



PLANNING BOARD MEETING AGENDA

July 29, 2026 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

ROLL CALL

CONTINUED PUBLIC HEARING

1. To consider the application of Kim Thomas Sippel - Architect/Tammy Wolchok, 11 Camberra Drive, Wesley Hills, NY 10901. The Applicant is seeking: a Wetlands Permit [Wetland – Deck Renovations to Proposed Residence].

The subject property is commonly known as 11 Camberra Drive, Wesley Hills, NY. The property is situated on the Northerly and Easterly Sides of Camberra Drive. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.13 -1 - 17 and is located in an R-50 zoning district.

2. To consider the application of Mark Friedman for 12 A Martha Rd, Wesley Hills, NY 10960. The applicant is seeking a Site Plan/ Special Permit.

The subject property is commonly known as 12 A Martha Rd. The property is situated on the eastern side of Martha Road, 350 feet south of Grandview Avenue. Designated on the Town of Ramapo Tax Map as Parcel ID# 41.14-1-62 and is located in an R - 50 zoning district.

PUBLIC HEARING

3. To consider the application of Barry Braunstein, 14 Judith Lane, Wesley Hills, NY 10901. The Applicant is seeking: a Wetlands Permit *[Wetland-Construction for a Single Family Home with Deck and Staircase]*.

The subject property is commonly known as 14 Judith Lane, Wesley Hills, NY. The property is situated on the East Side of Judith Lane. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.18 -1 - 1 and is located in an R-35 zoning district.

DISCUSSIONS

4. Discussion on the application submitted by YESHIVA OHR REUVEN for a Site Plan and Special Permit [Temporary Structures].

The subject property is located on the Northwesterly side of Grandview Avenue, at the intersection of Spook Rock Road. Known as Tax Parcel ID#'s 40.16-1-17 & 18 on the Ramapo Tax Map. The subject property is located at 251-259 Grandview Avenue.

5. The discussion of Joseph Chill, 3 Kentor Lane. The Applicant(s) are seeking a Sketch

Plat Approval for a Subdivision/Lot Line Adjustment.

The subject property is commonly known as 3 Kentor Lane. The property is situated on the North side of Kentor Lane, 252 feet East of Rt 306. The property is designated on the Town of Ramapo Tax Map as parcel #41.11-2-23 and is located in an R-35 Zoning District.

APPROVAL OF MINUTES

6. June 24, 2026

ADJOURNMENT

PB

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: ADDITIONS & ALTERATIONS TO WOLCHOK RESIDENCE			
Project Location (describe, and attach a location map): 11 GAMBERRA DRIVE, WESLEY HILLS, NY 10901			
Brief Description of Proposed Action: PROPOSED ADDITION ON THE WEST SIDE OF THE EXISTING HOUSE INCLUDING NEW GARAGE SPACE, NEW BEDROOM SUITES FOR FAMILY ON THE FIRST & SECOND FLOOR AND A NEW HOME GYM & LOUNGE WITH BALCONY ON THE UPPER LEVEL. THE EXISTING HOUSE KITCHEN, LIVING ROOM & PRIMARY BEDROOM WILL HAVE INTERIOR ALTERATIONS. NEW DECKS TO THE EAST WILL REPLACE THE EXISTING DECK.			
Name of Applicant or Sponsor: KIM THOMAS SIPPEL - ARCHITECT		Telephone: 917-301-4947 E-Mail: ktsarchitect@optonline.net	
Address: 352 MILAN HILL ROAD			
City/PO: RED HOOK		State: NY	Zip Code: 12571
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒ YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO ☒ YES ☐
3. a. Total acreage of the site of the proposed action?		<u>1.5654</u> acres	
b. Total acreage to be physically disturbed?		<u>40.30</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>2.77</u> 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			



NOTES:

1. THIS IS A SITE PLAN OF TAX LOTS 16 & 17 IN SECTION 41.13, BLOCK 1 AS SHOWN ON THE VILLAGE OF WESLEY HILLS TAX MAP.
2. LOT 16 GROSS LOT AREA: 52,515 S.F. = 1.2056 ACRES
LOT 17 GROSS LOT AREA: 68,187 S.F. = 1.5654 ACRES
3. ZONE: R-50
4. EXISTING & PROPOSED USE: RESIDENTIAL
5. RECORD OWNER: WOLCHOK
11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901
6. APPLICANT: WOLCHOK
11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901
7. FIRE DISTRICT: MONSEY FIRE DISTRICT
8. SCHOOL DISTRICT: EAST RAMAPO CENTRAL SCHOOL DISTRICT
9. WATER DISTRICT: RAMAPO CONSOLIDATED
10. WATER SUPPLIED BY: VEOLIA NORTH AMERICA
11. SEWER DISTRICT: BENEFITTED AREA #5
12. DATUM: USGS
13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER

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: _____ <u>POND DRAINAGE EASEMENT/WETLANDS ON SOUTH EAST CORNER OF SITE,</u> <u>18,800 S.F. (LETTER OF NO JURISDICTION-NYS DEC ATTACHED.)</u>			



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.

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>KIM THOMAS SIPPEL - ARCHITECT</u> Date: <u>6 JULY 2020</u> Signature: <u></u> Title: <u>ARCHITECT</u>		



Memorandum

To: Village of Wesley Hills Planning Board

From: William Brady, AICP, Principal Planner

Re: Wolchok, 9 and 11 Camberra Drive, Wetlands Permit
SBL#:
9 Camberra Drive: 41.13-1-16
11 Camberra Drive: 41.13-1-17
R-50 Zoning District

Date: July 21, 2026

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

Received and reviewed for this memorandum:

- Short Environmental Assessment Form, prepared and signed by Kim Thomas Sippel, Architect, dated July 6, 2026

Project Summary

The applicant is the owner of both properties at 9 & 11 Camberra Drive. The applicant is requesting a wetlands permit associated with the demolition of an existing home and the construction of a new home and new decks at 11 Camberra Drive, and the demolition of a driveway, and construction of a new driveway within the 100' buffer, at 11 Camberra Drive. Both lots are located in the R-50 Zoning District.

The 100' wetland boundary is associated with a pond on the eastern portion of 11 Camberra Drive lot. A portion of the existing and proposed home at 11 Camberra Drive is within the boundary. Wooden decks on both the existing and proposed home at 11 Camberra Drive are also within the 100' boundary.

A new driveway connection will be constructed at 9 Camberra Drive, which will connect to a new shared circular driveway proposed to straddle both lots; this new connector driveway at 9 Camberra and the proposed new circular driveway are outside the 100' wetland buffer. Two new driveways are proposed at 11 Camberra, both connecting to Camberra Drive. A portion of one of the two new driveways is located within the 100' wetlands buffer. Ingress and egress easements are proposed from each lot to the other lot for the shared circular driveway.

The applicant has provided two "Letter of No Jurisdiction – Freshwater Wetlands" from NYS Department of Environmental Conservation, for both lots, dated February 18, 2026.

Zoning Comments

1. 6/2026 Three variances are required for the 11 Camberra Drive:
 - a. Maximum Front Yard Impervious Surface Ratio: the proposed home and driveways will have a ratio of 0.31, which exceeds the maximum ratio of 0.15. The zoning code also allows for a maximum ratio of 0.22 for front yards with circular driveways. Both front yard impervious surface ratio maximums are proposed to be exceeded.
 - b. Maximum Building Coverage: the proposed home will have a building overage of 0.12, which exceeds the required maximum of 0.10.
 - c. Maximum Building Height: the proposed home will have three stories, while a maximum of 2.5 stories is required. We recommend that any future submissions include building elevations to understand the areas of the building exceeding this maximum.

7/2026 – Applicant should indicate if they are planning to pursue these variances.

Planning Comments

2. 6/2026 - Please show any new pathway connections from the proposed deck to the existing pool area at 11 Camberra Drive. **7/2026 – Comment remains.**
3. 6/2026 - The applicant should discuss how the proposed driveway system could be modified in the future should one or both of these lots be sold. Please note whether and how portions of the proposed driveways (from Camberra Drive, the connector driveway from 9 Camberra Drive, and the circular driveway straddling both lots) could be altered in the future to provide access to 11 Camberra Drive, the distances of a modified driveway from the common lot line, who would be responsible for such modifications, etc. Such information may be useful and necessary as the proposed easements are drafted. **7/2026 – Comment remains.**

SEQRA/GML Comments

4. 6/2026 - For SEQRA purposes, the demolition and construction of the new home and the new driveways on both lots would be considered a Type II Action per §617.5(c)(15) and no further SEQRA review is required. **7/2026 – The applicant has provided a SEAF Part I. We recommend that the applicant submit a revised SEAF via the NYS DEC Mapping Tool, available at <https://gisservices.dec.ny.gov/eafmapper/>. The applicant will be able to identify the subject property and the form will provide a more accurate description of potential environmental impacts on the site and surrounding area.**
5. **7/2026 - Per GML-239-nn review from Rockland County Planning is required, as the project site is within 500 FT of a Rockland County Regulated Stream.**

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

Submission Material Reviewed for the June 24, 2026 Memorandum:

- Application for Wetlands Permit, prepared and signed by Kim Thomas Sippel, Architect, dated May 26, 2026

- Drainage Report, prepared and signed by Steve Sparaco, Sparaco & Youngblood, PLLC, dated May 26, 2026
- Site Plan for 9 & 11 Camberra Drive, prepared and stamped by Steven Sparaco, LPE, dated May 22, 2026
 - Sheet 1, Planimetric Plan
 - Sheet 2, Grading and Utility Plan
 - Sheet 3, Erosion and Sediment Control Plan
 - Sheet 4, Existing Conditions Survey
 - Sheet 5, Detail Sheet



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

July 22, 2026

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

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

Re: 9 & 11 Camberra Drive
Wetland Permit Application
Tax Lot 41.13-1-16 and 17
9 & 11 Camberra Drive
Village of Wesley Hills, New York
CDW #WH25-606

Dear Ms. Caputo,

Our office has received and reviewed Wetland Permit Application for the above referenced project. New submitted materials include:

- Short Environmental Assessment Form prepared for 11 Camberra Drive, dated July 6, 2026, signed by Kim Thomas Sippel.

Previously reviewed project materials:

- Site Plan prepared for 9 & 11 Camberra Drive, prepared by Sparaco & Youngblood, PLLC, dated May 22, 2026.
- Drainage Report prepared for 9 & 11 Camberra Drive, prepared by Sparaco & Youngblood, PLLC, dated May 26, 2026.
- Wetland Permit Application, dated May 26, 2026.

The project is proposing construction of a new single-family home with new semi-circular driveway, retaining walls, wood deck and porch. Existing pool and in-ground trampoline are proposed to remain. A connection between 9 and 11 Camberra with a driveway is proposed in the scope of this project. Ingress/egress easement is proposed on lot 41.13-1-16 (9 Camberra Drive) in favor of lot 41.13-1-17 (11 Camberra Drive).

Following improvements are proposed in the 100-foot wetland adjacent area: a portion of the new residence (in the location of the existing house), new semicircular driveway (new impervious surface in the 100-foot wetland adjacent area), new decks.

We offer the following comments:

1. The Applicant is utilizing an older version of Short Environmental Assessment Form (SEAF); the latest 2026 version of the form should be used.

Comments from our letter dated June 22, 2026 remain to be addressed:

1. Please provide elevations of all corners of proposed dwelling, first floor, basement and/or garage floor elevations.
2. Footing drain location and invert to be shown.
3. Roof leader location and invert to be shown.
4. Existing and proposed house water service connection to be shown.
5. Existing and proposed house sewer location, material, inverts, size, and clean-outs to be shown.
6. Existing and proposed pertinent utilities to be shown, including electrical, cable and telephone house connections.
7. Wood deck around existing pool is not included in the impervious surface coverage calculations. Wood decks typically can be excluded from impervious surface coverage calculations if they are elevated off the ground and vegetation can be established under a wood deck. Please confirm.
8. The Applicant provided drainage system design to offset increase in impervious coverage. Pervious pavers with 24" permeable subbase aggregate are proposed on site. This runoff reduction technique is acceptable by NYS DEC, however, this practice is prone to clogging and difficult to maintain. The Applicant shall reassess proposed drainage system. We note that the soil testing report shows that ground water and bedrock were found at 7.5 feet below surface in locations #1 and #3. More common drainage systems such as drywells or stormwater chambers would be feasible in these locations.
9. Please reassess design of the proposed semicircular driveway to meet requirements of §230-34.D(2) and (4):
 - (2) Driveways shall have a maximum slope of 3% for 20 feet from the edge of the curb. This requirement shall apply to both ends of semicircular driveways.
 - (4) The portion of a semicircular driveway that does not lead directly to a garage shall have a maximum width of 12 feet.
10. Proposed retaining wall on lot 41.13-1-17 (11 Camberra Drive) up to 7.7 feet in height is partially located on lot 41.13-1-16 (9 Camberra Drive). Retaining wall geogrid will also be projected into lot 41.13-1-16 (9 Camberra Drive). Please clarify if an easement for retaining wall will be proposed.
11. Retaining wall design and retaining wall details will need to be provided prior to the issuance of a Building Permit. A certification letter signed by a licensed professional engineer will be required for sections of the retaining wall exceeding four feet in height.
12. A variance for proposed retaining wall will be required as per §230-14.L(3): "In a residential district, a fence constructed in a side yard or a rear yard may not exceed six feet in height. However, if such fence is set back from the nearest lot line a distance of at least 2/3 of its height, such fence may have a maximum height of eight feet."
13. A safety fence shall be shown at the top of the retaining wall.

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

Sincerely,



Civil Design Works, LLC

Alena Guckian, P.E.

Village of Wesley Hills Consulting Engineer

PLANNING BOARD
VILLAGE OF WESLEY HILLS

NARRATIVE SUMMARY
SPECIAL PERMIT AND FINAL SITE PLAN APPROVAL

12A MARTHA ROAD
Tax Lot 41.14-1-62

Mark and Devorah Friedman are building their new home at 12A Martha Road. In 2020, they applied for and received variances, largely due to the unusual shape and configuration of the lot. As the design progressed, the Friedmans realized that additional work was needed. The revised plan adds a tennis court, relocates the swimming pool, replaces a gazebo with a pool cabana, and reconfigures the driveway and parking pad. The size of the proposed tennis court triggers the need for a special permit from this Board under § 230-140(4)(b). Special permits also require approved site plans.

The site is on the east side of Martha Road, approximately 350 feet from Grandview Avenue in an R-50 zone. The existing home was demolished. In its place the Friedmans are building a new single-family home with decks, patios, a swimming pool and a pool cabana. To accomplish this, this Board granted the following variances:

<u>Dimension</u>	<u>Required</u>	<u>Approved</u>
Rear yard (swimming pool and cabana)	50ft	33ft
Impervious surface ratio	0.20	0.26
Front yard impervious surface ratio	0.15	0.169

Since that time, the plans have progressed and changed. The original driveway included a circular turnaround and small parking pad. The new driveway reduces the radius of the turnaround and enlarges the parking pad.

The Friedmans want to slightly relocate the swimming pool and replace a gazebo with a pool cabana. Their home and pool are clustered at the north end of their lot, leaving the entire southern half open.

The southern half of the site is relatively flat, having the perfect topography for the court. The tennis court is to be located in the southeastern corner of the lot.¹ A gravel walkway will lead to an open pergola adjacent to the tennis court.

The swimming pool will be moved inward. The pool cabana will also be more inward than was the gazebo. However, the pool patio will be wider than originally proposed. These changes required additional variances:

<u>Dimension</u>	<u>Required²</u>	<u>Proposed</u>
Side yard (pool cabana) ³	30 ft	25 ft
Rear yard (house – SE corner)	33 ft ⁴	31.9 ft
Impervious surface ratio	0.26	0.36
Front yard impervious surface ratio	0.169	0.23
Accessory structures ⁵	2	4

The Friedmans received these new variances on March 11, 2026.

Special Permit Standards

A special permit is required for an accessory use having an area greater than 2500sf. The proposed tennis court is considered an accessory use (sports court) and is larger than the threshold.

A special permit, or special use permit, is defined as,

an authorization of a particular land use which is permitted in a zoning local law, subject to requirements imposed by such local law to assure that the proposed use is in harmony with such local law and will not adversely affect the neighborhood if such requirements are met.⁶

Uses that are allowed under a special permit

have been determined to be compatible with the allowed uses in the district, but to ensure that the character of the community and other public health, safety and welfare concerns are protected, permits relating to those uses are not automatic, but are rather subject to review by a designated municipal board [citations omitted].⁷

¹ Tennis courts may be located 15 feet from a side or rear lot line. Zoning Code § 230-14.O.(4)(a).

² Required dimensions for impervious surface ratio and front yard impervious surface ratio reflect the variances previously granted.

³ The pool cabana is greater than 100 sf in size and therefore does not qualify for a shallower required yard.

⁴ Per variance granted Sept. 16, 2020.

⁵ Swimming pool, pool cabana, tennis court, pergola. Zoning Code, § 230-14.O.(6). In addition, § 230-14.O(4)(b) requires a special permit from the Planning Board for accessory structures larger than 2,500sf. The tennis court will require such a special permit.

⁶ Village Law § 7-725-b.1.

⁷ 2 Salkin, *New York Zoning Law and Practice* (4th ed.), § 30:1.

Unlike a use variance, a special permit use is “tantamount to a legislative finding that the permitted use is in harmony with the zoning and will not adversely affect the neighborhood.”⁸ As such, “it must be granted where the articulated conditions have been met unless there exists a reasonable ground for denial supported by substantial evidence.”⁹

The need for area variances does not constitute non-compliance with the “articulated conditions”:

Notwithstanding any provision of law to the contrary, where a proposed special use permit contains one or more features which do not comply with the zoning regulations, application may be made to the zoning board of appeals for an area variance pursuant to section 7-712-b of this article, without the necessity of a decision or determination of an administrative official charged with the enforcement of the zoning regulations..¹⁰

Special permits run with the land and are not limited to the individual applicant or property owner.¹¹

There are no special conditions that apply, so the proposed use only needs to meet the general standards of § 230-22:

A. The location and size of the special permit use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the area in which it is located.

New York courts have discussed this type of condition:

As a starting point, it is well settled that the inclusion of a permitted use in a [*13] zoning law "is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the local community" (*Matter of WEOK Broadcasting Corp. v Planning Bd. of Town of Lloyd*, 79 NY2d 373, 383 [1992]; see *RPM Motors v Gulotta*, 88 AD2d 658, 658 [1982]). The same is true of a permitted use that is subject to a special use permit (see *Matter of Retail Prop. Trust v Board of Zoning Appeals of Town of Hempstead*, 98 NY2d 190, 195 [2002], *Matter of Blanchfield v Town of Hoosick*, 149 AD3d 1380, 1383 [2017]). Indeed, in terms of the project's harmony with the general zoning plan, a use subject to a special use permit is a permitted use, except that the applicant must "demonstrate compliance with the conditions legislatively imposed upon the permitted use" (*Matter of Troy Sand & Gravel Co., Inc. v Fleming*, 156 AD3d 1295, 1299 [2017] [internal quotation marks and citation omitted; emphasis added], lv denied 31 NY3d 913 [2018]). Thus, although the project requires a special use permit, [fn omitted] the proposed use is still one that is permitted and this,

⁸ *Id.* at § 30:2.

⁹ *Id.*

¹⁰ Village Law § 7-725-b.3.

¹¹ *St. Onge v. Donovan*, 71 N.Y.2d 507, 527 N.Y.S.2d 721 (1988).

indeed, is "tantamount" to a finding of compatibility with Local Law No. 4 (see *Matter of Blanchfield v Town of Hoosick*, 149 AD3d at 1383).¹²

The subject neighborhood is seeing the construction or reconstruction of larger homes with more amenities.

15 Judith Lane, one lot south of the subject and across Judith Lane (approx.. 280 feet away), has a tennis court close to its rear lot line. The court enclosure measures over 6,800 sf.¹³

219 Willow Tree Road (approx.. 900 feet away) has a 5,300 sf tennis court enclosure.

95 Forshay Road (approx.. 1490 feet away) has a 7,400 sf tennis court enclosure.

A map showing the relative proximity of these properties is attached as Exhibit 2.

The playing surface of a standard tennis court is 2,808 sf. With sidelines and enclosure, 7,200sf is generally needed.¹⁴ The proposed tennis court is 7,000sf, which is reduced from the original size. Thus, any tennis court will require a special permit.

B. The location, nature and height of buildings, walls and fences and the nature and extent of existing or proposed plantings on the site are such that the special permit use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

The proposed tennis court is located in a corner of the subject property, within bounds and away from the remainder of the developed area of the property. Yard variances are not needed for the tennis court.

C. Operations in connection with any special permit use will not be more objectionable to nearby properties by reason of noise, traffic, fumes, vibration or other characteristics than would be the operations of permitted uses not requiring a special permit.

Tennis courts are similar to other sports courts with bouncing balls, such as half-court basketball courts (900sf)¹⁵ or pickleball courts (1600sf)¹⁶. Neither require a special permit as they are smaller than 2500sf.

D. Parking and loading areas will be of adequate size for the particular special permit use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety.

¹² *Matter of Hart v. Town of Guilderland*, 2021 N.Y. App. Div. LEXIS 4367, *12; 2021 NY Slip Op 04273

¹³ Measurements in this section are based on the aerial photographs in the Rockland County Geographic Information System.

¹⁴ <https://www.harrodspoint.com/advice-and-guides/tennis-court-dimensions>

¹⁵ <https://modutile.com/basketball-half-court-dimensions/#:~:text=Basketball%20Three%2DPoint%20Line%20Distance,the%20outside%20of%20the%20lines.>

¹⁶ <https://www.ppatour.com/building-a-pickleball-court/#:~:text=COURT%20DIMENSIONS:,%2C%20doubles%2C%20and%20mixed%20doubles.>

No additional parking or loading areas are required.

E. The special permit use will not result in diminution of the value of property in the neighborhood or a change in the character of the neighborhood in which the use would be situated.

The proposed tennis court is in keeping with amenities associated with larger, more expensive homes now being built.

SEQRA and GML status

This is an Unlisted action under SEQRA. This Board, as lead agency, granted a negative declaration on December 18, 2025.

The property is within 500 feet of Grandview Avenue (County Route 80), the Town of Ramapo, and the Village of Montebello. As such, it was referred to the Rockland County Planning Department under General Municipal Law § 239-m and -nn. The Department remanded the matter for local determination in a letter dated May 16, 2025.

Dated: June 22, 2026
New City, New York

EMANUEL LAW, PC

By: 
Ira M. Emanuel

PLANTING NOTES

- A. COORDINATION:** Prior to beginning operations, contractor shall verify and certify in writing that all planting beds are in suitable condition for planting and are well-drained. Prior to beginning any work on the site, verify that areas shown on this drawing for planting operations are clearly identifiable in the field. If there is any uncertainty about proposed areas for planting, notify the owner at once, and do not begin work on the site until these issues are clarified.
- B. PROTECTING EXISTING UTILITIES:** Locate and protect all utilities and structures prior to and during construction, and repair/replace any element damaged during construction at no additional cost to owner.
- C. NOTIFICATION:** Notify Landscape Architect (owner of any discrepancies or errors between plan and site conditions prior to commencement of work.
- D. PLANT MATERIAL GUARANTEE:** Plant material shall be guaranteed for a period of one year after date of installation.
- E. PLANT LOCATION STAKING:** All locations of plant materials to be staked in field for approval of landscape architect prior to planting.
- F. DRAINAGE:** Prior to beginning planting operations, the landscape planting contractor will ensure that site drainage and soil conditions are suitable. At this point the landscape planting contractor assumes full responsibility for the acceptable condition of the topsoil backfill and drainage. Landscape contractor will ensure that sub-drainage and decompaction of soil in planting and lawn areas is suitable.
- G. TOPSOIL FOR LAWN AREAS:** Landscape Contractor will re-use existing

topsoil stripped from on site and amend with sand so that final mix is 3 parts topsoil to 1 part sand and 1 part plant compost.

H. PLANTING SOIL MIX: Soil mix for perennial, ground cover and shrub planting beds & tree pit backfilling, to be prepared of 3 parts reclaimed on-site topsoil, 2 parts sand and 1 part compost or other approved organic material. All trees to receive min. 12" planting mix around root ball. Shrub beds to receive 6" planting mix incorporated into soil to a depth of 12".

I. TREE PITS: All tree pits to be excavated through any clay subsoil layers down to clean sand. Holes to be backfilled with sand to 6" below bottom of rootball and well watered to settle sand prior to planting and backfilling. Circular planting pits with vertical sides shall be dug by hand or machine methods for planting of trees and shrubs. Tree pits for trees over 2 inches in caliper shall be 2 feet greater in diameter than the spread of the root mass and one foot deeper than the height of the root ball. Check tree pits for drainage before planting and ensure appropriate drainage.

J. PLANTING MIX AMENDMENT FOR TREE PITS: Incorporate Mycor Tree Saver by Plant Health Care, Inc. (1-800-421-9051), a natural biofertilizer and soil conditioner, at the rate of 3 oz. per caliper inch for each proposed tree in the Planting Schedule.

K. PLANTING MIX AMENDMENT FOR SHRUB BEDS: Rotolift Healthy Start 3-4-3, by Plant Health Care, Inc. (1-800-421-9051), a natural biofertilizer and soil conditioner, at the rate of 3 oz. into the top 2 to 4 inches of each shrub planting pit.

- L. GROUND COVER AND PERENNIAL BEDS:** Excavate groundcover and perennial beds to a depth of 10 inches below finished grade and rototill Healthy Start 3-4-3 at the rate of 25 lb. per 1000 square feet into the top 2 to 4 inches of these beds.
- M. MULCH:** Apply 1" of shredded bark mulch after drip irrigation is installed, cover with 1/2" of pine needle mulch.
- N. INSPECTION OF PLANT MATERIAL:** Landscape Architect to inspect all trees prior to delivery to site. Coordinate with Landscape Architect to review all plant material prior to installation.
- O. WATERING:** Landscape contractor shall coordinate planting with irrigation contractor for plants to receive necessary water immediately after planting and during the "growing in" period. Landscape Contractor shall inform Owner/Landscape Architect if irrigation coverage is incomplete or inadequate. Water all plants as needed.
- Deer Protection:** Wrap the trunks of all trees to a height of six (6) feet no later than September 1 to protect them from rubbing injuries caused by deer. For trees with a considerable number of branches lower than six (6) feet, other alternatives will be considered. In addition, apply "Hinder" repellent, registered for use on edible crops, or approved equal, according to manufacturer's recommendations.

L-4.00 MASTER PLANT SCHEDULE				SHRUBS Continued			
KEY	QTY	GENUS SPECIES	COMMON NAME	SIZE	SPEC	Job	
TREES							
AB10	2	<i>Acer palmatum</i> 'Bloodgood'	Bloodgood Japanese Maple	8-10' Ht.	B&B	Job 23	<i>Juniperus horizontalis</i> 'Blue Chip'
AO3	2	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	2.5-3' Cal	B&B	Al 14	<i>Kalmia latifolia</i>
BN10	2	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	8-10' Ht.	B&B	Po 103	<i>Prunus laurocerasus</i> 'Otto Luyken'
BN12	6	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	10-12' Ht.	B&B	Rm 7	<i>Rhododendron</i> 'Maximum'
CJ10	10	<i>Cryptomeria japonica</i> 'Yoshino'	Yoshino Japanese Cedar	8-10' Ht.	B&B	Rob 38	<i>Rosa</i> 'Radyou' Blushing Knockout
JT	4	<i>Juniperus chinensis</i> 'Idylwild'	Idylwild Juniper	8-10' Ht.	B&B	Ro 80	<i>Sarcococca hookeriana</i> humilis
LN12	4	<i>Juniperus chinensis</i> 'Torulosa'	Hollywood Juniper	8-10' Ht.	B&B	Te 20	<i>Taxus</i> 'Everlow'
LN14	18	<i>Lagerstromia x 'Natchez'</i> - Multi-Stem	Crape Myrtle Natchez	10-12' Ht.	B&B	Vs 14	<i>Viburnum plicatum</i> tomentosum 'Summer Snowflake'
MSA	2	<i>Magnolia x 'soulangiana</i> 'Alexandria'	Alexandria Sauer Magnolia	8-10' Ht.	B&B		
MSR	4	<i>Magnolia stellata</i> 'Royal Star'	Royal Star Magnolia	8-10' Ht.	B&B		
MV10	2	<i>Magnolia virginiana</i>	Sweet Bay Magnolia	8-10' Ht.	B&B		
MV12	3	<i>Magnolia virginiana</i>	Sweet Bay Magnolia	10-12' Ht.	B&B		
PK3	4	<i>Prunus 'Kwanzan'</i> 'Limbed 5-6' Ft.	Kwanzan Cherry	2.5-3' Cal	B&B		
TB	140	<i>Thuja</i> 'Green Giant'	Green Giant Arborvitae	7-8' Ht.	B&B		
T10	16	<i>Thuja</i> 'Green Giant'	Green Giant Arborvitae	8-10' Ht.	B&B		
ZH3	4	<i>Zelkova serrata</i> 'Haka'	Japanese Zelkova	2.5-3' Cal	B&B		
SHRUBS							
Am	21	<i>Rhododendron Hybrid</i> 'Moutan'	Encore Autumn Moonlight	5 Gal	Cont.	cb	26
Azd	24	<i>Azalea</i> 'Delaware Valley White'	Delaware Valley White	5 Gal	Cont.	cf	30
Ba	12	<i>Buddleia</i> 'Adonis Blue'	Blue Butterfly Bush	7 Gal	Cont.	ck	56
Bg24	45	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	18-24" Ht.	B&B	cm	80
Bg30	33	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	24-30" Ht.	B&B	cp	500
Bg36	4	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	36-38" Ht.	B&B	cv	36
Bg48	6	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	36-48" Ht.	B&B	em	30
Bl	13	<i>Buddleia</i> 'Lochnich'	Butterfly Bush	7 Gal	Cont.	gr	140
Bm30	62	<i>Buxus</i> 'Green Mountain'	Green Mountain Boxwood	24-30" Ht.	B&B	hm	130
Bm36	32	<i>Buxus</i> 'Green Mountain'	Green Mountain Boxwood	36-38" Ht.	B&B	hs	190
Bm54	30	<i>Buxus</i> 'Green Mountain'	Green Mountain Boxwood	48-54" Ht.	B&B	ksa	6
Bnw	14	<i>Buddleia davidii</i> 'Nanho White'	Nanho White Butterfly Bush	7 Gal	Cont.	km	20
Ca	22	<i>Comus</i> 'Ivory Halo'	Vanegated Red Twig Dogwood	7 Gal	Cont.	kw	220
Ce	23	<i>Cestria</i> 'Aristolia Hummingbird'	Sweet Pepperbush	7 Gal	Cont.	of	39
Hb	106	<i>Hydrangea arborescens</i> 'Incrediball'	Incrediball Smooth Hydrangea	7 Gal	Cont.	pa	45
Hb	9	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea	5 Gal	Cont.	ph	720
Heb	112	<i>Hydrangea</i> 'mac. 'Endless Summer Bloomstruck'	Endless Summer Bloomstruck Hydrangea	5 Gal	Cont.	pt	140 sf
H	17	<i>Hydrangea paniculata</i> 'Limelight'	Panicle Hydrangea	7 Gal	Cont.	sb	50
Hi	25	<i>Hydrangea</i> 'Nikko'	Bigleaf Hydrangea	7 Gal	Cont.	sj	43
Ht	6	<i>Hydrangea paniculata</i> 'Tardiva'	Panicle Hydrangea	7 Gal	Cont.	sm	50
Ig	25	<i>Ilex glabra</i> 'Compacta'	Compacta Inkberry	30" Ht.	Cont.	sq.f.	100sf
Igs	37	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	24" Ht.	Cont.	vb	90
V	6	<i>Ilex verticillata</i> 'Winter Red'	Winter Red Winterberry	2-3' Ht.	B&B		

SOUTHWEST GARDEN

SHRUBS

Am	5
Azd	11
Ba	12
Bl	13
Bnw	14
Ca	6
Heb	10
Ha	38
Hn	17
Te	20
Vs	14

PERENNIALS

abf	20
al	60
cb	12
gr	60
gs	80
kim	20
nw	40
pa	12
ph	90

ALLEE GARDEN

SHRUBS

Heb	72
Po	97

PERENNIALS

ah	42
ap	42
gr	80
hm	84
nw	24

SOUTHEAST GARDEN

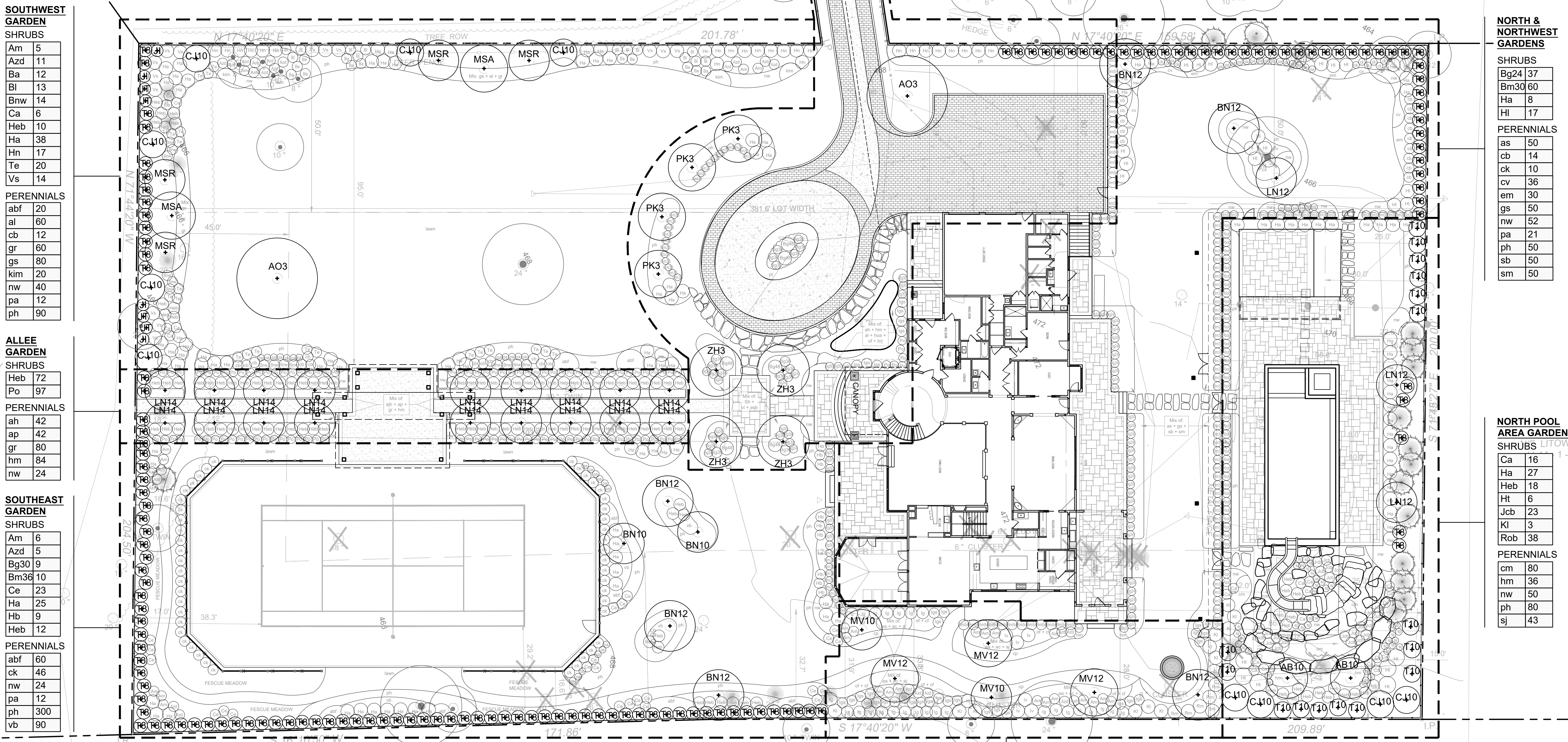
SHRUBS

Am	6
Azd	5
Bg30	9
Bm36	10
Ce	23
Ha	25
Hb	9
Heb	12

PERENNIALS

abf	60
ck	46
nw	24
pa	12
ph	300
vb	90

N/F CHEROFSKY
41.14 - 1 - 1



MOTORCOURT & ENTRY GARDEN

SHRUBS

Bg24	8
Bg30	24
Bg36	4
Bg48	6
Bm36	22
Bm54	18
Ha	8
Hn	8
Igs	7
Po	6
Sh	80

PERENNIALS

ah	9
al	6
asb	48
brf	9
hm	10
hoa	6
nw	30
of	9
ph	200
pt	140sf
vi	100sf

NORTH & NORTHWEST GARDENS

SHRUBS

Bg24	37
Bm30	60
Ha	8
Hi	17

PERENNIALS

as	50
cb	14
ck	10
cv	36
em	30
gs	50
nw	52
pa	21
ph	50
sb	50
sm	50

NORTH POOL AREA GARDEN

SHRUBS

Ca	16
Ha	27
Heb	18
Ht	6
Job	23
Kl	3
Rob	38

PERENNIALS

cm	80
hm	36
nw	50
ph	80
sj	43

EAST GARDEN

SHRUBS

Am	16	Bm54	12	lv	6
Azd	8	lg	25	Kl	11
Bm30	2	Igs	30	Rm	7

PERENNIALS

aa	12	cf	30	of	30
ac	12	cp	500		
aj	12	hm	60		

ASHLEY AARON
LANDSCAPE DESIGN

PREPARED BY:

ASHLEY AARON LANDSCAPE ARCHITECTURE PLLC
7 ARBOR LANE
MERRICK, N.Y.
(516) 398 - 9898

ARCHITECT

WILLIAM BATEMAN ARCHITECT
144 ROUTE 99, SUITE 2
SUFFERN, NY
(845) 517 - 0094

GENERAL CONTRACTOR

PRESTIGE BUILDERS USA, LLC
7 ARBOR LANE
MERRICK, N.Y.
(516) 398 - 9898

CIVIL ENGINEER & SURVEYOR

CIVIL TEC ENGINEERING & SURVEYING PC
139 LAFAYETTE AVENUE, 2ND FL
SUFFERN, NY
(845) 547 - 2241

**NOT FOR
CONSTRUCTION**

PROJECT:

FREIDMAN RESIDENCE

12A MARTHA ROAD
VILLAGE OF WESLEY HILLS, NY

DRAWING HISTORY:

#	ISSUE	DATE
1	PERMIT APPROVAL	06.11.2026

DRAWN BY: AA

SCALE: 1/16" = 1'-0"

DATE: 06.11.2026

DRAWING STATUS: DRAWING NO.:

CD / L-4.00

DRAWING TITLE:

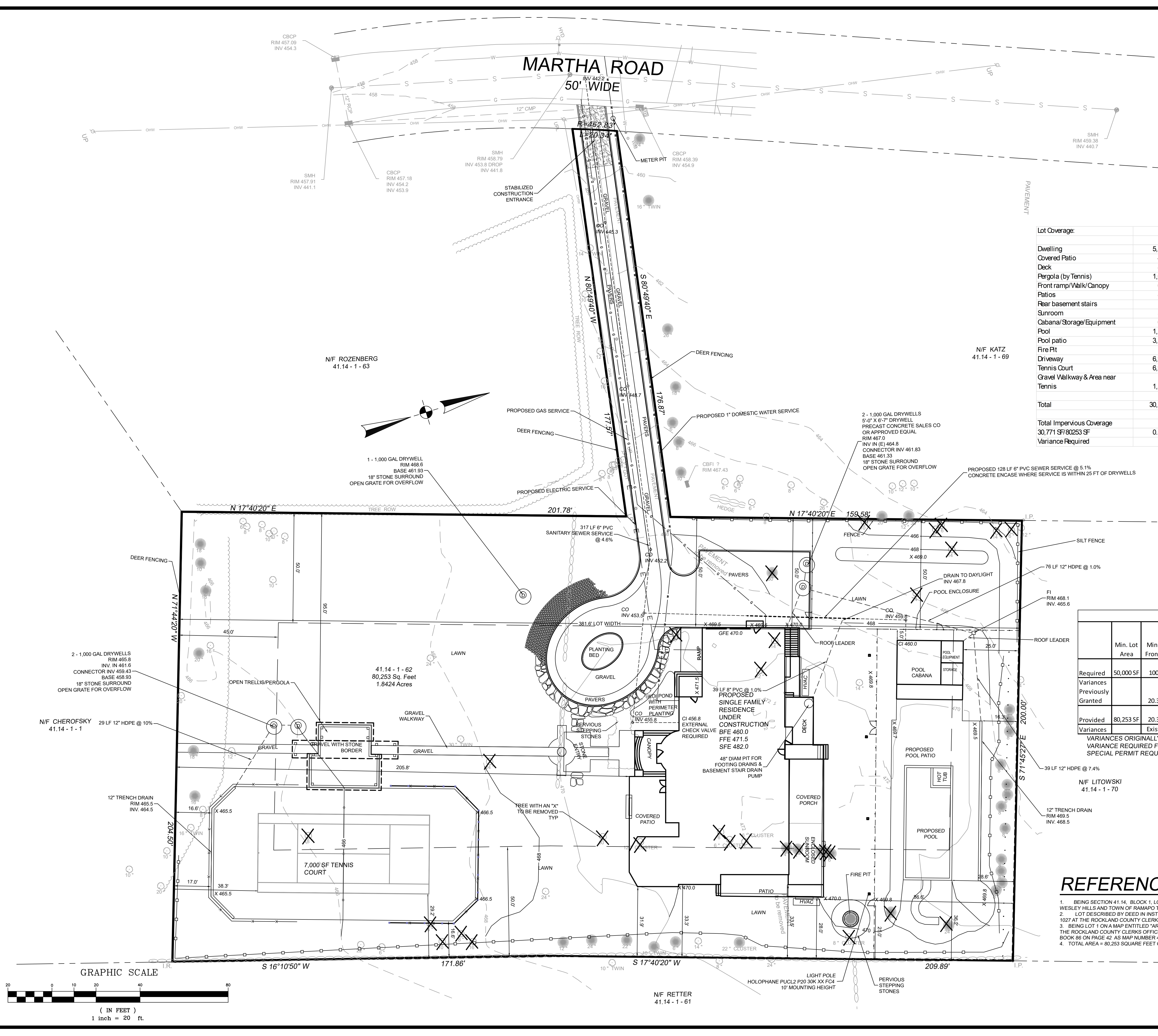
**PLANTING PLAN &
SCHEDULE - SITE**

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION OVER THIS SITE LOCATION.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB. THESE DRAWINGS MUST NOT BE SCALED.

THIS RECORD DRAWING HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS, WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE LANDSCAPE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS RECORD DRAWINGS OR FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO THE LANDSCAPE DESIGNER. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR COMPLETION OF THIS PROJECT BY OTHERS.



GENERAL NOTES

1" = 300'

1. BASED ON THE VILLAGE OF WESLEY HILLS TAX MAP, THIS LOT IS 62 ON MAP 41.14 BLOCK 1.
2. AREA OF TRACT: 80,253 SQ FT OR 1.8424 AC
3. ZONE: R-50
4. NUMBER OF PROPOSED LOTS: 1
5. RECORD OWNER: DEVORAH & MARK FRIEDMAN
12A MARTHA ROAD
MONSEY, NY 10952
6. APPLICANT: SAME
7. EXISTING USE: RESIDENTIAL
8. PROPOSED USE: SINGLE FAMILY RESIDENCE
9. THIS PLAN DOES NOT CONFLICT WITH THE OFFICIAL COUNTY MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW.
10. ALL HOUSES TO BE SEWERED BY GRAVITY WITH A MIN. SLOPE OF 2%.
11. THE INDIVIDUAL LOTS ARE DESIGNATED WITH THE TAX LOT NUMBER SHOWN THUS
12. 3/4" CORNER IRON PIPES TO BE SET BEFORE C.O. IS ISSUED.
13. ALL NEW UTILITIES TO BE UNDERGROUND.
14. FIRE DISTRICT - MOLESTON
15. SCHOOL DISTRICT - SUFFERN CENTRAL
16. WATER DISTRICT - RAMAPO CONSOLIDATED WATER DISTRICT. WATER SUPPLY BY SUEZ WATER
17. ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. & G.S. DATUM.
18. ELECTRIC DISTRICT - ORANGE & ROCKLAND
19. SEWER DISTRICT - BENEFITED AREA NO. 5
20. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS MAP, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE REPORT.
21. BASEMAP FROM A SURVEY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC DATED JULY 6, 2020.
22. ALL FOOTING DRAINS SHALL BE PUMPED AND DAYLIGHTED.
23. BASEMENT SHALL HAVE A ZOEHLER 1/2 HP SUBMERSIBLE SUMP PUMP OR APPROVED EQUAL.
24. IF THE LOWEST FLOOR TO BE SEWERED IT BELOW THE UPSTREAM RIM ELEVATION, AN EXTERIOR CHECK VALVE WILL BE PROVIDED.

BUILDING COVERAGE CALCULATION:
9,371 SF TOTAL LIVING FLOOR AREA
TOTAL FLOOR AREA INCLUSIVE: 9,766 SF
3,272 SF IN SINGLE STORY HEIGHT (GAZEBO INCLUDED)
3,272 SF/8,805 (5,533 SF IN TWO STORY HEIGHT) TOTAL
BUILDING AREA = 0.37
0.37 X 0.05 = 0.0185
0.0185 + 0.10 = 0.1185
80,253 SF (LOT AREA) X 0.1185 = 9,509.98 SF MAXIMUM
ALLOWABLE BUILDING COVERAGE
PROVIDED BUILDING COVERAGE
9,005 SF TOTAL BUILDING COVERAGE < 9,509.98 SF MAXIMUM
BUILDING COVERAGE ALLOWED
0.112 < 0.1185

*ALL EXISTING STRUCTURES ARE TO BE REMOVED
NO STEEP SLOPES

PARKING CALCULATION:
SINGLE FAMILY HOME REQUIRES 2 SPACES
2 GARAGE SPACES PROVIDED

FRONT YARD IMPERVIOUS DRIVEWAY 5,300 SF
5,300 SF IMPERVIOUS/22,624 SF FRONT YARD = 0.23

Bulk Requirements: R-50 Single Family Residence												
	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Total Side Yard	Min. Rear Yard	Max. Impervious Surface Ratio	Max. Front Yard Impervious Surface Ratio	Max. Building Coverage	Max. Building Height	Max. Exposed Building Height
Required	50,000 SF	100 FT	150 FT	50 FT	30 FT	75 FT	50 FT	0.2	0.15	0.1185	2.5 stories/ 25 FT	40 FT
Variances Previously Granted		20.3 FT					33 FT	0.26	0.169			
Provided	80,253 SF	20.3 FT	381.6 FT	50 FT	25 FT	292 FT	31.9 FT	0.39	0.23	0.112	2 stories/ 23 FT	40 FT
Variances	Existing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

VARIANCES ORIGINALLY GRANTED ON SEPTEMBER 16, 2020
VARIANCE REQUIRED FOR 230-14.0(6) FOR MORE THAN TWO ACCESSORY STRUCTURES.
SPECIAL PERMIT REQUIRED FOR AN ACCESSORY SPORTS COURT GREATER THAN 2,500 SF

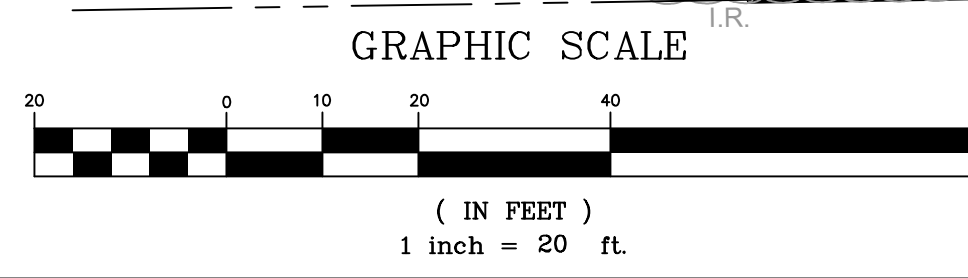
JUNE 16, 2026
MARCH 6, 2026
DECEMBER 22, 2025
NOVEMBER 21, 2025
JANUARY 17, 2025
DECEMBER 31, 2024
AUGUST 7, 2024
NOVEMBER 15, 2021
OCTOBER 27, 2021
OCTOBER 14, 2021
OCTOBER 6, 2021

REV 11
REV 10
REV 9
REV 8
REV 7
REV 6
REV 5
REV 4
REV 3
REV 2
REV 1

REV PER ZBA RESOLUTION
REV FOR ZBA
REV FOR ZBA
REV FOR COMMENTS
REV FOR ZBA
REV UTILITIES
REV FOR TENNIS COURT
REV PER VILLAGE ENGINEER'S COMMENTS
REV PER VILLAGE ENGINEER'S COMMENTS
REV PER SOIL TESTING
REV PER VILLAGE ENGINEER'S COMMENTS

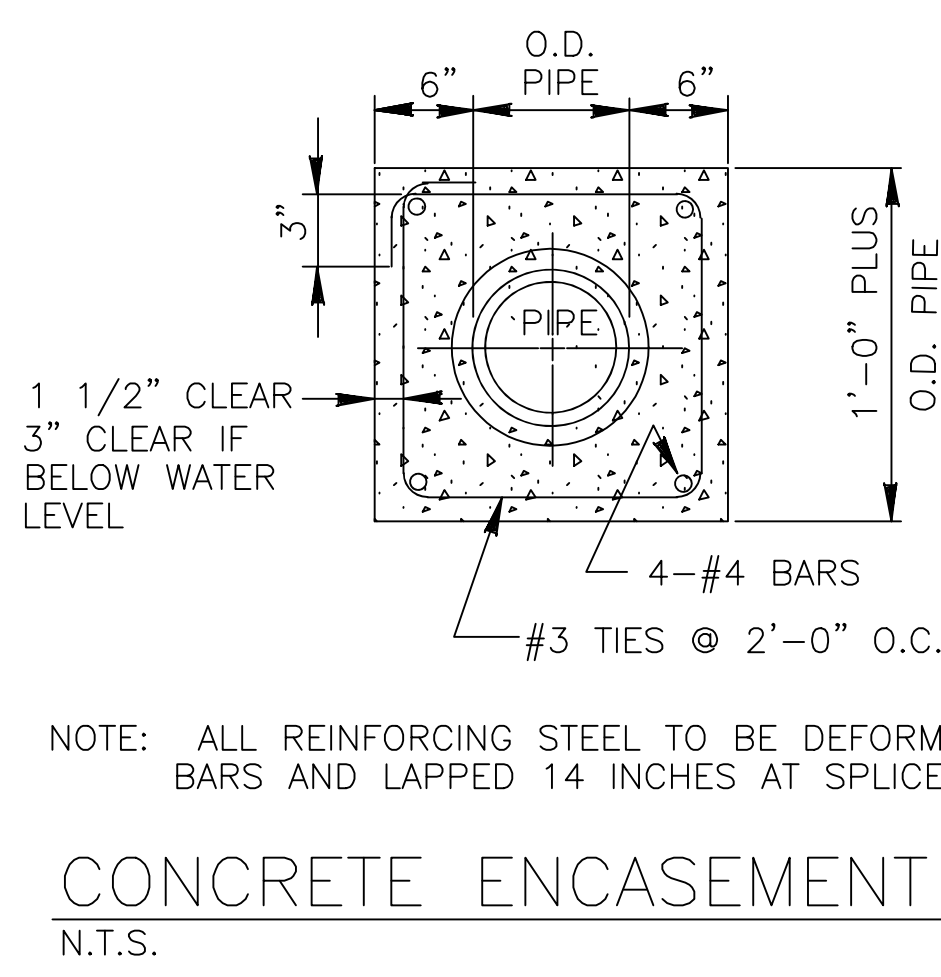
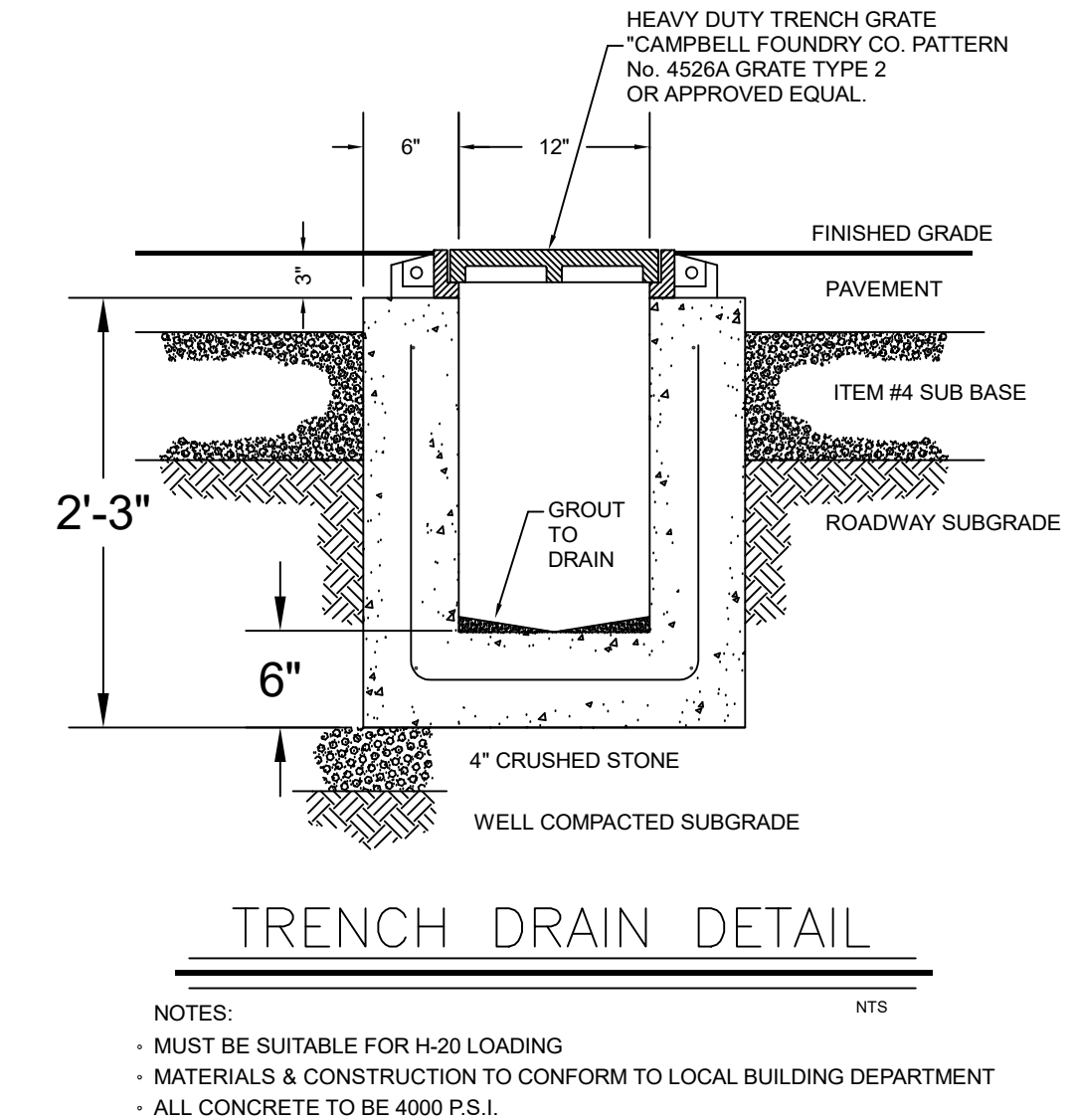
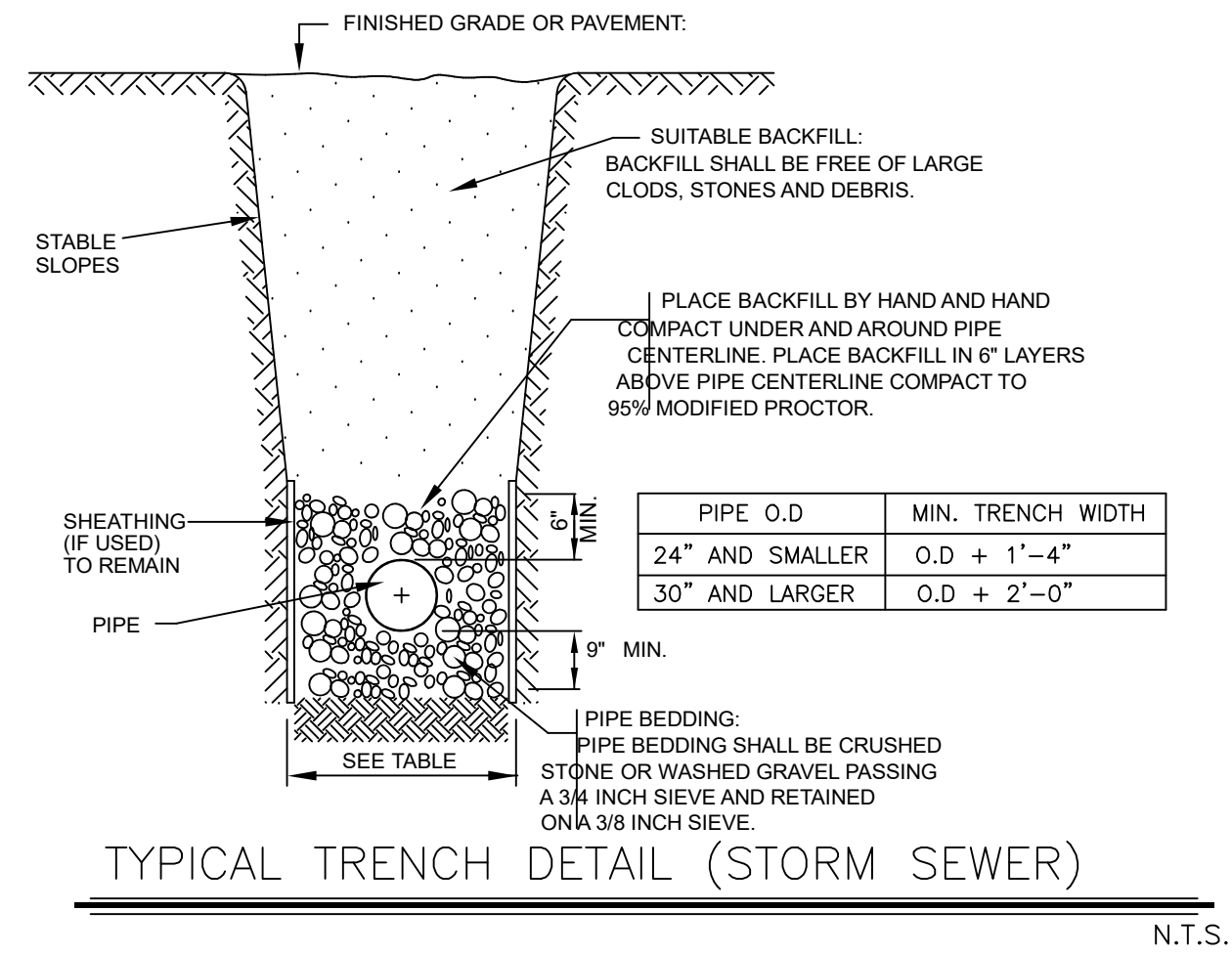
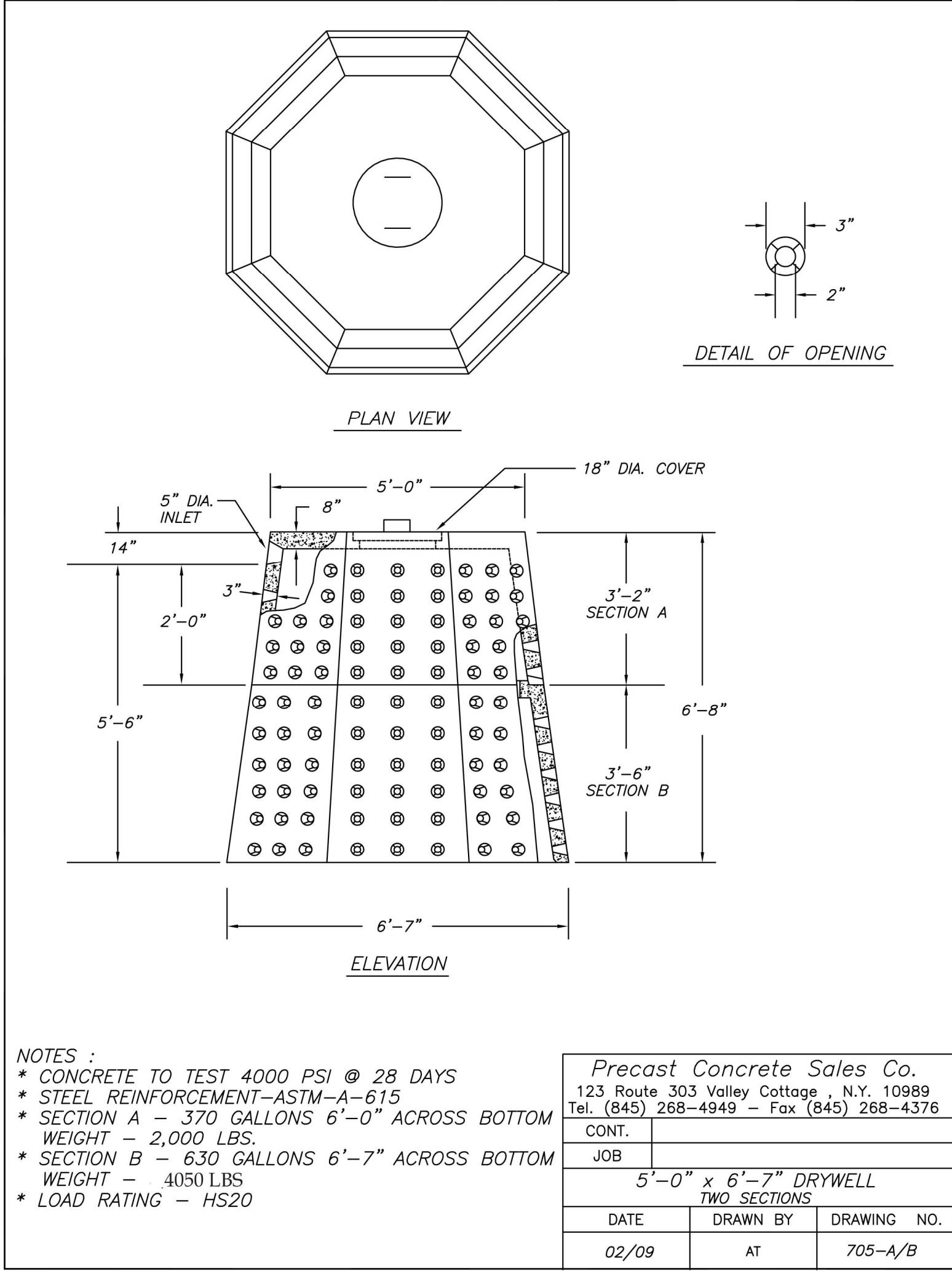
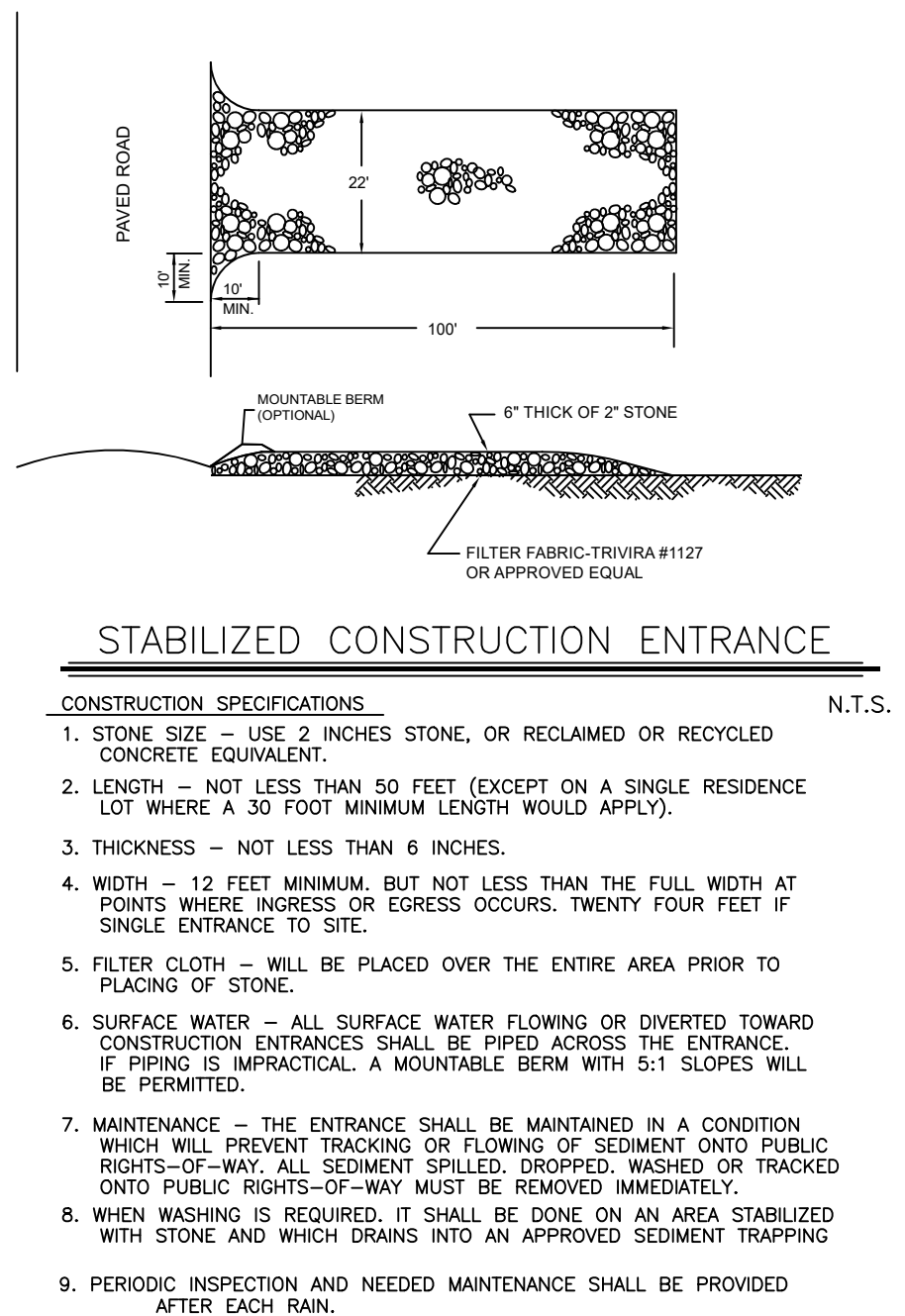
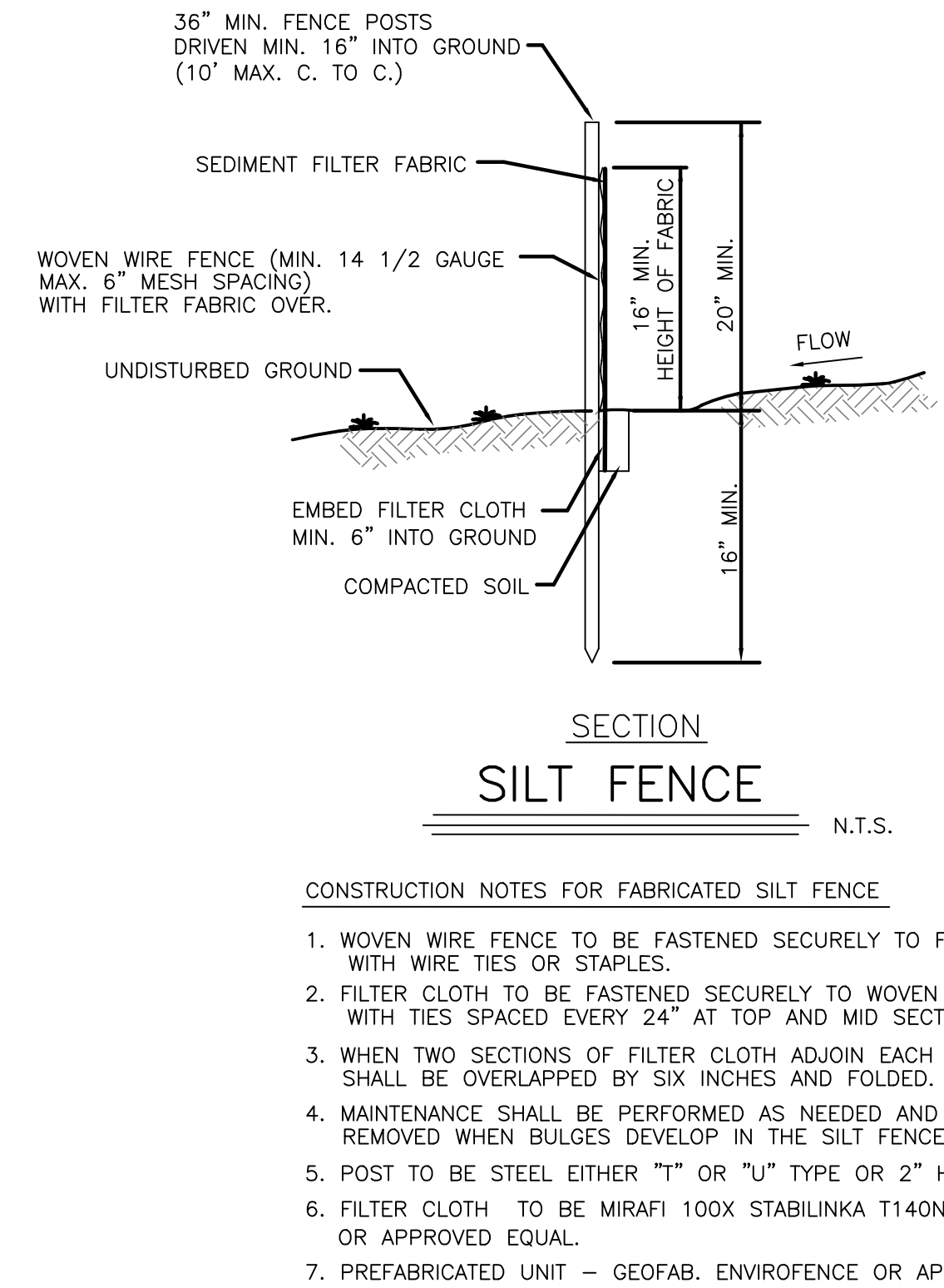
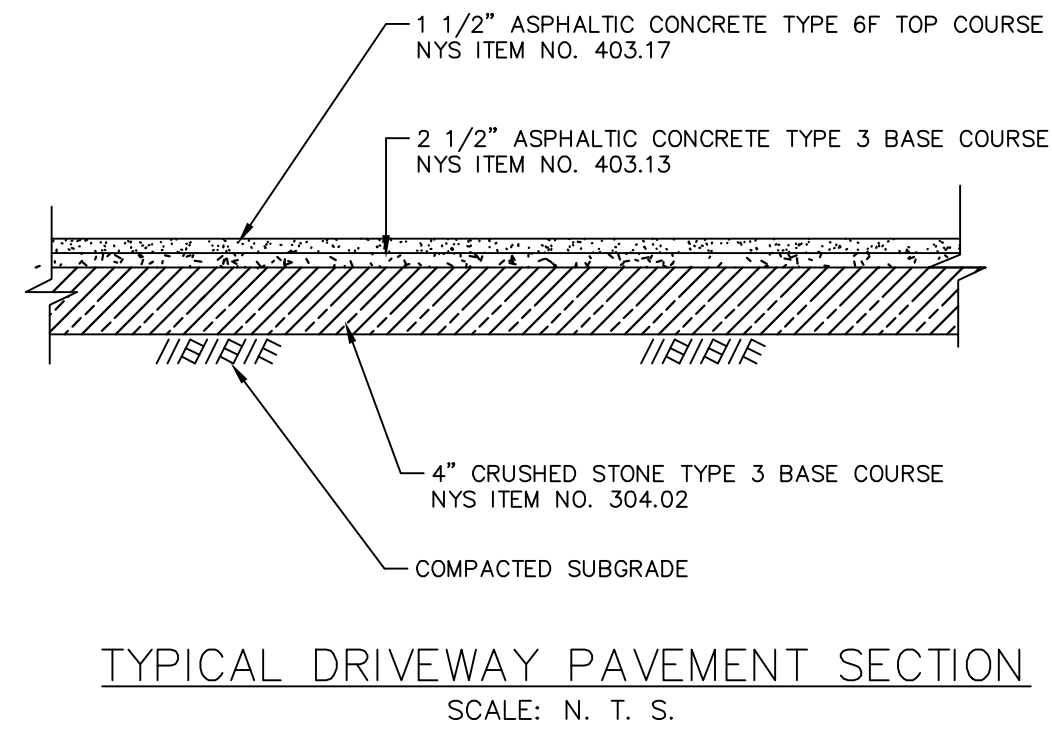
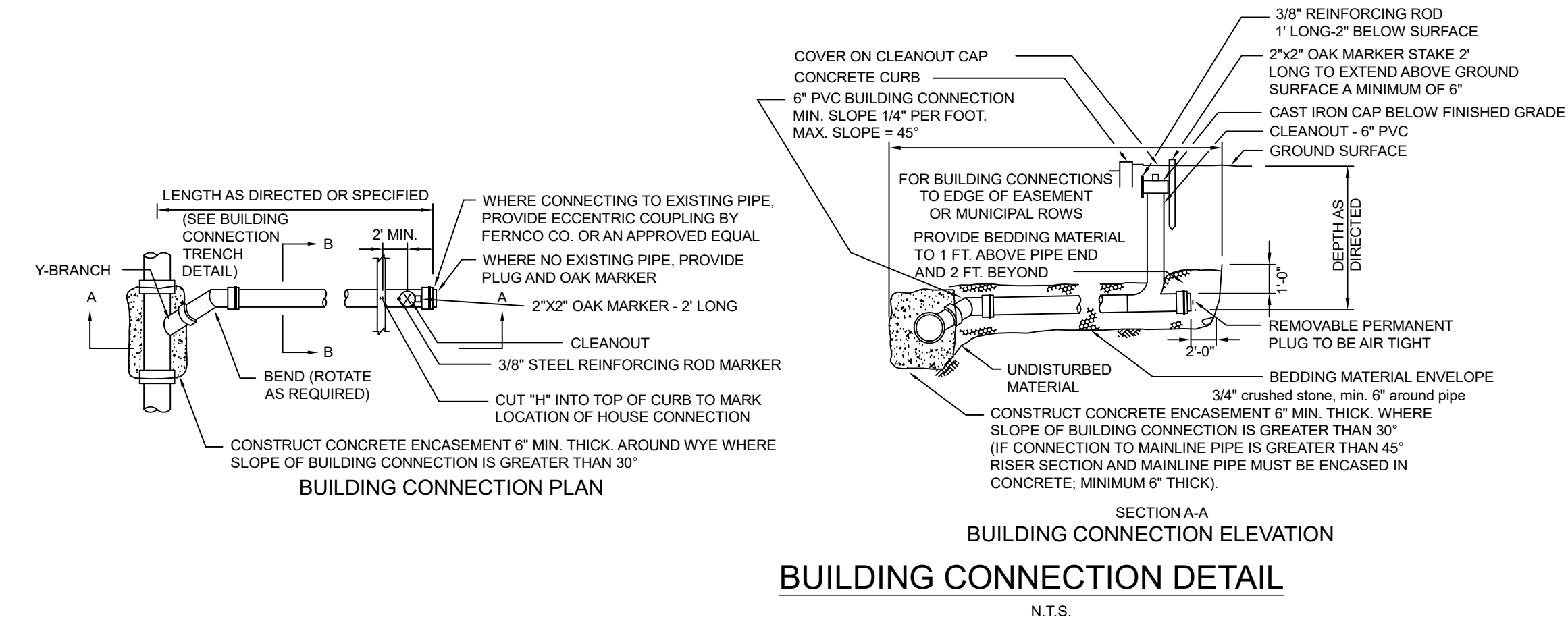
REFERENCES

1. BEING SECTION 41.14, BLOCK 1, LOT 62 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPING.
2. LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2020 AT PAGE 1027 AT THE ROCKLAND COUNTY CLERKS OFFICE.
3. BEING LOT 1 ON A MAP ENTITLED "ARNOLD C. GILBERT", FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON OCTOBER 12, 1973 IN BOOK 86 ON PAGE 42 AS MAP NUMBER 4464.
4. TOTAL AREA = 80,253 SQUARE FEET OR 1.8424 ACRES.



DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.14 - 1 - 62 BUILDING PERMIT PLAN FOR 12A MARTHA ROAD 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			DATE: 12/7/2020
111 Main Street Chester, NY 10918 845.610.3621			DRAWN BY: RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			CHKD BY: RB/LT
JOB No. 3814			SCALE: 1"=20'
DWG No. 1 OF 2			

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



JUNE 16, 2026	REV 11	REV PER ZBA RESOLUTION
MARCH 6, 2026	REV 10	REV FOR ZBA
DECEMBER 22, 2025	REV 9	REV FOR ZBA
NOVEMBER 21, 2025	REV 8	REV PER COMMENTS
JANUARY 17, 2025	REV 7	REV FOR ZBA
DECEMBER 31, 2024	REV 6	REV UTILITIES
AUGUST 7, 2024	REV 5	REV FOR TENNIS COURT
NOVEMBER 15, 2021	REV 4	REV PER VILLAGE ENGINEER'S COMMENTS
OCTOBER 27, 2021	REV 3	REV PER VILLAGE ENGINEER'S COMMENTS
OCTOBER 14, 2021	REV 2	REV PER SOIL TESTING
OCTOBER 6, 2021	REV 1	REV PER VILLAGE ENGINEER'S COMMENTS

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.14 - 1-62			
BUILDING PERMIT PLAN			
FOR			
12A MARTHA ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 7/21/21
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
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. 3814
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: AS SHOWN
			DWG No. 2 OF 2

June 16, 2026

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

Re: 12A Martha Road
Monsey, NY 10952
Tax Lot 41.14-1-62

Attached please find a plan revised based upon the conditions set in the ZBA resolution and comments received. Below is a comment-by-comment response.

Comments from the Building Inspector dated January 16, 2026

- 1. The requirements of the Zoning Law of the Village of Wesley Hills have not been satisfied. The following variances are required.**
 - a. Maximum impervious surface ratio of 0.39 where 0.262 is required.**
 - b. Maximum front yard impervious surface ratio of 0.23 where 0.1692 is required.**
 - c. Minimum side yard (cabana) of 25' where 30' is required.**
 - d. Minimum rear yard (house) of 31.9' where 33' is required.**
 - e. Maximum number of accessory structures of 4 where 2 is required.**

All variances have been granted.

Comments from RCSD No. 1 dated February 4, 2026

- 1. Approval of this application and the variances for a single-family dwelling, cabana, a tennis court and an in-ground pool on an 80,253 square foot lot in the R-50 District does not require the applicant to pay an impact fee, in accordance with the Rockland County Sewer Use Law as last amended in 2010. However, if the use or occupancy of the property exceeds one (1) unit (e.g., if the pool is rented out to the public, or with 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. Comment noted.**
- 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. Swimming pool drainage will not be discharged into the sanitary sewer system.**
- 3. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans. Comment noted.**
- 4. Details for the sanitary sewer connections are subject to approval by the Town of Ramapo. Comment noted.**



Please contact me at (845) 547-2241 or by email at rbarese@civil-tec.com with any questions or concerns you may have.

Sincerely,

A handwritten signature in black ink that reads "Rachel Barese". The signature is written in a cursive, flowing style.

Rachel Barese, P.E.
President

Civil Tec Engineering & Surveying P.C.

139 Lafayette Avenue, 2nd Floor, Suffern, NY 10901 Tel 845.547.2241 Fax 845.547.2243

111 Main Street, Chester, NY 10918 Tel 845.610.3621

Civil-Tec.com



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

July 23, 2026
Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

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

Re: 12A Martha Road
Tax Lot 41.14-1-62
Special Permit
CDW #WH24-311

Dear Ms. Caputo,

Our office has received and reviewed the Special Permit submission for the above referenced project:

- Site plan entitled "Building Permit Plan for 12A Martha Road", prepared by Civil-Tec Engineering & Surveying, dated December 7, 2020, last revised on March 6, 2026, signed and sealed by Rachel B. Barese, PE.
- Landscaping Plan "Freidman Residence", prepared by AshleyAaron Landscape Design, dated June 11, 2026.
- Drainage Report, prepared by Civil-Tec Engineering & Surveying, dated July 21, 2025, last revised March 11, 2026.
- Comment response letter prepared by Civil-Tec Engineering & Surveying, dated June 16, 2026.
- Narrative Summary, dated June 22, 2026, signed by Ira M. Emanuel.

The project appeared in front of ZBA on March 11, 2026, and received required variances. The project requires a special permit for the proposed tennis court and a site plan approval by the Planning Board.

We reviewed the project submission and offer the following comments:

1. Portion of existing pavement is proposed to be removed, soil restoration detail remains to be provided.
2. It is not clear what feature/material is proposed on the west side of the roundabout. Proposed materials remain to be clarified, and labels remain to be provided.
3. It appears as "Pervious Stepping Stones" are no longer proposed near entrance to the house. This remains to be clarified and revised accordingly.
4. For proposed pool please show 4-foot minimum high fencing and self-closing and positive self-latching lockable gate, coping elevation, and spot elevations around the pool to demonstrate stormwater runoff directed away from the pool.
5. Elevations of all corners of proposed house and accessory buildings and structures remain to be provided.
6. Tree protection detail remains to be provided. Please identify trees to be protected on the site plan.
7. Revised drainage calculations show four drywells to be installed for this project. Additional two drywells are now proposed near tennis court; stormwater runoff from the tennis court will be directed into the drainage system.

8. An additional fifth drywell is shown on the west side of the proposed roundabout with no connections. Please clarify what areas will be collected into this drywell. We note that the drainage calculations provided by the Applicant demonstrate that four drywells will satisfy Village requirements for drainage design. Our office has no objections to the installation of the additional drywell on site.
9. Please note, percolation testing will be required for the additional drywells.
10. Per the ZBA condition #2 the Applicant is required to install a berm along the walking path near the tennis court. This berm remains to be shown on the plan.
11. The Applicant provided a detailed landscaping plan demonstrating that sufficient screening will be provided for adjacent properties from the pool and the tennis court. Landscaping plan should be signed and sealed by a licensed professional.
12. Four ten-foot-high light poles are shown north of the proposed residence. The Applicant shall provide lighting details and demonstrate compliance with §230-54.

The Applicant provided sufficient drainage information that demonstrates that potential adverse impacts with respect to drainage can be mitigated and conditions of the ZBA approval can be met. Therefore, our office has no objections to the approval of a Special Permit and Site Plan, subject to above comments, should the Board decide to grant such approval.

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

Sincerely,



Civil Design Works, LLC

Alena Guckian, P.E.

Village of Wesley Hills Consulting Engineer

W:\Projects\WH\2024\WH24-311 - 12A Martha Rd\Correspondence\Review Letters\2026-7-23 12A Martha Road.docx



Memorandum

To: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

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

Re: Friedman – 12A Martha Road Special Permit and Site Plan
SBL# 41.14-1-62; R-50 Zoning District

Date: July 23, 2026

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

Received and reviewed for this memorandum:

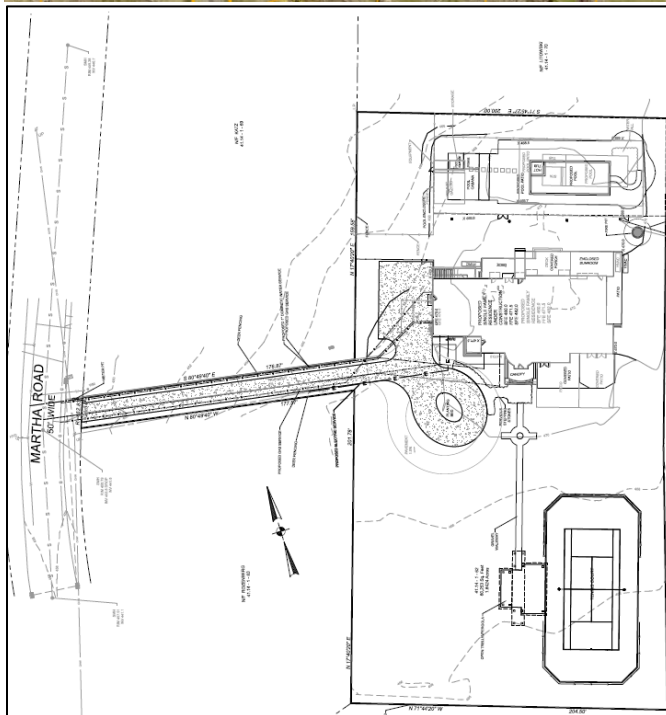
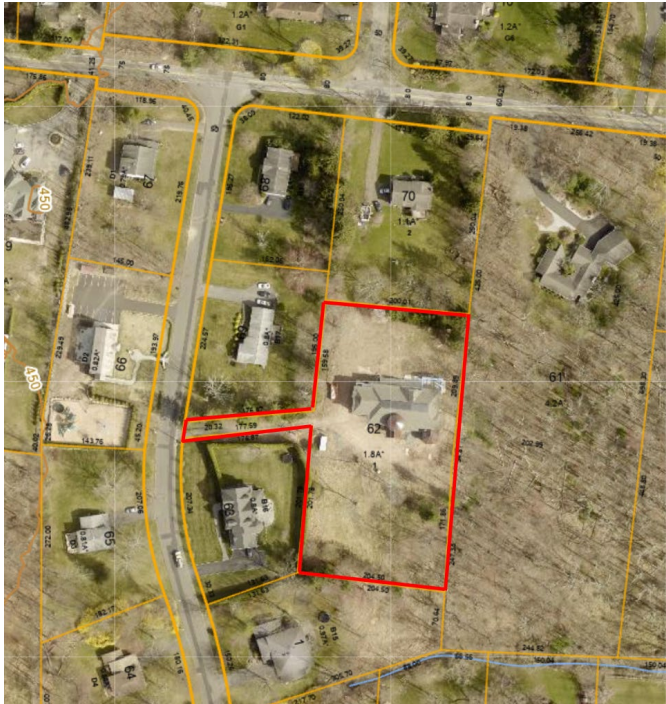
- Response Narrative to RCSD Comments, prepared and signed by Rachel Barses, P.E., from Civil Tec Engineering & Surveying PC, dated June 16, 2026.
- Narrative, prepared and signed by Ira M. Emanuel, of Emanuel Law, PC, dated June 22, 2026.
- Zoning Board of Appeals Resolution, prepared by the Village of Wesley Hills, undated.
- Planting Plan and Schedule, prepared and signed by Ashley Aaron of Ashley Aaron Landscape Design, dated June 11, 2026.
- Site Plan for 12A Martha Road, prepared and signed by Rachel Barses, P.E., from Civil Tec Engineering & Surveying PC:
 - Dated December 7, 2020, last revised June 16, 2026
 - DWG No. 1 of 2
 - Dated July 21, 2021: last revised June 16, 2026
 - DWG No. 2 of 2

Project Summary

The applicant is currently constructing a new single-family home; the existing home was demolished. The new home was approved with a swimming pool, patios and a gazebo. The applicant has revised their plans in several ways since their previous approvals. A tennis court with an open trellis/pergola is newly proposed in the southeast corner of the property which triggers the need for a special permit. Special permits also require approved site plans.

A special permit is required for the newly proposed tennis court and enclosure area, proposed as 7,200 sf, as it is an accessory use greater than 2,500 sf (see discussion below on special permit standards).

The site is on a flag lot on the east side of Martha Road, approximately 350 feet from Grandview Avenue in an R-50 zone.



Other changes include a newly proposed pool cabana (a gazebo was previously approved), and a reconfigured circular driveway turnaround and parking pad. The pool will be slightly closer to the new house, however a cabana is now proposed and the pool patio will remain approximately the same size as

previously approved. Three variances were approved by the Zoning Board of Appeals for the previous plan. Since then, the changes to the plan, as well as the already constructed location of the new home, triggered the need for a new set of variances; some variances are required due to additional, enlarged or reconfigured structures, driveways and parking areas. Five of these variances were approved by the Zoning Board of Appeals on March 11, 2026.

With the variances granted, the applicant now wishes to receive final approval for the proposal.

Submission Comments

1. **7/2026 – The current plans, dated as revised June 16, 2026, include no details on the conditions included in the ZBA resolution granted in May 2026. We recommend that the plans include notes on the ZBA’s conditions of approval.**

Zoning Comments

2. The applicant’s attorney provided a discussion of how the newly proposed tennis court complies with the several special permit requirements of § 230-22 General Standards. These standards, and the applicant attorney’s notes, are as follows: All special permit uses shall comply with the following standards, in addition to the site plan standards of Article X of this chapter. The Planning Board shall attach such additional conditions and safeguards to any special permit as are, in its opinion, necessary to insure initial and continual conformance to all applicable standards and requirements. **7/2025 – the applicant’s engineer has noted that the size of the tennis court has been reduced by cutting the corners on angles. It appears that due to the large site and proposed landscaping, we defer to the Planning Board on the size and impacts of the tennis court on surrounding properties.**
3. **7/2026 – The following variances were granted by the ZBA on March 11, 2026, and are reflected in the submitted ZBA Resolution:**
 - a. Side yard (pool cabana): Minimum of 30 FT required, approved for 25 FT .
 - b. Rear yard (already constructed new house – SE corner): Minimum of 33 FT required, approved for 31.9 FT.
 - c. Impervious surface ratio: Maximum of 0.20 permitted, approved for 0.36.
 - d. Front yard impervious surface ratio: Maximum of 0.15 permitted, approved for 0.23.
 - e. Number of accessory structures (pool, cabana, tennis court, pergola): Maximum of 2 permitted, approved for 4.

Planning Comments

4. We defer to the Village engineer on drainage impacts on the site. **7/2026 - Comment remains.**

SEQRA and GML Comments

5. 12/2025 - A Negative Declaration has been drafted by NPV and the Board’s attorney for the Board’s consideration. We defer to the Board as they consider adopting the Negative Declaration. **7/2026 – Negative Declaration was adopted at the December 2025 Planning Board Meeting.**

6. Due to the property's proximity to Grandview Avenue (County Route 80), the boundary with the Town of Ramapo and the Village of Montebello, this application will need to be referred to the Rockland County Planning Department as required under General Municipal Law § 239-m and -nn. **7/2026 – The Rockland County Department of Planning provided a letter to the Planning Board on May 16, 2025 which noted that the "action is deemed to have no significant county-wide or inter-municipal impact under New York State General Municipal Law §239; therefore, the action is a local decision."**

Items Previously Reviewed for the December 17, 2025, Memorandum

- Drywell Calculations, signed off by Rachel Barese, P.E., of Civil Tec Engineering & Surveying, dated November 21, 2025
- Response Memorandum, prepared and signed by Rachel Barese, P.E., of Civil Tec Engineering & Surveying, dated November 21, 2025.
- Site Plan for 12A Martha Road, prepared and unsigned by Civil Tec Engineering & Surveying PC:
 - Dated July 6, 2020:
 - DWG No. 1 of 5: Survey Map
 - Dated December 7, 2020, last revised November 15, 2021:
 - DWG No. 2 of 5: Building Permit Plan Approved 2021
 - Dated December 7, 2020, last revised November 21, 2025:
 - DWG No. 3 of 5: Building Permit Plan
 - Dated October 28, 2024, last revised November 21, 2025
 - DWG No. 4 of 5: Overall Plan
 - Dated July 21, 2021, last revised November 21, 2025
 - DWG No. 5 of 5: Building Permit Plan

Items Previously Reviewed for the April 18, 2025, Memorandum

- Village of Wesley Hills Special Permit Application, 12A Martha Road, prepared and signed by Mark Friedman, dated March 6, 2025
- Narrative Summary, prepared and signed by Ira M. Emanuel, Esq., dated March 18, 2025
- Short Environmental Assessment Form Part 1, prepared and signed by Civil Tec Engineering & Surveying PC, dated March 19, 2025
- Site Plan for 12A Martha Road, prepared and unsigned by Civil Tec Engineering & Surveying PC:
 - Dated July 6, 2020:
 - DWG No. 1 of 5: Survey Map
 - Dated December 7, 2020, last revised November 15, 2021:
 - DWG No. 2 of 5: Building Permit Plan Approved 2021
 - Dated December 7, 2020, last revised January 17, 2025:
 - DWG No. 3 of 5: Building Permit Plan
 - Dated October 28, 2024, last revised January 17, 2025
 - DWG No. 4 of 5: Overall Plan
 - Dated July 21, 2021, last revised January 17, 2025
 - DWG No. 5 of 5: Building Permit Plan



June 16, 2026

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

Re: 14 Judith Lane LLC / Barry Braunstein
14 Judith Lane, Monsey, NY 10952
Tax Map Designation: Sec. 41.18-17

Subject: Narrative (Wetlands Permit)

To the Planning Board:

The subject property, located at 14 Judith Lane in the Village of Wesley Hills, is situated in the R-35 Zone. The applicant is proposing a new single-family home, a small portion of which is located within the 100-foot wetland buffer, thereby requiring Wetlands Permit approval from the Planning Board.

A stream is located along the rear portion of the property. The proposed residence has been designed and positioned to minimize any encroachment into the regulated buffer area. The closest point of the proposed residence is approximately 90 feet from the stream, and only a small portion of the house, together with a limited portion of the proposed deck & staircase, extends into the 100-foot buffer. The majority of the proposed residence is located outside of the regulated buffer area.

No work is proposed within the stream itself, and the project is not expected to adversely affect the stream, drainage patterns, or the environmental functions of the buffer area. The proposed layout represents a reasonable balance between the environmental constraints of the site and the applicable zoning and development requirements.

In addition, the project includes stormwater management to provide zero net increase in runoff from the site. The proposed drainage system will manage stormwater on-site and further minimize any potential impacts to the adjacent stream and buffer area.

The applicant respectfully requests Wetlands Permit approval from the Planning Board for the proposed improvements.

Thank you for your time and consideration.

Respectfully submitted,

Eliezer Brecher
Owners representative / Expediter

55 Old Nyack Turnpike # 405 Nanuet / 845-444-2006 / office@bexpediting.com

VILLAGE OF WESLEY HILLS

432 Route 306

Wesley Hills, New York 10952

(845) 354-0400 Fax: (845) 354-4097

APPLICATION FOR WETLANDS PERMIT

NAME OF APPLICANT Barry Braunstein PHONE 917-747-8899

ADDRESS 14 Judith Lane, Monsey NY 10952

PROJECT NAME 14 Judith Lane TAX LOT # 41.18-1-7

LOCATION East Side of Judith Lane. 350 Ft North of Judith Lane.

DESCRIBE THE SPECIFIC PURPOSE, NATURE AND SCOPE OF THE ACTIVITY PROPOSED.

Approval to do construction within 100 ft from a wetlands buffer.

(Attach a separate piece of paper if necessary)

“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.”

SUBMIT THE FOLLOWING:

- 1) **A MAP SHOWING THE AREA OF WETLAND, WATER BODY OR WATERCOURSE DIRECTLY AFFECTED.**
- 2) **A TOPOGRAPHICAL AND PERIMETER SURVEY, HYDROLOGICAL COMPUTATION, ENGINEERING STUDIES AND OTHER FACTUAL OR SCIENTIFIC DATA AND REPORTS AS DEEMED NECESSARY BY THE PLANNING BOARD TO PERMIT IT TO ARRIVE AT A PROPER DETERMINATION.**
- 3) **FEE(S): \$100 for first 1,000 square feet of affected area, plus \$50 for each additional 1,000 square feet of affected area (as determined by Village Engineer), plus actual publication cost.**

Barry Braunstein
SIGNATURE (APPLICANT OR AGENT)

6-16-26
DATE

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 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: 14 Judith Lane			
Project Location (describe, and attach a location map): 14 Judith Lane			
Brief Description of Proposed Action: Construction of new home			
Name of Applicant or Sponsor: Barry Braunstein		Telephone: 917-747-8899	
		E-Mail: berishbraunstein@gmail.com	
Address: 14 Judith 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.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zoning, Planning, Building, DPW and Health			YES ☒
3. a. Total acreage of the site of the proposed action? 0.83 acres b. Total acreage to be physically disturbed? 0.70 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.83 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? Timber Rattlesnake	NO	YES
	☐	☒
16. Is the project site located in the 100-year or 500-year flood plain?	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: On site storage	NO	YES
	☐	☒
	☒	☐
	☐	☒
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
	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO	YES
	☒	☐
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Barry Braunstein</u> Date: <u>6/17/2026</u>		
Signature: <u>Barry Braunstein</u> Title: <u>President</u>		

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Timber Rattlesnake	☐	☒

16. Is the project site located in the 100-year or 500-year flood plain?	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:	☐	☒
On site storage		

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
	☒	☐

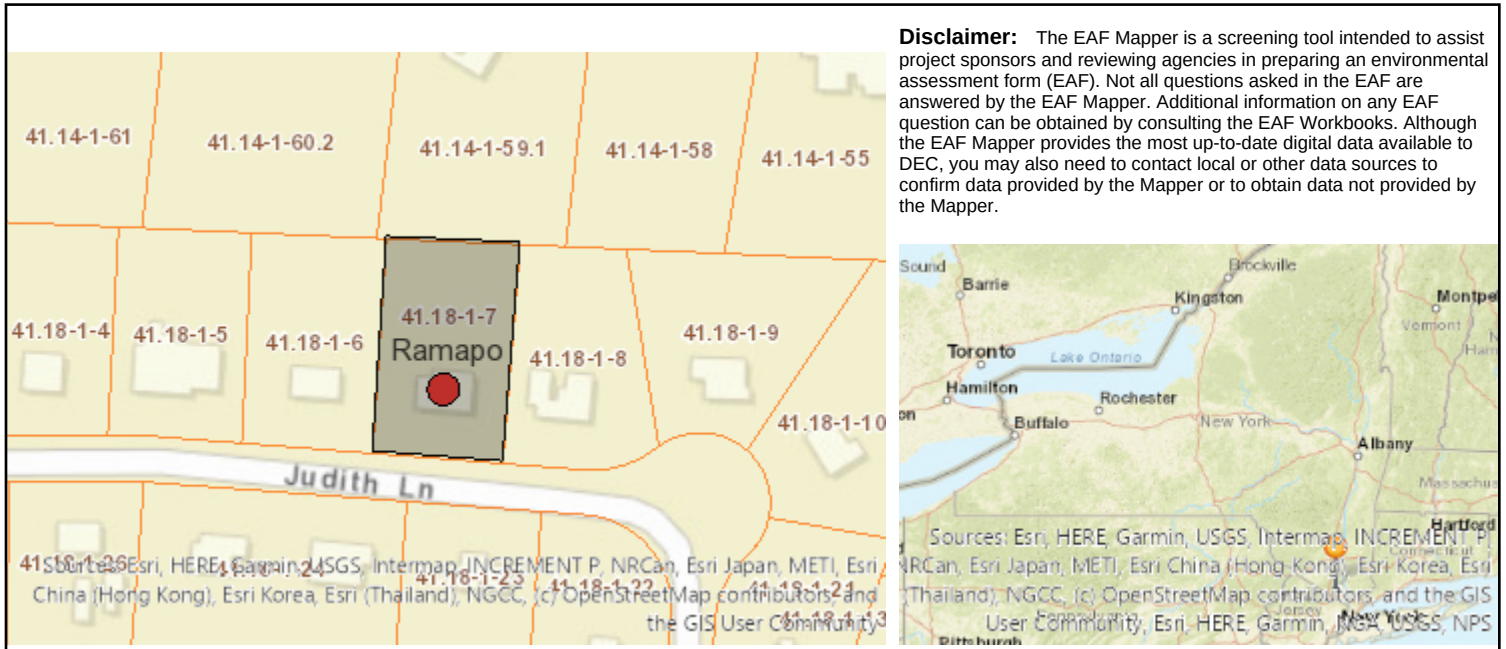
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐

		NO	YES
21. Is the project located within, or within ½ mile of, a disadvantaged community?		☒	☐
If No, could impacts from the project affect a disadvantaged community?		☒	☐
If Yes to either question in 21, answer the following question.			
a.	Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

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

Applicant/sponsor/name: Barry Braunstein Date: 6/17/2026

Signature: Barry Braunstein Title: President



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]	Digital mapping data are not available or are incomplete. Refer to 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 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

**OPERATING AGREEMENT
OF
14 JUDITH LANE OWNER LLC**

This Operating Agreement (this "**Agreement**") effective as of December 4, 2023, is entered into by BE SMARTS TRUST, having an address 3472 Bedford Avenue, Brooklyn, New York 11210 (hereinafter referred to as "**Member**").

Pursuant to the Articles of Organization dated December 4, 2023, duly filed in the office of the Secretary of State of the State of New York on December 4, 2023, Member formed a limited liability company pursuant to and in accordance with the Limited Liability Company Law of the State of New York (as amended from time to time, the "LLCL").

NOW THEREFORE, the Member hereby agrees as follows:

1. **Name.** The name of the limited liability company formed hereby is 14 JUDITH LANE OWNER LLC (the "**Company**").

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

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

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

Name

Address

Be Smarts Trust

3472 Bedford Avenue, Brooklyn, NY 11219

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

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

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

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

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

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

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

[SIGNATURE PAGE TO FOLLOW]

7

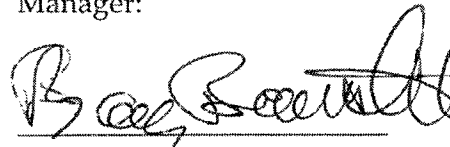
IN WITNESS WHEREOF, the undersigned, intending to be legally bound thereby,
has duly executed this Operating Agreement as of the date first above written.

Member:

BE SMARTS TRUST

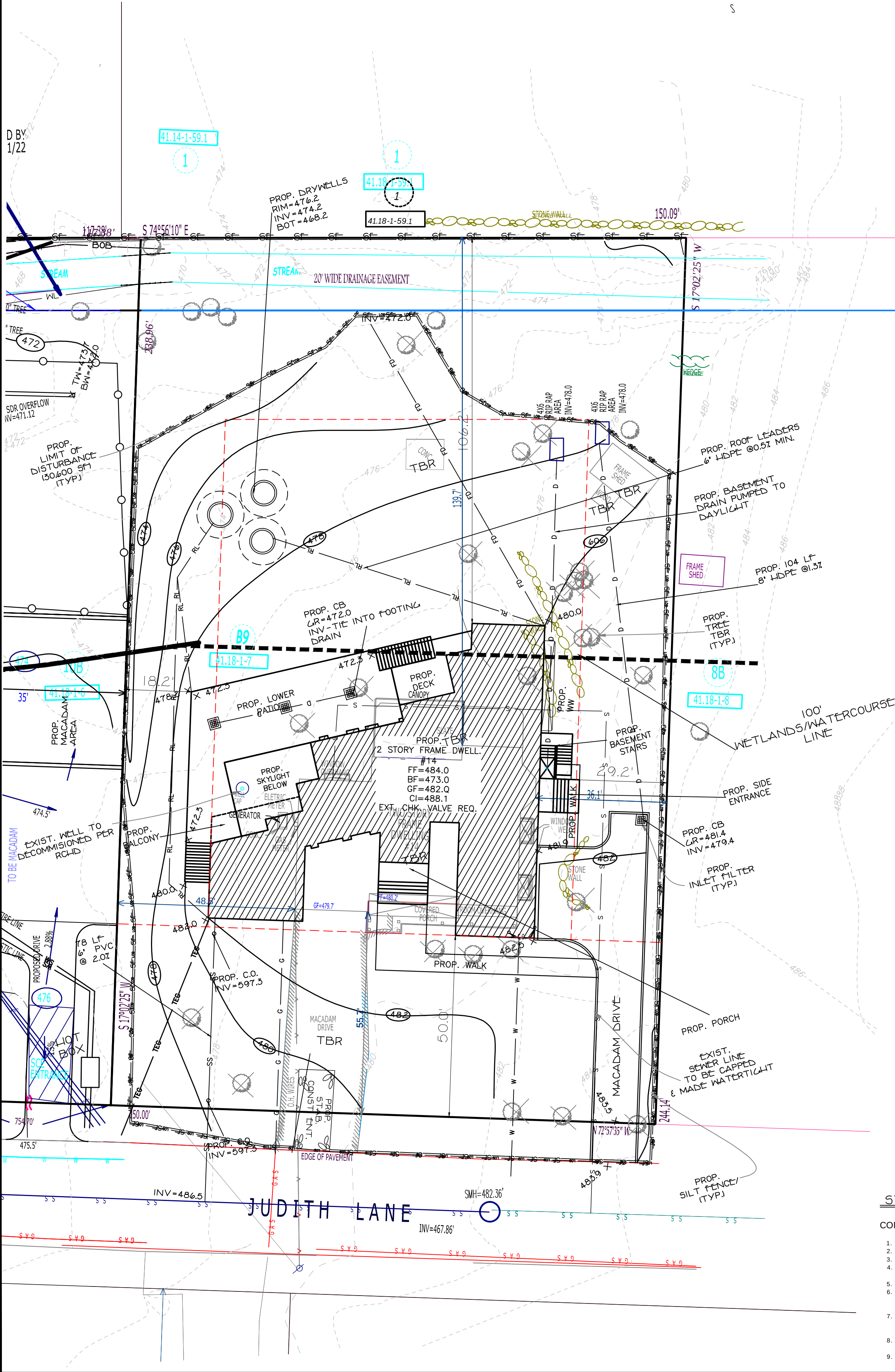
By: 
Name: Jacqueline Braunstein
Title: Trustee

Manager:


Barry Braunstein

REFERENCES:
-ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS, DATED AUGUST 27, 2024.

BEING LOT 9 BLOCK 8 ON A CERTAIN MAP ENTITLED "GOLDELL IN VIOLA"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #3075 BOOK #65 PAGE #66 ON 01/23/1963.



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'
EXISTING	36,232 SF	150'	150'	150'	55.7'	36.1'	84.9'	139.7'	0.116	0.163	0.08	2	25'
PROPOSED	36,232 SF	150'	150'	150'	50.0'	18.2'+	47.4'+	106.2'	0.241	0.140	0.137+	2	37.1'

FRONT YARD IMPERVIOUS COVERAGE:
EXISTING:
AREA=8,355 SF
DRIVE, WALK & PORCH=1,360 SF
COV=1,360 SF/8,355 SF=0.163
PROP. WALK & DRIVE=1,052 SF
AREA=7,500 SF
FYIA=1,052 SF/7,500 SF=0.140

EXISTING COVERAGES:
1) HOUSE=2,731 SF
2) DRIVEWAY & WALK=1,204 SF
3) SHED=165 SF
4) CONCRETE=87 SF
TOTAL=4,187 SQFT

BUILDING COVERAGE=2,896/36,232=0.080
IMPERVIOUS COVERAGE=4187/36,232=0.116

PROPOSED COVERAGES:
1) HOUSE=4,014 SF
2) DRIVEWAY & WALK=2,100 SF
3) DECK=310 SF
4) BALCONY=54 SF
5) LOWER PATIO=1,477 SF
6) SKYLIGHT AREA=408 SF
7) BASEMENT STAIRS & WALK=118 SF
8) SIDE ENTRANCE=74 SF
9) SIDE WALK=58 SF
10) FRONT PORCH=114 SF
TOTAL=8,727 SQFT

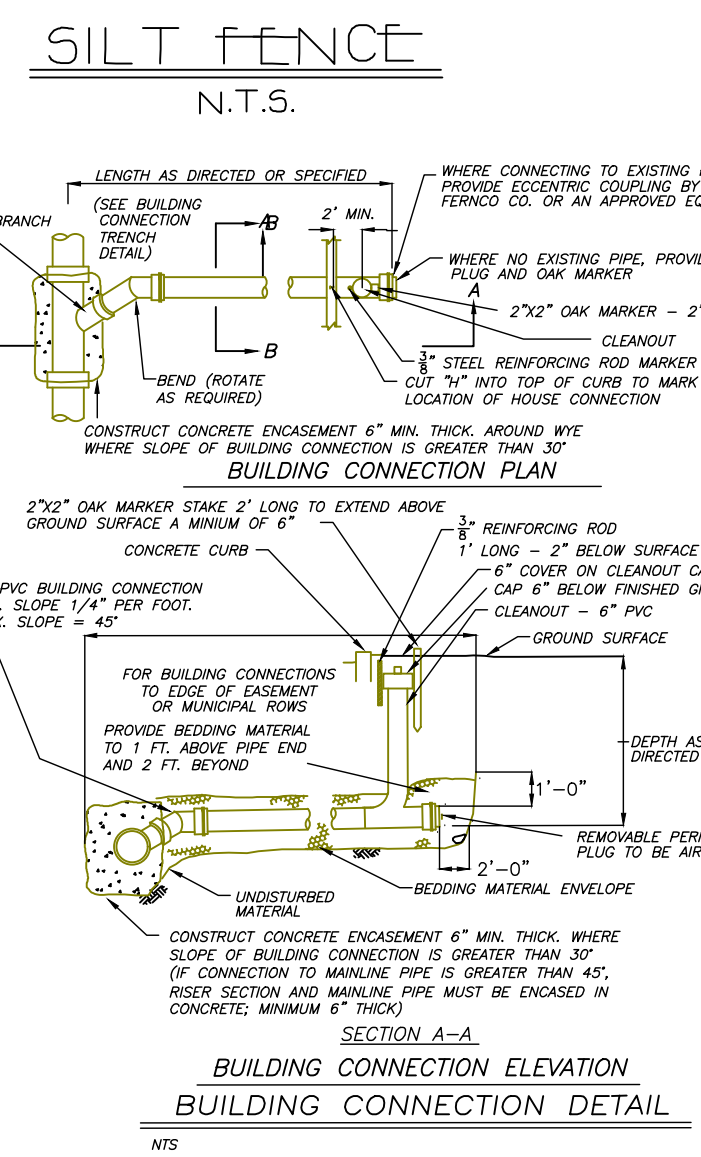
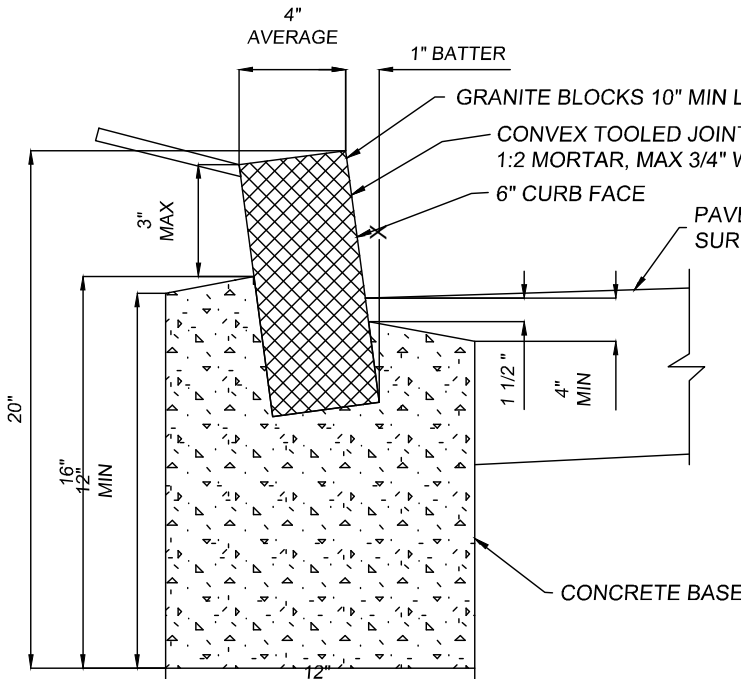
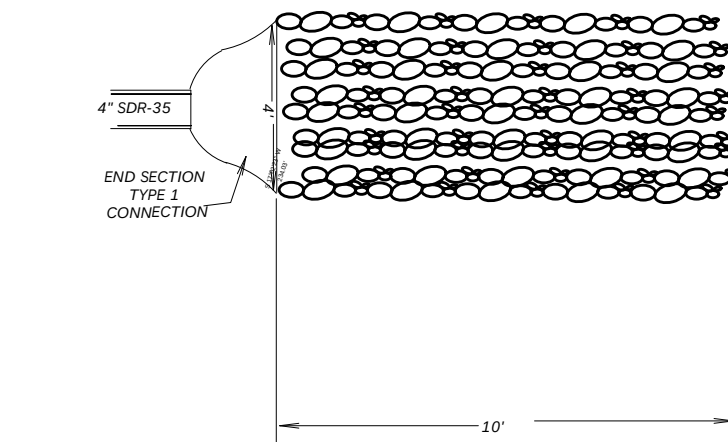
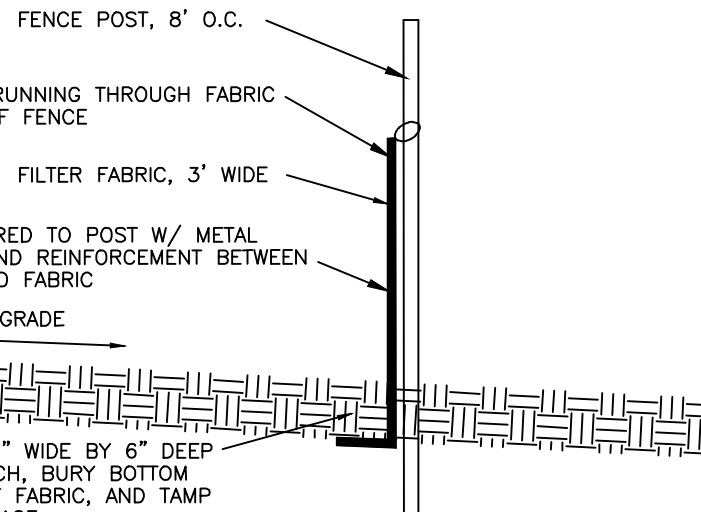
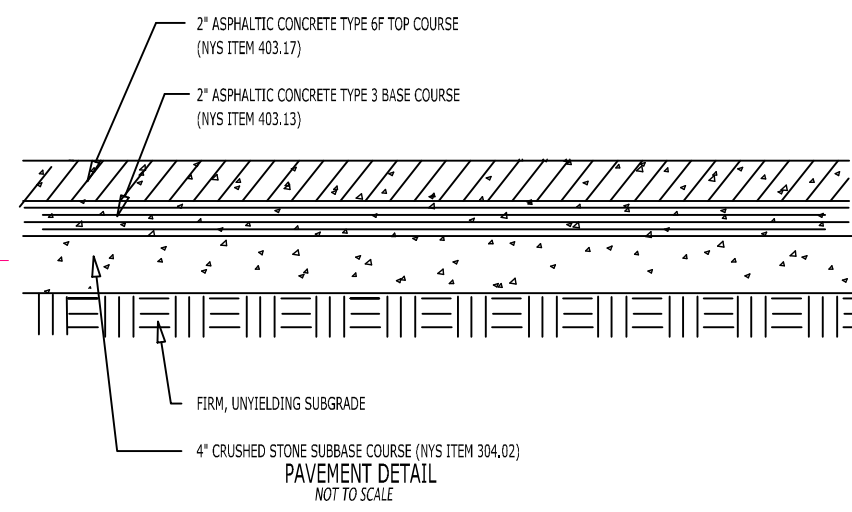
IMPERVIOUS COVERAGE=8,727 SF/36,232 SF=0.241

BUILDING COVERAGE:

TOTAL=4,974 SF
1STY=886 SF
MAX.=886 SF/4,974*0.05+0.10=0.109
BLDG COV=4,974 SF / 36,232 SF = 0.137

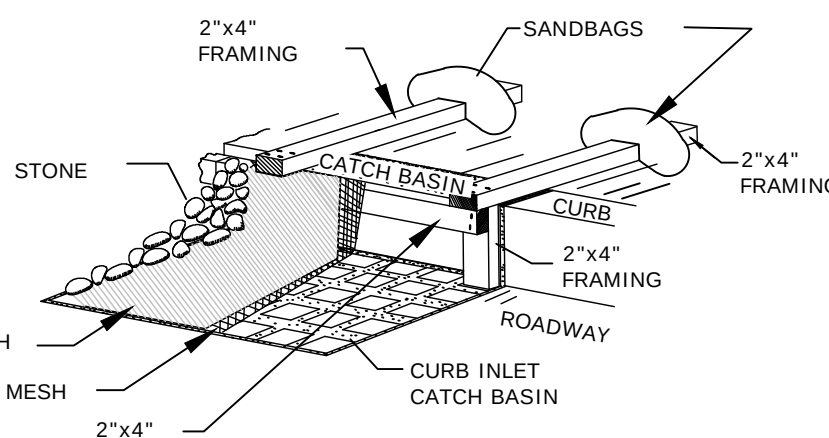
BUILDING HT CALCS:

BUILDING HEIGHT-
AVG EXIST. GRADE=477.5+480.5=958/2=479.0
484.0-479.0=5.0+19.9'(FF TO EAVE)=24.8'
EXPOSED HEIGHT-
AVG. FINISHED GRADE REAR=480.0+478.2=958.2/2=479.1
HEIGHT TO GRADE=484.0-479.1=4.9'
EXPOSED HT=4.9'+32.2'(FF TO HIGHEST)=37.1'



GRANITE BELGIAN BLOCK CURB

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EDS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
3. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2"x4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE CURB AND SIDEWALK AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.

MAXIMUM DRAINAGE AREA 1 ACRE

STORM DRAIN INLET FILTER DETAIL FOR CURB INLETS

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 3-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. 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 PIRED ACROSS THE ENTRANCE. IF PIRING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. 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.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



Drywell Design: Wethersfield, CT	
Development size =	0.1042 Acre
Undeveloped SCS Curve No. =	74.0000
Developed SCS Curve No. =	98.0000
1. Select Design Storm	
100 year, 24-hour	9.3000
2. Type of subsurface disposal system	
Precast drywell with 3'-3/4" crushed stone	
3. Determine Percolation Rate	
Percolation Rate:	
Drop Time	1.0000 inches
Time	30.0000 minutes
a. Area of Percolation (Ap):	
Surface area of Cylinder	
Ac=Pi*D*Havg	
D=	1.0000 foot
Havg=	8.5000 inches
Ac=	2.2253 Ft^2
Bottom Area	
Ab=Pi*r^2	
Ab=	0.7854 Ft^2
Volume of Percolation:	
Ap=Ac+Ab	
Ap=	3.0107 Ft^2
Vp=Ap*H	
Vp=	0.0654 Ft^3
Soil Percolation Rate	
Soil Percolation Rate	0.0007 Ft^3/Ft^2/M in
Sr=volume/area*time	
Sr=	1.0435 Ft^3/Ft^2/day
Sr=(minus clogging factor of 25%)	
Sr=	0.7826 Ft^3/Ft^2/day
4. Calculate Required Storage Volume:	
100yr, 24 hour rainfall=	9.3000 inches
From Table 2-1 of TR-55	
Existing CN=	74.0000 therefore depth V= 6.11 inches
Proposed CN=	98.0000 therefore depth V= 9.10 inches
Delta V=	2.9900 inches
Vs=delta V*Area	
Vs=	1131.2167 Ft^3
5. Calculate Volume per Drywell:	
Vw=Pi*r^2*height	
Vw=	3.0000 feet
Thickness of Stone=	0.3330 foot
Thickness of drywell wall=	6.0000 feet
Diameter of drywell=	6.0000 feet
Height of drywell=	337.6500 Ft^3
6. Calculate 24-hour percolation volume per drywell (Vp):	
Vp=side surface area of drywell*soil percolation rate(Sr)	
Vp=Pi*D*H*Sr	
Vp=	98.6083 Ft^3/day/drywell
Note: Bottom of drywell not included	
7. Calculate the total 24-hour Volume per drywell (Vt):	
Vt=Volume of drywell(Vw)+percolation volume(Vp)	
Vt=	436.2583 Ft^3
8. Determine number of drywells required (DW):	
DW=Req. Volume of Storage(Vs)/Total Vol. per Drywell(Vt)	
DW=	2.6
USE	3

REVISIONS

PLOT PLAN
FOR
14 JUDITH LANE
41.8-1-7
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
0 10 20 30 40 50 60

PAUL GDANSKI, PE, PLLC

3512 WHITTIER COURT
MAHAJAH, NEW JERSEY 07430
TEL: (917) 418-0999

14 JUDITH

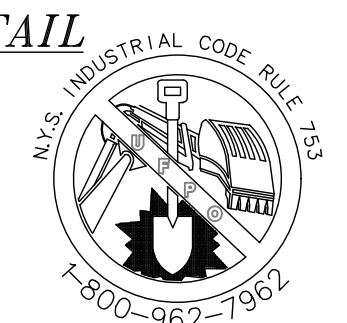
JUNE 2, 2026

1' = 20'

1 OF 1

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7.209(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 THIS ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF UNSEALED OR UNSTAMPED DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION OR OFFICE IS AN UNLAWFUL VIOLATION OF FEDERAL COPYRIGHT LAWS.



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



Memorandum

To: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

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

Re: Braunstein 14 Judith Lane LLC Wetland Permit Application and Site Plan.
SBL# 41.18-1-7
Zoning District: R-35

Date: July 24, 2026

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

Received and reviewed for this memorandum:

- Project Narrative, prepared by Eliezer Brecher, Expediter, dated June 16, 2026.
- Short Environmental Assessment Form, prepared and signed by Barry Braunstein, dated June 17, 2026.
- Wetlands Permit Application, prepared and signed by Barry Braunstein, dated June 16, 2026.
- Operating Agreement, prepared and signed by Barry Braunstein, dated undated.
- Site Plan, prepared and signed by Paul Gnanski, PE, PLLC, Prepared June 2, 2026.

Project Summary

The applicant is seeking a wetlands permit approval, as they are proposing to build a single-family home that encroaches into a 100-foot Wetlands Buffer Area. The proposal also requires site plan approval. The proposed house also requires several variances.

Submission Comments

1. Per § 230-46, this application also requires site plan approval; please provide a site plan application. Additionally, site plan submissions require the following information be included on the plans, of which we are not in receipt of:
 - a. Name and address of record owner and of applicant
 - b. The names and mailing addresses of all owners of record of all adjacent properties.
 - c. Preliminary architectural plans and a rendering showing at least the location and dimensions of proposed structures, exterior elevations, and materials to be used.

- d. Proposed finished floor elevation of buildings, finished grades of walls, pavements, and storm drains.
 - e. Detailed construction plans of proposed retaining walls, steps, ramps, paving and drainage structures.
 - f. Detailed landscaping plan, including type, size and location of all materials used and plans for buffer screening and fencing
2. Per § 221-4. C., the proposed action is a regulated activity that requires a wetlands permit. Please identify the source of wetlands delineation, and describe the extent of the wetlands off-site.

Zoning Comments

3. Based on the submitted plans and per § 230-17, the proposal requires the following area variances. Applicant should indicate if they plan to pursue these variances:
 - a. Side Yard: Minimum of 25 FT is required, 18.2 FT is proposed.
 - b. Total Side Yards: Minimum of 60 FT is required, 47.4 FT is proposed.
 - c. Building Coverage: Minimum of 0.10 required, 0.137 proposed.

Planning Comments

4. We recommend the applicant minimize construction and grading within the 100-foot Wetlands Buffer.

SEQRA and GML Comments

5. Per SEQRA §617.5, we suggest that the application be declared as a “Type II” action, requiring no further SEQRA Measures.
6. The proposal does not appear to require any GML review from Rockland County Planning or any other municipality.

Should you have any further questions, please do not hesitate to reach out.

Narrative summary for Yeshivas Ohr Reuven temporary student space.



This request is being made to address an immediate educational need created by continued enrollment growth among the families and children served by the school, particularly in the lower elementary grades. The proposed structure is intended as a limited, temporary solution for the upcoming school year while the school continues to evaluate and plan for a permanent long-term space solution.

The proposed modular unit will provide two classrooms and can accommodate approximately 40 students. The school anticipates approximately 20 to 30 additional students for the coming school year; however, not all students using the space will necessarily be new students. The students will be elementary-age children and will not utilize the dormitories.

The structure is intended to be self-contained for regular classroom use, including bathroom facilities, and is large enough to meet the daily needs of the students without requiring routine back-and-forth movement to the main school building. The anticipated hours of use are regular school hours, approximately 9:00 a.m. to 3:30 p.m. on school days.

No permanent building addition is proposed as part of this application. No material site changes, parking expansion, playground changes, or major circulation changes are proposed in connection with this temporary classroom structure. At this time, the school does not anticipate additional buses being required solely as a result of this temporary structure.

This temporary classroom request is separate from, and has no operational relationship to, the pending faculty housing application. The proposed structure will serve elementary students during the school day and is not connected to any housing or dormitory use.

The school's engineer is preparing a site plan showing the proposed location of the temporary structure, which will be submitted as part of the application materials. Yeshivas Ohr Reuven is committed to working cooperatively with the Village staff, the Planning Board, the Village Engineer, and any other relevant agencies to address all applicable requirements.

Yeshivas Ohr Reuven respectfully requests consideration of this limited temporary classroom solution to meet the immediate educational needs of the children and families in the community.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS

Date

6/24/20

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: Temporary Student space

Applicant: Yeshivas Ohr Reuven Phone 845-362-8362

Address: 259 Grandview ave NY 10901

Street Name & Number

(Post Office)

State

Zip code

Property Owner: Yeshivas Ohr Reuven Phone 845-362-8362

Address: 259 Grandview ave NY 10901

Street Name & Number

(Post Office)

State

Zip code

Engineer/Architect/Surveyor: Phone #

Address

Street Name & Number

(Post Office)

State

Zip code

Attorney: Phone #

Address

Street Name & Number

(Post Office)

State

Zip code

Contact Person: Av. Balsam Phone # 845-362-8362

Address 259 Grandview Ave. Suffern NY 10901 ext. 209

Street Name & Number

(Post Office)

State

Zip code

Tax Map Lot No.

Section _____ Block _____ Lot(s) _____

Location: On the _____ side of _____,
_____ Feet on the _____ of _____.

Acreage of Parcel _____ **Zoning District** _____

School District _____ **Postal District** _____

Fire District _____ **Ambulance District** _____

Water District _____ **Sewer District** _____

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

See attached narrative.

Engineering site plan to follow.

If a **Subdivision**:

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

If a **Site Plan**:

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

If a Special Permit, list the use and what the property will be used for.

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

Are there streams on the site? If yes, please provide the name. _____

Are there wetlands on the site? If yes, provide the name and type. _____

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

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

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

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

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

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

_____ State or County Road

_____ State or County Park

_____ Long Path

_____ County Stream

_____ Municipal Boundary

_____ County Facility

List name(s) of facility checked above. _____

Location of Parcel(s) _____

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

_____ RC Highway Department

_____ Town of Ramapo Dept. of Public Works

_____ RC Drainage Agency

_____ RC Dept. of Planning

_____ RC Soil & Water Cons. Dist.

_____ RC Dept. of Environmental Health

_____ NYS Dept. of Transportation

_____ NYS Dept. of Environmental Conservation

_____ RC Sewer District #1

_____ Town of Ramapo Building Dept.

_____ Rockland County 911

Adjacent Municipality _____

Applicant's Signature and Certification

State of New York)

County of Rockland) SS.:

Town/Village of Montebello

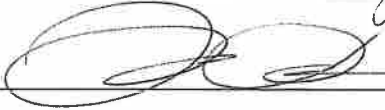
I, Avraham Balsam, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address

10 Red Rock Rd
New City
NY, 10956

SWORN to before this

25th day of June, 2026



Notary Public

REGINA RIVERA
Notary Public, State of New York
Reg. No. 01246378536
Qualified in Rockland County
Commission Expires July 30, 2026

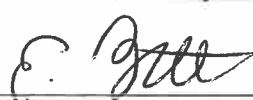
Owner/Applicant's Consent Form to Visit Property

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


Owner/Applicant

SWORN to before this

30th day of June, 2026



Notary Public

ELIZABETH ZIET
Notary Public, State of New York
Reg. No. 01216388352
Qualified in Rockland County
Commission Expires 03/04/2027

Affidavit of Ownership/Owner's Consent

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

I, **Avraham Balsam**, on behalf of **Yeshivas Ohr Reuven** being duly sworn, hereby depose and say that I reside at: **10 Red Rock Road**

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

I am the * **School Administrator**, on behalf of **Yeshivas Ohr Reuven** owner in fee simple of premises located at:

259 Grandview Avenue, Suffern, NY 10901

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber **657** of conveyances, page **134** .

Said premises have been in my/its possession since 1992. Said premises are also known and designated on the Town of **Ramapo** Tax Map as:

section **40.16** block **1** lot(s) **17 & 18** .

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	Yeshivas Ohr Reuven
Mailing Address	259 Grandview Avenue, Suffern, NY 10901

SWORN to before this

30th day of June, 2026

E. Ziet

Notary Public

ELIZABETH ZIET
Notary Public, State of New York
Reg. No. 01Z16388352
Qualified in Rockland County
Commission Expires 03/04/2027

* *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, **Avraham Balsam, on behalf of Yeshivas Ohr Reuven**, 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

Yeshivas Ohr Reuven

259 Grandview Avenue, 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 **Planning 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 _____;
- ☐ 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*) **Site Plan approval**;

To permit construction, maintenance and use of a **temporary, self-contained, two-classroom modular structure to serve lower-elementary students, accessory to the existing school use.**

3. Premises affected are in a [zoning district - TBD] zone and from the town of **Ramapo** tax map, the property is known as Section **40.16**, Block, **1**, Lot(s) **17 & 18**.

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 **N/A**

c. If stockholder, number of shares **N/A**

d. If officer or partner, nature of office and name of partnership **N/A**

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. **N/A**

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, **Avraham Balsam**, 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 **259 Grandview Avenue, Suffern, NY**
10901



SWORN to before this

30th day of June, 2026

E. Ziet

Notary Public

ELIZABETH ZIET
Notary Public, State of New York
Reg. No. 01Z16388352
Qualified in Rockland County
Commission Expires 03/04/2027

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:

Avraham Balsam, as School Administrator and authorized representative of Yeshivas Ohr Reuven,
being duly sworn, deposes and

says that he/she resides at **10 Red Rock Road, New City, NY 10956**

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. **40.16-1** Lot No. **17 & 18** 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.



(Signature)

259 Grandview Avenue, Suffern, NY 10901

(Address)

Sworn to before me this

30th day of June 2026



Notary Public

ELIZABETH ZIET
Notary Public, State of New York
Reg. No. 01Z16388352
Qualified in Rockland County
Commission Expires 03/04/2026

AFFIDAVIT

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

I, **Avraham Balsam** being duly sworn deposes and says that he/she is the applicant, agent or attorney for applicant, in the matter of the petition before the **Planning Board**(*board*) in the town/village of **Wesley Hills** affecting property located at **259 Grandview Avenue, Suffern, NY 10901**, Rockland County, New York.

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

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

List compiled from Rockland County tax assessment mailing labels (owners_within_500_ft_radius.pdf). Entries for Yeshivas Ohr Reuven (the applicant/subject property) are excluded from this list.

40.16-2-13 Boynton Beach, FL 33437	Weissman Jerry & Barbara	11207 Westland Cir,
40.20-1-8.2 NY 10901	Borker Vassant & Priti	7 Kakiat Ct, Montebello,
40.20-1-8.1 NY 10901	Silber Jeffrey & Diana	5 Kakiat Ct, Montebello,
40.20-1-31 Suffern, NY 10901	Napier R John	316 Spook Rock Rd,
40.20-1-30 Montebello, NY 10901	Abenaim Jonathan	1 Coe Farm Rd,
40.20-1-49 NY 10901	Ware Raymond & Kimberly	2 Coe Farm Rd, Suffern,
40.20-1-48 Suffern, NY 10901	Flanagan David L & Jacqueline	278 Grandview Av,
40.20-1-7 NJ 07652	Suez Water NY	461 From Rd, Paramus,
40.16-2-12 Brooklyn, NY 11210	1 Kakiat Court LLC	PO Box 100053,
41.17-1-73 10901	Cohen Donald K & Lynne R	7 Linda Dr, Suffern, NY
41.17-1-74 10901	Collins Family Irrevocable Trust	5 Linda Dr, Suffern, NY
41.17-1-76	42 Broadway Realty 3F Inc c/o Frankel Leopold	1 Linda Dr, Suffern, NY 10901
41.17-1-75 NY 10901	Milstein Raphael C & Laya	3 Linda Drive, Suffern,
41.17-1-2 Suffern, NY 10901	Vogel Sarah	112 Spook Rock Rd,
41.17-1-1 Suffern, NY 10901	Orellana Edison M & Ana C	110 Spook Rock Road,
41.13-2-2 Montebello, NY 10901	Collins Jack & Olga	117 Spook Rock Rd,

41.13-2-1 NY 10901	Waggoner Kathleen M L/E #103	3 Cross Street, Suffern,
41.13-2-4 NY 10901	Ramapo Town Of	237 Route 59, Suffern,
41.13-1-9 Suffern, NY 10901	Obe Peter & Olufunmilola	96 Spook Rock Rd,
41.13-1-8 Suffern, NY 10901	Deutsch Nachman c/o Skyview Skylight	94 Spook Rock Rd,
41.13-1-7 Suffern, NY 10901	Fogel Mendel	92 Spook Rock Rd,
40.16-1-21 Suffern, NY 10901	Pousty Yaghoob & Beverly	283 Grandview Av,
40.16-1-20 Suffern, NY 10901	Schnelwar Judith	279 Grandview Av,
40.16-1-28 NY 10901	Dym Rafi & Erenberg Tehila	3 Kimmissey Ct, Suffern,
40.16-1-14 Suffern, NY 10901	Goldring Judy	95 Spook Rock Rd,
40.16-1-7 10901	Bapna Jayant & Vinita	6 Cutler Ct, Suffern, NY
40.16-1-13 NY 10901	Chajmovicz Yosef	1 Oren Ct, Wesley Hills,
40.16-1-12 NY 10920	Wesley Suites LLC	77 Brenner Dr, Congers,
40.16-1-11 10901	Deyong Family Revocable Living Trust	5 Oren Ct, Suffern, NY
40.16-1-5 10901	Gateway 613 LLC	2 Cutler Ct, Suffern, NY
40.16-1-6 NY 10901	Fink Aaron J & Basya	4 Cutler Court, Ramapo,

SWORN to before this

30th day of June, 2026

E. Ziet

Notary Public

ELIZABETH ZIET
Notary Public, State of New York
Reg. No. 01ZI6388352
Qualified in Rockland County
Commission Expires 03/04/20 27

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF POSTING

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

_____ 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.

Signature of Applicant

Sworn to before me this

_____ day of _____ 20__

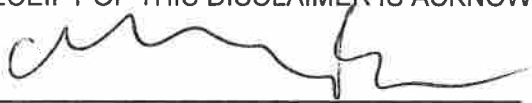
Notary Public

DISCLAIMER

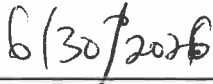
APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST* AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES.

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



DATED

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 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: Temporary Student Space							
Project Location (describe, and attach a location map): Rear of the building							
Brief Description of Proposed Action: Installation of one temporary, self-contained, two-classroom modular structure (approx. 1,580 SF) on the existing Ohr Reuven school campus at 259 Grandview Avenue, to provide short-term lower-elementary classroom space for the 2026–2027 school year. The unit sits on a relocatable pier foundation and will be removed once a permanent classroom solution is in place. No addition to the existing building or other site improvements are proposed.							
Name of Applicant or Sponsor: Avi Balsam		Telephone: 845-362-8362 ext209					
		E-Mail: abalsam@ohrreuve.com					
Address: 259 Grandview Ave							
City/PO: Suffern		State: New York	Zip Code: 10901				
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" style="width:100%; border-collapse: collapse;"> <tr> <td align="center">NO</td> <td align="center">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:			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td align="center">NO</td> <td align="center">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?		13	acres				
b. Total acreage to be physically disturbed?		.04	acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		13	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): School ☐ Parkland							

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 or 500-year flood plain?	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 ☐ ☐ ☐
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 ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): _____	NO ☒ ☒ 	YES ☐ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Avi Balsam</u> Date: <u>6/26/26</u>		
Signature: <u>[Signature]</u> Title: <u>Administrator</u>		

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 or 500-year flood plain?	NO	YES
	☐	☐

	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:		

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
	☒	☐

	NO	YES
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☒	☐
If No, could impacts from the project affect a disadvantaged community?	☒	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

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

Signature: am Title: Administrator



6/29/2026, 12:11:19 PM



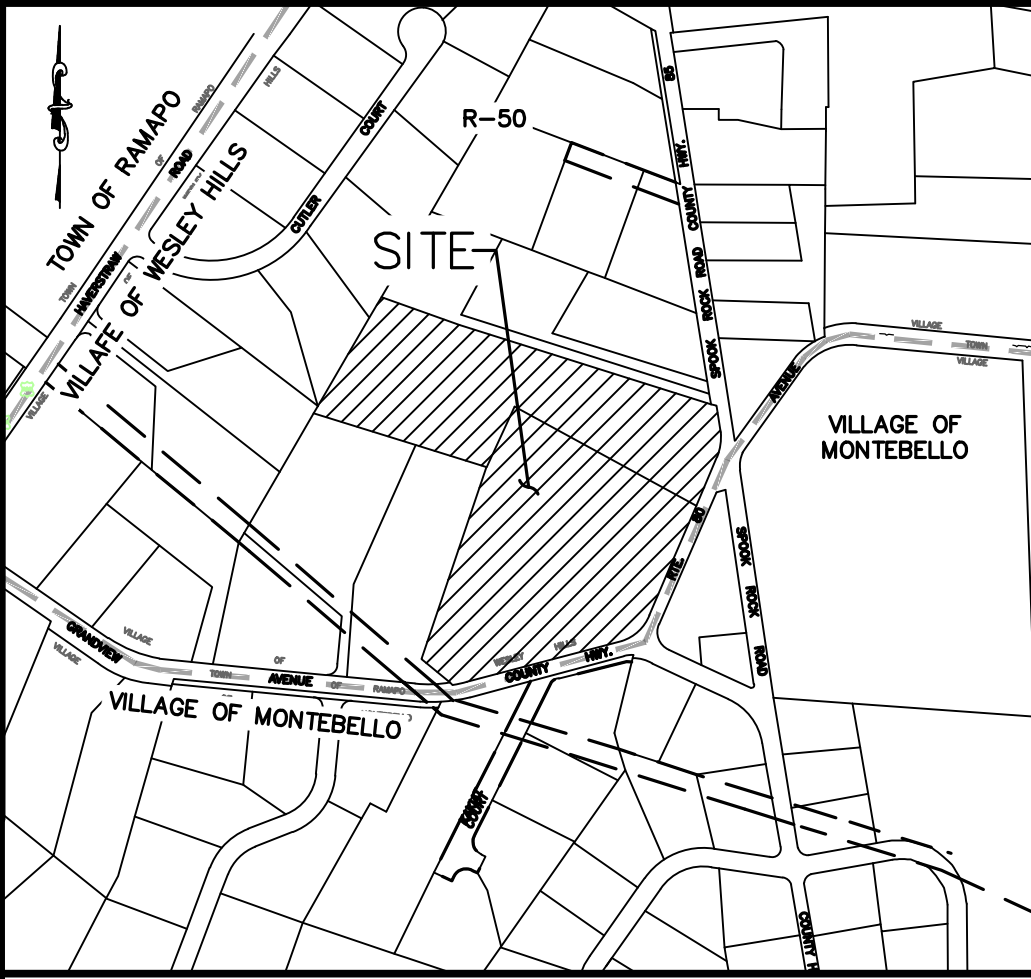
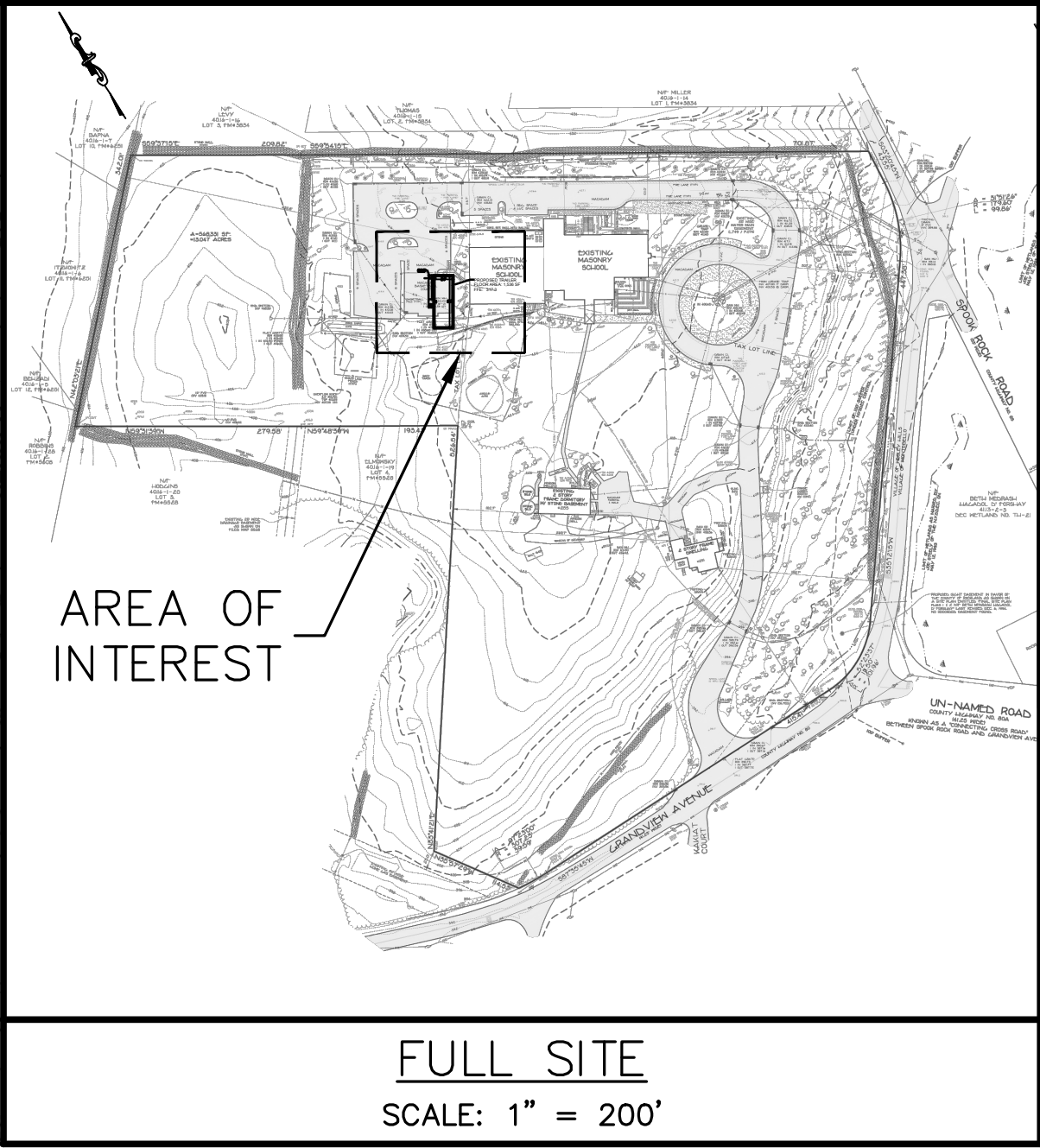
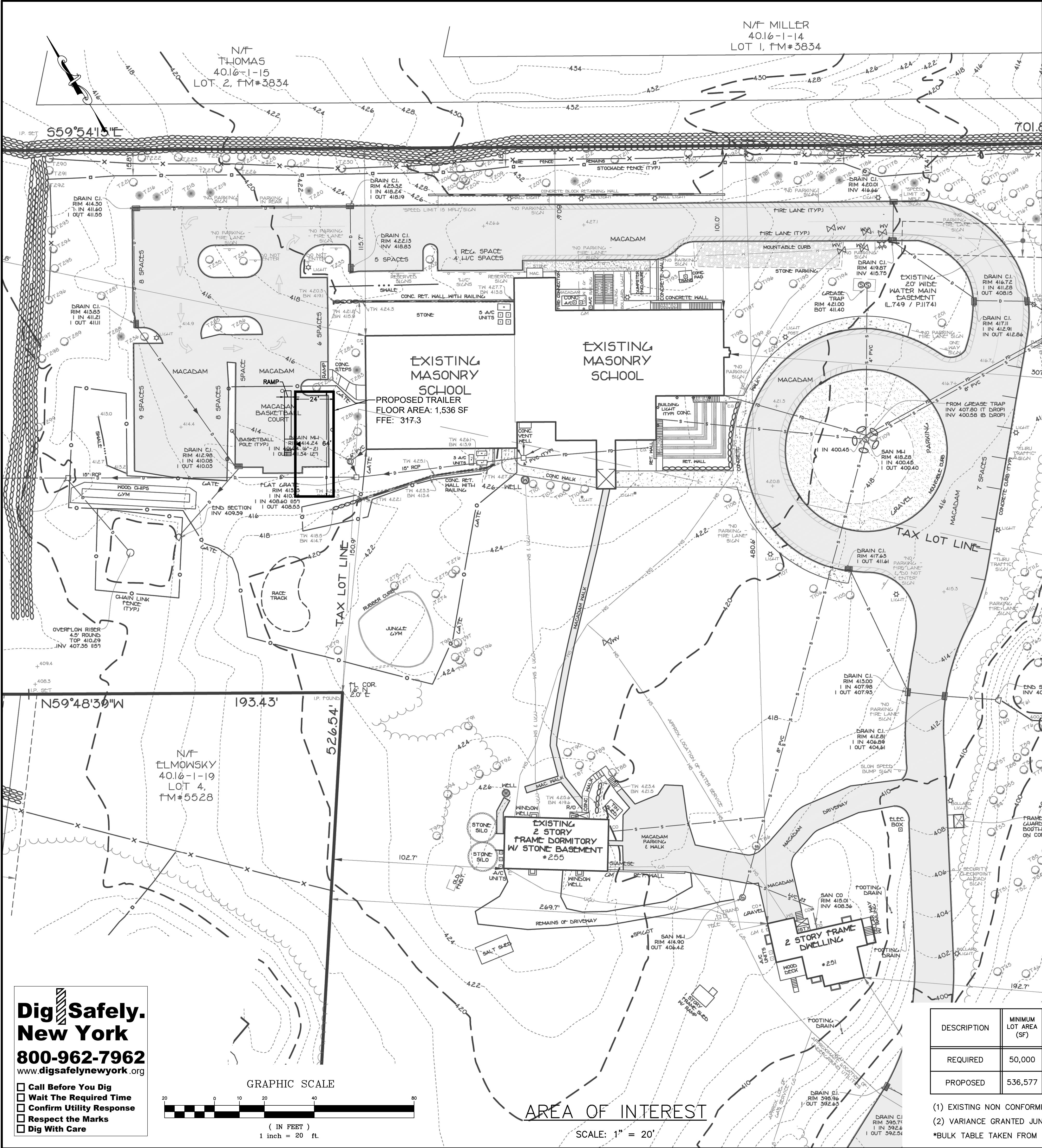
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS | Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri | Map layer by Esri

Property Owners Within 500 Feet

Yeshivas Ohr Reuven – 259 Grandview Avenue, Suffern, NY 10901
Village of Wesley Hills Planning Board – Section 40.16, Block 1, Lots 17 & 18

List compiled from Rockland County tax assessment mailing labels (owners_within_500_ft_radius.pdf), 31 owners total.
Entries for Yeshivas Ohr Reuven itself (the applicant/subject property) have been excluded from this list.

Section-Block-Lot	Owner Name	Mailing Address
40.16-2-13	Weissman Jerry & Barbara	11207 Westland Cir, Boynton Beach, FL 33437
40.20-1-8.2	Borker Vassant & Priti	7 Kakiat Ct, Montebello, NY 10901
40.20-1-8.1	Silber Jeffrey & Diana	5 Kakiat Ct, Montebello, NY 10901
40.20-1-31	Napier R John	316 Spook Rock Rd, Suffern, NY 10901
40.20-1-30	Abenaim Jonathan	1 Coe Farm Rd, Montebello, NY 10901
40.20-1-49	Ware Raymond & Kimberly	2 Coe Farm Rd, Suffern, NY 10901
40.20-1-48	Flanagan David L & Jacqueline	278 Grandview Av, Suffern, NY 10901
40.20-1-7	Suez Water NY	461 From Rd, Paramus, NJ 07652
40.16-2-12	1 Kakiat Court LLC	PO Box 100053, Brooklyn, NY 11210
41.17-1-73	Cohen Donald K & Lynne R	7 Linda Dr, Suffern, NY 10901
41.17-1-74	Collins Family Irrevocable Trust	5 Linda Dr, Suffern, NY 10901
41.17-1-76	42 Broadway Realty 3F Inc c/o Frankel Leopold	1 Linda Dr, Suffern, NY 10901
41.17-1-75	Milstein Raphael C & Laya	3 Linda Drive, Suffern, NY 10901
41.17-1-2	Vogel Sarah	112 Spook Rock Rd, Suffern, NY 10901
41.17-1-1	Orellana Edison M & Ana C	110 Spook Rock Road, Suffern, NY 10901
41.13-2-2	Collins Jack & Olga	117 Spook Rock Rd, Montebello, NY 10901
41.13-2-1	Waggoner Kathleen M L/E #103	3 Cross Street, Suffern, NY 10901
41.13-2-4	Ramapo Town Of	237 Route 59, Suffern, NY 10901
41.13-1-9	Obe Peter & Olufunmilola	96 Spook Rock Rd, Suffern, NY 10901
41.13-1-8	Deutsch Nachman c/o Skyview Skylight	94 Spook Rock Rd, Suffern, NY 10901
41.13-1-7	Fogel Mendel	92 Spook Rock Rd, Suffern, NY 10901
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40.16-1-20	Schnelwar Judith	279 Grandview Av, Suffern, NY 10901
40.16-1-28	Dym Rafi & Erenberg Tehila	3 Kimmissey Ct, Suffern, NY 10901
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40.16-1-13	Chajmovicz Yosef	1 Oren Ct, Wesley Hills, NY 10901
40.16-1-12	Wesley Suites LLC	77 Brenner Dr, Congers, NY 10920
40.16-1-11	Deyong Family Revocable Living Trust	5 Oren Ct, Suffern, NY 10901
40.16-1-5	Gateway 613 LLC	2 Cutler Ct, Suffern, NY 10901
40.16-1-6	Fink Aaron J & Basya	4 Cutler Court, Ramapo, NY 10901



GENERAL NOTES:

1. LOTS 17 & 18, BLOCK 1, SECTION 40.16 AS SHOWN ON THE VILLAGE OF WESLEY HILLS TAX MAP
2. AREA OF TRACT: 568,331 SF = 13.0470 ACRES
3. ZONE: R-50
4. EXISTING AND PROPOSED USE: SCHOOL
5. RECORD OWNER: YESHIVAS OHR REUVEN
259 GRANDVIEW AVENUE
SUFFERN, NY 10901
6. APPLICANT: SAME AS ABOVE
7. FIRE DISTRICT: TALLMAN
8. SCHOOL DISTRICT: EAST RAMAPO CENTRAL SCHOOL DISTRICT
9. WATER DISTRICT: VEOLIA WATER NEW YORK
10. SEWER DISTRICT: BENEFITED AREA #5
11. DATUM: U.S.G.S.
12. ALL UTILITIES UNDERGROUND.
13. THERE ARE NO COVENANTS, DEED RESTRICTION 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.
14. 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, 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.
15. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:
16. ALL PROPOSED CONSTRUCTION SHALL CONFORM TO CURRENT VILLAGE OF WESLEY HILLS SPECIFICATIONS.
17. ALL EXTERIOR LIGHTING SHALL BE SHIELDED DOWNWARD AND APPROVED BY THE VILLAGE ENGINEERING CONSULTANT TO SHIELD THE LIGHTS FROM IMPACTING ON ADJOINING PROPERTIES HEREIN BY REFERENCE.
18. APPROVAL SUBJECT TO ANY CONDITIONS OF APPROVAL OF ZONING BOARD OF APPEALS, ARCHITECTURE REVIEW BOARD AND VILLAGE BOARD.
19. NO BURNING, BURYING OF MATERIAL, OR PLANTS ARE PERMITTED ON SITE.
20. BASEMAP INFORMATION TAKEN FROM A SITE PLAN TITLED, "OVERALL SITE PLAN, FOR, YESHIVAS OHR REUVEN" PREPARED BY SPARACO AND YOUNGBLOOD PLLC. DATED 6/3/2021, LAST REVISED 10/16/2023.

DATE _____ APPLICANT _____

DATE _____ OWNER _____

LICENSED PROFESSIONAL ENGINEER DATE _____

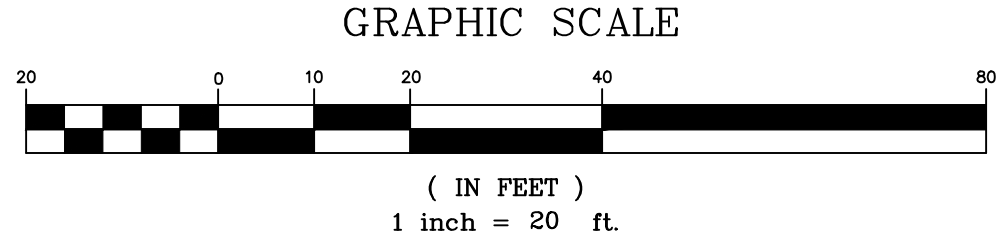
TABLE OF BULK REQUIREMENTS, ZONE: R-50*
TAX LOT NUMBER: SECTION 40.16, BLOCK 1, LOTS 17 & 18

DESCRIPTION	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FEET)	MINIMUM LOT WIDTH (FEET)	EFFECTIVE SQUARE (FEET)	MINIMUM YARDS (IN FEET)				MAXIMUM IMPERVIOUS SURFACE	FRONT YARD IMPERVIOUS SURFACE	MAXIMUM BUILDING COVERAGE	BUILDING HEIGHT STORIES	MAXIMUM BUILDING HEIGHT	MAXIMUM EXPOSED BUILDING HEIGHT	OFF STREET PARKING
					FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD							
REQUIRED	50,000	100	150	150	50	30	75	50	0.20	0.15	0.10	2.5	25	40	91
PROPOSED	536,577	1,148	1,108	150	192.7	80	161.7	432.8	0.21 ⁽¹⁾	0.14	0.04	2.5	39.7 ⁽²⁾	39.7	94

(1) EXISTING NON CONFORMING
(2) VARIANCE GRANTED JUNE 20, 2000 BUILDING HEIGHT 39.7' FOR EAST END OF DORMITORY
*BULK TABLE TAKEN FROM A SITE PLAN PREPARED BY SPARACO & YOUNGBLOOD, PLLC TITLED "OVERALL SITE PLAN" DATED 6/3/21 LAST REVISED 10/16/23.

Dig Safely.
New York
800-962-7962
www.digsafelynewyork.org

☐ Call Before You Dig
☐ Wait The Required Time
☐ Confirm Utility Response
☐ Respect the Marks
☐ Dig With Care



Job number:
26027

Drawn by:
AK

Checked by:
AMW

Date:
07/08/26

Scale:
AS NOTED

Drawing Number:
1

YESHIVAS OHR REUVEN
VILLAGE OF WESLEY HILLS; TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

LAYOUT PLAN

WEINBERGLIM
ENGINEERING

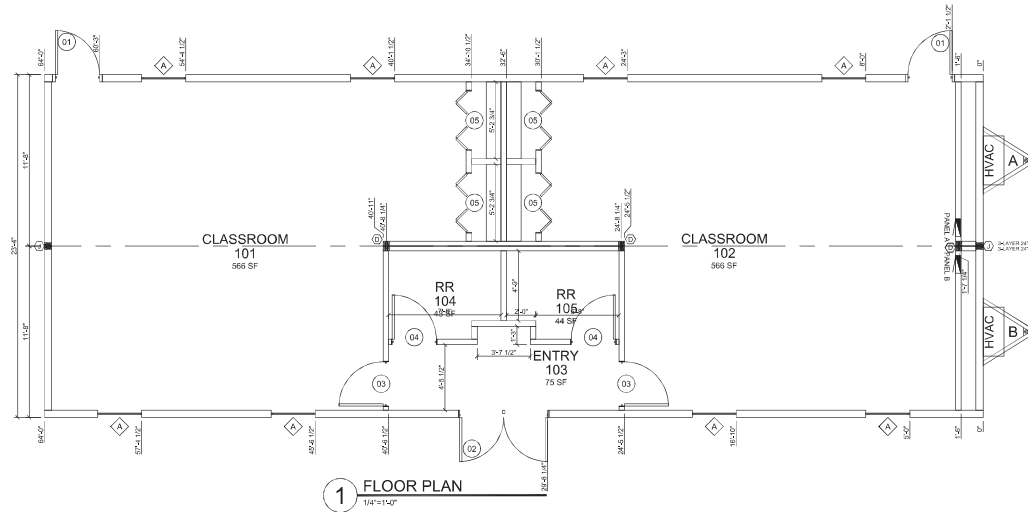
DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS
TO THESE PLANS IN ANY WAY WITHOUT THE
APPROVAL OF THE LICENSED ENGINEER, IS A VIOLATION
OF THE N.Y.S. EDUCATION LAW, ARTICLE 145,
SECTION 7209, SUBSECTION 2.

7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10977
(845) 570-0401
ow@weinberglim.com

DESCRIPTION

REV.

DATE



COLUMN SCHEDULE			
(A) (2) 2x4 SYP#2 (THIS HALF)	(E) (2) 2x4 SYP#2 (EACH HALF)	(I) (2) 2x4 SYP#2 (THIS HALF)	(M) (2) 2x4 SYP#2 (EACH HALF)
(B) (3) 2x4 SYP#2 (THIS HALF)	(F) (3) 2x4 SYP#2 (EACH HALF)	(J) (4) 2x4 SYP#2 (THIS HALF)	(N) (4) 2x4 SYP#2 (EACH HALF)
(C) (4) 2x4 SYP#2 (THIS HALF)	(G) (4) 2x4 SYP#2 (EACH HALF)	(K) (2) 2x6 SYP#2 (THIS HALF)	(O) (2) 2x6 SYP#2 (EACH HALF)
(D) (5) 2x4 SYP#2 (THIS HALF)	(H) (5) 2x4 SYP#2 (EACH HALF)	(L) (3) 2x6 SYP#2 (THIS HALF)	(P) (3) 2x6 SYP#2 (EACH HALF)
(1) (2) 2x6 SYP#2 (THIS HALF)	(2) (2) 2x6 SYP#2 (EACH HALF)	(4) (4) 2x6 SYP#2 (THIS HALF)	(6) (4) 2x6 SYP#2 (EACH HALF)
(3) (3) 2x6 SYP#2 (THIS HALF)	(5) (3) 2x6 SYP#2 (EACH HALF)		

NOTES:
 1. STUDIES SHALL BE GLUED/NAILED TOGETHER
 2. A CLIP W/ 100% COVERAGE SHALL BE USED
 3. COLUMN STUDIES SHALL NOT BE NOTCHED OR BORED
 4. BEARING STIFFENER



THESE DRAWINGS
 REMAIN THE PROPERTY
 OF PROMOD
 MANUFACTURING AND
 ARE NOT TO BE USED IN
 ANYWAY WITHOUT
 WRITTEN
 PERMISSION
 © 2023

DEALER:
 Nadler Modular

PROJECT:
 Stock Classroom WET

EMC #:
 PMM-24x34N Wet Class (2023)

STATES:
 VA, IN, PA, NY, NJ

SERIAL NUMBERS:
 -

DRAWN BY:
 JB

PLOT DATE:
 10/30/2023

REV # / DATE:
 START DATE: 10/13/23
 TO EMC: 10/13/23

-
 -
 -
 -
 -

21734-34 A-B

WALTER E. WOOD P.E.
 CONSULTING ENGINEER
 168 W. LONGLEAF DR.
 SYLVESTER, GA 31791

SHEET:

3
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 10

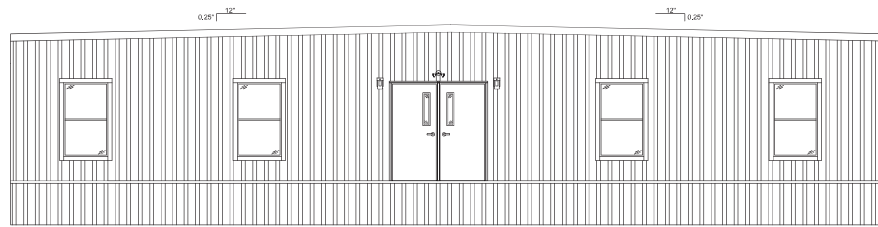
WINDOWS:					
Qty	NO.	Type	Glazing	Size	Min-Blind

Qty	NO.	Type	Jamb	Glazing	Size	Closer	Deadbolt	Hardware	Fire Rating	Keying	Notes
2	01	COMMERCIAL STEEL, 18 GA.	18 GA.	SNG GLAZE CLEAR 14X20X8 THERMOPANE	30X66	TELL 12M41 BC PA AL	NONE	PANCO-TELL 8500 KEYS LEVER	NONE	ALR	(3) HINGES, WEATHERSTRIPPING, THRESHOLD, KICK OUT, KICK PLATE, & DOOR BATTERY
1	02	SRL COMMERCIAL STEEL, 18 GA.	18 GA.	SNG GLAZE CLEAR 14X20X8 THERMOPANE	60X66	TELL 12M41 BC PA AL (SOUTH LEAF B)	NONE	PANCO-TELL 8500 KEYS LEVER	NONE	ALR	HINGES, WEATHERSTRIPPING, THRESHOLD, DOOR BATTERY, KICK PLATE, KICK PLATE, & REMOVABLE MULLION
2	03	PREFINISHED IMP. OAK, HOLLOW CORE	14X20 VIBRON PANEL	30X66	NONE	NONE	NONE	GRADE 2 CLASSROOM LEVER	NONE	N/A	HINGES & FLOOD MOUNT STOPS
2	04	PREFINISHED IMP. OAK, HOLLOW CORE	14X20 VIBRON PANEL	30X66	NONE	NONE	NONE	GRADE 2 PRIVACY LEVER	NONE	N/A	HINGES & FLOOD MOUNT STOPS
4	05	IMP. OAK 34-FOLD	CADED OYDING	N/A	40X66	N/A	N/A	PULL HANDLE BY DOOR MANUFACTURER	NONE	N/A	HARDWARE PER MANUFACTURER, TRACK ROLLERS & DOOR RUBBER

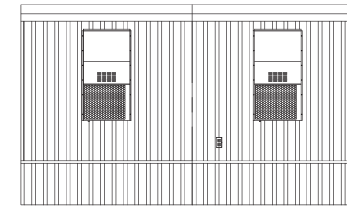


ROBERT E. GREGG, R.A.
 1008 WOODRUFF AVE.
 CLEARWATER, FL 33756

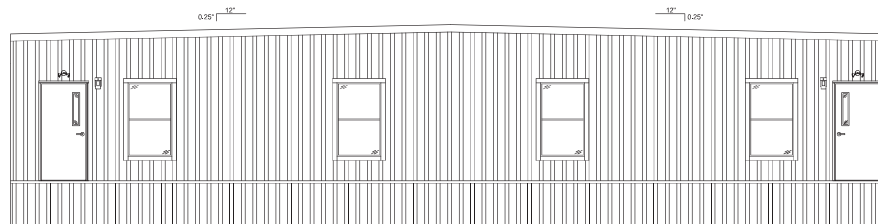
EMC CONSULTANTS
 1310 W. GREENGLASS AVE STE 100
 TAMPA, FL 33606



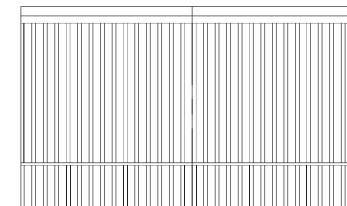
1 CURB SIDE ELEVATION
1/4"=1'-0"



2 FRONT ELEVATION
1/4"=1'-0"



3 STREET SIDE ELEVATION
1/4"=1'-0"



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



- ELEVATION NOTES (TYP)**
- HANDICAP RAMPS, STAIRS, AND HANDRAILS ARE TO BE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
 - FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/100TH OF THE FLOOR AREA, AND AN 18" X 24" MINIMUM CLEAR SPACE ACCESS, SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FL 33756

EMC CONSULTANTS
1310 N. WINDSOR AVE STE 100
TAMPA, FL 33606

SHEET:
9
OF
10

21734-34 A-B

WALTER E. WOOD P.E.
CONSULTING ENGINEER
168 W. LONGLEAF DR.
SYLVESTER, GA 31791

SHEET:
9
OF
10

15 Lyncrest Drive
Monsey, N.Y. 10952
T: (845) 354-0001

January 17, 2022

Zoning Board of Appeals

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

Re: 3 Kentor Lane
Wesley Hills, New York
SBL #: 41.11-2-23

To the Zoning Board of Appeals:

The property 3 Kentor Lane, resides adjacent to Brownsell Park subdivision which is located on Earl Court and Kentor Lane. The subdivided properties zoning was based on an average density bulk table. This divided the lots into areas of 18,000 SF+, and required a front yard setback of 35 feet, side yard setback of 15 feet, side yard aggregate of 40 feet and rear yard setback of 35 feet.

Currently the property at 3 Kentor has a lot area of 35,007 SF and the house is built to the western side of the property. We are requesting to subdivide the property down the center to create two lots of similar size.

The western property that the house would remain on would be 17,503 SF, and the house would be within the setbacks Brownsell Park has created. The eastern property would be 17,504 SF. With the Brownsell Park setbacks there would be ample room to build a new house on the property.

The house located at 3 Kentor currently does not meet the front and rear yard setbacks, but does reside within the side yard setbacks. These conditions will not change with the subdivision, as the house will still be within the side yard setbacks.

This subdivision would not change or worsen the character of the neighborhood as it would blend into the Brownsell Park neighborhood directly to the East.

The Brownsell Park subdivision plan has been attached to this application for your reference.

If you have any questions, please don't hesitate to contact me.

Stanley Mayerfeld



PART I



Name of Municipality VILLAGE OF WESLEY HILLS Date 06-24-26

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: 3 Kentor Lane

Applicant: S JOSEPH CHILL Phone #

Address 3 Kentor Lane Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Property Owner: ESTHER HASTEN -HILL & S JOSEPH CHILL Phone #

Address 3 Kentor Lane Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Stanley Mayerfeld Phone # 917-573-1369

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

Tax Map Lot No.

Section 41.11 Block 2 Lot(s) 23

Location: On the North side of Kentor Lane,
feet 252 East of Rt 306.

Acreage of Parcel 35,006 SF

Zoning District R-35

School District East Ramapo Central School District Postal District 10952

Fire District Spring Hill Fire District

Ambulance District Hatzolah EMS of Rockland

County Water District Veolia

Sewer District Town of Ramapo Sewer District

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

Subdivision not conforming with section 230-17. See attached Narrative

If a **Subdivision**:

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

If a **Site Plan**:

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

If a **Special Permit**, list the use and what the property will be used for.

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

Are there streams on the site? If yes, please provide the name. _____

Are there wetlands on the site? If yes, provide the name and type. _____

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

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

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

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

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

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

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

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

Location of Parcel(s) _____

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

☒ RC Highway Department	☐ Town of Ramapo Dept. of Public Works
☐ RC Drainage Agency	☐ RC Dept. of Planning
☐ RC Soil & Water Cons. Dist.	☐ RC Dept. of Environmental Health
☐ NYS Dept. of Transportation	☐ NYS Dept. of Environmental Conservation
☐ RC Sewer District #1	☐ Town of Ramapo Building Dept.
☐ Rockland County 911	

Adjacent Municipality _____

Applicant's Signature and Certification

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

We, Esther Hasten-Hill & S. Joseph Chill, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address 3 Kentor Lane Monsey NY 10952
SCC

SWORN to before this 25th day of June, 2020

[Signature]
Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GUC337245
MY COMMISSION EXPIRES 02/22/2028

Owner/Applicant's Consent Form to Visit Property

We, Esther Hasten-Hill & S. Joseph Chill, owner/applicant of the property described in the application submitted to the town/village board, planning board, zoning board of appeals, and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question for the purposes incidental to the within application at a reasonable time during the day upon reasonable notice tot eh owner or tenant in possession.

[Signature]
Owner/Applicant

SWORN to before this 25th day of June, 2020

[Signature]
Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GUC337245
MY COMMISSION EXPIRES 02/22/2028

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesely Hills)

We, Esther Hasten-Hill & S. Joseph Chill being duly sworn, hereby depose and say that we reside at: 3 Kentor Lane Monsey NY 10952

in the county of Rockland in the state of New York

We are the * _____ owner in fee simple of premises located at:

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

Said premises have been in my/its possession since 2008. Said premises are also known and designated on the Town of Ramapo Tax Map as: section 41.11 block 2 lot(s) 23.

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

3 Kentor Lane
Monsey NY 10952

SWORN to before this

25th day of June, 2020

Notary Public

CAMELLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01604387245
MY COMMISSION EXPIRES 07/22/20
28

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

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

We, Esther Hasten-Hill & S. Joseph Chill, 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 Planning of the Town/Village of
(Board, Commission or Agency)
Wesley Hills, Rockland County, New York:

Application, petition or request is hereby submitted for:

- (X) 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: **Subdivision not conforming with section 230-17. See attached Narrative.** _____

3. Premises affected are in a R-35 zone and from the town of _____ tax map, the property is known as Section 41.11, Block, 2, Lot(s) 23.

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 Wesely Hills.

We, Esther Hasten-Hill & S. Joseph Chill, 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.

huc

25th day of June, 2026

Notary Public

28

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

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

SS:

Esther Hasten-Hill & S. Joseph Chill being duly sworn, deposes and

says that he/she resides at 3 Kentor Lane 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. 41.11 No. 2-23 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.

[Signature]
(Signature)

3 Kentor Lane
Monsey NY 10952
(Address)

Sworn to before me this

25 day of June 2020

[Signature]
Notary Public

CAMELLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU2387245
MY COMMISSION EXPIRES 02/22/21 26

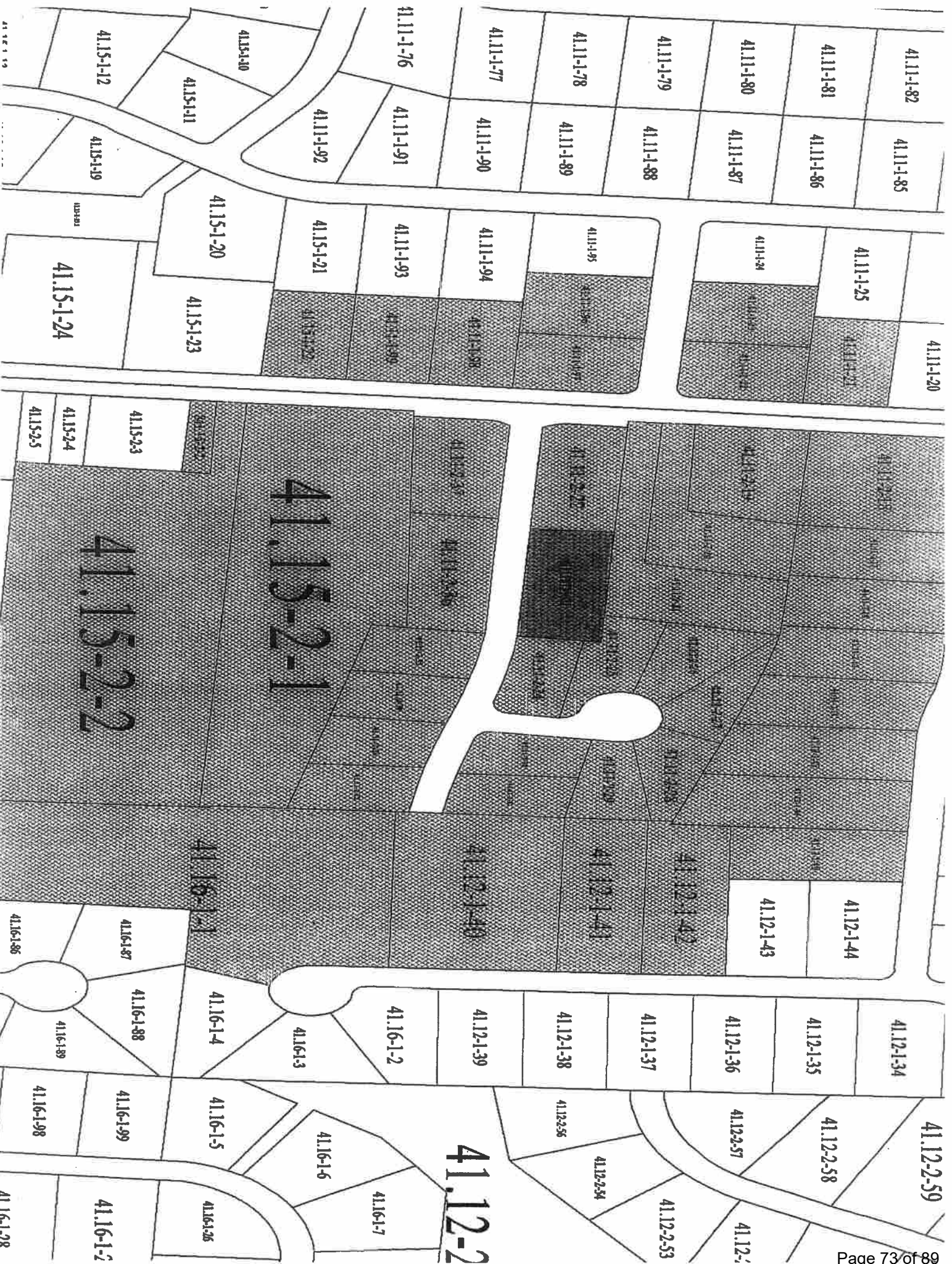
State of New York)
County of Rockland) SS.:
Town/Village of Wesely Hills)

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

See Attached

28th day of June, 2020

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GUC837245
MY COMMISSION EXPIRES 02/22/2012



11/41.11-2-27
KELLER EFRAIM & BAILA
7 EARL CT
MONSEY, NY 10952

11/41.11-2-21
NE WESLEY HOLDINGS LLC
18 VILLAGE GREEN RD
MONSEY, NY 10952

11/41.11-1-21
GANZ DAVID
UNIT 1A
57 TAFFEE PL
BROOKLYN, NY 11205

11/41.12-1-45
SAUNDERS JAY HERITAGE
TRUST
16 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-46
GIANOS JOHN & SOPHIA
14 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-47
ROZENBERG BARRY S &
SHIRA T
12 VILLAGE GREEN
WESLEY HILLS, NY 10952

11/41.11-2-14
SPIER JOEL & DEBORAH
10 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-2-15
GUREVICH GAIL
8 VILLAGE GREEN
WESLEY HILLS, NY 10952

11/41.11-2-16
BERGER JEFFREY & SHIRA
6 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-2-17
VILLAGE GREEN SHUL THE
4 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-2-18
WESLEY HILLS VILLAGE OF
432 RT 306
MONSEY, NY 10952

11/841.15-2-2
HANSEN DEBORAH
104 HIGH ST
CHESTER, NY 10918

11/41.16-1-1
MARCUS HOLDINGS LLC
#301
110 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

11/41.11-2-30
HALPERT ETHAN AND
ELISSA ESTHER
1 EARL COURT
WESLEY HILLS, NY 10952

11/41.11-2-19
WESLEY HILLS VILLAGE OF
432 RT 306
MONSEY, NY 10952

11/41.15-2-1
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

11/41.11-2-33
ZIEGLER HIRSCH J & FAY
5 DORCHESTER CT
POMONA, NY 10970-4510

11/41.11-2-36
SANDEL YISROEL M & BRACHA
C
4 KENTOR LA
MONSEY, NY 10952

11/41.12-1-40
ROSENBERG SHIMON & CHAYA
12 MARCUS DR
MONSEY, NY 10952

11/41.11-1-23
GUBERNICK LORRAINE
CREDIT SHELTER TRUST
3 WINDMILL DR
MONSEY, NY 10952

11/41.12-1-41
BHARDWAJ SUSHIL & RITA
10 MARCUS DR
MONSEY, NY 10952

11/41.11-2-28
HUGHES JOHN H & ROSANNE P
5 EARL CT
MONSEY, NY 10952

11/41.11-2-31
RICHMAN HOWARD S & MAYA
9 KENTOR LA
MONSEY, NY 10952

11/41.11-2-20
SCHONFELD JERRY & SUSAN A
430 RT 306
MONSEY, NY 10952

11/41.15-2-2
EARL BRENDA LOUISE
IRREVOCABLE LIVING TRUST
408 RT 306
MONSEY, NY 10952

11/41.11-2-32
SCHEINBERG JOSHUA & GAIL
12 KENTOR LANE
MONSEY, NY 10952

11/41.11-2-34
HAGLER TUVIA & SHOSHANAH
8 KENTOR LA
MONSEY, NY 10952

11/41.11-2-37
SCHMELCZER BENZY & MIRIAM
2 KENTOR LA
MONSEY, NY 10952

11/41.11-2-23
HASTEN -HILL ESTHER &
CHILL JOSEPH S
3 KENTOR LA
MONSEY, NY 10952

11/41.11-1-97
BAUMAN FAMILY TRUST
315 N JUNE ST
LOS ANGELES, CA 90004

11/41.11-1-96
HENDLER MICHAEL
4 WINDMILL DR
MONSEY, NY 10952

11/41.12-1-42
WIEDERMANN PINCHUS &
BATSHEVA
8 MARCUS DR
MONSEY, NY 10952

11/41.11-2-24
GORBUNOV MIKHAIL &
KRASOV MARINA
5 KENTOR LA
MONSEY, NY 10952

11/41.11-1-22
FRIEDMAN MICHAEL & CHAYA
1 WINDMILL DR
MONSEY, NY 10952

11/41.15-1-22
DAVE BHUPEN & RITA
IRREVOCABLE TRUST
411 RT 306
MONSEY, NY 10952

11/41.11-1-99
KAGAN DAVID & MIRIAM
415 ROUTE 306
MONSEY, NY 10952

11/41.11-2-35
BERNSTEIN LILI ANN
6 KENTOR LA
MONSEY, NY 10952

11/41.11-1-98
LUSTIG ALEXANDER & RACHEL
419 RT 306
MONSEY, NY 10952

11/41.11-2-22
ROBINSON ARLINGTON &
JOSEPHINE
1 KENTOR LA
MONSEY, NY 10952

11/41.11-2-29
KORMAN ISSAC & ELIEZER &
GERBER SARAH
3 EARL COURT
MONSEY, NY 10952

11/41.11-2-25
EARL COURT REALTY LLC
1621 58 STREET
BROOKLYN, NY 11204

11/41.11-2-26
SCHEINER LIBA &
FRIEDMAN ZVI
6 EARL COURT
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



APPLICANT

6-25-2026

DATED

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

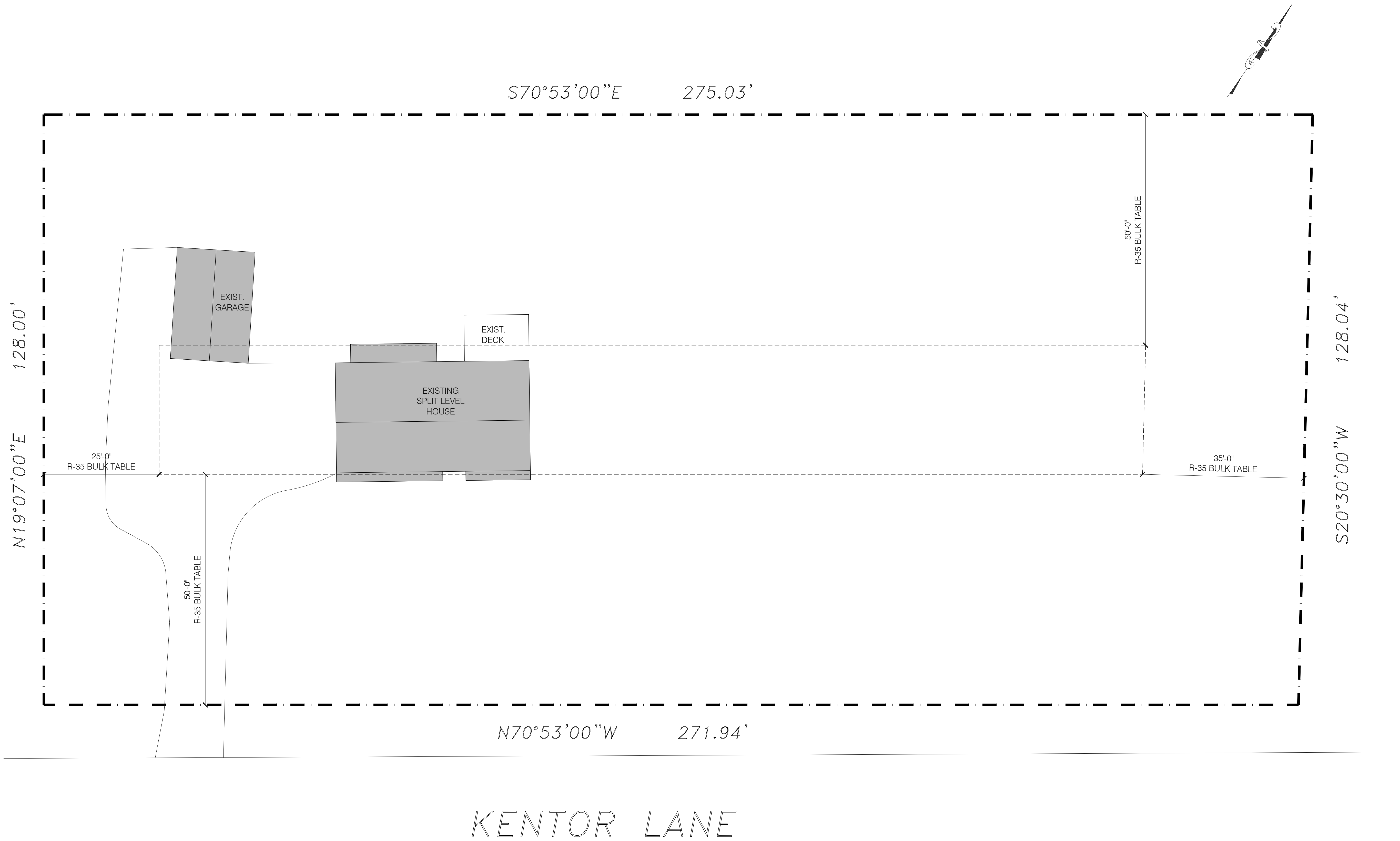
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 3 Kentor Lane			
Project Location (describe, and attach a location map): 3 Kentor Lane, Wesley Hills NY			
Brief Description of Proposed Action: Proposed subdivision and single family home			
Name of Applicant or Sponsor: Stanley Mayerfeld		Telephone: (917)-573-1369 E-Mail: stanley@r-m.studio	
Address: 17 Bruck Court			
City/PO: Spring Valley		State: NY	Zip Code: 10977
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action? _____ .80 acres b. Total acreage to be physically disturbed? _____ .80 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .80 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:			
Will meet requirements _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	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: dry-wells will be provided	NO	YES
	☐	☒
	☒	☐
	☐	☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Stanley Mayerfeld</u> Date: <u>07/14/26</u> Signature: <u>Stanley Mayerfeld</u> Title: <u>Architect</u>		



AVERAGE DENSITY BULK TABLE	
MINIMUM PLOT WIDTH	100'-0"
FRONT SETBACK	35'-0"
REAR SETBACK	35'-0"
SIDE YARD SETBACK	15'-0"
TOTAL SIDE YARD	40'-0"
MINIMUM PLOT AREA	18,000 SF

R-35 BULK TABLE	
MINIMUM PLOT WIDTH	125'-0"
FRONT SETBACK	50'-0"
REAR SETBACK	50'-0"
SIDE YARD SETBACK	25'-0"
TOTAL SIDE YARD	60'-0"
MINIMUM PLOT AREA	35,000 SF

NOTES:

PROJECT TITLE:
RESIDENCE AT
3 KENTOR LANE
VILLAGE OF WESLEY HILLS

DWG TITLE:
EXISTING SITE PLAN

Mayerfeld

A R C H I T E C P L L C U

15 Lyncrest Drive,
T (845) 354-0001

Monsey N.Y. 10952
F (845) 362-3272

REGISTERED ARCHITECT
JAMES S. WATKINS
039852
STATE OF NEW YORK

DWG No:
A-1

SHEET No:
1 OF 10

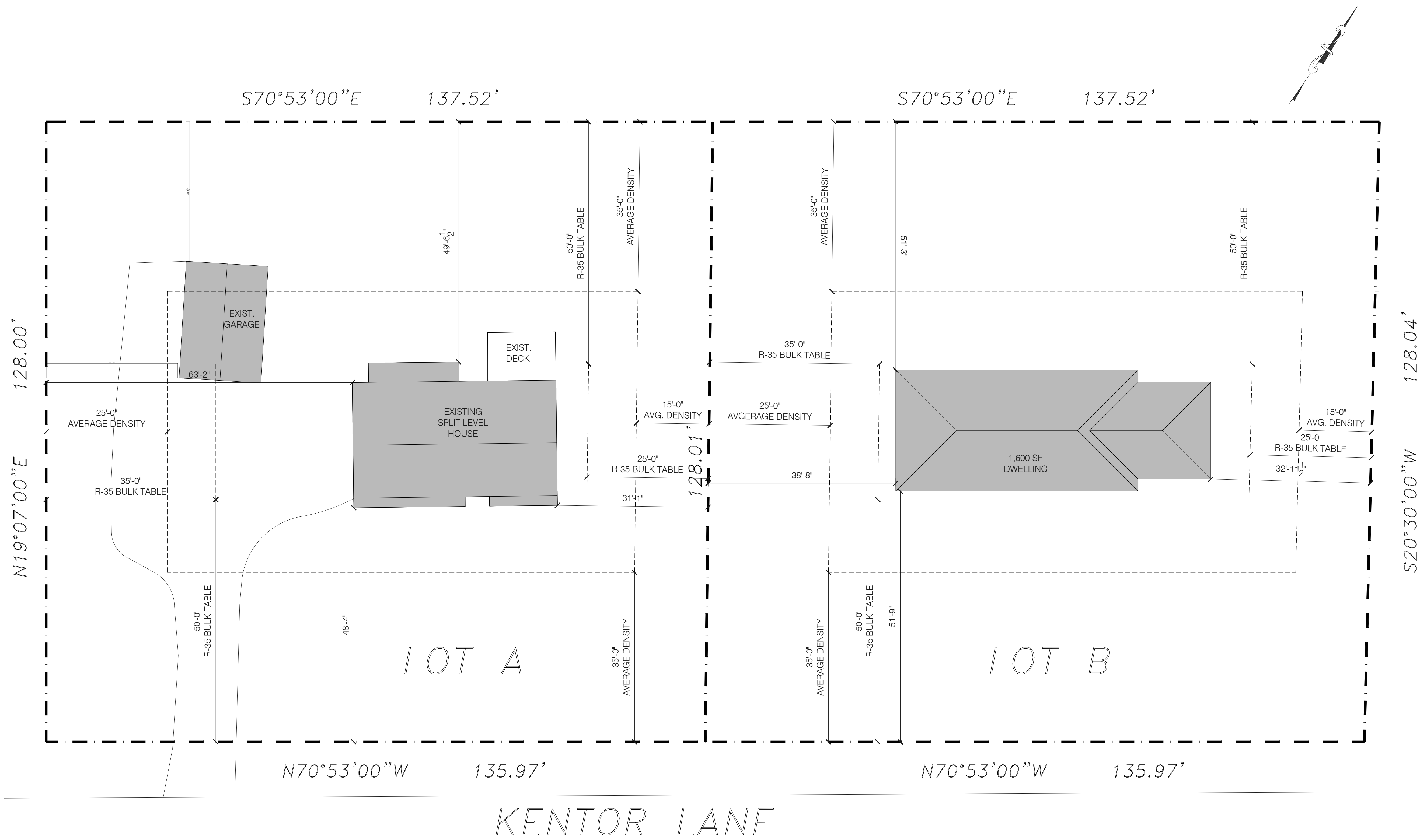
SCALE:
3/32" = 1'-0"

DATE:
06/17/26

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JOB No:
2038

Page 80 of 89



R-35 BULK TABLE		PROPOSED LOT A	
MINIMUM PLOT WIDTH	125'-0"	PLOT WIDTH	135.97'
FRONT SETBACK	50'-0"	FRONT SETBACK	48'-4"
REAR SETBACK	50'-0"	REAR SETBACK	49'-6.5"
SIDE YARD SETBACK	25'-0"	SIDE YARD SETBACK	31'-1"
TOTAL SIDE YARD	60'-0"	TOTAL SIDE YARD	94'-3"
MINIMUM PLOT AREA	35,000 SF	PLOT AREA	17,503 SF

R-35 BULK TABLE		PROPOSED LOT B	
MINIMUM PLOT WIDTH	125'-0"	PLOT WIDTH	135.97'
FRONT SETBACK	50'-0"	FRONT SETBACK	51'-9"
REAR SETBACK	50'-0"	REAR SETBACK	51'-3"
SIDE YARD SETBACK	25'-0"	SIDE YARD SETBACK	32'-11.5"
TOTAL SIDE YARD	60'-0"	TOTAL SIDE YARD	71'-7.5"
MINIMUM PLOT AREA	35,000 SF	PLOT AREA	17,503 SF

BROWSELL PARK BULK TABLE	
MINIMUM PLOT WIDTH	100'-0"
FRONT SETBACK	35'-0"
REAR SETBACK	35'-0"
SIDE YARD SETBACK	15'-0"
TOTAL SIDE YARD	40'-0"
MINIMUM PLOT AREA	18,000 SF

Mayerfeld
ARCHITECT PLLC

15 Lyncrest Drive,
T (845) 354-0001 Monsey N.Y. 10952
F (845) 362-3272



A-2

SHEET No:
2 OF 10
SCALE: 3/32" = 1'-0"
DATE: 06/17/26

2038

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

July 1, 2026

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

Re: Esther Hasten-Hill & S. Joseph Chill
3 Kentor Lane, Monsey
Tax Lot 11/41.11-2-23 (formerly 9./44/AA2)

Dear Ms. Schultz:

Our office has received and reviewed a site plan that was last revised on June 17, 2026, which Mayerfeld Architect, PLLC, prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. The sanitary sewer from this project would connect to the District's sewer system.
 - a. Upon review of this application, the District has determined that an impact fee is required, in accordance with Sections 502A and 1317 of the Rockland County *Sewer Use Law* as last amended in 2010.
 - b. Approval of this application and the variances for the two (2) lot subdivision with construction of a single-family residence with no accessory apartments on one lot and leaving an existing single-family residence on the other lot on a 35,006 square foot lot in the R-35 District will result in one (1) additional sewer units. **Therefore, the applicant must submit a check in the amount of one thousand eight hundred fifty dollars (\$1,850.00) payable to Rockland County Sewer District No. 1 within thirty (30) days of approval.**
 - c. **If the use or occupancy of either property exceeds one (1) unit (e.g., with additional dwelling units, guest suites, a house of worship, a school, a daycare center, or home occupations), the District will require further review and the owner will have to pay an additional impact fee.**

Rocklandgov.com

- d. Payment of the impact fee must be made to the District **before the addition is connected to the sewerage system.**
 - e. We request that the Board notify the District upon approval of the project.
- 2. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
 - 3. Details for the sanitary sewer connection are subject to approval by the Town of Ramapo.
 - 4. Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete.

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

Very truly yours,



Lorelei Greene Tinston
Engineer I

cc: M. Saber M. Castro D. Gregory
Michael Lepori, P.E. – Town of Ramapo DPW
Ed Moran, P.E. – Town of Ramapo DPW
Stanley Mayerfeld, R.A. - Mayerfeld Architect, PLLC – 15 Lyncrest Drive, Monsey, NY
10952
Esther Hasten-Hill & S. Joseph Chill – 3 Kentor Lane, Monsey, NY 10952

File: TOR 41.11.2-23– 3 Kentor Lane
Impact Fees
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

July 21, 2026

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

Tax Data: 41.11-2-23

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 N

Map Date: 06/17/2026

Date Review Received: 06/26/2026

Item: *3 Kentor Lane (GML-26-0329)*

Two-lot subdivision of a 0.80-acre parcel in the R-35 zoning district. The existing single-family dwelling will remain on Lot A and a new single-family dwelling will be constructed on Lot B. Both parcels will require variances for lot area.

North side of Kentor Lane, approximately 250 feet east of Route 306

Reason for Referral:

State Route 306

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

Disapprove

The project narrative references the Brownsell Park subdivision, an average density subdivision that created the twelve residential parcels and the Earl Court cul-de-sac to the east of the subject site, which was filed on land records with the Rockland County Clerk's Office in 1973 as map 4389. As part of this subdivision, 4.91 acres of land (parcel 41.15-2-1) was dedicated to the Town of Ramapo for park purposes.

The narrative further indicates that the two proposed lots would be comparable in lot area and setbacks to the parcels created by the Brownsell Park subdivision. However, the subject parcel predates the Brownsell Park subdivision by ten years when it was created by the Earl Court subdivision. The primary public benefit of average density subdivisions is that they encourage the preservation of natural and scenic assets through the granting of relaxed area requirements in concert with the dedication of land. Unlike the parcels created by the Brownsell Park subdivision, no public benefit is being provided as part of the proposed subdivision. Allowing the current application to apply the reduced area requirements of the Brownsell Park subdivision would be contrary to the

3 Kentor Lane (GML-26-0329)

intent of average density subdivisions. The site should not benefit from the reduced bulk standards established by the average density subdivision of the adjacent parcels. The Wesley Hills Planning Board must review this parcel independently and as a normal lot in the R-35 zoning district when evaluating this subdivision request.

- 1 The subject site is located within the R-35 zoning district, which has a minimum required lot area of 35,000 SF. The lot area of the current parcel is 35,007 SF, just above the minimum requirement. The applicant is requesting to subdivide this parcel, creating two lots of just over 17,000 SF, or only half the required area. The ability of the existing infrastructure to accommodate increased residential density on undersized parcels is a countywide concern and must be evaluated. The surrounding neighborhood outside the Brownsell Park subdivision is characterized by similarly sized parcels. Allowing this subdivision may encourage nearby property owners to also create undersized parcels. A doubling of the residential density in this neighborhood will negatively impact its community character and may impact traffic on the local roadways and State highway, as well as infrastructure capacities. To avoid precedent-setting development, the Planning Board must not grant this subdivision.

The following comments address our additional concerns about the proposal:

- 2 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.
- 3 The applicant shall comply with the comments made by the Rockland County Sewer District No. 1 in their letter dated July 1, 2026.
- 4 A review must be completed by the Rockland Department of Health, any comments or concerns addressed, and any required permits obtained.
- 5 We request the opportunity to review any variances that may be needed to implement the proposed subdivision, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).
- 6 Once a subdivision has been approved, a filed map cannot be used to convey property, nor can the tax maps be updated with the lot changes, until the deeds are filed with the County Clerk, conveying the portions of the lots that are required to achieve the lot configuration indicated on the subdivision map. The applicant and the Village must make sure that the deeds are properly filed with the Rockland County Clerk to ensure that the tax maps are properly updated.
- 7 The Short Environmental Assessment Form (SEAF) provided is largely incomplete. A completed SEAF must be provided. In addition, we recommend the use of the EAF Mapper Application, provided by the New York State Department of Environmental Conservation (<https://gisservices.dec.ny.gov/eafmapper/>). To ensure accurate SEQRA documentation, the Village shall encourage applicants to use this tool to complete the SEAF as it populates the answers to certain questions using New York State database information.
- 8 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.
- 9 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

3 Kentor Lane (GML-26-0329)

stated reasons for the land use board's override.

- 10 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:
 - 10.1 The bulk table shall indicate that the front and rear setbacks for Lot A are existing conditions and that a variance for lot area will be needed for both lots.
 - 10.2 The site plan shall contain map notes that list all appropriate information, including the district details and parcel specific information such as lot area, zoning designation, owner, and existing and proposed use.
 - 10.3 The site plan shall contain a vicinity map that has a north arrow and scale.
 - 10.4 As per the Village of Wesley Hills Specifications for Plats and Plans found in Appendix A of its subdivision regulations, a subdivision plat prepared and sealed by a licensed land surveyor must be provided.



Douglas Schuetz
Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
NYS Department of Transportation
Rockland County Department of Health
Rockland County Drainage Agency
Rockland County Planning Board
Rockland County Sewer District No. 1
Mayerfeld Architect PLLC

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

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

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

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



Memorandum

To: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

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

Re: Mayfield-Chill, 3 Kentor Lane Subdivision
SBL# 41.11-2-23
Zoning District: R-35

Date: July 23, 2026

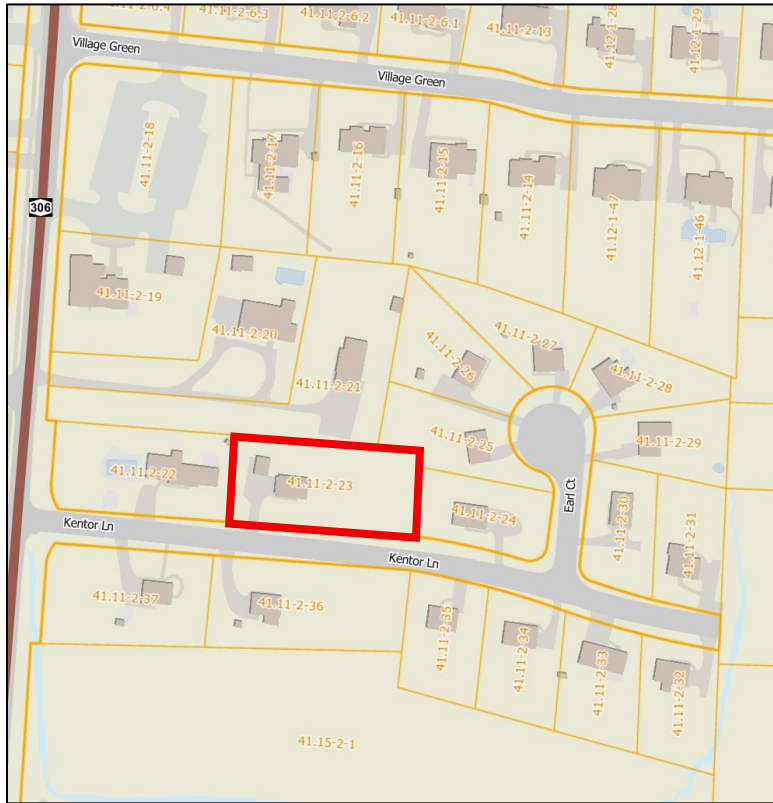
cc: Alena Guckian, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Stephanie Caputo, Planning Board Secretary
John Layne, Building Inspector

Received and reviewed for this memorandum:

- Planning Board Application, prepared and signed by S. Joseph Chill, dated June 24, 2026
- Letter to the ZBA, prepared and signed by Stanley Mayerfeld, of Mayerfeld Architecture PLC, dated January 17, 2022.
- GML review from the Rockland County Department of Planning, prepared and signed by Douglas J. Schuetz, Commissioner, dated July 21, 2026.
- GML review from the Rockland County Sewer District NO. 1, prepared and signed by Lorelei Greene Tinston, Engineer I, dated July 1, 2026
- Short Environmental Assessment Form, prepared and signed by Stanley Mayerfeld, dated July 14, 2026.
- Sketch Plats, prepared and signed by Stanley Mayerfeld, of Mayerfeld Architecture PLC, dated June 17, 2026:
 - DWG NO: A-1
 - DWG NO: A-2

Project Summary

The applicant is proposing a minor two-lot subdivision of a 0.80 acre parcel. Lot A will be the site of an existing single-family dwelling, and a new single family dwelling will be constructed on Lot B. A lot area variance will be required for both proposed parcels. As shown on the insert map below, the parcel is located on Kentor Lane, just east of Route 306 (and south of Village Hall).



Submission Comments

1. Per § 193-11, this submission is classified as a Sketch Plat Submission. Therefore, per § 193 Attachment I, we are not in receipt of the following required information, which must be included on the Sketch Plat:
 - a. The title of the proposed subdivision
 - b. Name and address of the property owner
 - c. Name and address of the applicant
 - d. Location of property lines
 - e. Location of watercourses
 - f. Location of existing wooded areas, or trees eight inches or more in diameter measured four feet above ground level
 - g. Names of adjoining property owners from the latest Town of Ramapo assessment rolls within 500 feet of any perimeter boundary of the subdivision
 - h. Locations, sizes, elevations and slopes of existing sewers, water mains, culverts and other underground structures within the tract and immediately adjacent
 - i. Location of existing utility poles on or immediately adjacent to the site
 - j. Topography information with contour intervals of two feet referred to sea level datum
 - k. Preliminary proposals for connection with existing water supply and sanitary sewage systems, or alternative means of providing water supply and sanitary waste treatment disposal; preliminary provisions for collecting and discharging surface water drainage

- I. A vicinity map showing streets and other general development of the surrounding area at a scale of one inch equals 30 feet.
2. We request that the applicant update the bulk table to indicate the proposed variances.
3. Please note that the Application Form indicates that “S Joseph Chill” is the applicant. While the SEAF indicates that “Stanley Mayerfeld” is the applicant. Please specify who the correct applicant is and keep it consistent across all future submission material.

Zoning Comments

4. Based on the submitted plans and per § 230-17, the proposal requires two lot area variances. The R-35 Zoning District requires a minimum lot area of 35,000 square feet for single-family homes; however, Lots A and B are each proposed to contain 17,503 square feet.
5. We recommend that the plans not show any of the Average Density reduced lot requirements, should not be evaluated under the Average Density requirements used for the adjacent Brownsell Park Subdivision, and should be evaluated based on the R-35 zoning requirements.

SEQRA and GML Comments

6. Please be advised that the submitted SEAF form is outdated. Please fill out the most recent version of the SEAF by utilizing the [NYSDEC EAF Online Portal](#).
7. Pending the requested revised SEAF, we recommend that the Board declare this proposal as a Type II action.
8. Per GLM § 239-m and -nn, review by the Rockland County Department of Planning and the Rockland County Sewer District No. 1 is required, as the project site is within 500 FT of Route 306. We are in receipt of the review letters from both Rockland County agencies.