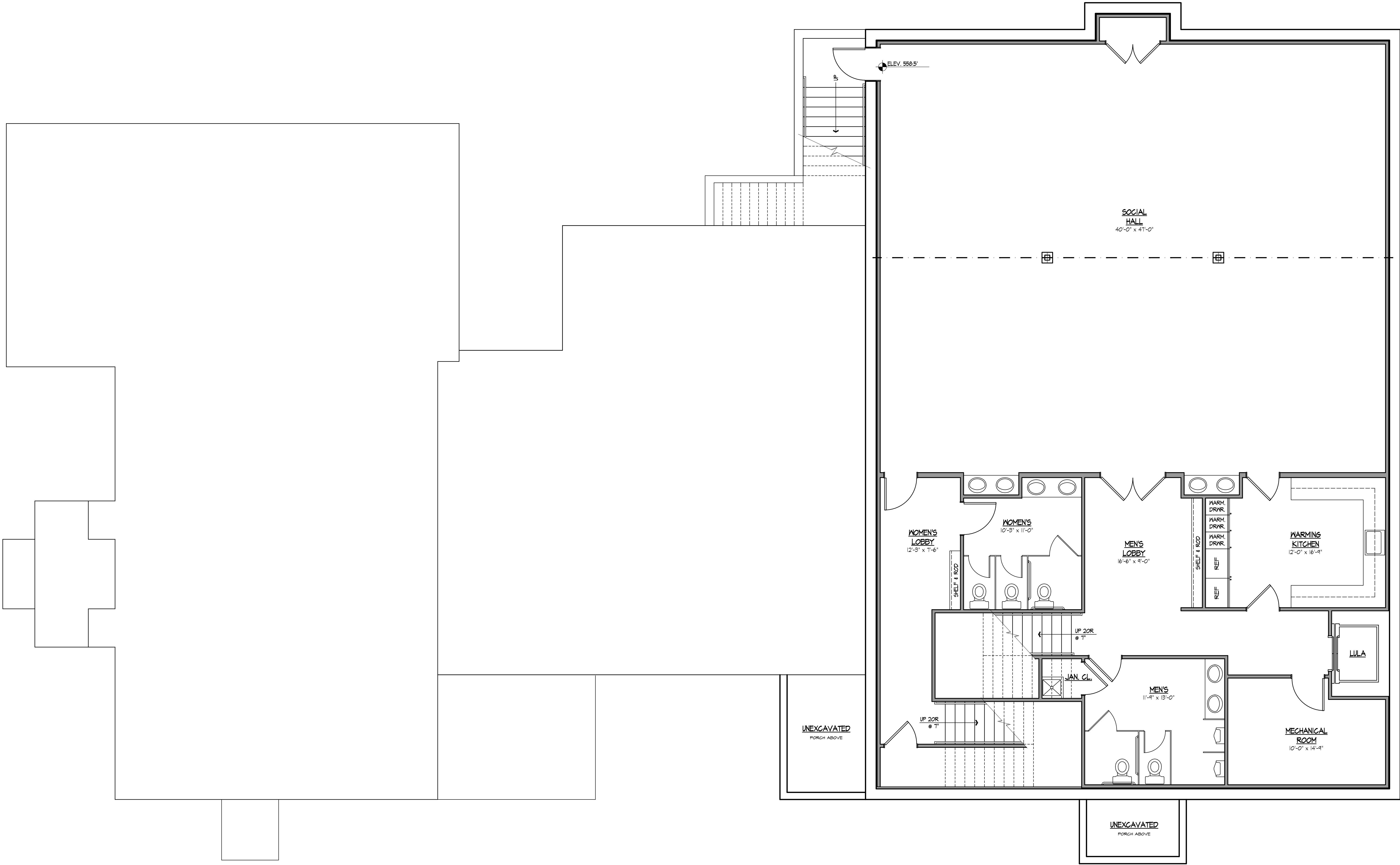
DETAILS (SHEET 1)
FOR
4 VILLAGE GREEN
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

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FILE # 5Y-1295
DATE JUN. 04, 2026
SCALE AS NOTED
SHEET 6 OF 6



PROPOSED NEW BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"
FIRST FLOOR AREA = 3,622 SF



VILLAGE GREEN SHUL
4 VILLAGE GREEN, WESLEY HILLS, NEW YORK

PROJECT NUMBER
1920-00
DATE
5/1/26
SCALE
AS NOTED
DRAWN BY
TR

REVISIONS	
NO.	DESCRIPTION

ROSENBLUM
ARCHITECTURE
221 QUAKER ROAD
POKONKA, NEW YORK 10870
(845) 364-0337
info@adaparch.com
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SHEET NUMBER
A1



