



ZONING BOARD OF APPEALS MEETING AGENDA

August 19, 2026 at 7:30 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

ROLL CALL

PUBLIC HEARING

1. To consider the application submitted by Carl and Oryan Pfeffer/COP Capital LLC for variances from the provisions of Section 230–17 Attachment I and Section 230-14B(1) of the Code of the Village of Wesley Hills, to permit a two lot subdivision, the lot known as 15 Oz Court having lot width of 83.8 feet instead of the minimum required of 125 feet, effective square of 81.5 feet instead of the minimum required of 125 Feet, front yard of 25 feet instead of the minimum required of 50 feet, impervious surface ratio of .281 instead of the maximum permitted of .25, and which proposed subdivision impairs conformity with the Zoning Law for minimum lot width, effective square, front yard and impervious surface requirements.

The subject premises are situated on the east side of Oz Court approximately 300 feet from the intersection of Arcadian Drive, known as 15 Oz Court and 12 Mark Drive, in an R-35 Zoning District.

CONTINUED PUBLIC HEARING

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

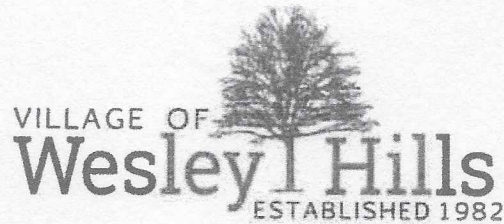
The subject premises are situated on the north side of East Willow Tree Road, 0 feet from the intersection with Route 306, known as 166 East Willow Tree

Road, designated on the Tax Map as Section 41.11, Block 2, Lot 1, in an R-35 Zoning District.

APPROVAL OF MINUTES

3. June 17, 2026, and July 15, 2026.

ADJOURNMENT



432 Route 306
Wesley Hills, N.Y. 10952-1221

Phone (845) 354-0400 • Fax (845) 354-4097 • www.wesleyhills.gov

INSTRUCTIONS

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

1. Filing fee of \$150.00 for an existing residence. For actions involving *new* one-family residences, \$150.00 plus \$100.00 per variance sought. For all actions involving all other existing uses, \$250.00, plus \$100.00 per variance sought. For all other uses, \$350.00 plus \$100.00 per variance sought. A separate escrow fee of \$500.00 is also required for all applications. Please make all payments payable to the *Village of Wesley Hills*.
2. 12 copies of the application,
3. 12 copies of a plot plans drawn to scale (showing setbacks and other dimensions) or 12 surveys that have been sworn or attested to as being true and accurate.
4. 12 copies of a narrative describing why the applicant is appearing before the board.
5. 12 copies of the Building Inspector 's determination/Code Inspector's determination/referral from the Planning Board/for an interpretation of the Zoning Code.
6. 12 copies of a complete NYS DEC short EAF.
7. List of names and addresses, along with stamped self-addressed envelopes, of all property owners within a 750-foot radius of the property covered in the application.
8. 12 copies of a vicinity map.

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

For additional information, please contact Stephanie Caputo, Secretary to the Planning and Zoning Boards at (845) 354-0400 or pzclerk@wesleyhills.gov.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 06/17/2026

Please check all that apply:

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

Project Name: 15 Oz court Subdivision

Applicant: Carl & Oryah Pfeffer / COP Capital LLC Phone # 917-282-0737

Address 11 Arcadian Drive Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Property Owner: Carl & Oryah Pfeffer / COP Capital LLC Phone # 917-282-0737

Address 11 Arcadian Drive Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Civil tech Phone # 845-610-3621

Address 139 Lafayette Avenue 2 Nd Floor Suffern NY 10901
Street Name & Number (Post Office) State Zip code

Attorney: n/a Phone # _____

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

Contact Person: Expedition Group Inc Phone # 845-212-2040

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

Tax Map Designation:

Section 41.12 Block 2 Lot(s) 39
Section _____ Block _____ Lot(s) _____

Location: On the East side of Oz Court,
300 feet Intersection of Arcadian Drive.

Acreage of Parcel 0.973 **Zoning District** R-35
School District East Ramapo **Postal District** Spring Valley

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

See Attached narrative

If subdivision:

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

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

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

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

"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. n/a
Based on Rockland county GML map no GML required

Applicant's Signature and Certification

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

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

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

Sign [Signature]
Carl
Sign [Signature]
Oryah

SWORN to before this
26 day of June, 2026

[Signature]
Notary Public

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

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Carl & Oryah Pfeffer / COP Capital LLC being duly sworn, hereby

depose and say that I reside at: 11 Arcadian Drive Spring Valley NY 10977

in the county of Rockland in the state of NY.

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

15 Oz Court Spring Valley NY 10977

described in a certain deed of said premises recorded in the Rockland County Clerk's

Office in Liber n/a of conveyances, page INSTR # 2025-00037320

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

section 41.12-2-39 block lot(s)

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

Carl & Oryah Pfeffer / COP Capital LLC

Mailing Address

11 Arcadian Drive Spring Valley NY 10977

SWORN to before this

26 day of June, 2026

Miriam Silberberg
Notary Public

Sign Carl
Carl

Sign Oryah
Oryah

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

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

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Carl & Oryah Pfeffer / COP Capital LLC, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

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

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

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

Application, petition or request is hereby submitted for:

- (☒) Variance or modification from the requirement of Section 230-17;
- () 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 Subdividing a parcel of land

3. Premises affected are in a R-35 zone and from the town of
Ramapo tax map, the property is know as Section 41.12,
Block, 2, Lot(s) 39.

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

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

(if none, so state)

a. Name and address of officer or employee None

b. Nature of interest None

c. If stockholder, number of shares None

d. If officer or partner, nature of office and name of partnership None

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

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

I, Carl & Oryah Pfeffer / COP Capital LLC, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Carl & Oryah Pfeffer / COP Capital LLC

Mailing Address

11 Arcadian Drive Spring Valley NY 10977

SWORN to before this

26 day of June, 2026

Miriam Silberberg
Notary Public

Sign Carl

Sign Oryah

MIRIAM SILBERBERG
NOTARY PUBLIC-STATE OF NEW YORK

No. 01SI6379422

Qualified in Rockland County

My Commission Expires 08-13-2026

Page 6

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

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

Carl & Oryah Pfeffer / COP Capital LLC being duly sworn, deposes and
says that he/she resides at 11 Arcadian Drive Spring Valley NY 10977

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 2 Lot No. 39 and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.
The applicant is the (owner) (contract vendee) of the said property.

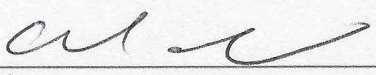
Owner: Carl & Oryah Pfeffer / COP Capital LLC

Address: 11 Arcadian Drive Spring Valley NY 10977

Sworn to before me this

26 day of June 2026

Miriam Silberberg
Notary Public

Sign 
Carl

Sign 
Oryah

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

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF POSTING

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

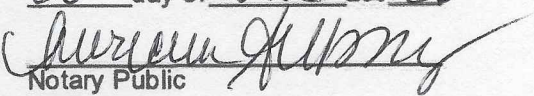
Carl & Oryah Pfeffer / COP Capital LLC being duly sworn, deposes and
says that he/she is the applicant in the matter of an application before the
Village of Wesley Hills Zoning Board affecting property located at
15 Oz Court Spring Valley NY 10977, Wesley Hills, Town of Ramapo,
Rockland County, New York.

That on the _____ day of 2026 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.

Carl & Oryah Pfeffer / COP Capital LLC

Sworn to before me this

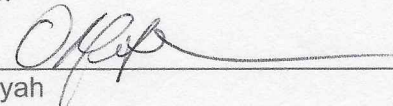
26 day of June 20026


Notary Public

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

Sign 

Carl

Sign 

Oryah

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

Carl & Oryah Pfeffer / COP Capital LLC

APPLICANT

06/17/2026

DATED

Sign _____
Carl

Sign _____
Oryah

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of Subdividing a parcel of land

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:		Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
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.			☐	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			☐	☐
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)				
☐ Forest Agriculture Aquatic Other(Specify):				
☐ Parkland				

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

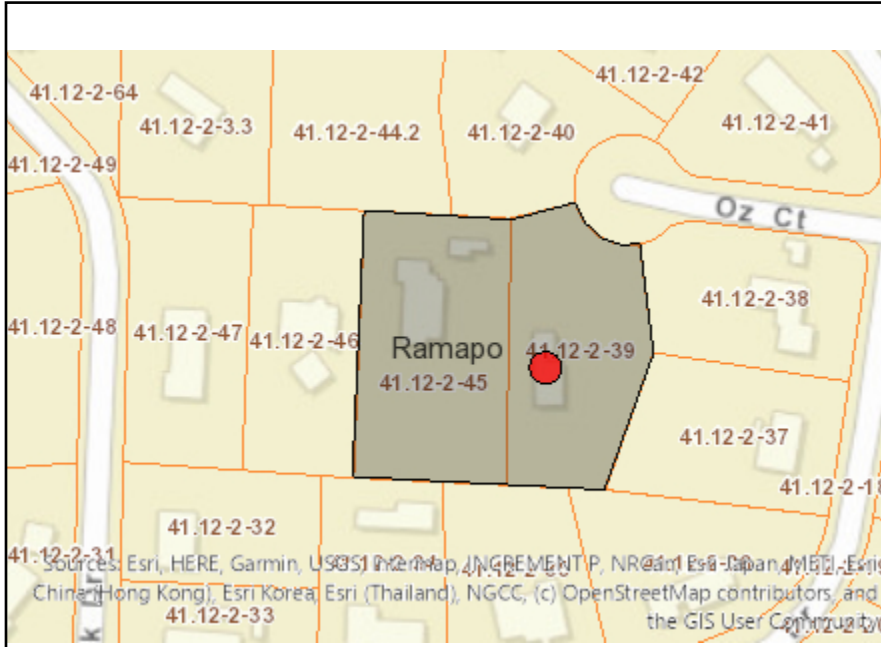
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐

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>Civil Tec Engineering & Surveying PC</u> Date: <u>7-14-26</u> Signature: <u><i>Nachul</i></u> Title: <u>Project Engineer</u>		



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



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

11/41.12-2-36
JARASHOW JONATHAN &
JUDITH
15 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.16-1-12
EGERT ELLIOT &
ESTHER
25 SHERRI LA
SPRING VALLEY, NY 10977

11/41.16-1-15
MENDELOVITZ ARON & RACHEL
31 SHERRI LA
SPRING VALLEY, NY 10977

11/41.12-2-25
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

11/41.12-2-23
ROSENBLUM TODD &
KLIGER ETA
22 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-34
BRACHFELD MEIRI
19 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-32
FASKOWITZ SHRAGA &
LUBINSKY TZVIYA
14 MARK DRIVE
WESLEY HILLS, NY 10977

11/41.12-2-20
FISHMAN STEPHEN & MAZAL
16 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-19
GRAMA SARA S& TUVIA
14 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-47
LAZARUS MARK & LINDA
8 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-35
PFEIFFER ETHAN & HANNA B
17 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.16-1-11
KRIESBERG AGNES
23 SHERRI LA
SPRING VALLEY, NY 10977

11/41.16-1-16
WHITAKER DESMOND & TAMME
33 SHERRI LA
SPRING VALLEY, NY 10977

11/41.12-2-26
SMALL MELVIN H & NADINE C
24 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-24
WESLEY HILLS VILLAGE OF
432 ROUTE 306
MONSEY, NY 10952

11/41.12-2-30
FRIEDMAN DAVID &
KLEIN PHYLLIS
23 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-22
WEISSMAN ANDREW & RUTH
20 ARCADIAN DRIVE
SPRING VALLEY, NY 10977

11/41.12-2-33
JAGOTA SURINDER & PRABHA
21 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-46
VIENER JOSEPH & HANNA
10 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-43
KLAHR SHMUEL & ROCHEL
LEAH
3 ARCADIAN DR
WESLEY HILLS, NY 10977

11/41.16-1-14
KLEIN PINCUS
29 SHERRI LA
SPRING VALLEY, NY 10977

11/41.16-1-13
DEMBITZER HOWARD S &
REBEKAH
27 SHERRI LA
SPRING VALLEY, NY 10977

11/42.09-1-36
KAROLY ADRIAN J & RIVKA
35 SHERRI LA
SPRING VALLEY, NY 10977

11/41.12-2-27
ABRAHAM MIRIAM &
ZALTZ ARI
26 ARCADIAN DR
SPRING VALLEY, NY 10977

11/42.09-1-35
GINSBURG FAIGA Z
15 ROCKINGHAM RD
SPRING VALLEY, NY 10977

11/41.12-2-31
MERMELSTEIN TOVA
11 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-21
LOWINGER DAVID & ESTELLE
18 ARCADIAN DR
SPRING VALLEY, NY 10977

11/42.09-1-34
IVEY ARTHUR & RUTH M
11 ROCKINGHAM RD
WESLEY HILLS, NY 10977

11/41.12-2-39
COP CAPITAL LLC
11 ARCADIAN DRIVE
SPRING VALLEY, NY 10977

11/42.09-1-29
SPITZ NANCY D
1 ROCKINGHAM RD
SPRING VALLEY, NY 10977

11/41.12-2-63
ZELMANOVIC DAVID & ELAINE
4 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-11
HAMBURGER ROCHELLE
27 EAST WILLOW TREE ROAD
WESLEY HILLS, NY 10977

11/41.12-2-12
SCHWARTZ YIDEL
170 CLINTON LANE
SPRING VALLEY, NY 10977

11/41.12-2-8
KATZ TAMIR &
SCHNEID SHARONA
38 E WILLOW TREE
SPRING VALLEY, NY 10977

11/41.12-2-7
WYMAN MICHAEL & JUANITA
42 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-2-6
HOROWTIZ FAMILY TRUST
21 ROCHELLE LANE
SPRING VALLEY, NY 10977

11/42.09-1-33
RAM CARMELA LEGACY TRUST
9 ROCKINGHAM RD
SPRING VALLEY, NY 10977

11/41.12-2-18
BERLIN MICHLA
12 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-51
PINCUS DOV & ELLEN
6 SHERRI LA N
SPRING VALLEY, NY 10977

11/41.12-2-37
PFEFFER CARL & ORYAH
11 ARCADIAN DR
SPRING VALLEY, NY 10977

11/42.09-1-32
SCHECHTER YITZCHAK &
REICHMAN MIRIAM
7 ROCKINGHAM RD
WESLEY HILLS, NY 10977

11/41.12-2-17
FEIG FAMILY TRUST
10 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-38
YAMPEL MOSHE & YUDIT
9 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-45
LICHTSCHEIN JULIE
12 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-48
BAIS LUBAVITCH
7-9 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-50
MIKULANINEC JOHN S
REVOCABLE TRUST
4 SHERRI LA N
SPRING VALLEY, NY 10977

11/42.09-1-31
GROSSBERGER ESTHER
5 ROCKINGHAM RD
WESLEY HILLS, NY 10977

11/41.12-2-16
PROVIDER-HAMASPIK OF
ROCKLAND COUNTY INC
58 RT 59
MONSEY, NY 10952

11/41.12-2-49
BL-RES I HOLDINGS LLC
190 WILLIS AVENUE
MINEOLA, NY 11501

11/41.12-2-44.2
63 EAST WILLOW TREE ROAD
LLC
63 EAST WILLOW TREE ROAD
WESLEY HILLS, NY 10977

11/41.12-2-41
SILBERBERG CHARLES &
MIRIAM R
7 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-40
9 OZ LLC
#243
368 NEW HEMPSTEAD RD
NEW CITY, NY 10956

11/41.12-2-15
GELMAN CHAYA
6 ARCADIAN DRIVE
WESLEY HILLS, NY 10977

11/41.12-2-64
ABIKZER TZIVYA
6 MARK DR
SPRING VALLEY, NY 10977

11/42.09-1-30
WREN GORDON JR & ROBIN J
3 ROCKINGHAM RD
SPRING VALLEY, NY 10977

11/41.12-2-42
ARCADIAN DRIVE LLC
P.O.BOX 350-169
BROOKLYN, NY 11235-0169

11/41.12-2-44.1
RAKOWER DOV & TZIPPY
PO BOX D1800
POMONA, NY 10970

11/41.12-2-14
LEVY LM LEGACY TRUST
4 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-13
FRIEDMAN MOSHE
#1
5103 20TH AVE
BROOKLYN, NY 11204

11/41.12-2-5
GINSBURG MORDECHAI
& SHERI LIVING TRUST
1 ARCADIAN DR
SRPING VALLEY, NY 10977

11/41.12-2-4
UMANKSKY AMALIA 2016
FAMILY TRUST
57 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.08-2-58.8
HOROWITZ SAUL & GITTY
21 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.12-2-3.3
STERNHELL ELIEZER M
42 N QUINCE LANE
MONSEY, NY 10952

11/41.12-2-2
CONG SHAAR HASHAMAYIM
% J. EISENREICH
71 E WILLOW TREE RD
WESLEY HILLS, NY 10977

11/41.12-2-3.1
STERNHELL JOSHUA &
MIRIAM
5055 COLLINS AVE - APT 5D
MIAMI, FL 33140

11/841.12-2-11
HAMBURGER ROCHELLE
27 EAST WILLOW TREE ROAD
WESLEY HILLS, NY 10977

11/41.08-2-58.9
WILLOW TREE MNGT LLC
241 VIOLA RD
MONSEY, NY 10952

11/41.12-2-3.2
STERNHELL JOSHUA & MIRIAM
5055 COLLINS AVE-APT 5D
MIAMI, FL 33140

VILLAGE OF WESLEY HILLS

A regular meeting of the **Planning Board of the Village of Wesley Hills** (“Planning Board”) was convened on May 27, 2026, at 7:30 pm.

The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Joseph Zupnik, seconded by Tzvee Rotberg to wit:

WHEREAS, the **COP CAPITAL LLC/JULIE LICHTSCHEIN** are seeking Sketch Plat Approval for a Subdivision/Lot Line Adjustment for the subject property(ies) commonly known as:

[Lot A] – 15 Oz Court, Wesley Hills NY. The property is situated on the east side of Oz Court, 300 feet from the intersection of Arcadian Dr. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.12-2-39 and is in an R-35 zoning district; and

[Lot B] – 12 Mark Drive, Wesley Hills NY. The property is situated on the east side of Mark Drive, 270 feet from the intersection of Arcadian Drive. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.12-2-45 and is located in an R-35 zoning district.

WHEREAS, the proposed Sketch Plat Approval cannot be approved without the granting of a certain variance(s), as identified in the Application *[Minimum Lot Frontage (12 Mark/15 Oz) Minimum Front Yard (15 Oz); Minimum Lot Width (15 Oz); Minimum Total Side Yard (15 Oz); and, Maximum Impervious Surface Ratio (15 Oz)]* (“Variance(s)”);

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

BE IT FURTHER RESOLVED that the Applicants shall discuss/confirm the variances identified above with the Village's Building for its interpretation/confirmation.

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

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

The voting in favor was as follows [7 - 0]:

In Favor: Chairman Lieberman, Member Vanessa Newman Caren, Member Albert Tew, Member Joshua Scheinberg, Member Neal Wasserman, Ad-Hoc Joseph Zupnick and Ad-Hoc Tzvee Rotberg;

Oppose: NONE ;

Abstain: NONE.



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.gov

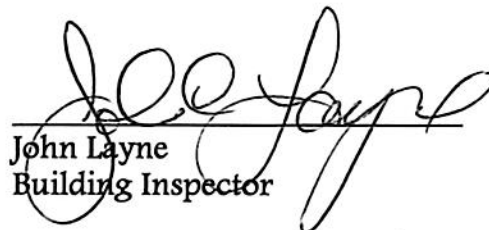
Dated: June 16, 2026
Tax Parcel ID: 41.12-2-39 & 41.12-2-45
Address: 15 Oz Court & 12 Mark Drive
Applicant: COP Capital, LLC & Julie Lichtschein

BUILDING AND ZONING DEPARTMENT:

Please be advised that your application for a subdivision/lot line adjustment has been denied. The requirements of the Zoning Law of the Village of Wesley Hills have not been satisfied. The following variances are required:

- ~Maximum impervious surface ratio of 28.1% where 25% is required.
- ~Minimum total side yard of 45' where 60' is required.
- ~Minimum front yard width (12 Mark Drive) of 92.5' where 125' is required.

In addition, the Zoning Board of Appeals may review any existing non-conforming items; Minimum lot frontage (12 Mark Dr.) 0' where 100' required (15 Oz Ct.) 85.99' where 100' required ~ Minimum front yard (12 Mark Dr.) 37' where 50' required ~ Minimum side yard (15 Oz Ct.) 20' where 25' required ~ Maximum front yard impervious surface ratio (12 Mark Dr.) 26% where 20% required.


John Layne
Building Inspector

cc: Zoning Board of Appeals

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

