PLANNING BOARD MEETING AGENDA

August 26, 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 of MOSHE TEIGMAN, 18 Jeremy Court, Suffern, NY 10901. The applicant is seeking approval, pursuant to the Zoning Law of the Village of Wesley Hills — Section 230-36(E)(5), for architectural plans for a new single-family residence.

   The subject property, commonly known as 18 Jeremy Court, Wesley Hills, New York, is located/designated on the Eastern Side of Jeremy Court, 511 +/- Feet South of Powder Horn Drive. The property is currently designated on the Town of Ramapo Tax Map as Parcel ID #: 32.19–2–4.6 in an R-50 Zoning District.

2. To consider the application of YESHIVAS OHR REUVEN. The Applicant is seeking: a Special Permit and Amended Site Plan approval for the proposed installation of a manufactured trailer that will include two classrooms and two bathrooms to accommodate the additional elementary-age students for the upcoming 2026-2027 school year. The trailer is to be utilized as a temporary solution while the site is being evaluated for a permanent addition.

   The subject property is commonly known as 251-259 Grandview Avenue, Wesley Hills, NY. The property is situated on the Northwesterly side of Grandview Avenue, at the intersection of Spook Rock Road. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 40.16-1-17 and 18 and is located in an R- 50 zoning district.

3. To consider the application of THE VILLAGE GREEN SHUL. The Applicant is seeking: a Special Permit and Site Plan approval for a neighborhood gathering, with the existing building and the proposed addition of multi-use with religious gathering spaces and a single-family residence, the existing single-family residence currently being leased to a not-for-profit organization that provides free housing to families with an individual who is currently being treated at a local hospital or treatment facility.

The subject property is commonly known as 4 Village Green, Monsey, NY. The property is situated on the south side of Village Green Avenue, 250 +/- East of Route 306. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.11-2-17 and 18 and is located in a R-35 zoning district.

CONTINUED PUBLIC HEARING

4. 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.

DISCUSSIONS

5. The discussion on the application of Yaakov Jankelovits for a Clearing/Filling/Excavating Permit. Designated on the Town of Ramapo Tax Map as Parcel ID # 41.07-1-2. Subject property is located at 5 Powder Horn Drive.

6. The discussion on the application of Eli Glassman for a Clearing/Filling/Excavating Permit. Designated on the Town of Ramapo Tax Map as Parcel ID # 32.19-4-13. Subject property is located at 24 Rockwood Lane.

7. 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 ID #41.11-2-23 and is located in an R-35 Zoning District.

APPROVAL OF MINUTES

8. Minutes for July 27, 2026, and July 29, 2026.

ADJOURNMENT

July 23, 2026

To: Village of Wesley Hills
Building Dept. - ARB Division
432 NY-306,
Monsey, NY 10952

Re: 18 Jeremy Ct
Suffern, NY 10901
Tax lot: 32.19 - 2 - 4.6

This property is located off Powder Horn Dr in the R-50 zone. The applicant is building a new single-family house.

This single family will have 2 stories plus a basement with an attached garage. No variances are being requested. The owner is building his house for his family in a modern fashion, which will enhance the beauty of the area in Wesley Hills.

The proposed square footage is as following:

Garage	575 sf
First Floor	3487 sf
Second Floor	3123 sf
Total for FAR	6610 sf.

See attached specs.

The following colors and materials will be used.

Roof shingles	Black	Asphalt
Siding	Athea 858	Stucco
Soffit	Black	Vinyl
Gutters	Black	Metal
Window	Black	Glass/metal
Stones	NA	NA
Railing	NA	NA
Doors	Black	Metal
Garage doors	Black	Wood
Lighting	Black	Glass/ Aluminum

Feel free to reach out to us for any questions at 845.222.1810. Thank you.

VILLAGE OF
Wesley Hills
ESTABLISHED 1982
432 Route 306
Wesley Hills, N.Y. 10952-1221
Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.gov
Email: PZClerk@wesleyhills.gov

MATERIALS LIST

	COLOR	MATERIAL	MANUFACTURER
ROOF:	Antique Slate	Asphalt Shingles	G. A. F.
SIDING:	Athea 858	Stucco	STO
DECORATIVE SIDING:	NA	NA	NA
SOFFITS & FASCIA:	Black	Vinyl	RBP
WINDOWS:	Black	Wood / Glass	Sierra Pacific
TRIM:	Athea 858	Stucco	STO
SHUTTERS:	NA	NA	NA
GARAGE DOORS:	Black	Aluminum	C. H. I.
DOORS:	Black	Metal	Cantera
DECK:	NA	NA	NA
FIREPLACE:	NA	NA	NA
LIGHTING:	BLACK	Aluminum / Glass	Modern Frames
RAILINGS:	NA	NA	NA
OTHER:			

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

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 7/23/26

Please check all that apply:

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

Applicant: Moshe Teigman Phone # 845 222 1810

Address: 18 Jeremy Ct. Suffern, NY 10901

Email: moshe@silberconstruction.com

Project Name: 18 Jeremy Ct.

Tax Map Lot No. 32.19 - 2 - 4.6 Map Date ____

____ Current Zoning ____

Location: On the Eastern side of Jeremy Ct., 511 feet powderhorn of ____ in the town of Ramapo hamlet/village of Wesley Hills

Acreage of Parcel 1.02 **Zoning District** R-50

School District East Ramapo **Postal District** 10901

Fire District Hillcrest **Ambulance District** Ramapo Valley

Water District Veolia **Sewer District** Town of Ramapo

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

Single family New construction.

If **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 **site plan**:

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

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

_____

_____

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. No

Are there **streams** on the site? If yes, please provide the names. No

Are there **wetlands** on the site? If yes, please provide the names and type. No

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

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

_____

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

_____

_____

Property Owner: Leah Gulkowitz Phone # 516.491.7494

Address: 4 Willows Rd Monsey NY 10952 Email: _____

Engineer/Architect/Surveyor: Menashe MF Design Phone # 732.523.1254

Address: 820 Ridge Ave Suite 202 Lakewood, NJ 08701 Email: mfeinberg@mfdesignstudio.com

Attorney:_____ Phone #_____

Address: _____ Email: _____

Contact Person: Chananya Silber Phone # 845 222 1810

Address: 40 Skyline Terrace Spring Valley, NY 10977 Email: SilberBuilder@gmail.com

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 }

Leah Gulkowitz being duly sworn, deposes and says that he/she resides at 4 willows Rd 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. 32.19 Lot No. 4,6 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.

Leah Gulkowitz Owner: Leah Gulkowitz

Address: 4 willows Rd
Monsey NY 10952

Sworn to before me this
5 day of May 2020

Notary Public

Allie Aaron
Notary Public, State of New York
No. 02AA6118670
Qualified in Rockland County
Commission Expires December 26, 2020

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

Moshe Teigman
APPLICANT

7/16/26
DATED

AFFIDAVIT

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

I, Moshe Teigman being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the HRB - Planning *(board)* in the town/village of Wesley Hills affecting property located at 18 Jeremy Ct., Rockland County, New York.

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

SECTION/BLOCK/LOT	NAME	ADDRESS
See Attached		

Moshe Teigman

SWORN to before this
23rd day of July, 2026

Notary Public

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

11/32.18-2-19
KERN FAMILY 2020 TRUST
20 ROBLE RD
WESLEY HILLS, NY 10901

11/32.19-2-33
COHEN AARON M & GOLDA R
9 POWDER HORN DR
SUFFERN, NY 10901

11/32.18-2-27
ZAKARIN HERBERT & HANNA
8 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-32
ADAMS MITRA & ZIVARI
SOHAYLA S
11 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-35
BELSKY FRANCES
12 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-31
KIGLER MARVIN J & IRENE G
17 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-36
BENDRIHEM YOSEF &
SHOSHANA
14 POWDER HORN DR
SUFFERN, NY 10901

11/32.18-2-26
BOUSKILA ARIEL & CHAYA
4 ARI DR
SUFFERN, NY 10901

11/32.18-2-25
LEVIN SETH A & MARLA T
6 ARI DR
SUFFERN, NY 10901

11/41.07-1-6
CNTRL SCHL DSTRICT NO
245-302 OF THE TOWNS OF R
105 SO MADISON AV
SPRING VALLEY, NY 10977

11/41.07-1-5
WESLEY HILLS VILLAGE OF
432 ROUTE 306
MONSEY, NY 10952

11/32.19-2-30
WAITMAN ROBERT M &
PRINCE SHIRA
19 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-29
JILLEBA FREDERICK &
UGHETTA
21 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-37
CHESIR JOSHUA & FRANCINE
16 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-38
RATZKER GARY & ARLENE
3 ARI DR
SUFFERN, NY 10901

11/32.18-2-23
TYH THE ARI LLC
C/O APFEL STEVEN
5 ARI DR
SUFFERN, NY 10901

11/32.19-2-39
OLLECH BARBARA L
18 POWDER HORN DR
SUFFERN, NY 10901

11/32.18-2-21
ADLER MARK & JEAN
16 ROBLE RD
SUFFERN, NY 10901

11/32.19-2-28
KUNSTLINGER DANIEL &
WEISSMAN REBECCA
23 POWDER HORN DR
WESLEY HILLS, NY 10901

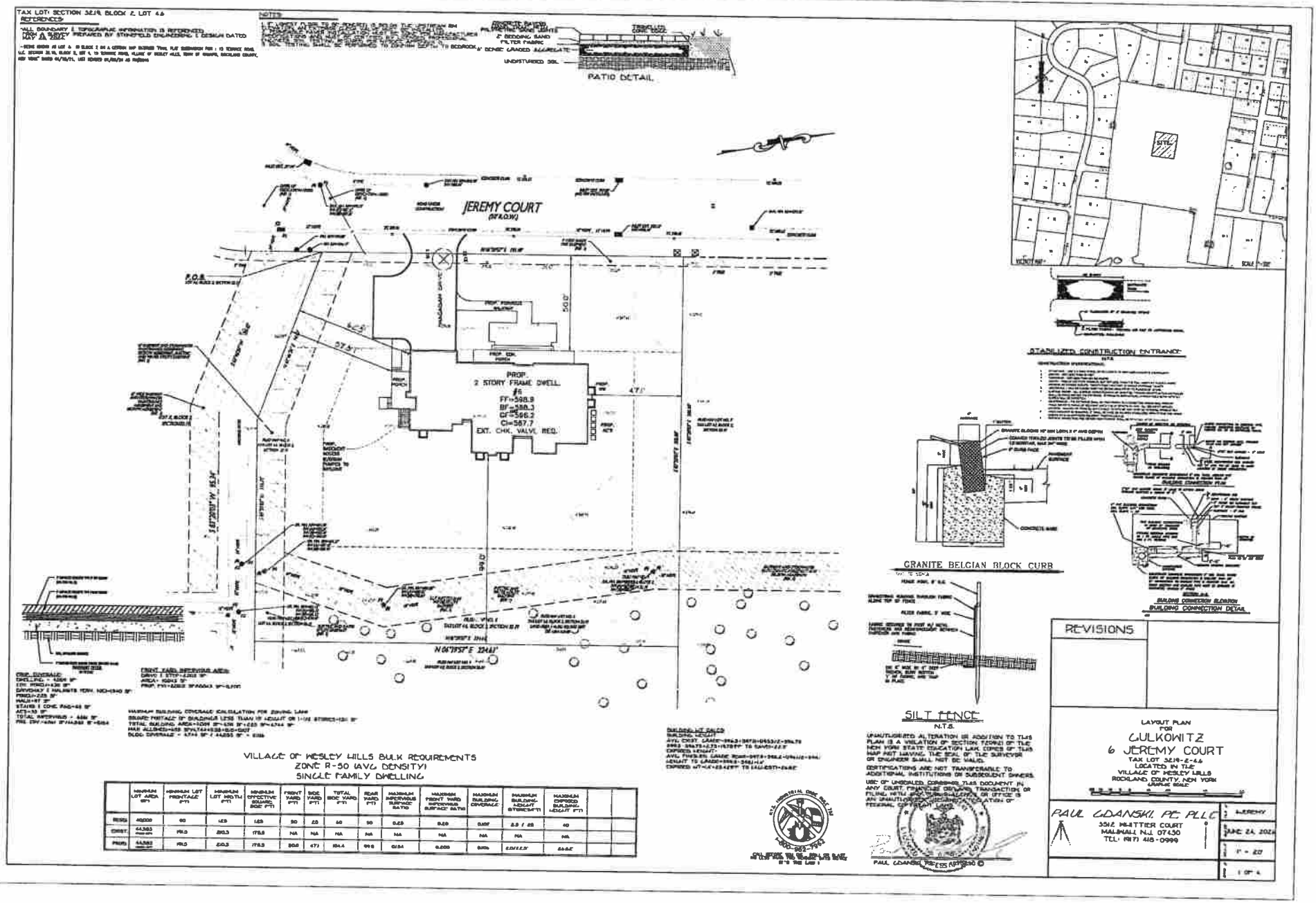
11/32.19-2-40
KOTCH BRETT & EVA
REVOCABLE TRUST
20 POWDER HORN DR
SUFFERN, NY 10901

11/32.18-2-20
FRIEDMAN SANDRA & JACOB
REVOCABLE LIVING TRUSTS
18 ROBLE RD
SUFFERN, NY 10901

11/32.19-2-62
SCHEINFELD MEIR &
STERN ALISA
536 ROUTE 306
MONSEY, NY 10952

11/32.19-2-42
COHEN LEVY SUSAN DIANE
LEGACY TRUST
24 POWDER HORN DR
WESLEY HILLS, NY 10901

11/32.18-2-18
WASSERMAN NEAL I &
ELEANOR N
22 ROBLE RD
SUFFERN, NY 10901



	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE F-T1	MINIMUM LOT WIDTH F-T1	MINIMUM EFFECTIVE BUILDING SIZE F-T1	FRONT YARD F-T1	SIDE YARD F-T1	TOTAL SIDE YARD F-T1	REAR YARD F-T1	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT STORIES/FT	MAXIMUM PROPOSED BUILDING HEIGHT F-T1		
REQD.	40,000	90	125	1,125	30	25	60	30	0.25	0.20	0.167	2.5 / 35	40		
EXIST.	44,383	YES	200.3	178.3	NA	NA	NA	NA	NA	NA	NA	NA	NA		
PROP.	44,383	YES	200.3	178.3	30.0	47.1	154.4	99.8	0.154	0.200	0.096	2.0/25.5'	24.6'		

What's below your arches and eaves: a cut above the rest.

- A range of popular styles that can hang with any Royal siding
- Available in a variety of finishes that redefine the word "finish"
- Looks vary from traditional but never boring to borderline glamorous
- Available in UV-resistant standard colors and deep, rich Colorscapes® shades
- Matte finish Triple 3 1/3 Soffit .044" gauge available in solid and hidden vent
- Matte finish Beaded Panel .042" gauge available in solid and vented
- Matte finish Triple 4 Soffit .042" and .038" gauges available in solid, fully vented and center vented
- Brush finish Double 5 Soffit .042" and .039" gauges available in solid and fully vented

Royal® Building Products exists for one reason: to push the limits of what every type of exterior can be. We strive for best-in-class manufacturing and industry-leading innovation. What drives us? Every homeowner who demands exteriors that add value, perform impeccably, look amazing and make their lives easier. Our goal is to bring more products, more styles, more technology, more design insight and more sustainable solutions to the attention of everyone who cares about creating the best exterior possible. Build Royal™

Build

ROYAL® Building Products

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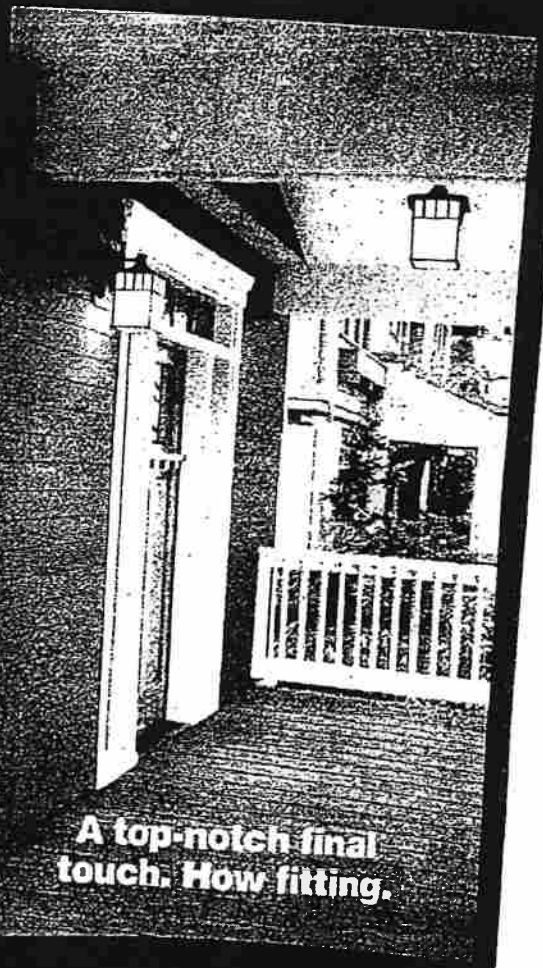
1.855.ROYALES

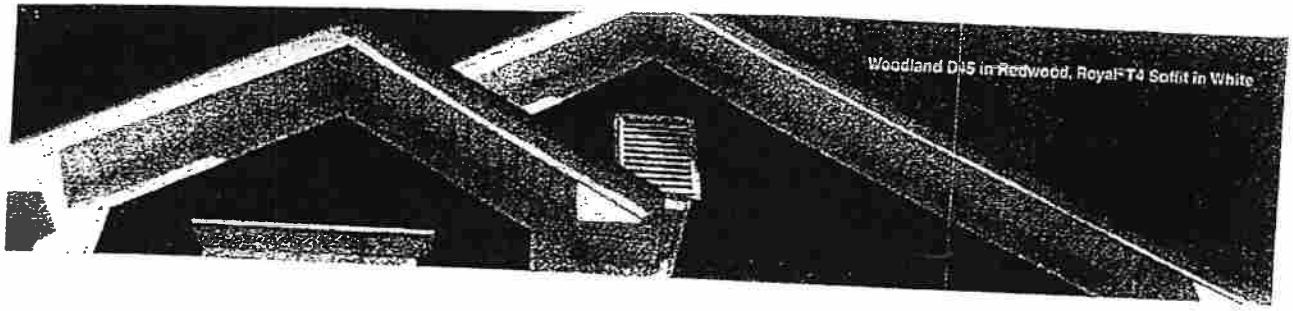
Build

Royal® Soffits



A top-notch final touch. How fitting.

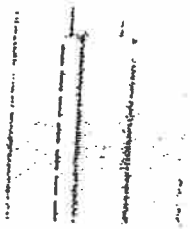
ROYAL® Building Products



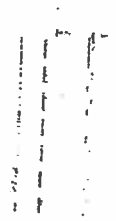
See the upside to finishing homes top to bottom.

Our soffits may look like they're hanging around just taking it easy, but they're always working their fascias off. They protect the hard-to-paint areas of roof rafters by showing mold and mildew the door. They increase ventilation and keep insects out of attics. Plus, they never need painting, are virtually maintenance free and their low-gloss woodgrain, brush and matte finishes complement any architectural style.

Designer Soffit

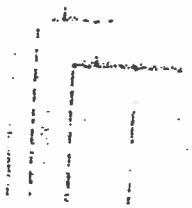


Triple 3 1/3
.044"
Matte Finish
Solid and Hidden Vent
T3 1/3 = 10 sq in / lin ft

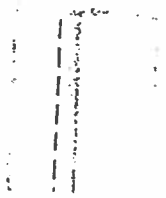


Beaded
.042"
Matte Finish
Solid and Vented
Beaded = 2.4 sq in / lin ft

Traditional Soffit

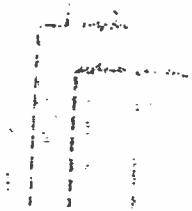


Triple 4
.042"
Matte Finish
Solid, Fully Vented,
Center Vented
T4 = 7.7 sq in / lin ft
T4 Center Vented = 2.55 sq in / lin ft

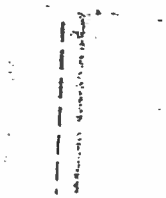


Double 5
.042"
Brush Finish
Solid and Fully Vented
D5 = 7.7 sq in / lin ft

Builder Soffit



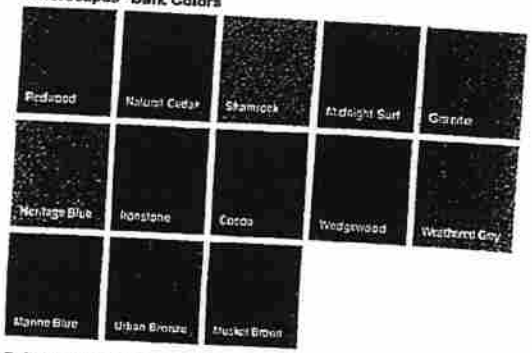
Triple 4
.038"
Matte Finish
Solid, Fully Vented,
Center Vented
T4 = 7.7 sq in / lin ft
T4 Center Vented = 2.55 sq in / lin ft



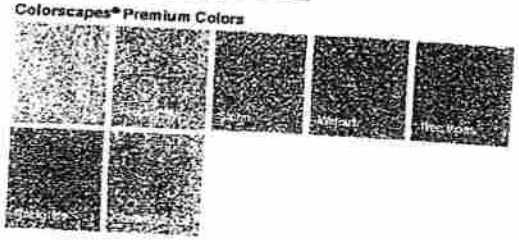
Double 5
.038"
Brush Finish
Solid and Fully Vented
D5 = 7.7 sq in / lin ft

Hard to paint? Never. Hard to pick? Possibly.

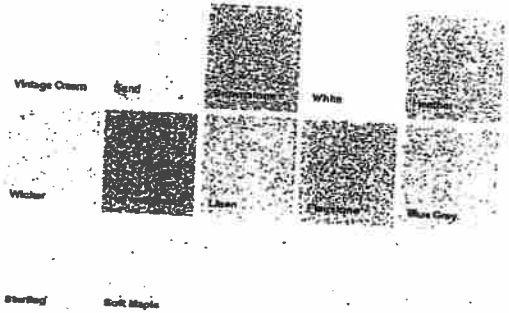
Colorscapes® Dark Colors



Colorscapes® Premium Colors



Colorscapes® Traditional Colors



T3 1/3 Hidden Vent - available in Musket Brown, Pebble Clay, Sand, Brownstone, White, Hazelnut Wicker, Harvard Slate, Linen
T3 1/3 Solid - only available in Musket Brown and Ivana
T4 Traditional Solid and Fully Vented - available in all colors
T4 Center Vented - only available in White
Builder Soffits - only available in Musket Brown, Pebble Clay, Sand, White, Wicker, Harvard Slate, and Linen
Beaded - only available in Pebble Clay, White, Wicker, Linen and Sterling
Traditional D5 - available in all Colorscapes Traditional Colors, plus Cypress. Pebble Clay, Walnut and Musket Brown

On Cover: Haven® D6 in Natural Cedar, Zurl® Premium Decking in Chestnut, Royal® T3 1/3 Soffit in Linen, Royal® Vinyl Trim in White

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

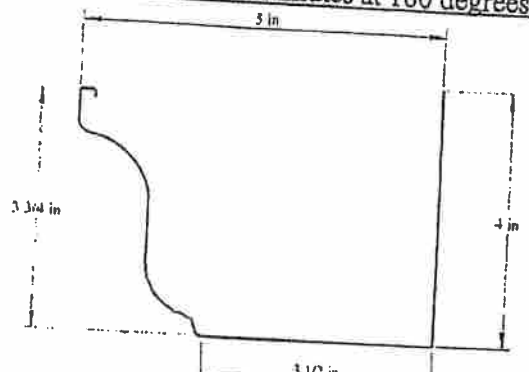
.027 x 11 ¾" – Gutter Coil
.027 x 11 $^{7}/_{8}$" – Gutter Coil
5K .027" Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .027, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils (1.0)
- Made in the USA
- The physical test used on our coated panels includes:

180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F



Profile 5" K style gutter

Clinton Seamless Guttering, Inc.
"The Gutter Pros"

888-686-7737
http://clintonseamlessguttering.com/

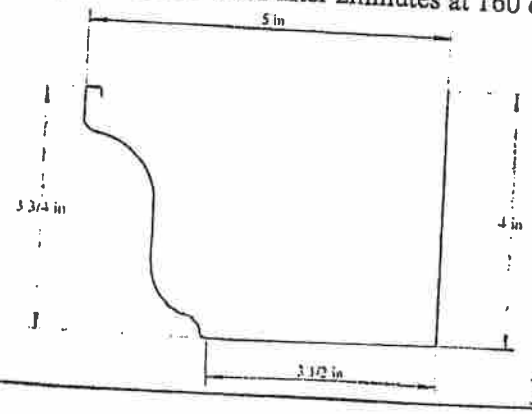
Specification Sheet

.032 x 11 ¾ " – Aluminum Gutter Coil
5K Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .032, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils (1.0)
- Made in the USA
- The physical test used on our coated panels includes:

180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F



Profile 5" K style gutter

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

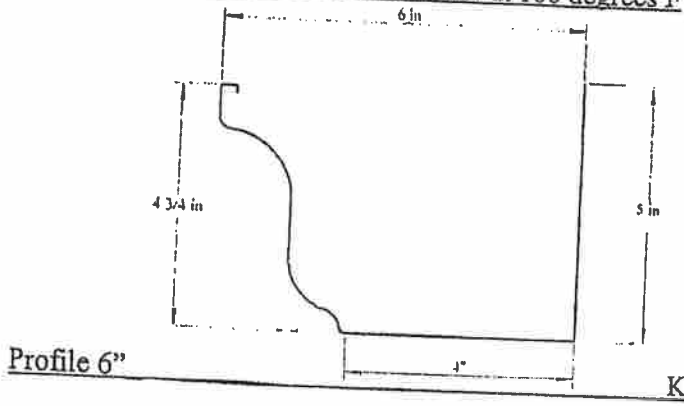
.027 x 15" – Aluminum Gutter Coil
6K Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .027, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .1 mils (.7-.9)
- Made in the USA
- The physical test used on our coated panels includes:

  180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
  Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
  Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
  M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F



Profile 6" K style gutter

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

.032 x 15" – Aluminum Gutter Coil
6K Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .032, plus or minus .002.

- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.

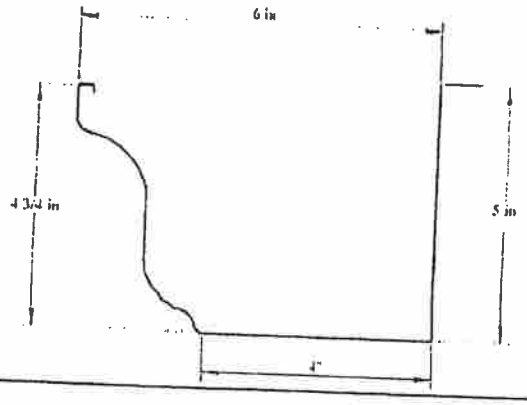
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.

- The color range of the applied finish is .8 mils, plus or minus .1 mils (.7-.9)

- Made in the USA

- The physical test used on our coated panels includes:

  180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
  Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
  Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
  M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
  Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F 180 degree-2T tale, Scotch Brand #610



Profile 6" K style gutter

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

.027 x 11 ¾" – Aluminum Gutter Coil
6" Half Round Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .027, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils (1.0)
- Made in the USA
- The physical test used on our coated panels includes:

  180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
  Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
  Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
  M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

.019 x 10 ½" Aluminum Downspout Coil
2"x 3" Aluminum Downspout

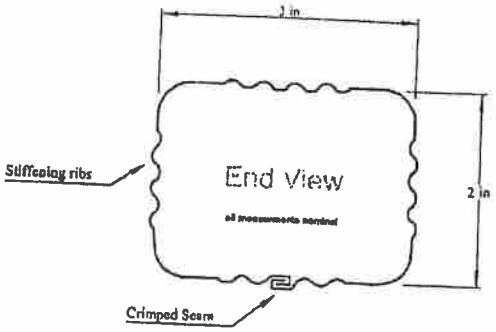
Specifications on the paint, metal preparation, and finish coating for aluminum downspout coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the pipe is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes

  180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
  Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
  Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
  M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
  Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 10 or 15 feet, standard
- The pipe's opening is 2 x 3 inches nominal
- The pipe is corner crimped on one end for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA



Clinton Seamless Guttering, Inc.
"The Gutter Pros"

888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

.019 x 13 ¾" Aluminum Downspout Coil
3"x 4" Aluminum Downspout

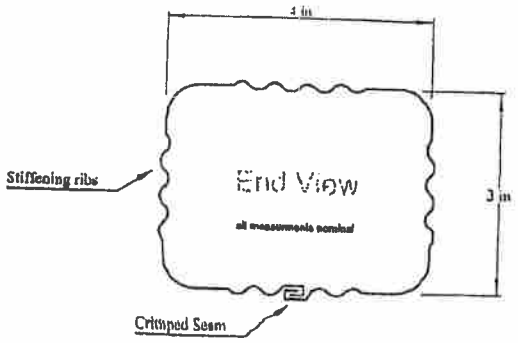
Specifications on the paint, metal preparation, and finish coating for aluminum downpipe coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the pipe is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes

  180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
  Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
  Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
  M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
  Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 10 or 15 feet, standard
- The pipe's opening is 2 ¾ x 4 inches
- The pipe is corner crimped on one end for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA



Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

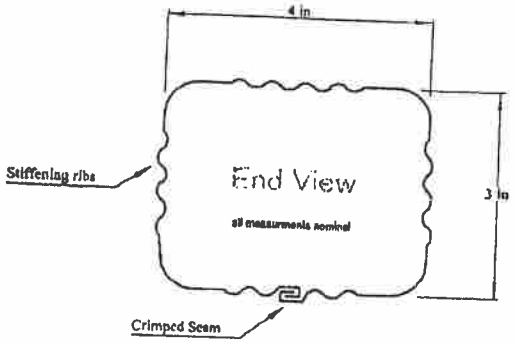
.027 x 13 ¾ " Aluminum Downspout Coil
.024 x 13 x 3/4 Aluminum Elbow Coil

Specifications on the paint, metal preparation, and finish coating for aluminum downpipe coil:

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the pipe is .024, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove impurities and coated with Betz Metchum Permatreat 1500/3000 non-cyanide chromate conversion coating.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes
  - 180 degree- 2T tale, Scotch Brand #610
  - Reverse Impact- 2lbs./mil (positive tape) tape, Scotch Brand #610
  - Pencil Hardness-F minimum, Eagle Turquoise Brand
  - M.E.K.- 100 double rubs using cheesecloth-mesh size 28 x 24

Specifications & features of the finished product:

- The overall length is 10 or 15 feet, standard
- The pipe's opening is 2 ¾ x 4 inches
- The pipe is corner crimped on one end for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA



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Notes:
1. Blank width = 17.5625" ± .010 typ
2. Surface shall be visually free from scratches, lines, spots or other imperfections.
3. Seam shall be tight along the length of the product

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

NAT'L List	"T"-Thickness	MAT'L List	"T"-Thickness
GALV 24	0.023	LC 16oz CU	0.026
GALV 26	0.020	BRWN ALUM	0.022
GALV 28	0.017	DK BRZ ALUM	0.022
BRWN 26 STEEL	0.020	80 WHT ALUM	0.022
VHT 26 STEEL	0.020	MF ALUM	0.022
PG GALV 26	0.020		
S. STEEL	0.016		
16oz COPPER	0.022		
20oz COPPER	0.027		

General Tolerance
x.x'= ±
x.x'= ±0.25
x.xx= ±0.003
Bow/Warp = ¼" per 10ft
Twist = ⅛" per 3 ft

Work Center= 104
Drawn By: Blake Haines
DATE: 9/23/2006

BERGER
Quality Building Products Since 1874

4x5 in. Square Corrugated Pipe w/ Crimped End

SIZE	FSCM NO.	DWG NO.	REV
A		SPC-5	—
SCALE: not to scale		SHEET 1 of 1	

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Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

.019 x 10 ½ " Aluminum Elbow Coil
2"x 3" Aluminum Elbow

Specifications on the paint, metal preparation, and finish coating for aluminum elbow coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the elbow is .019, plus or minus .002.

- The surface of the aluminum sheet is thoroughly cleaned and dried to remove The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.

- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.

- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)

- The physical test used on our coated panels includes

  - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
  - Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
  - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
  - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
    Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 10 inches
- The elbow opening is 2 ¼ x 3 inches
- The elbow has 6 crimps resulting in a 75 degree bend
- The elbow is corner crimped for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

.019 x 13 ¾ " Aluminum Elbow Coil
3"x 4" Aluminum Elbow

Specifications on the paint, metal preparation, and finish coating for aluminum elbow coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the elbow is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes

  180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
  Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
  Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
  M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
  Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 12 inches
- The elbow opening is 2 ¾ x 4 inches
- The elbow has 7 crimps resulting in a 75 degree bend
- The elbow is corner crimped for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

.019 x 13 1/8" Aluminum Downspout Coil
4" Round Aluminum Downspout

Specifications on the paint, metal preparation, and finish coating for aluminum downpipe coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the pipe is .019, plus or minus .002.

- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies..

- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.

- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)

- The physical test used on our coated panels includes

  180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
  Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
  Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
  M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
  Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 10 feet, standard
- The pipe's opening is roughly 4" round
- The pipe is corner crimped on one end for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

.019 x 13 1/8" Aluminum Elbow Coil
4" Round Aluminum Elbow

Specifications on the paint, metal preparation, and finish coating for aluminum elbow coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the elbow is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes

  180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
  Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
  Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
  M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
  Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 13 ½" inches
- The elbow opening is roughly 4" round
- The elbow has 10 crimps resulting in a 75 degree bend
- The elbow is corner crimped for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA

SPECTRA
METAL SALES, INC
Strength You Can Build On
P.O. Box 43167
Atlanta, GA 30336
800-299-5305

Letter of Certification

3" x 4" Aluminum Elbow
.019 Gauge Aluminum

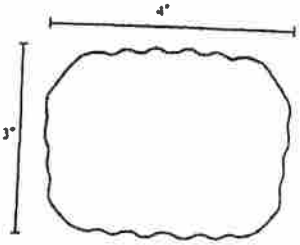
Spectra Metal Sales, Inc. is a member of the National Coil Coating Association and uses the NCCA's standards as guidelines for physical testing.

- The Aluminum used is alloy 3105-H15 or 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 2017" published by the Aluminum Association. The gauge of the Aluminum for this coil is .019, +/- .002.
- The Aluminum's inside and outside coating is a thermo polyester paint which is roll coated and baked per manufactures specifications.
- The paint specifications used for our smooth polyester coated coil are as follows:

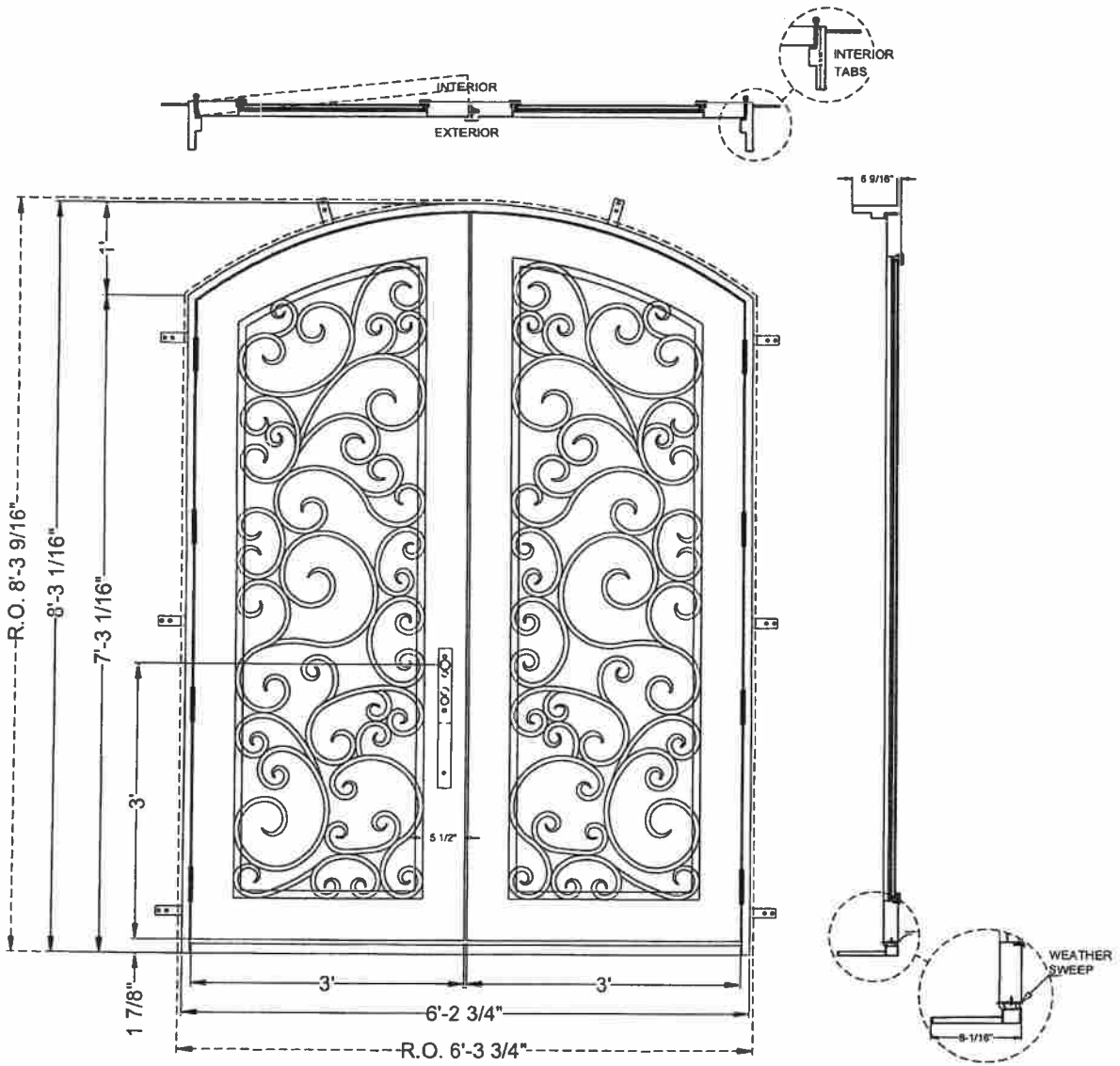
Dry Film Thickness:	.17 +/- .05 mils
Gloss (60°):	10 +/- 2 Units
Solvent Resistance:	100 Double rubs (M.E.K.)
Flexibility:	.019 (+/-.003) 2 T Bend minimum
Impact (N.T.O.):	1-1/2 Times metal thickness in Inch-Lbs (ASTM D 2794)
Pencil Hardness:	F - 2H
Humidity Resistance:	No blistering, loss of adhesion after 1,000 hours exposure to 100% relative humidity. (ASTM D 2247)
Salt Spray Resistance:	No field blistering and no more than 1/16" creep from a score line after neutral salt spray testing for 1,000 Hours (ASTM B 117)
Weathering Resistance:	Will withstand ten years outdoor southern exposure in South Florida, without cracking, blistering, splitting or pealing.

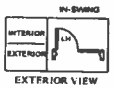
Specifications & Features of the finished Product

- Overall Length is 13" standard.
- The elbow opening is 3 x 4 inches.
- The finished of this product is covered by a 20 year limited warranty.
- Made in the USA, using 97% post consumer material.



TITLE:	NAT000209- 2 Summit Entry Door		
DRW BY: JPMA.	CUSTOMER: Affordable Windows and Doors	P/N: ---
UNITS: INCHES	FINAL CUSTOMER: Affordable Windows and Doors	DATE: 10/30/2025
SHEET: 1 OF 1	DWG No. : NAT00209-SummitEntryDoor-2M.dwg	Rev. 2M





2 Summit Entry Door

-5/8" SQUARE IRON WORK

-IN SWING LEFT HAND

-FRAME 1" x 6-9/16"

-3/4" RAIN /CLEAR INSULATED GLASS

-FIXED GLASS

-INTERIOR TABS

-8-1/16" CUSTOM IN SWING THRESHOLD

-FINISH : OIL RUBBED BRONZE ELEGANCE

-HW: MORTISE EMTEK ADELAIDE HARDWARE (CUSTOMER TO PURCHASE OWN HARDWARE AND PROVIDE TEMPLATE FOR PRODUCTION)// NO DUMMY

☐ APPROVED AS IS ☐ APPROVED WITH CHANGES AS NOTED ☐ REVISE AND RESUBMIT

APPROVED BY: Aron Parnes

DATE 10/31/2025

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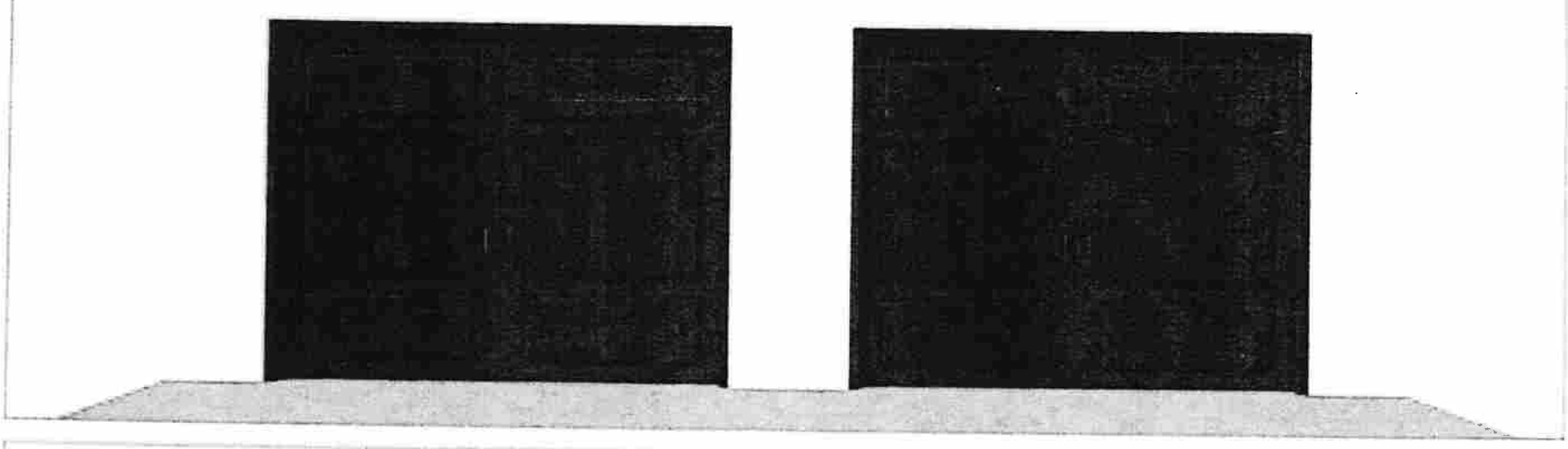
GARAGE DOOR VISUAL SPECIFICATION SHEET

PRODUCT: PREMIER STAINED TIMBER GARAGE DOORS

ILLUSTRATION: FRONT ELEVATION



DOOR COLOR & FINISH (ISOLATED)

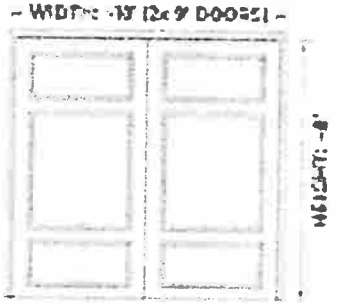
COLOR NAME:
'ESPRESSO Walnut'
STAIN

FINISH:
UV-RESISTANT
POLYURETHANE
CLEAR COAT

STAIN DETAILS

This color is a custom-mixed 'Espresso Walnut' stain applied in multiple coats for deep, rich saturation. Grain visibility is high. All doors receive a protective matte clear coat.

DOOR DIMENSIONS (APPROX.)



PANEL DESIGN

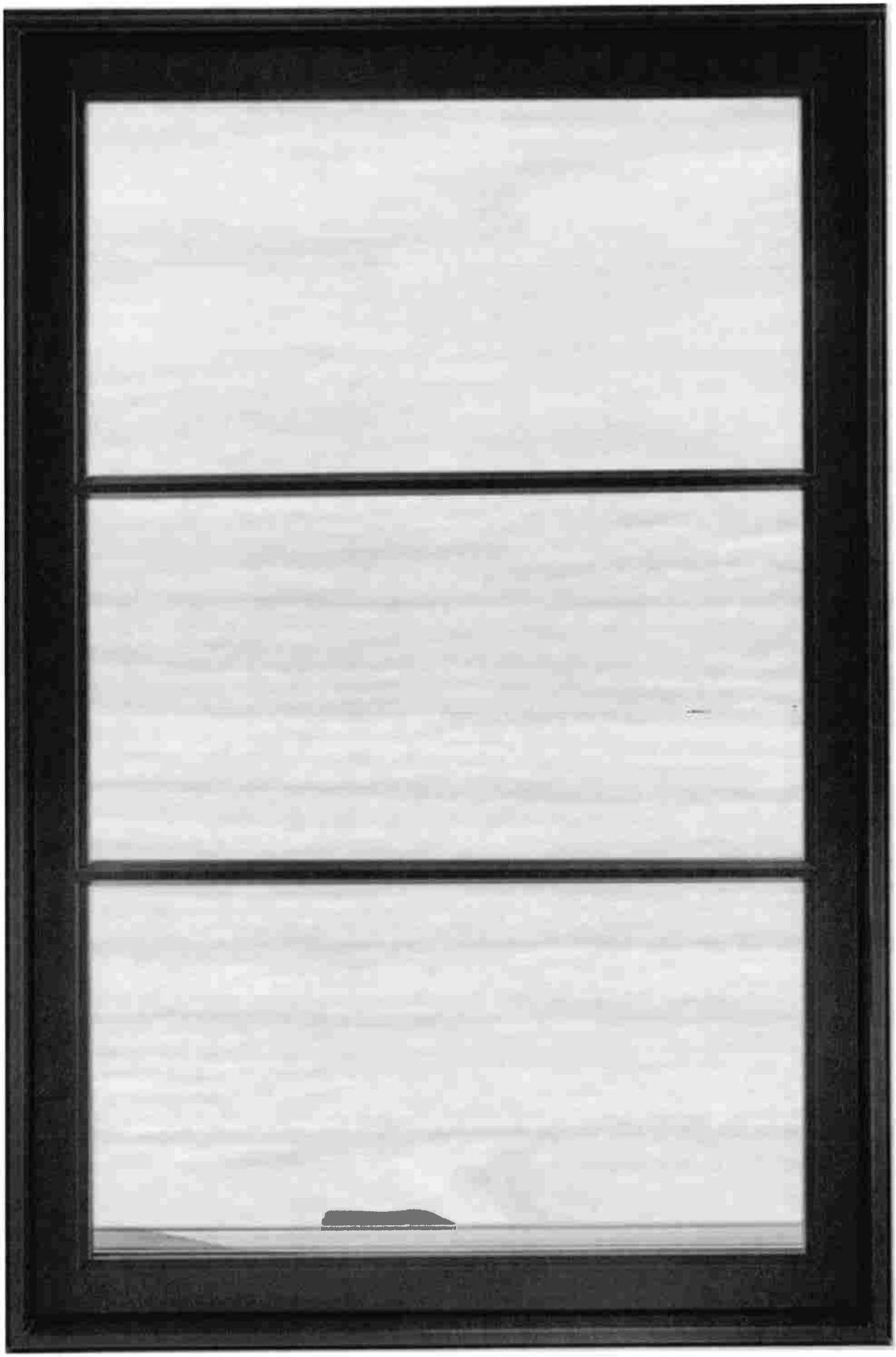
Traditional Raised 4-Panel Profile

HARDWARE

Simple, dark metallic metals, dark metallic pull handles.

CUSTOMER NAME: PROJECT ADDRESS: APPROVAL SIGNATURE: DATE:

© 2026 Master Designer Warranty | Custom Catalogue



SIERRA PACIFIC WINDOWS

BILL TO:

SHIP TO:

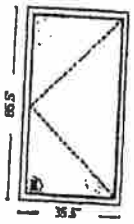
Phone
Email

Phone
Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1852463		26 SUTIN	SILBER		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 366	1	EA		

PK365
MARCH 2ND, 2023 PRICEBOOK
H3 Aluminum Clad Casement Windows 2.0 Casement Left 35.5 x 65.5
36 x 66, Frame Width = 35.5, Frame Height = 65.5
Complete Unit, CoreGuard Plus
Frame = Black 023, Frame Clad Finish = AAMA 2604, Frame Interior Finish = Natural, Interior
Wood Species = Pine, Standard Frame, Frame Jamb Flush
Sash = Black 023, Sash-Panel Clad Finish = AAMA 2604, Sash-Panel Match Interior Finish =
Yes, Natural, Sash-Panel Weatherstrip Color = Black
Low-E, Argon Gas, Black Warm Edge Spacer, 3/4"
No Screen, FlexScreen
Ship Separately, Hdwe = White, 14" Hinge
Jamb = 4-9/16"
Integral Rigid Vinyl Nailing Fin, No Drip Cap
U-Factor = 0.28, SHGC = 0.28, CR = 58, VT = 0.51, AI = <0.30/<1.5, CPD = SIE-N-136-03426-
00001, GapFill1 = ARG, Can ER = 22, W m 2k = 1.59
PG50, FBC = FL20064, TDI = WIN-2244
Unit 1: Glass Width = 31.5, Glass Height = 61.5,Sash Width = 33.75, Sash Height = 63.75



Rough Opening: 36" X 66"
Overall Unit Size: 35.5" X 65.5"
Room Location: None Assigned

** All drawings are viewed from exterior of window.*

Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:

Cambridge

WS-W24211

PRODUCT DESCRIPTION

A classic sensibility with timeless style. This exterior LED wall luminaire beckons like a glowing lantern to welcome guests to your fine home. Available in three sizes.

FEATURES

- Driver concealed within the canopy
- Diffuser rotates up to 45 degrees for a modern twist to the classic lantern design
- Clear glass panels are framed with an etched border
- IDA Dark Sky compliant

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL,Wet Location Listed,IP65,Dark Sky Friendly
Input	120/277V,50/60Hz
Dimming	ELV: 100-5%,TRIAC: 100-10%
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K
CRI	90
Construction	Extruded aluminum body and etched acrylic diffuser framed in clea glass panels etched along the border

REPLACEMENT PARTS

RPL-GLA-24211 - Replacement Glass
RPL-DIF-24211 - Replacement Diffuser

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
O WS-W24211 11"	3000K	O BK Black	7.6W	500	189

Example: **WS-W24211-BK**

For custom requests please contact customs@modernforms.com

TAX LOT: SECTION 32.19, BLOCK 2, LOT 4.6

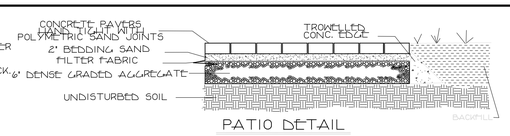
REFERENCES:

-ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN DATED MAY 28, 2024.

- BEING KNOWN AS LOT 6 IN BLOCK 2 ON A CERTAIN MAP ENTITLED "FINAL PLAT SUBDIVISION FOR : 15 TERRACE ROAD, LLC, SECTION 32.19, BLOCK 2, LOT 4, 15 TERRACE ROAD, VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK" DATED 04/15/21, LAST REVISED 01/09/24 AS FM#8646

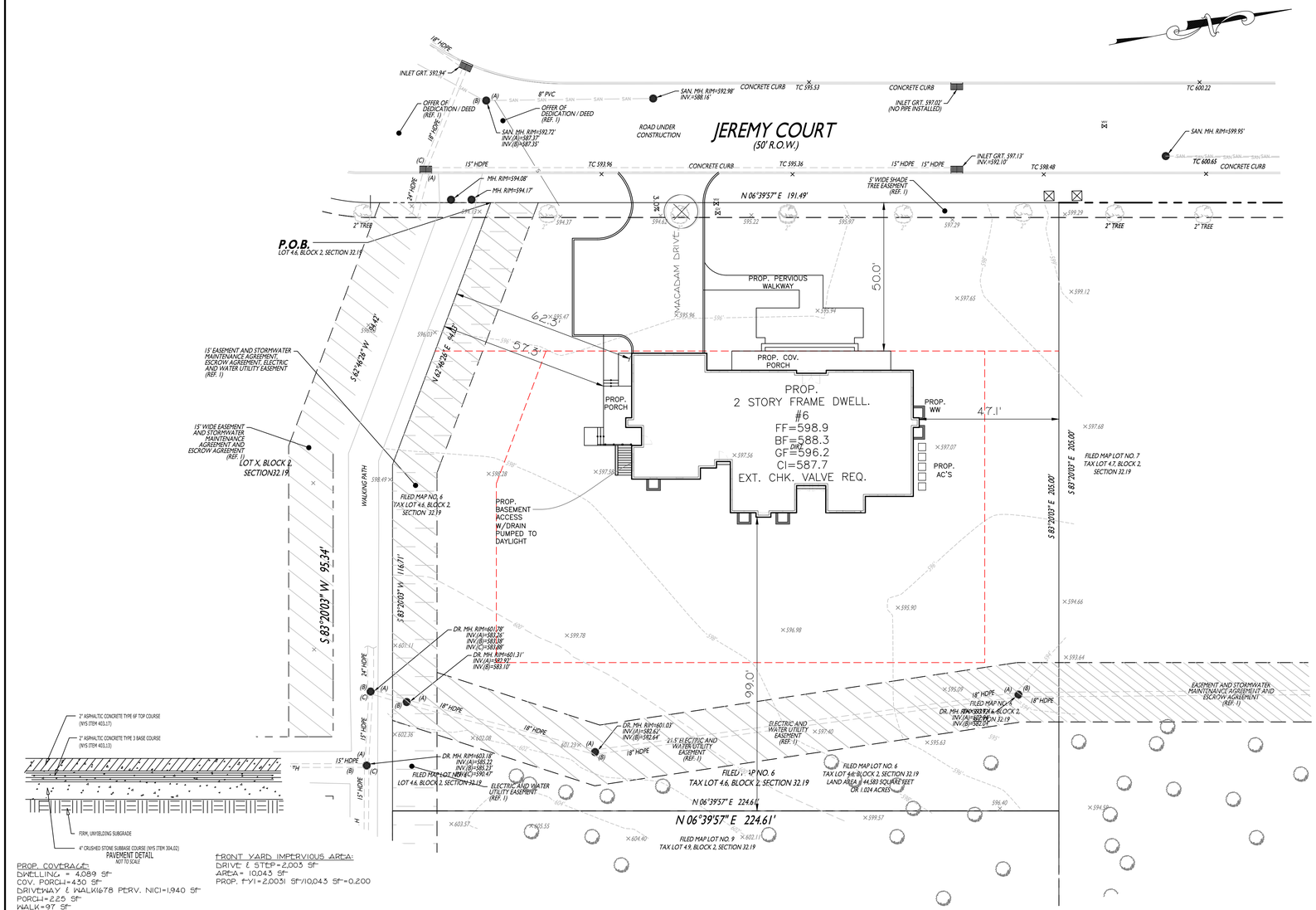
NOTES:

1. IF LOWEST FLOOR TO BE SEWERED IS BELOW THE UPSTREAM RIM ELEVATION AN EXTERIOR CHECK VALVE MUST BE INSTALLED.
2. PERMEABLE PAVER INSTALLATION MUST BE DONE PER MANUFACTURER SPECIFICATIONS AND MUST BE CERTIFIED BY LICENSED PROFESSIONAL ENGINEER. SOIL TESTING REQUIRED PER NYSDEC APPENDIX D.
3. SOIL TESTING SHALL BE PERFORMED TO CONFIRM DEPTH TO BEDROCK.



PATIO DETAIL

N.T.S.



PAVEMENT DETAIL

NOT TO SCALE

PROP. COVERAGE:
DWELLING = 4,089 SF
COV. PORCH=430 SF
DRIVEWAY & WALK/678 PERV. NICI=1,940 SF
PORCH=225 SF
WALK=97 SF
STAIRS & CONC. PAD=45 SF
ACS=55 SF
TOTAL IMPERVIOUS = 6,861 SF
PRO. COV.=6,861 SF/44,583 SF=0.154

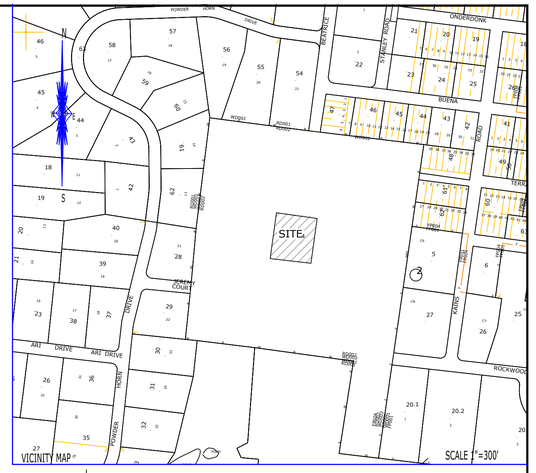
FRONT YARD IMPERVIOUS AREA:
DRIVE & STEP=2,005 SF
AREA= 10,043 SF
PROP. FYI=2,005 SF/10,043 SF=0.200

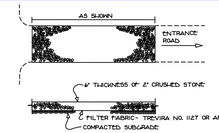
MAXIMUM BUILDING COVERAGE (CALCULATION PER ZONING LAW)
SQUARE FOOTAGE OF BUILDINGS LESS THAN 15' HEIGHT OR 1-1/2 STORIES=1,511 SF
TOTAL BUILDING AREA=4,089 SF+430 SF+225 SF=4,744 SF
MAX ALLOWED=655 SF/4,744 *0.05+0.10=0.107
BLDG COVERAGE = 4,744 SF / 44,583 SF = 0.106

BUILDING HT CALCS:
BUILDING HEIGHT -
AVG EXIST. GRADE=596.5+597.0-1)935/2=596.75
599.5-596.75=2.75+19.75FT TO EAVE=22.5'
EXPOSED HEIGHT=
AVG. FINISHED GRADE REAR=597.9+598.2=1)961/2=598.1
HEIGHT TO GRADE=599.5-598.1=1.4'
EXPOSED HT=1.4'+25.42FT TO HIGHEST=26.82'

VILLAGE OF WESLEY HILLS BULK REQUIREMENTS
ZONE R-50 (AVG. DENSITY)
SINGLE FAMILY DWELLING

	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)		
REQD	40,000	90	125	125	50	25	60	50	0.25	0.20	0.107	2.5 / 25	40		
EXIST.	44,583 (58,080 NET)	191.5	210.3	175.5	NA	NA	NA	NA	NA	NA	NA	NA	NA		
PROD	44,583 (58,080 NET)	191.5	210.3	175.5	50.0	47.1	104.4	99.0	0.154	0.200	0.106	2.0/22.5'	26.82'		



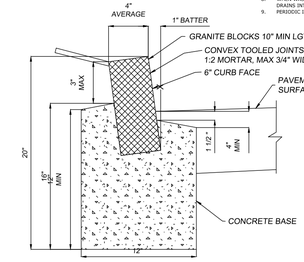


STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

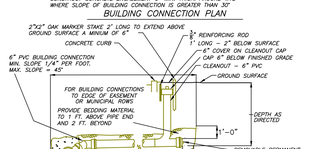
CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 1-4 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.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. 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.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

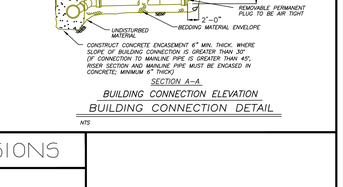


GRANITE BELGIAN BLOCK CURB

NOT TO SCALE



BUILDING CONNECTION PLAN



SECTION A-A

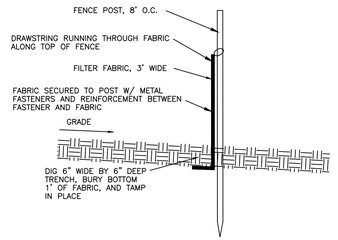
BUILDING CONNECTION ELEVATION

BUILDING CONNECTION DETAIL

NTS

SILT FENCE

N.T.S.



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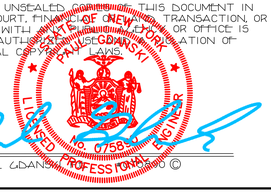


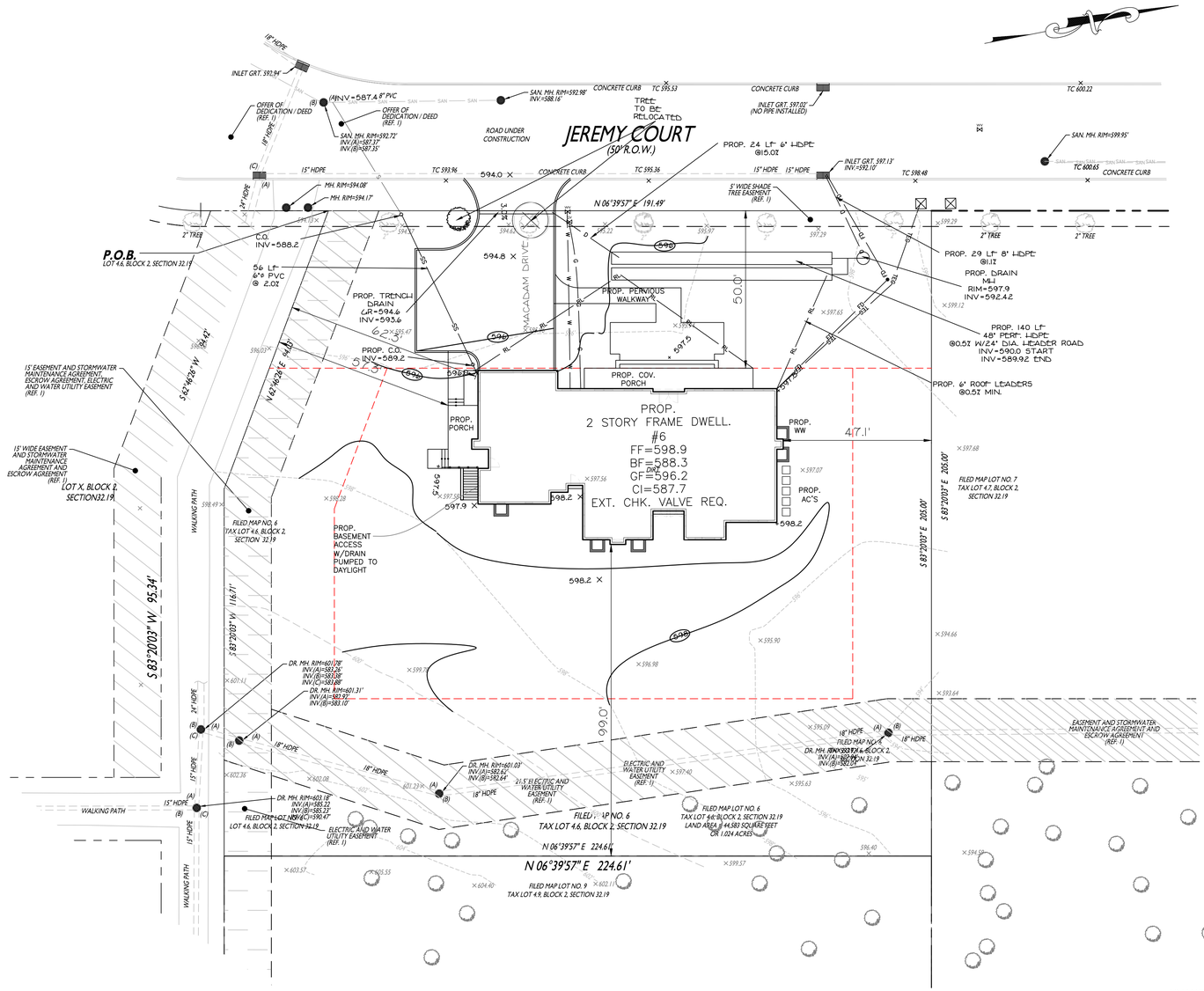
REVISIONS

LAYOUT PLAN
FOR
GULKOWITZ
6 JEREMY COURT
TAX LOT 32.19-2-4.6
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE

20 15 10 5 0 10 20 40 60

PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

FILE	6JEREMY
DATE	JUNE 24, 2024
SCALE	1" = 20'
SHT	1 OF 4



REQUIRED STORMWATER NOTES:

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

STORMWATER DESIGN/INSTALLATION MUNICIPAL ACCEPTANCE:

DESIGN APPROVAL DATE:

REVIEWING ENGINEER SIGNATURE:

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

REVISIONS

GRADING PLAN
FOR
GULKOWITZ
6 JEREMY COURT
TAX LOT 32.19-2-4.6
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

FILE # 6JEREMY
DATE JUNE 24, 2024
SCALE 1" = 20'
DWG # 2 OF 4

N.Y.S. INDUSTRIAL CODE RULE 753
1-800-962-7962
CALL BEFORE YOU DIG, DRILL OR BLAST
NO LESS THAN TWO WORKING DAYS NOTICE
IT'S THE LAW !

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STATE OF NEW YORK
PAUL GDANSKI
No. 075844
LICENSED PROFESSIONAL ENGINEER

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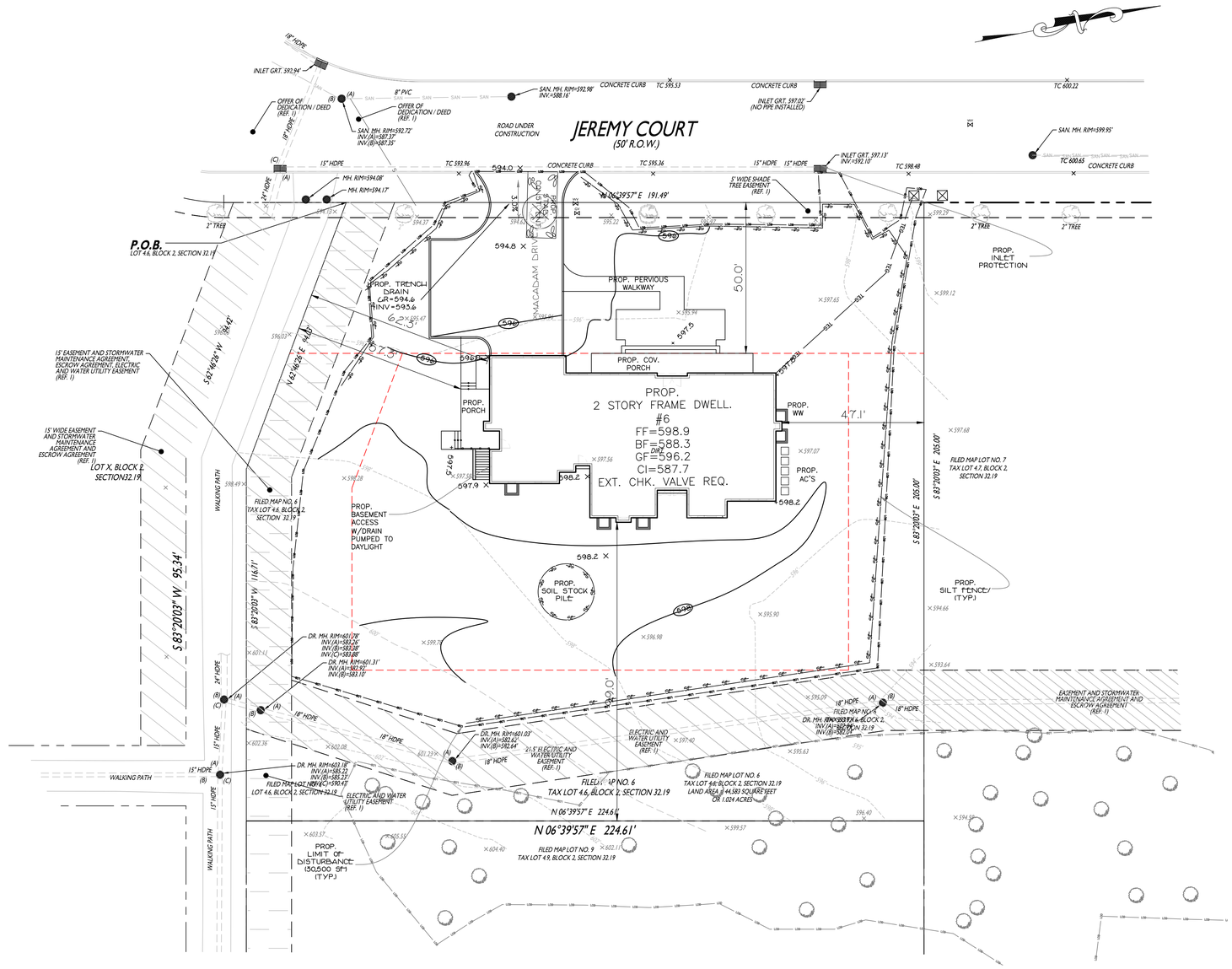

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STATE OF NEW YORK
PAUL GDANSKI
LICENSED PROFESSIONAL ENGINEER
NO. 075819

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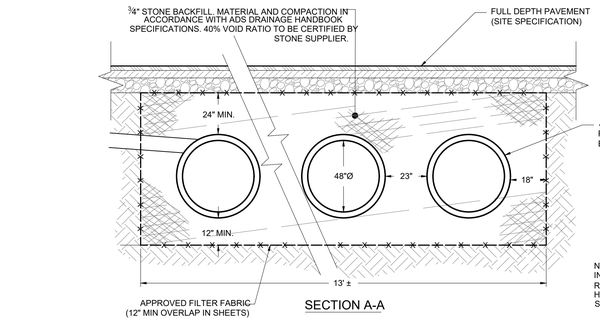
REVISIONS

SOIL EROSION PLAN
FOR
GULKOWITZ
6 JEREMY COURT
TAX LOT 32.19-2-4.6
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

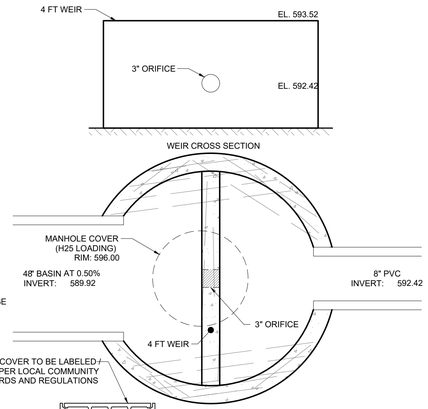
PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

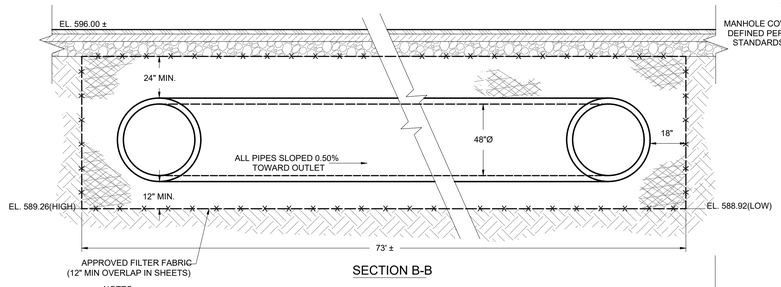
FILE	6JEREMY
DATE	JUNE 24, 2026
SCALE	1" = 20'
SHT.	3 OF 4



SECTION A-A

NOTE:
INSTALLATION SHALL MEET REQUIREMENTS OF ADS DRAINAGE HANDBOOK SPECIFICATIONS AND SHALL MEET H-25 LOADING.





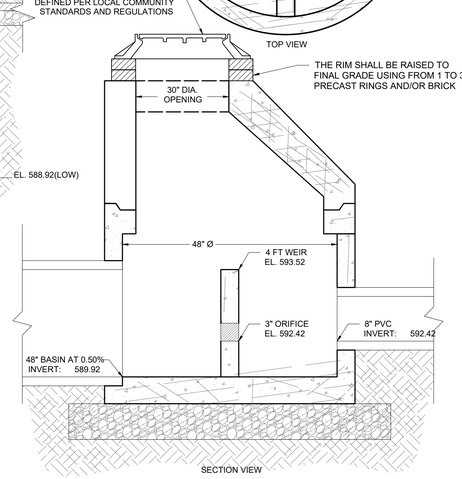
SECTION B-B

MANHOLE COVER TO BE LABELED / DEFINED PER LOCAL COMMUNITY STANDARDS AND REGULATIONS

NOTES:
1. INSTALLATION SHALL MEET REQUIREMENTS OF ADS DRAINAGE HANDBOOK SPECIFICATIONS AND SHALL MEET H-25 LOADING
2. CONTRACTOR REQUIRED TO PROVIDE ALL BASIN COMPONENTS INCLUDING ANY PIPE HEADERS, FITTINGS, REDUCERS, WYES, AND INSPECTION PORTS.

UNDERGROUND BASIN (B-L6) DETAIL

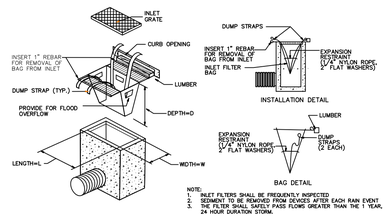
NOT TO SCALE



SECTION VIEW

UNDERGROUND OUTLET STRUCTURE (OS-L6) DETAIL

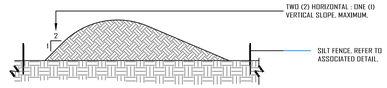
NOT TO SCALE



NOTE:
1. INLET FILTERS SHALL BE FREQUENTLY INSPECTED
2. SEDIMENT TO BE REMOVED FROM DEVICES AFTER EACH RAIN EVENT.
3. THE FILTER SHALL SAFELY PASS FLOWS GREATER THAN THE 1 YEAR, 24 HOUR DURATION STORM.

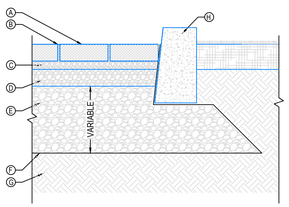
INLET SEDIMENT CONTROL DEVICE

SCALE: NTS



SOIL STOCKPILE

N.T.S.



SECTION
CASE NO.1 - FULL INFILTRATION

LEGEND:
(A) PERMEABLE PAVER FROM TECHO-BLOC, 2 3/8" TO 3 15/16" (60 TO 100 MM) THICK INFLO, MISTA RANDOM, PURE, VICTORIEN PERMEABLE, VILLAGIO OR VILLAGIO GRANDE CONFORMING TO ASTM C 936
(B) JOINT FILLING MATERIAL, NO. 8 (FOR INFLO, PURE AND VILLAGIO) OR NO. 9 STONE (FOR MISTA RANDOM, VICTORIEN PERMEABLE AND VILLAGIO GRANDE) CONFORMING TO ASTM D 448
(C) BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
(D) BASE COURSE, 4" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
(E) SUBBASE COURSE, THICKNESS AS PER DESIGN NO. 2 STONE CONFORMING TO ASTM D 448 (8")
(F) GEOTEXTILE
(G) SUBGRADE
(H) EDGE RESTRAINT

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5058-007.

PERMEABLE PAVERS

PERMEABLE PAVERS (FULL INFILTRATION)

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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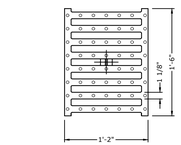
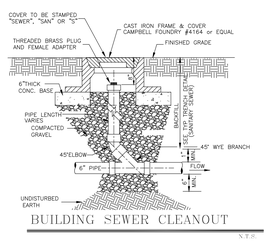


TRENCH DRAIN DETAIL

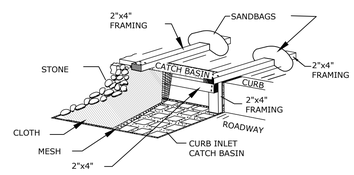
N.T.S.



BUILDING SEWER CLEANOUT

N.T.S.

NOTES:
1. EACH BUILDING SEWER SHALL HAVE A CLEANOUT INSTALLED APPROXIMATELY 2' DOWNSTREAM OF THE BUILDING PIPE TO BUILDING SEWER CONNECTION. THEREAFTER, CLEANOUTS SHALL BE INSTALLED ALONG THE BUILDING SEWER EVERY 100 FT.(MAX.), FOR THE PURPOSE OF CLEANOUT LOCATIONS DISTANCE SHALL BE MEASURED FROM THE FIRST CLEANOUT LOCATED DOWNSTREAM OF THE HOUSE PIPE TO BUILDING SEWER CONNECTION, HENCE DOWNSTREAM ALONG THE



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS 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 PROTECTION DETAIL FOR CURB INLETS

NOT TO SCALE

REVISIONS

DETAIL SHEET
FOR
GULKOWITZ
6 JEREMY COURT
TAX LOT 32.19-2-4.6
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

FILE: 6JEREMY
DATE: JUNE 24, 2020
SCALE: N.T.S.
SHEET: 4 OF 4

REFER TO SD-1 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

TYPICAL FRAMING NOTES

NOTE #1: HATCH INDICATES LOCATION OF CERAMIC TILE ABOVE. FLOOR SYSTEM DESIGNED FOR 10 PSF ADD'L DL AND L/480 LIVE LOAD DEFLECTION AND 16" O.C. MAX SPACING.

HANGER SCHEDULE

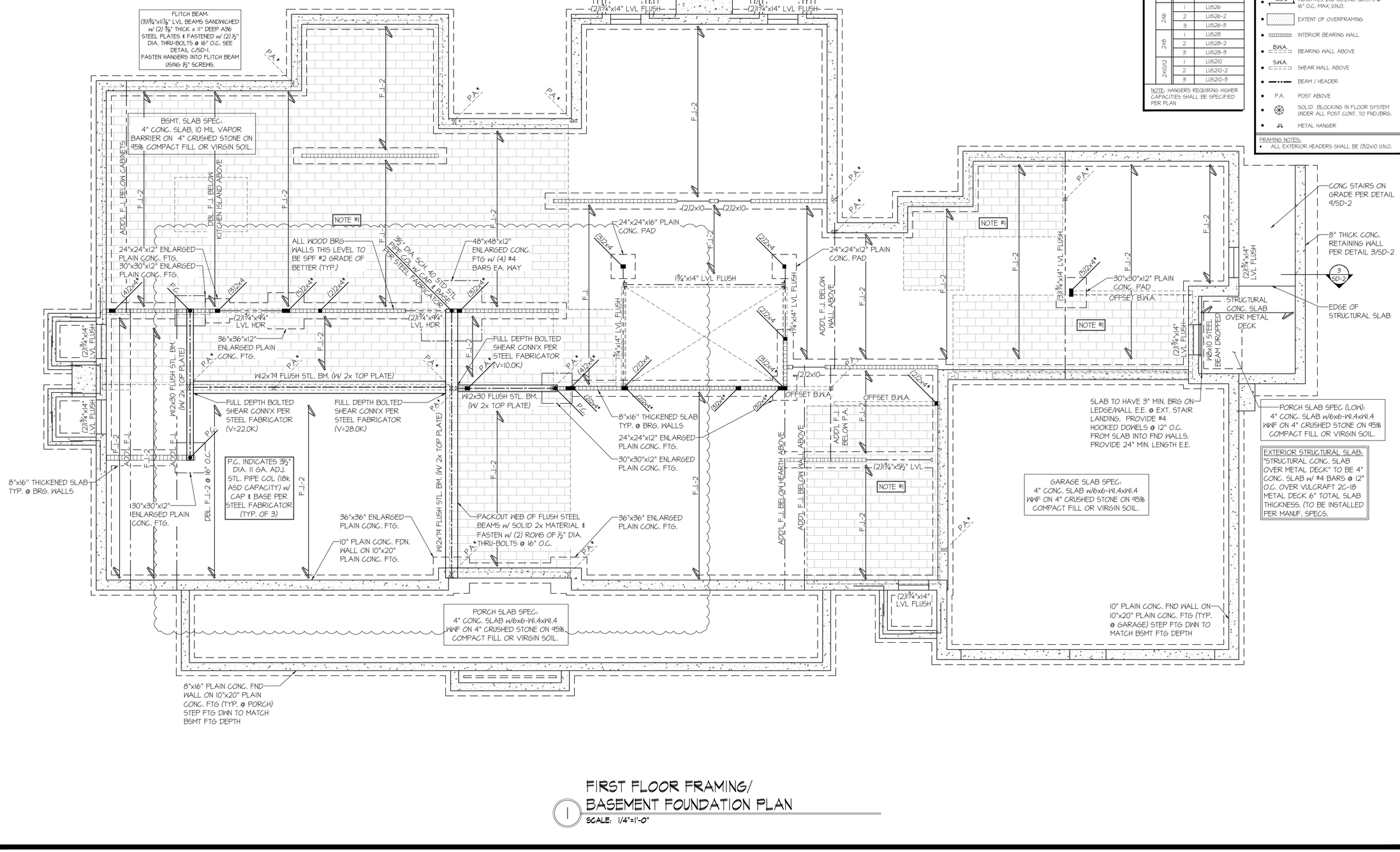
MEMBER SIZE		PLIES	HANGER (SIMPSON)
1 3/4" X 9 1/4" (9.25") LVL		1	HU9
		2	HHUS410
		3	HHUS5.50/10
		4	HHUS7.25/10
1 3/4" X 11 7/8" (11.875") LVL		1	HU11
		2	HHUS410
		3	HHUS5.50/10
		4	HHUS7.25/10
1 3/4" X 14" LVL	2X6	1	HU14
		2	HHUS410
		3	HHUS5.50/10
		4	HHUS7.25/10
	2X8	1	LUS26
		2	LUS26-2
		3	LUS26-3
		1	LUS28
		2	LUS28-2
		3	LUS28-3
	2X10/12	1	LUS210
		2	LUS210-2
		3	LUS210-3

NOTE: HANGERS REQUIRING HIGHER CAPACITIES SHALL BE SPECIFIED PER PLAN

LEGEND

- R.T. — INDICATES ENGINEERED ROOF TRUSSES @ 24" O.C. MAX. PER MANUF.
- A.R.T. — INDICATES ENGINEERED ATTIC ROOF TRUSSES @ 24" O.C. MAX. PER MANUF.
- R.R. — INDICATES 2x10 (FLAT) ROOF RAFTERS @ 16" O.C.
- F.J. — INDICATES 11 7/8" TJI 360 SERIES (OR BETTER) WOOD I-JOISTS @ 16" O.C.
- F.J.-2 — INDICATES 14" TJI 360 SERIES (OR BETTER) WOOD I-JOISTS @ 16" O.C.
- D.J. — INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. MAX, U.N.O.
- L.J. — INDICATES 2x8 LANDING JOISTS @ 16" O.C. MAX, U.N.O.
- C.J. — INDICATES 2x12 CEILING JOISTS @ 16" O.C. MAX, U.N.O.
- C.J.-2 — INDICATES 2x6 CEILING JOISTS @ 16" O.C. MAX, U.N.O.
- EXTENT OF OVERFRAMING
- INTERIOR BEARING WALL
- B.W.A. — BEARING WALL ABOVE
- S.W.A. — SHEAR WALL ABOVE
- BEAM / HEADER
- P.A. — POST ABOVE
- SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POST CONT. TO FND./BRG.
- HU — METAL HANGER

FRAMING NOTES:
- ALL EXTERIOR HEADERS SHALL BE (3)2x10 U.N.O.



FIRST FLOOR FRAMING/ BASEMENT FOUNDATION PLAN

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

seal:

STATE OF NEW YORK — JOSHUA A. KULP — 078220 — LICENSED PROFESSIONAL ENGINEER

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300 Brookside Ave, Building 4 • Ambler, PA 19002
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Mulhern+Kulp project number: 292-26004

project mgr:	NJD
drawn by:	APA
issue date:	04-21-26

REVISIONS:

date:	initial:
05-28-2026 ARCH REVISIONS	RSC

MF DESIGN ARCHITECTURE

STRUCTURAL FRMG PLAN

GULKOWITZ RESIDENCE

JEREMY COURT, LOT 6
SUFFERN, NY 10901

sheet: S-1.0

REFER TO SD-1 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

TYPICAL FRAMING NOTES

NOTE #1: HATCH INDICATES LOCATION OF CERAMIC TILE ABOVE. FLOOR SYSTEM DESIGNED FOR 10 PSF ADDL DL AND L/480 LIVE LOAD DEFLECTION AND 16" O.C. MAX SPACING.

MITERED STEEL STRINGER:
STRINGER SHALL BE STEEL C8X11.5 CHANNEL MITERED TO MEET ARCHITECTURAL REQUIREMENTS. WELD SECTIONS W/ FULL PENETRATION SHOP WELD. PACKOUT WEB W/ SOLID 2x MATERIAL & FASTEN W/ ½" DIA. THRU BOLTS @ 24" O.C. MAX. FASTEN STRINGER TO FLUSH BEAMS/STRINGER W/ 3½"x3½"x½" x 6" LONG STL ANGLE W/ (2) ½" DIA. THRU BOLTS. AT POST BEARING FABRICATOR TO PROVIDE 4x4x¼" STEEL BEARING PLATE SHOP WELDED TO CHANNEL & FASTENED TO POST W/ (2) ¾" DIA. X 3½" LONG LAG SCREWS.

HANGER SCHEDULE

		PLIES	HANGER (SIMPSON)
MEMBER SIZE	1¾" x 9¼" (9½") LVL	1	HU9
		2	HUS410
		3	HUS5.50/10
		4	HUS7.25/10
	1¾" x 11⅞" (11⅞") LVL	1	HU11
		2	HUS410
		3	HUS5.50/10
		4	HUS7.25/10
	1¾" x 14" LVL	1	HU14
		2	HUS410
		3	HUS5.50/10
		4	HUS7.25/10
	2X6	1	LUS26
		2	LUS26-2
		3	LUS26-3
	2X8	1	LUS28
		2	LUS28-2
		3	LUS28-3
	2X10/12	1	LUS210
		2	LUS210-2
		3	LUS210-3

NOTE: HANGERS REQUIRING HIGHER CAPACITIES SHALL BE SPECIFIED PER PLAN

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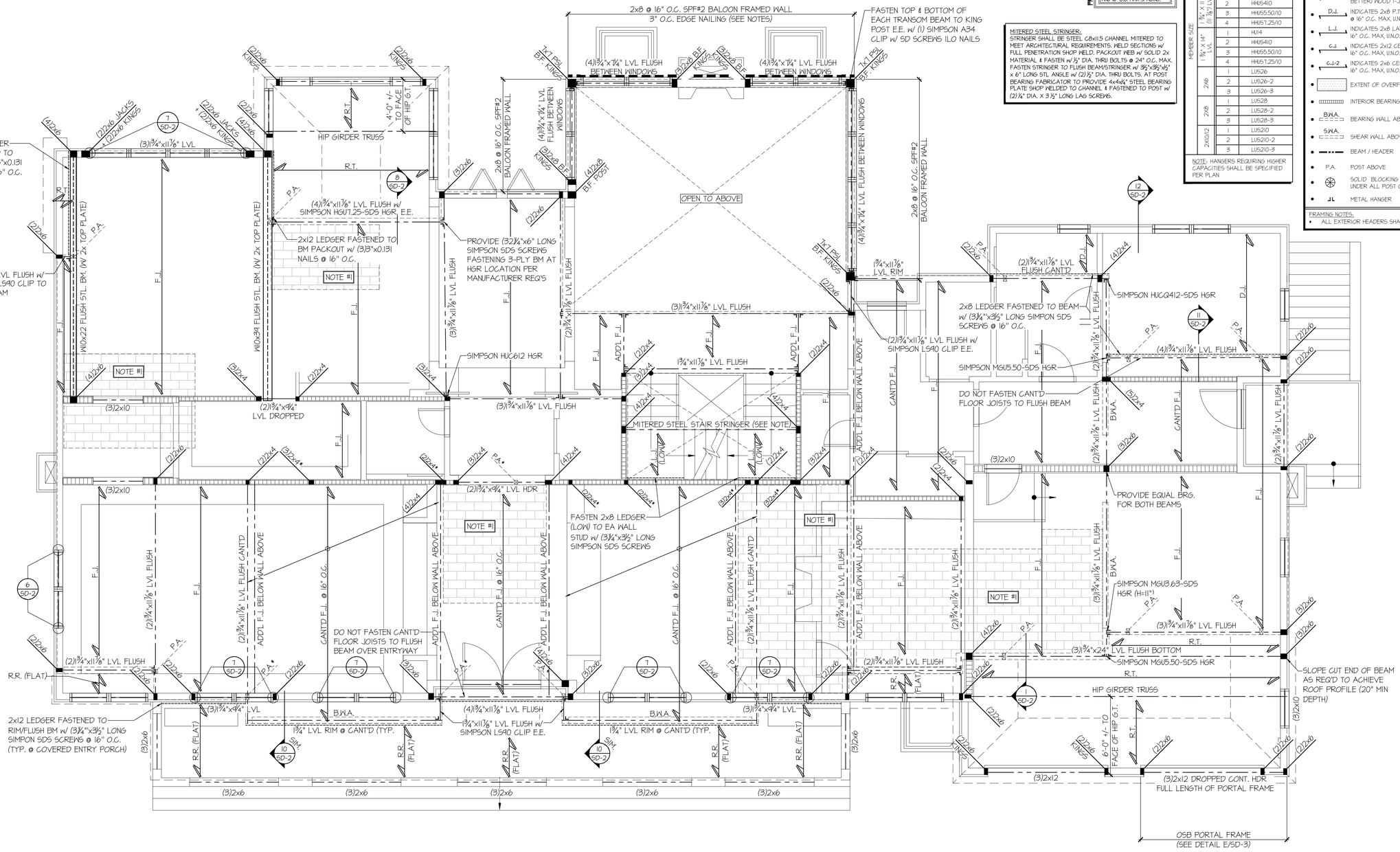
- EXTENT OF OVERFRAMING
- INTERIOR BEARING WALL
- B.W.A. — BEARING WALL ABOVE
- S.W.A. — SHEAR WALL ABOVE
- BEAM / HEADER
- P.A. — POST ABOVE
- SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POST CONT. TO FND./BRG.
- METAL HANGER

FRAMING NOTES:
ALL EXTERIOR HEADERS SHALL BE (3)2x10 U.N.O.



1 SECOND FLOOR FRAMING PLAN

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

seal:

STATE OF NEW YORK — JOSHUA K. KULP — 078220 — LICENSED PROFESSIONAL ENGINEER

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Mulhern+Kulp project number: 292-26004

project mgr:	NJD
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issue date:	04-21-26

REVISIONS:

date:	initial:
05-28-2026 ARCH REVISIONS	RSC

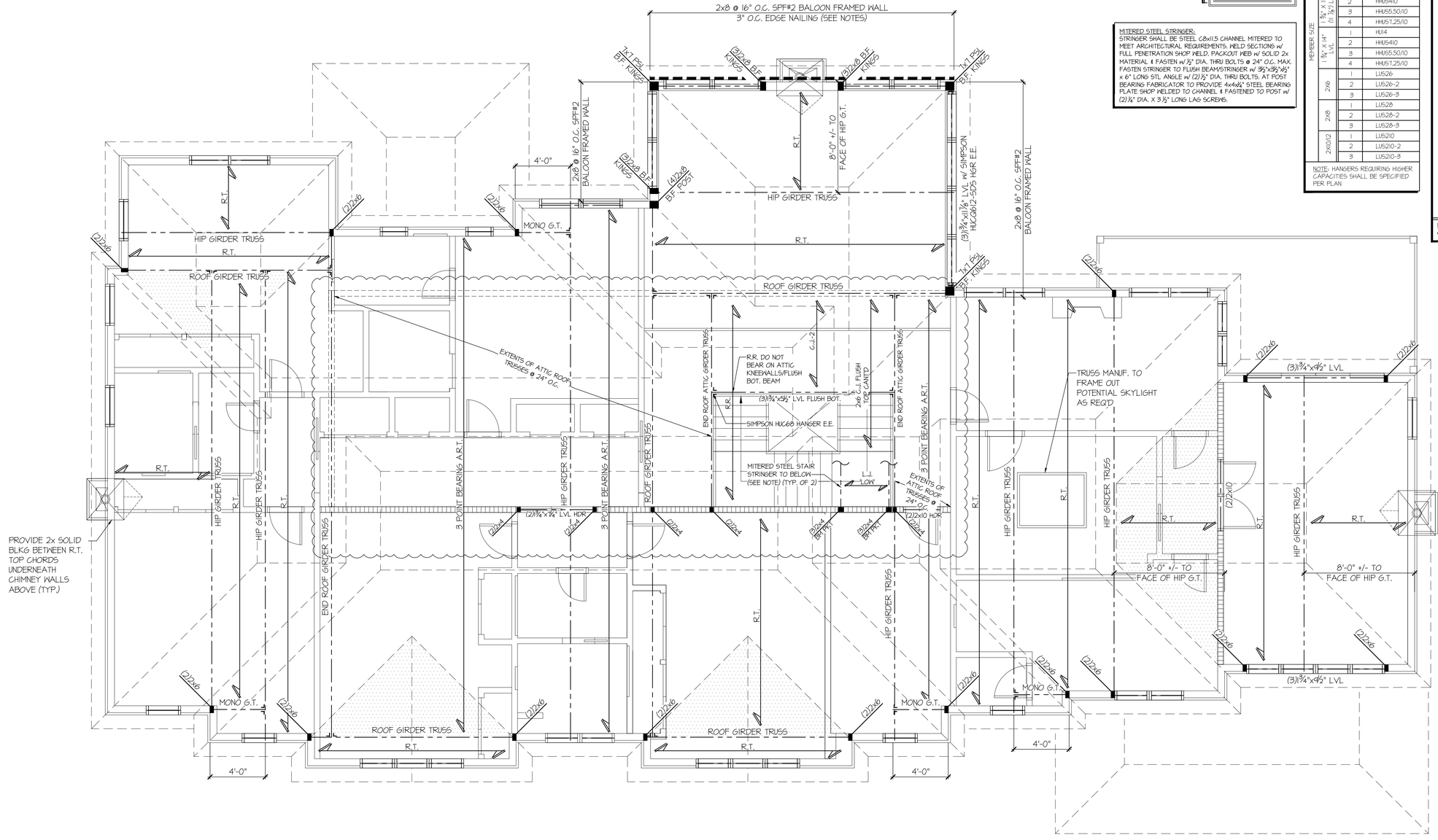
MF DESIGN ARCHITECTURE

STRUCTURAL FRMG PLAN

GULKOWITZ RESIDENCE

JEREMY COURT, LOT 6
SUFFERN, NY 10901

sheet: S-2.0



ROOF FRAMING PLAN

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

REFER TO SD-1 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

TYPICAL FRAMING NOTES

NOTE #1:
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HANGER SCHEDULE

MEMBER SIZE		PLIES	HANGER (SIMPSON)
1.75"x 9.25" LVL		1	HU9
		2	HHUS410
		3	HHUS5.50/10
		4	HHUS7.25/10
1.75"x 11.875" LVL		1	HU11
		2	HHUS410
		3	HHUS5.50/10
		4	HHUS7.25/10
1.75"x 14" LVL		1	HU14
		2	HHUS410
		3	HHUS5.50/10
		4	HHUS7.25/10
2x6		1	LUS26
		2	LUS26-2
		3	LUS26-3
2x8		1	LUS28
		2	LUS28-2
		3	LUS28-3
2x10/12		1	LUS210
		2	LUS210-2
		3	LUS210-3

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- L.J. — INDICATES 2x8 LANDING JOISTS @ 16" O.C. MAX, U.N.O.
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- C.J.-2 — INDICATES 2x8 CEILING JOISTS @ 16" O.C. MAX, U.N.O.
- EXTENT OF OVERFRAMING
- INTERIOR BEARING WALL
- B.W.A. — BEARING WALL ABOVE
- S.W.A. — SHEAR WALL ABOVE
- BEAM / HEADER
- P.A. — POST ABOVE
- SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POST CONT. TO FND./BRG.
- METAL HANGER

FRAMING NOTES:
- ALL EXTERIOR HEADERS SHALL BE (3)2x10 U.N.O.

seal:

STATE OF NEW YORK — JOSHUA A. KULP — 078220 — LICENSED PROFESSIONAL ENGINEER

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MF DESIGN
ARCHITECTURE

STRUCTURAL FRMG PLAN

GULKOWITZ RESIDENCE

JEREMY COURT, LOT 6
SUFFERN, NY 10901

sheet: S-3.0

CONNECTION SPECIFICATIONS (TYP. U.N.O.)

DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PL. TO JOIST/RIM OR BLK'G	NAILS @ 6" o.c.	NAILS @ 4" o.c.
STUD TO PLATE	(4) TOENAILS/ (3)END NAILS	(4) TOENAILS/ (4)END NAILS*
RIM TO TOP PLATE	TOENAILS @ 6" o.c.	TOENAILS @ 4" o.c.*
BLK'G. BTWN. JOISTS TO TOP PL.	(3) TOENAILS EA. END	(3) TOENAILS EA. END*
DOUBLE STUD	NAILS @ 16" o.c.	NAILS @ 16" o.c.
DOUBLE TOP PLATE	NAILS @ 12" o.c.	NAILS @ 8" o.c.
DOUBLE TOP PLATE LAP SPLICE	(12) NAILS IN LAPPED AREA (24" MIN.)	(15) NAILS IN LAPPED AREA (24" MIN.)
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(3) NAILS	(3) NAILS
ADJACENT FULL-HEIGHT STUD TO END OF HEADER	(4) NAILS	(4) NAILS
SOLE PLATE TO LADDER TRUSS OR CONT. RIBBON	NAILS @ 6" o.c.	NAILS @ 4" o.c.
LADDER TRUSS BOTTOM CHORD TO TOP PLATE OR SILL PLATE (PARALLEL)	NAILS @ 6" o.c.	NAILS @ 4" o.c.
BOTTOM CHORD OF EA. TRUSS TO TOP PLATE OR SILL PLATE (PERPENDICULAR)	(3) TOENAILS	(3) TOENAILS*
RAFTER/TRUSS TO TOP PLATE	(3) TOENAILS + (1) SIMPSON H2.5T	(3) TOENAILS + (1) SIMPSON H2.5T
GAB. END TRUSS TO DBL. TOP PL.	TOENAILS @ 6" o.c.	TOENAILS @ 6" o.c.
R.T. w/ HEEL HT. 9¼" TO 12"	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C.	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C.*
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL*
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.	

* 2½"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN)

STEEL CONNECTION SPECS (TYP. U.N.O.)

CONNECTION TYPE		CONNECTION SPECIFICATION
NON-MOMENT FRAME STEEL BEAM TO STL. COLUMN	CAP	(2) ½" DIAMETER BOLTS THRU THE BOTTOM FLANGE TO THE TOP FLANGE OR CAP DESIGNED BY OTHERS WITH PROPRIETARY CAP CLIPS
	BASE	(2) ½" DIAMETER ANCHOR BOLTS THRU STEEL BASE PLATE TO FND. ANCHORS NOT REQUIRED IF BASE IN ENCASED IN CONCRETE.
MOMENT FRAME CONNECTIONS		SEE STRUCTURAL DETAILS
STEEL BM ON WOOD FRAME		BOTTOM FLANGE OF STEEL BEAM FASTENED TO WOOD FRAMING w/ (2) ½" DIA. X 2 ½" LONG LAG SCREWS.
WOOD BM ON STEEL COL.		(2) ½" DIA. X 2½" LONG LAG SCREWS THRU CAP PLATE INTO BOTTOM OF WOOD BEAM.
STEEL BEAM IN BEAM POCKET		CLIP ANGLES BOLTED TO THE BEAM USING A MINIMUM OF ½" DIAMETER BOLTS. CLIP ANGLE ATTACHED TO THE FOUNDATION WALL USING NO LESS THAN (1) ½" DIAMETER ANCHOR. - OR - BEAM POCKET GROUTED SOLID AROUND STEEL BEAM

FRAMING NOTES:
- PROVIDE 2X TOP PLATE AT ALL STEEL BEAMS FASTEN TO TOP FLANGE W/ HILTI XU-47 P8 P.A.F.'S @ 16" O.C. STAGGERED
- PACKOUT WEB OF FLUSH STEEL BEAMS W/ SOLID 2X MATERIAL & FASTEN W/ ½" THRU-BOLTS @ 16" O.C.

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

HANGER SCHEDULE

MEMBER SIZE		PLIES	HANGER (SIMPSON)
1¾" X 9¼" LVL (9 2/16" LVL)		1	HUS
		2	HHUS410
		3	HHUS5.50/10
		4	HHUS7.25/10
1¾" X 11¼" LVL (11 7/8" LVL)		1	HUS
		2	HHUS410
		3	HHUS5.50/10
		4	HHUS7.25/10
1¾" X 14" LVL		1	HUS
		2	HHUS410
		3	HHUS5.50/10
		4	HHUS7.25/10
2X6		1	LUS26
		2	LUS26-2
		3	LUS26-3
2X8		1	LUS28
		2	LUS28-2
		3	LUS28-3
2X10/12		1	LUS210
		2	LUS210-2
		3	LUS210-3

NOTE: HANGERS REQUIRING HIGHER CAPACITIES SHALL BE SPECIFIED PER PLAN

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:

115 MPH WIND IN 2024 IRC MAP

(115 MPH WIND SPEED IN ASCE 7-22 WIND MAP, PER IRC R301.2.1.1) EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2024 IBC (SECTION 1604) & ASCE 7-22, AS PERMITTED BY R301.1.3 OF THE 2024 IRC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2024 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD:
  FASTEN SHEATHING w/ 2 ¾" x 0.131" NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN PANEL FIELD. (TYP. U.N.O.)
- HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 ¾" 16 GA STAPLES (⅞" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

BLOCKED PANEL EDGES

- AT DESIGNATED AREAS - FASTEN SHEATHING w/ 2 ¾" x 0.131" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 ¾" 16 GA STAPLES (⅞" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.

3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2 ¾" x 0.131" NAILS @ 3" O.C. AND 12" O.C. IN THE PANEL FIELD NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.
- ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
- PRE-MANUFACTURED PANELIZED WALLS:
  FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD w/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

INDICATES EXTENT OF INT. OSB SHEARWALL, BLOCKED PANEL EDGES, AND/OR 3" O.C. EDGE NAILING

INDICATES HOLDOWN

MBC ENG. - MAR 2026

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2024 INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY THE 2025 RESIDENTIAL CODE OF NEW YORK STATE.
- FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2x4/6 SILL PLATES TO CONC. FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
  - 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C.,1" MIN. EMBEDMENT
  - 1/2" DIA. x 6" LONG SIMPSON TITEN HD @ 6'-0" O.C.
  - SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
  - f'c = 3,000 psi: ..... FOOTINGS & INTERIOR SLABS ON GRADE
  - 3,500 psi: ..... EXTERIOR SLABS ON GRADE
  - 4,000 psi: ..... FOUNDATION WALLS
  - fy = 60,000 psi
- TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST EARTH, 1 1/2" MIN. CLEAR COVER AGAINST FORMS. LAP ALL REBAR 48 BAR DIAMETERS MIN. (24" FOR #4 BARS) AT BEND BARS AND LAP AT CORNERS. PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.
  - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)
  - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO
  - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

LEGEND

- R.T. — INDICATES ENGINEERED ROOF TRUSSES @ 24" O.C. MAX. PER MANUF.
- A.R.T. — INDICATES ENGINEERED ATTIC ROOF TRUSSES @ 24" O.C. MAX. PER MANUF.
- R.R. — INDICATES 2x10 (FLAT) ROOF RAFTERS @ 16" O.C.
- F.J. — INDICATES 11 7/8" TJI 360 SERIES (OR BETTER) WOOD I-JOISTS @ 16" O.C.
- F.J.-2 — INDICATES 14" TJI 360 SERIES (OR BETTER) WOOD I-JOISTS @ 16" O.C.
- D.J. — INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. MAX, U.N.O.
- L.J. — INDICATES 2x8 LANDING JOISTS @ 16" O.C. MAX, U.N.O.
- C.J. — INDICATES 2x12 CEILING JOISTS @ 16" O.C. MAX, U.N.O.
- C.J.-2 — INDICATES 2x6 CEILING JOISTS @ 16" O.C. MAX, U.N.O.
- EXTENT OF OVERFRAMING
- INTERIOR BEARING WALL
- B.W.A. — BEARING WALL ABOVE
- S.W.A. — SHEAR WALL ABOVE
- BEAM / HEADER
- P.A. — POST ABOVE
- SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POST CONT. TO FND./BRG.
- METAL HANGER

FRAMING NOTES:
- ALL EXTERIOR HEADERS SHALL BE (3)2x10 U.N.O.

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2024 INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY THE 2025 RESIDENTIAL CODE OF NEW YORK STATE.
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- DESIGN LOADS:
  - ROOF: SNOW = 33 PSF ALLOW. DESIGN (Pg = 61 PSF, ULTIMATE); DEAD = 17 PSF; LOAD DURATION FACTOR = 1.25
  - FLOOR: LIVE = 40 PSF (30 PSF @ SLEEPING AREAS); DEAD = 10 PSF (I-JOISTS); ADD'L 10 PSF (CERAMIC TILE)
  - SOIL: 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPF "STUD" GRADE LUMBER, OR BETTER, U.N.O.
  - WALLS OVER 12' TALL SHALL BE PER PLAN.
- ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED w/ GYP WALL BOARD (ONE SIDE MIN.) OR PROVIDE MID HT. BLOCKING.
- ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE HEM-FIR #2 (HF) LUMBER, OR BETTER. SUPPORT ALL HEADERS/ BEAMS W (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
  - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX., U.N.O.)
  - HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1)2x4/6 FLAT @ OPENINGS UP TO 4', (2)2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
  - LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10^6 psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - PSL' - Fb=2400 psi; Fc⊥=2500 psi; E=1.8x10^6 psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 9¼" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS ¼"x3½" SIMPSON SDS SCREWS (OR 3½" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 ½" OR 5 ¼" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.120" NAILS (MIN) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR GREATER. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND./BEARING. BLOCKING TO MATCH POST ABOVE.

FLOOR FRAMING

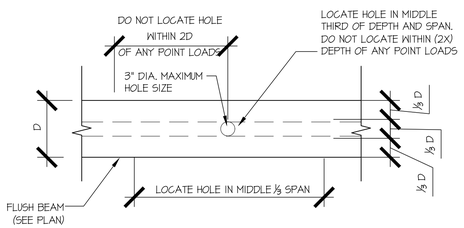
- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT MBK FOR EXCLUDED FLOOR DESIGNS)
- AT I-JOIST FLOORS, PROVIDE 1 1/8" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
- I-JOIST/TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- FLOOR SYSTEMS & SHEATHING HAVE BEEN DESIGNED TO SUPPORT ADDITIONAL DEAD LOAD FROM CERAMIC TILE (EXCLUDING MARBLE OR STONE). HOWEVER, IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO PROVIDE PROPER UNDERLAYMENT, UNCOUPLING MEMBRANE AND MORTAR/GROUT PER THE ASSEMBLY DESIGNATIONS IN THE TCNA HANDBOOK (TILE COUNCIL OF NORTH AMERICA).
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C., EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND
  - 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
  - 2 ¾" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
  - 2 ¾" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. IN FIELD.

ROOF FRAMING

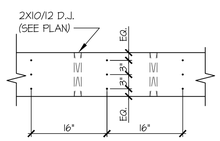
- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H2.5T CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H2.5T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
  - ALL ROOF SHEATHING NAILS SHALL HAVE 0.28" HEAD.
  - w/ 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 6" O.C. FIELD.
  - w/ 2 ¾" x 0.120" NAILS @ 4"o.c. @ PANEL EDGES & @ 6" O.C. FIELD.
  - w/ RSRS (ROOF SHEATHING RING SHANK) 2 ¾" x 0.113" NAILS @ 3"o.c. @ PANEL EDGES & @ 6" O.C. FIELD.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- ROOF TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ERECT AND INSTALL ROOF TRUSSES PER SBCA & TPI'S BCSI - "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF STRUCTURAL BUILDING COMPONENTS."
- SUPPORT SHORT SPAN ROOF TRUSSES w/2x4 LEDGER FASTENED TO FRAMING w/(2) 3" x 0.120" NAILS @ 16" O.C. (UP TO 1' SPAN).

LIST OF ABBREVIATIONS

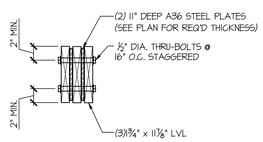
@	AND	L	ANGLE
@	AT	LBS.	POUNDS
A.B.	ANCHOR BOLT	L.E.	LEFT END
A.F.F.	ABOVE FINISHED FLOOR	L.L.B.B.	LONG LEGS BACK-TO-BACK
ANCH.	ANCHOR	L.L.H.	LONG LEG HORIZONTAL
APPD.	APPROVED	L.L.V.	LONG LEG VERTICAL
APPROX.	APPROXIMATELY	LONG.	LONGITUDINAL
ARCH.	ARCHITECT	LT.	LIGHT
B.B.	BACK-TO-BACK	LVL	LAMINATED VENEER LUMBER
B.F.	BALLOON-FRAMED	MANUF.	MANUFACTURER
BL.	BRICK LEDGE	MAX.	MAXIMUM
BLDG.	BUILDING	MC	MISCELLANEOUS CHANNEL
BLK'G.	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MIN.	MINIMUM
B.O.C.	BOTTOM OF CONCRETE	#	NUMBER OF POUNDS OR REBAR SIZE DESIGNATION
B.O.F.	BOTTOM OF FOOTING	N.	NORTH
B.O.S.	BOTTOM OF SLAB	N.B.L.	NON-BEARING LINTEL
BOT.	BOTTOM	N.S.	NEAR SIDE
B.O.W.	BOTTOM OF WALL	N-S	NORTH-SOUTH
BRG.	BEARING	NOM.	NOMINAL
BRDG.	BRIDGING	N.T.S.	NOT TO SCALE
B.S.	BOTH SIDES	O.C.	ON CENTER
BSMT.	BASEMENT	O.F.	OUTSIDE FACE
BTWN.	BETWEEN	O.H.	OPPOSITE HAND OR OVERHEAD
B.W.A.	BEARING WALL ABOVE	OPNG.	OPENING
B.W.P.	BRACED WALL PANEL/SHEAR WALL	OPP.	OPPOSITE
C	CHANNEL SECTION	O.S.B.	ORIENTED STRAND BOARD
C.C.	CENTER TO CENTER	P.A.	POST ABOVE
CANT'D	CANTILEVERED	P.C.	PRE-CAST
CL	CENTER LINE	P.C.F.	POUNDS PER CUBIC FOOT
C.I.P.	CAST IN PLACE	P.C.W.P.	PRECAST WALL PANEL
C.J.	CEILING JOISTS OR CONTROL JOINT	P.E.	PROFESSIONAL ENGINEER
CLR.	CLEAR	PEN.	PENETRATION
CMU	CONCRETE MASONRY UNIT	PERIM.	PERIMETER
CNTR.	CENTER	PERP.	PERPENDICULAR
COL.	COLUMN	PIPE	PIPE COLUMN
CONC.	CONCRETE	PL	PLATE
CONN.	CONNECTION	+/-	PLUS OR MINUS
CONST.	CONSTRUCTION	PLF	POUNDS PER LINEAR FOOT
CONT.	CONTINUOUS	PRELIM.	PRELIMINARY
C.W.P.	CONCRETE WALL PANEL	PSF	POUNDS PER SQUARE FOOT
DBL.	DOUBLE	PSI	POUNDS PER SQUARE INCH
DEPR.	DEPRESS OR DEPRESSION	PSL	PARALLEL STRAND LUMBER
DET.	DETAIL	P.T.	PRESSURE TREATED OR PRESERVATIVE TREATED
DIA.	DIAMETER	PLY.	PLYWOOD
DIAG.	DIAGONAL	QTY.	QUANTITY
DIM.	DIMENSION	R.	REMAINING
DO	DITTO	RAD.	RADIUS
DR.	DROPPED	R.C.	REINFORCED CONCRETE
DWG.	DRAWING	RE	REFER TO
DWL.	DOWEL	RECT.	RECTANGULAR
E.	EAST	REF.	REFERENCE
EA.	EACH	REINF.	REINFORCING
E.E.	EACH END	REQ.	REQUIRED
E.F.	EACH FACE	RND.	ROUND
E.J.	EXPANSION JOINT	R.E.	RIGHT END
EL.	ELEVATION	R.R.	ROOF RAFTERS
ELEV.	ELEVATOR	R.T.	ROOF TRUSSES
ENG.	ENGINEER	S	STANDARD BEAM
E.O.R.	ENGINEER OF RECORD	S.	SOUTH
EQ.	EQUAL	SCHED.	SCHEDULE
E.S.	EACH SIDE	SECT.	SECTION
EXIST.	EXISTING	SF	STEP FOOTING
EXP.	EXPANSION	S.S.E.T.	STRUCTURAL GABLE END TRUSS
EXT.	EXTERIOR	SHT.	SHEET
E.W.	EACH WAY	SIM.	SIMILAR
E.W.E.F.	EACH WAY, EACH FACE	S.L.B.B.	SHORT LEGS BACK-TO-BACK
E.W.B.	EACH WAY, BOTTOM	SP.	SPACE
E.W.T.	EACH WAY, TOP	SPEC.	SPECIFICATION
E-W	EAST-WEST	SPA.	SPACING
FAB.	FABRICATION	SQ.	SQUARE
F.F.E.	FINISH FLOOR ELEVATION	STD.	STANDARD
FIN.	FINISH	STAG.	STAGGER OR STAGGERED
F.J.	FLOOR JOISTS	STIFF.	STIFFENER
FL.	FLUSH	STL.	STEEL
FLG.	FLANGE	STRP.	STIRRUP
FLR.	FLOOR	STRUCT.	STRUCTURAL
FND.	FOUNDATION	S.W.	SHEAR WALL
F.S.	FAR SIDE	SYM.	SYMMETRICAL
FT.	FOOT	T	TOP
F.A.	FLOOR TRUSSES	T & B	TOP AND BOTTOM
FTG.	FOOTING	TEMP.	TEMPORARY
GA.	GAGE	T & G	TONGUE AND GROOVE
GALV.	GALVANIZED	T.C.B.	TOP CHORD BEARING
GL.	GLU-LAM	T.O.B.	TOP OF BEAM
GR.	GRADE	T.O.C.	TOP OF CONCRETE
G.B.	GRADE BEAM	T.O.F.	TOP OF FOOTING
G.C.	GENERAL CONTRACTOR	T.O.S.	TOP OF STEEL
G.T.	GIRDER TRUSS	T.O.W.	TOP OF WALL
G.W.B.	GYPSUM WALL BOARD	TR.	TRUSS
GYP.	GYPSUM	T.S.	STRUCTURAL TUBE
H.E.F.	HORIZONTAL, EACH FACE	TRANS.	TRANSVERSE
HDR.	HEADER	TYP.	TYPICAL
H.I.F.	HORIZONTAL, INSIDE FACE	U.N.O.	UNLESS NOTED OTHERWISE
HNGR.	HANGER	VAR.	VARIES
H.O.F.	HORIZONTAL, OUTSIDE FACE	V.E.F.	VERTICAL, EACH FACE
HORIZ.	HORIZONTAL	VERT.	VERTICAL
HSS	HOLLOW STRUCTURAL SECTION	V.I.F.	VERTICAL, INSIDE FACE OR VERIFY IN FIELD
HT.	HEIGHT	V.O.F.	VERTICAL, OUTSIDE FACE
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	W.	WEST
I.F.	INSIDE FACE	W/	WITH
I.J.	ISOLATION JOINT	W/O, W.O.	WITHOUT
INT.	INTERIOR	WD.	WOOD
J.S.	JACK STUD	WF	WIDE FLANGE SECTION
JST.	JOIST	W.P.	WATERPROOF
JT.	JOINT	WT	WIDE FLANGE T SECTION
K.	KIPS (1000 LBS.)	WT.	WEIGHT
K.L.F.	KIPS PER LINEAR FOOT	W.W.F.	WELDED WIRE FABRIC
K.S.	KING STUD	XS	EXTRA STRONG (PIPE COLUMN)
K.S.F.	KIPS PER SQUARE FOOT	XXS	DOUBLE-EXTRA STRONG (PIPE COLUMN)
K.S.I.	KIPS PER SQUARE INCH		



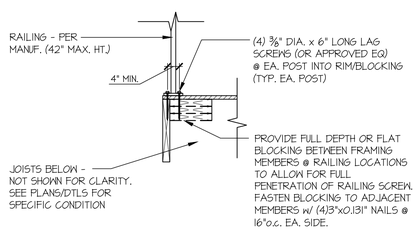
A ALLOWABLE HOLES IN LVL BEAMS
SCALE: 3/4"=1'-0"



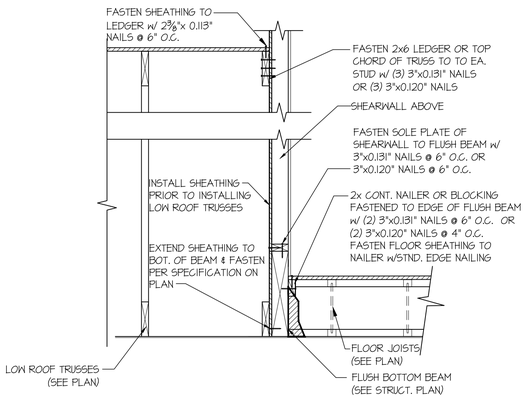
B SDS SCREW SPACING DETAIL
SCALE: 3/4"=1'-0" — 2X10/12 LEDGER



C FLITCH BEAM SECTION
SCALE: 3/4"=1'-0"

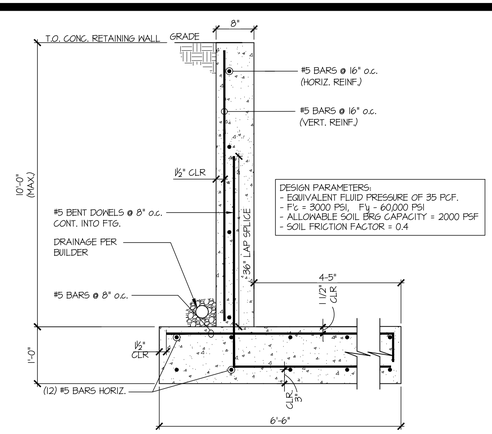


D TYP. RAILING CONNECTION
SCALE: 3/4"=1'-0" — WOOD FRMG BELOW



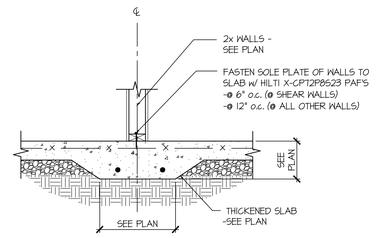
1 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

SCALE: 3/4"=1'-0"



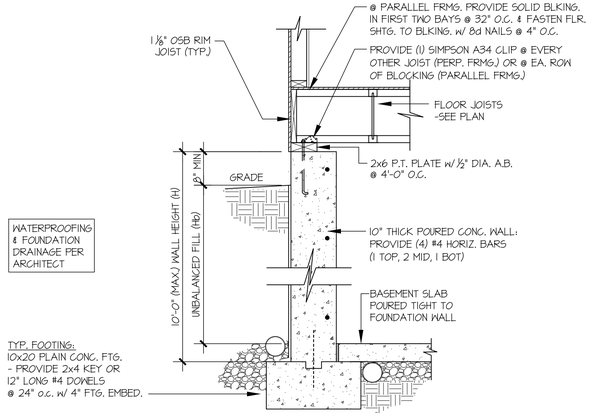
3 STAIRWELL RETAINING WALL DETAIL

SCALE: 3/4"=1'-0"



4 SECTION

SCALE: 3/4"=1'-0"



5 TYPICAL CONCRETE BSMT. FDN. WALL

SCALE: 3/4"=1'-0"

NOTES:
- DESIGN ASSUMES 45 PCF SOIL.
- DESIGN ASSUMES 4000 PSI (MIN.) CONCRETE COMPRESSIVE STRENGTH.
- LOCATE TOP & BOTTOM HORIZONTAL BARS WITHIN 12" OF TOP/BOT (IF REQ'D BY DESIGN).
- LOCATE ALL REINFORCEMENT AT INSIDE FACE OF CONCRETE WALL. PROVIDE 1 ½" CLEAR COVER FROM INSIDE FACE OF WALL.
- WALL DESIGN BASED ON TRUE THICKNESS SHOWN.
- WALL DESIGN BASED ON ACI 318 AT UNBALANCED FILL LESS THAN OR EQUAL TO 8'-2" AND ACI 332 AT UNBALANCED FILL GREATER THAN 8'-2", AS ALLOWED BY IRC R404.1.2.
- PROVIDE MIN. (2) FOUNDATION ANCHORS PER PLATE AND MIN. 12" FROM EACH END.

- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS

6 TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION

SCALE: NTS

- DETAIL SIMILAR AT BOTTOM CORNERS OF WINDOWS.
- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

7 TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION

SCALE: NTS

8 SECTION

SCALE: 3/4"=1'-0"

9 CONCRETE STAIRS ON GRADE

SCALE: 3/4"=1'-0"

10 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL

SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING

11 SECTION

SCALE: 3/4"=1'-0"

12 SECTION

SCALE: 3/4"=1'-0"

seal:
STATE OF NEW YORK
JOSEPH A. KULP
078220
LICENSED PROFESSIONAL ENGINEER

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MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number: 292-26004

project mgr:	NJD
drawn by:	APA
issue date:	04-21-26

REVISIONS:

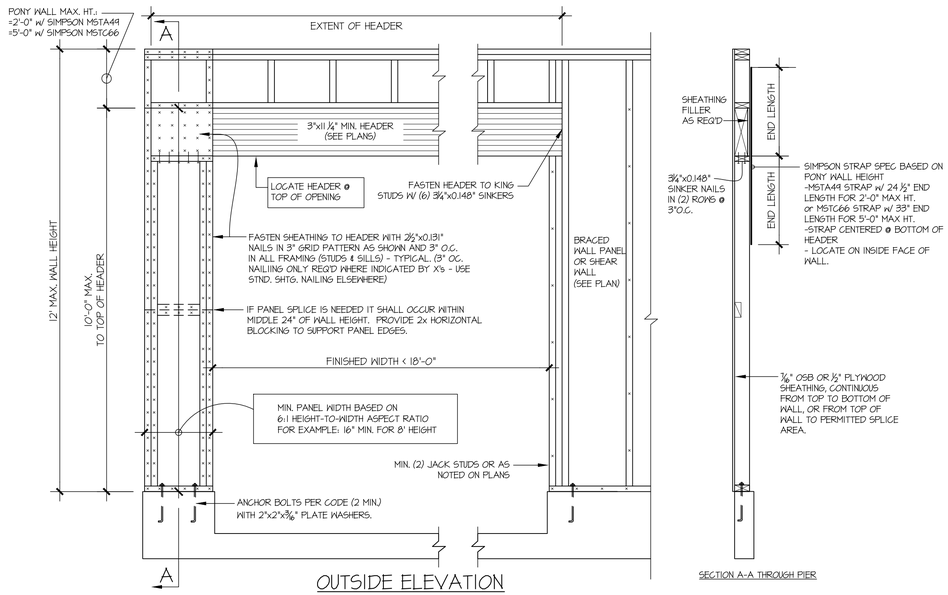
date:	initial:
05-28-2026 ARCH REVISIONS	RSC

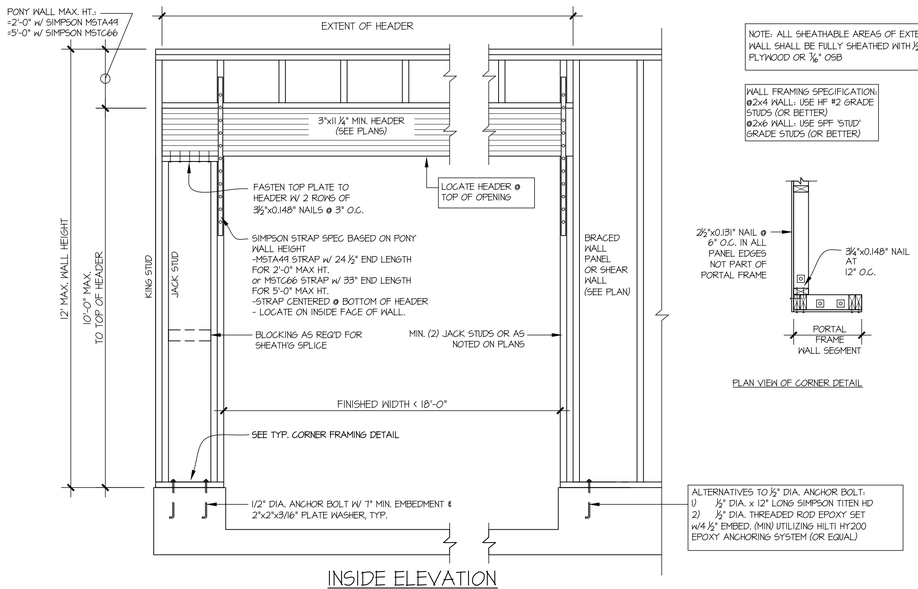
MF DESIGN
ARCHITECTURE

STRUCTURAL NOTES

GULKOWITZ RESIDENCE
JEREMY COURT, LOT 6
SUFFERN, NY 10901

sheet: SD-2





NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH ½" PLYWOOD OR ⅞" OSB

WALL FRAMING SPECIFICATION:
@2x4 WALL: USE HF #2 GRADE STUDS (OR BETTER)
@2x6 WALL: USE SPF "STUD" GRADE STUDS (OR BETTER)

PLAN VIEW OF CORNER DETAIL

ALTERNATIVES TO ½" DIA. ANCHOR BOLT:
1) ½" DIA. x 12" LONG SIMPSON TITEN HD
2) ½" DIA. THREADED ROD EPOXY SET w/4 ½" EMBED. (MIN) UTILIZING HILTI HY200 EPOXY ANCHORING SYSTEM (OR EQUAL)

E GARAGE PORTAL FRAME BRACING ELEVATION

SCALE: N.T.S.

ONE SIDE OF GARAGE DOOR
115 MPH WIND SPEED (ULT)

seal:

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Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
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ARCHITECTURE

STRUCTURAL NOTES

GULKOWITZ RESIDENCE

JEREMY COURT, LOT 6
SUFFERN, NY 10901

sheet:
SD-2

Narrative summary for Yeshivas Ohr Reuven temporary student space.

RECEIVED
JUL - 7 2026
VILLAGE OF WESLEY HILLS

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 6/24/25

Please check all that apply:

__X__ 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) Toal 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
_____ Long Path
_____ Municipal Boundary
____ State or County Park
____ County Stream
____ 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
_____RC Drainage Agency
_____RC Soil & Water Cons. Dist.
_____NYS Dept. of Transportation
_____RC Sewer District #1
_____Rockland County 911
_____Town of Ramapo Dept. of Public Works
_____RC Dept. of Planning
_____RC Dept. of Environmental Health
_____NYS Dept. of Environmental Conservation
_____Town of Ramapo Building Dept.

Adjacent Municipality_____

_____

Applicant's Signature and Certification

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

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. 01RI6378536
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 tot eh 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. 01ZI6388352
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

Notary Public

ELIZABETH ZIET
Notary Public, State of New York
Reg. No. 01ZI6388352
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;
(X) 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. 01ZI6388352
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 } SS:
VILLAGE OF WESLEY HILLS }

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. 01ZI6388352
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	**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		
40.16-1-21	**Pousty Yaghoob & Beverly**	**283 Grandview Av,**
Suffern, NY 10901		
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		
40.16-1-14	**Goldring Judy**	**95 Spook Rock Rd,**
Suffern, NY 10901		
40.16-1-7	**Bapna Jayant & Vinita**	**6 Cutler Ct, Suffern, NY**
10901		
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		

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 03/04/2027

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___

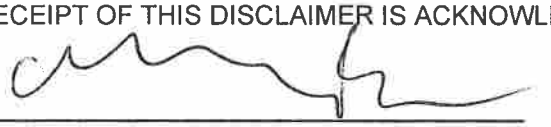
_____
Notary Public

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

6/30/2026

DATED

Short Environmental Assessment Form
Part 1 - Project Information

RECEIVED
JUL - 7 2026
VILLAGE OF WESLEY HILLS

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:	Telephone: 845-362-8362 ext209
Avi Balsam	E-Mail: abalsam@ohrreuven.com

Address:
259 Grandview Ave

City/PO:	State:	Zip Code:
Suffern	New York	10901

	NO	YES
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.	☑	☐
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:	☑	☐

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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☐	☐
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:	☑	☐
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:	☑	☐
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:	☑	☐
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: Avi Balsam Date: 6/26/26

Signature: _____ Title: Administrator

Vicinity Map – Yeshivas Ohr Reuven

ArcGIS Web Map

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

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Web AppBuilder for ArcGIS

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 |

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
40.16-1-21	Pousty Yaghoob & Beverly	283 Grandview Av, Suffern, NY 10901
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
40.16-1-14	Goldring Judy	95 Spook Rock Rd, Suffern, NY 10901
40.16-1-7	Bapna Jayant & Vinita	6 Cutler Ct, Suffern, NY 10901
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

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. 1,536 SF) on the existing Yeshivas 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 (block) 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:	Telephone: 845-362-8362 ext209
Avi Balsam	E-Mail: abalsam@ohrreuven.com

Address:
259 Grandview Ave

City/PO:	State:	Zip Code:
Suffern	New York	10901

	NO	YES
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.	☑	☐
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: Village of Wesley Hills Planning Board - Site Plan Approval / Special Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 13 acres
   b. Total acreage to be physically disturbed? 0.04 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 / Educational Institution
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☑
b. Consistent with the adopted comprehensive plan?	☑	☑	☐

	NO	YES
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?		
If Yes, identify: Name:Historic & Scenic Roads Overlay, Reason:Exceptional & Unique environmental characteristics, Agency:Village of Montebello, Date:8-06-21	☐	☑

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water:	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment:	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		

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

	NO	YES
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, Brook Floater	☐	☑
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
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: _____	☑	☐
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: _____	☑	☐
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: _____	☑	☐
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: Avi Balsam Date: July 29, 2026

Signature: _____ Title: School Administrator, Yeshivas Ohr Reuve

Memorandum

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

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

Re: Yeshivas Ohr Reuven Amended Site Plan
259 Grandview Avenue, Wesley Hills, New York
SBL# 40.16-1-17 & 18; R-50 Zoning District

Date: July 28, 2025

cc: Alena Guckian, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Alicia Schultz, Deputy Village Clerk
John Layne, Building Inspector
Avraham Balsam, Applicant

Received and reviewed for this memorandum:

- Project Narrative Summary, dated as received July 9, 2026.
- Short Environmental Assessment Form, Part 1, for Yeshivas Ohr Reuven Temporary Student Space, prepared and signed by Avi Balam, dated June 26, 2026.
- Site Plan Application, prepared by Avi Balsam, dated June 24, 2026.
- Layout Plan for Yeshivas Ohr Reuven, prepared by Weinberg Lim Engineering, unsigned and not stamped, dated July 8, 2026.
- Modular Floor Plan, prepared by Walter E. Wood, PE, dated as approved October 31, 2026.

Project Summary

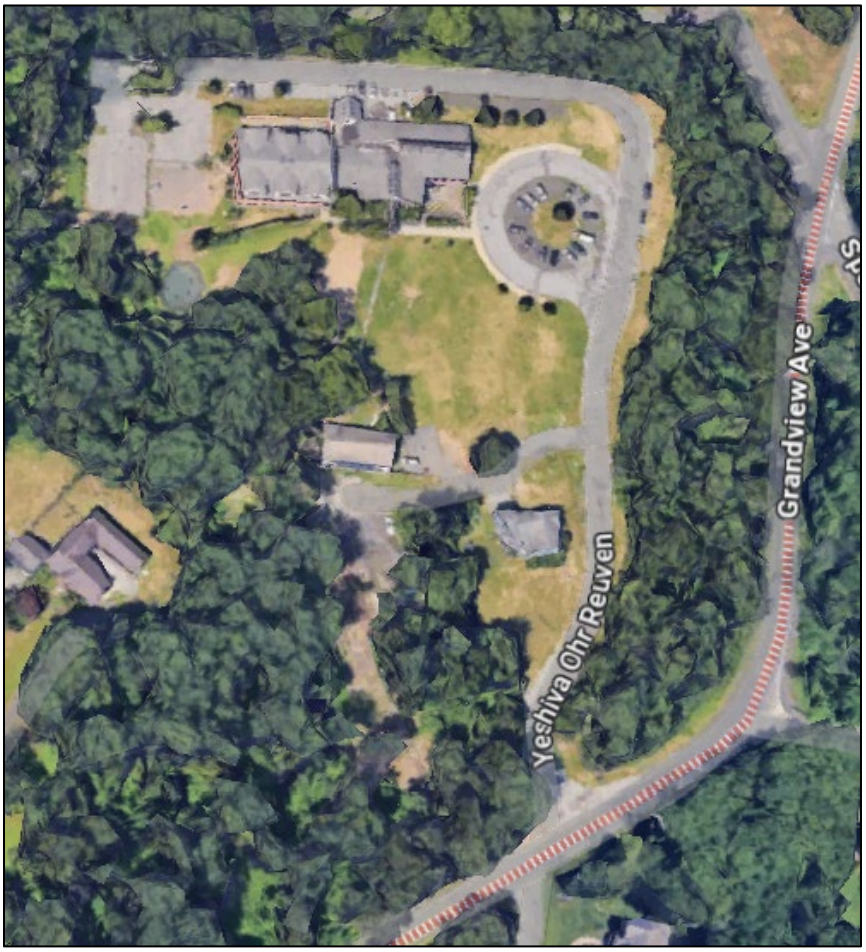
The Yeshiva Ohr Reuven (YOR) school is proposing to install a temporary classroom structure outside of an existing school building at the 12.32-acre Yeshiva campus. A portion of the structure would be over an existing macadam basketball court, in the northeast portion of the campus. According to the applicant narrative, two classrooms within the structure will accommodate approximately 40 students. The students will be elementary-age children and will not utilize the dormitories at the site. The classrooms will be used during regular school hours, approximately 9:00 a.m. to 3:30 p.m. on school days. The school does not anticipate any additional buses to accommodate the additional students.

The temporary classroom is a separate application from the proposed faculty housing and dormitory expansion last reviewed by the Planning Board in 2025. The proposed expansion of the campus facilities in 2025 included 24 units of new faculty housing, 84 new parking spaces and an 18-bed, 3,264 s.f. expansion of an existing dormitory.

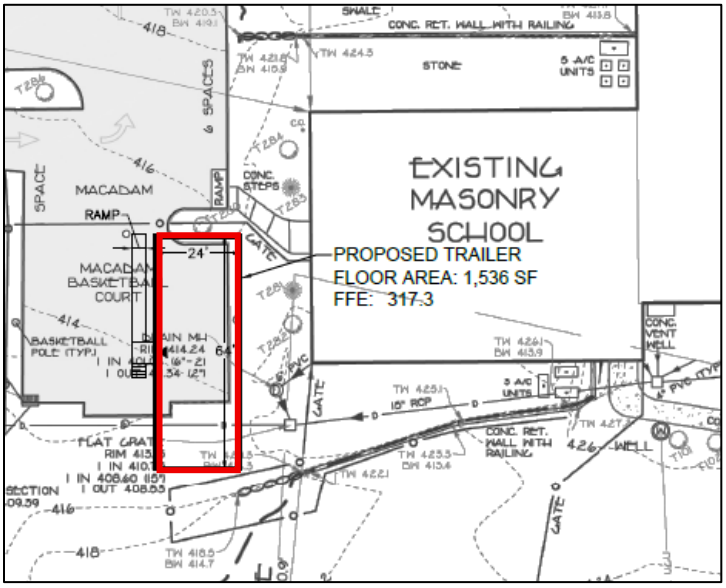
The existing campus currently consists of:

- Two school buildings on the northern end of the campus, totaling 65,000 s.f.

- A two-story dormitory building with 36 beds in the center of the site.
- A two-story frame residential building for a caretaker in the center of the site.
- A total of 94 parking spaces in several paved and unpaved parking areas (which include 63 paved spaces, and 31 “overflow” unpaved spaces). The campus also includes a basketball court, paved play areas and lawn areas.
- The site is served by one existing driveway from Grandview Avenue (a local road on this portion of the road). The site also has frontage on a portion of Grandview Avenue which is County road, and a smaller frontage on Spook Rock Road, also a County road.
- The site is located directly across Grandview Avenue and Spook Rock Road from the Village of Montebello.



Existing Campus Aerial Photo (Google)



Location of proposed temporary classroom structure

Submission Comments

1. The provided SEAF Part 1 form is outdated. Please utilize the NYSDEC's Environmental Assessment Form Mapper and fill out the updated version of the SEAF Part 1 form.
2. The Layout Plan should include an updated Table of Bulk Requirements which reflects the proposed building, not the recently proposed overall campus expansion.
3. The applicant should provide the Board with information on total current enrollment and proposed enrollment as a result of this classroom expansion.

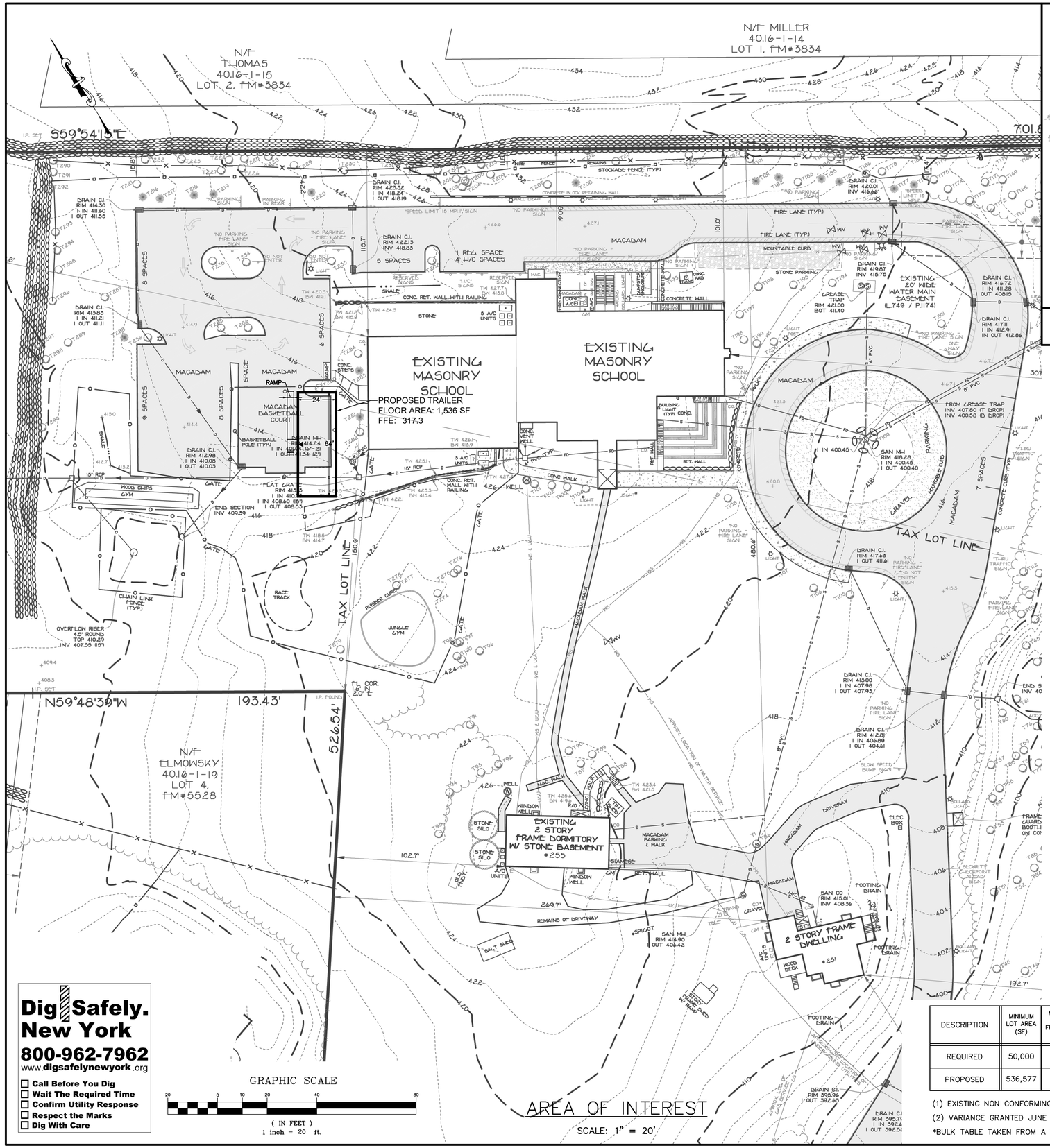
Planning Comments

4. While the plan shows a proposed ramp, the plans should detail access to the new classroom structure, including stairs, ramps, new pathways, newly paved areas under and around the structure, etc.
5. Please confirm whether the classrooms will be ADA accessible.
6. Please show any proposed screening or plantings proposed for the new structure.
7. Please show proposed type, design, mounting height, location, direction, power and timing of all outdoor lighting.

SEQRA and GML Comments

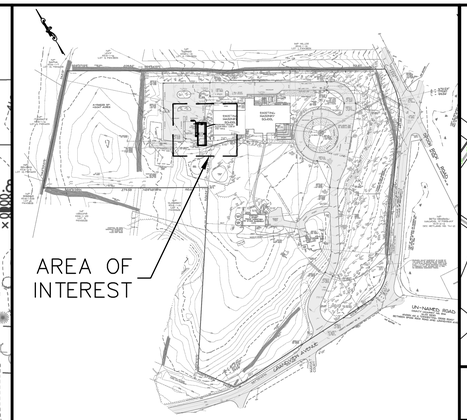
8. For SEQRA purposes, the installation of the temporary classroom structure would be considered a Type II Action per §617.5(c)(9) and no further SEQRA review is required.
9. Under General Municipal Law §§ 239-l, -m, and -nn, the project must be submitted to the Rockland County Planning Department for review, as the site is adjacent and/or within 500 to three county roads (Grandview Avenue, Spook Rock Road and Route 80A), and Willow Tree Brook, a county stream.

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



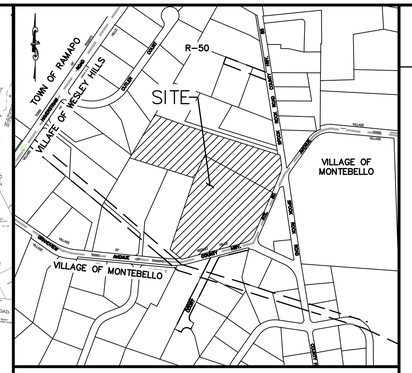
AREA OF INTEREST

SCALE: 1" = 20'



FULL SITE

SCALE: 1" = 200'



VICINITY MAP

SCALE: 1" = 500'

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.

DATE APPLICANT

DATE OWNER

15. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

LICENSED PROFESSIONAL ENGINEER DATE

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.

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV.	DESCRIPTION	DATE

JUSTIN JT-YOK LIM, P.E.
N.Y.S. Lic. No. 070988

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

WEINBERG LIM
ENGINEERING
7 PATRIOA LANE, SPRING VALLEY, NEW YORK 10977
(845) 570-0401
ov@weinberglim.com

YESHIVAS OHR REUVEN

VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

LAYOUT PLAN

Job number: 26027
Drawn by: AK
Checked by: AMW
Date: 07/08/26
Scale: AS NOTED
Drawing Number: 1

Rockland County
Ed Day, Rockland County Executive

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

August 13, 2026

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

Tax Data: 40.16-1-17, 40.16-1-18

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 07/08/2026 **Date Review Received:** 07/30/2026

Item: ***Yashivas Ohr Reuven (GML-26-0386)***

Site plan for the installation of a temporary, modular structure to provide two classrooms for an existing school located on 13.05 acres in the R-50 zoning district. The structure can accommodate approximately 40 students and is intended to be used for the upcoming school year while the applicant plans for a long-term solution to the increasing number of students.
Northwest corner of Grandview Avenue and Spook Rock Road

Reason for Referral:

Spook Rock Rd (County Route 85), Grandview Av (County Route 80), Grandview Av (County Route 80A), Pump Station, Rockland County Sewer District No.1, Willow Tree Brook, Town of Ramapo, Village of Montebello

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

Recommend the Following Modifications

1 Temporary modular structures do not appear to be regulated by the Wesley Hills Zoning Code. The Village shall determine if the proposed building is an allowed use and whether is should be regulated as a primary structure or as an accessory building to the existing school.

2 The application materials do not indicate a length of time for which the temporary structure will remain on-site. This must be stated. A map note should also be added to the site plan with this information.

3 A review must be completed by the Rockland Department of Health, any comments or concerns addressed, and any required permits obtained.

4 A review must be completed by the Rockland County Highway Department, all comments or concerns

addressed, and all required permits obtained.

5 A review must be completed by the Rockland County Sewer District No. 1, any comments or concerns addressed, and all required permits obtained.

6 The Town of Ramapo and Village of Montebello are two of the reasons this proposal was referred to this department for review. The municipal boundary of Ramapo is along the southern and eastern property lines of the site. The municipal boundary of Montebello is approximately 35 east and 40 feet south of the site, opposite Grandview Avenue. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and county-wide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations with respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards to predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner which is supportive of the goals and objectives of the general area.

The Town of Ramapo and Village of Montebello must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Town of Ramapo and Village of Montebello must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

7 A review must be completed by the Rockland County Office of Fire and Emergency Services, Village of Wesley Hills fire inspector, or the Tallman Fire Department to ensure that the site is designed in a safe manner and that there is easy access to the temporary structure, in the event of an emergency.

8 The temporary structure is proposed to be located over an existing basketball court. The applicant shall confirm whether additional recreation opportunities will be provided while this modular building is located on-site.

9 The Short Environmental Assessment Form (SEAF) submitted to our department is missing a page. The Planning Board shall be assured that the SEAF is complete and accurate. Additionally, we encourage the applicant to use the EAF Mapper Application, provided by the New York State Department of Environmental Conservation (https://gisservices.dec.ny.gov/eafmapper/), to complete this document, as it populates the answers to certain questions using New York State database information. As per the DEC, "if the applicant or project sponsor believes the answer filled out by the EAF Mapper is incorrect, supplemental information should be provided to the reviewing agency that explains this discrepancy."

10 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, local land use boards 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.

11 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board’s override.

Douglas Schuetz
Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
Rockland County Department of Health
Rockland County Drainage Agency
Rockland County Highway Department
Rockland County OFES
Rockland County Planning Board
Rockland County Sewer District No. 1
Tallman Fire District
Town of Ramapo Planning Board
Village of Montebello Planning Board
WeinbergLim Engineering

*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.

Rockland County
Ed Day, Rockland County Executive

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

August 19, 2026

Ms. Stephanie Caputo
Deputy Village Clerk
Village of Wesley Hills
432 Route 306
Monsey, NY 10952

Re: Mark Friedman
259 Grandview Avenue, Suffern
Tax Lot 11/40.16-1-17 & 18 (formerly 8./22/A1D1 & 8./22/A1D1D)

Dear Ms. Caputo:

Our office has received and reviewed a site plan that was last revised on July 8, 2026, which WeinbergLim Engineering 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 sewers 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 a 40-student temporary trailer classroom at an existing school for three hundred fifty-five secondary school students on a lot with an area of 568,327 square feet in the R-50 District will result in no additional sewer units.
   c. A previous application for a proposed school with three hundred (300) junior high school students, eight-five (85) high school students with a dormitory for fifty-four (54) boys plus twenty-four (24) residential units for staff and one residence for the caretaker. This would entail an impact fee.
   d. If the use or occupancy of the property exceeds eight (8) units (e.g., with an increase in residential occupancy or enrollment), the District will require further review and the owner will have to pay an additional impact fee.
2. As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/ Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted at https://www.rocklandcountyny.gov/departments/sewer-district-1/permits-forms and approved by this office before any sewage is discharged into the

District's sewerage system. **The owner or principal must sign the wastewater questionnaire.**

3. All permits, fees and inspections associated with sanitary sewer connections on Spook Rock Road are the responsibility of the District. A hookup permit must be obtained from the District prior to starting the sewerage portion of this job. This will require approval of the details for connecting to the existing sewers, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
4. Details for sanitary sewer construction as shown on the plans comply with the District's construction standards.
5. Details for the sanitary sewer connections are subject to approval by the Town of Ramapo.
6. 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 J. Roth
Elizabeth Mello, P.E. – Rockland County Department of Health
Michael Lepori, P.E. – Town of Ramapo DPW
Ed Moran, P.E. – Town of Ramapo DPW
Justin Lim, P.E. – WeinbergLim Engineering – 7 Patricia Lane, Spring Valley, NY 10977
Avraham Balsam – 10 Red Rock Road, New City, NY 10956
David J. Berman - Yeshivas Ohr Reuven – 259 Grandview Avenue, Suffern, NY 10901

File: TOR 40.16-1-17 & 18 – 259 Grandview Avenue
Reader

ROSENBLUM
ARCHITECTURE

July 22, 2026

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

Re: *The Village Green Shul, 4 Village Green, Wesley Hills, NY*

To the Wesley Hills Planning Board,

The Village Green Shul (VGS) is requesting a special use permit, including site plan approval, for a neighborhood gathering. The existing building and the proposed addition are multi-use with religious gathering spaces and a single-family residence. The existing single-family residence is currently being leased to a not-for-profit organization that provides free housing, to families with an individual who is currently being treated at a local hospital or treatment facility.

The existing building has continuously served the local Jewish community since being purchased by the property's previous owner in 2008. In 2022, VGS applied for and received a Special Use Permit and Site Plan Approval from the Planning Board. It received all required Variances from the Zoning Board of Appeals as well. The 2022 approvals were for the construction of a new building, which included the removal of the existing building.

Unfortunately, with increasing construction costs, VGS determined the price to be too high for the Congregation. VGS has continued operating, in the current building, under the previously granted Special Use Permit.

In making its determination, the Planning Board should consider the following factors per Village Code Section 230-22 General Standards:

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.*

   Since the neighborhood gathering has been in use on the property for years, and in consideration of its location adjacent to Wesley Hills Village Hall, and its close proximity to the Village's only commercial corridor, we believe the use to be in harmony with the existing character of the neighborhood.

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.*

TEL ▪ 845.364.0337 EMAIL ▪ info@adaparch.com WEB ▪ rosenblumarchitecture.com
ADDRESS ▪ 221 QUAKER ROAD, POMONA, NY 10970

The most prominent portion of the structure, as viewed from the street, is the existing two-story single-family residence. Since this structure remains similar in appearance to many of the adjacent buildings, the issuance of a special use permit will not have a negative impact on the neighborhood's character.

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.*

As previously mentioned, the property has been used for religious gatherings for many years without objections from nearby properties.

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.*

VGS has entered into an agreement with the Village, to use the Village Hall parking lot for both parking and emergency vehicle access to the proposed addition. The proposed parking, which is a combination of off-site residential driveway parking, Village Hall parking, and parking at 441 NYS Route 306, exceeds the Village's requirements and is adequate for the proposed uses. The lack of an on-site parking lot will assist in minimizing the disturbance to abutting neighbors.

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.*

On the contrary, the presence of this neighborhood gathering is considered an asset to the neighborhood and many perspective home buyers would deem its close proximity to their property as a positive factor.

In making its determination, the Planning Board should further consider the following factors per Village Code Section 230-26 G Neighborhood Gatherings:

A) *The building containing the neighborhood gathering shall comply with all requirements of all applicable building codes of New York State.*

VGS will comply with this requirement.

B) *The maximum number of persons using the neighborhood gathering shall be the maximum number that can comply with the building codes of New York State, as applied to the building containing the neighborhood gathering.*

VGS will comply with this requirement. It should be noted that the Religious Gathering's Main Sanctuary has 124 men's seats and 120 women's seats. The basement Social Hall is designed to accommodate 250 persons. The basement Shiur Room is designed to accommodate 75 persons. Please see the facilities' weekly schedule attached to this narrative letter.

C) *The neighborhood gathering shall be located on a lot which contains at least the minimum front yard, side yard, and rear yard required for one-family detached dwellings in the district in which it is located and which complies with the maximum building height, impervious surface ratio, and*

front yard impervious surface ratio requirements for one-family detached dwellings in the district in which it is located.

As illustrated in the attached site plan Bulk Table, the project requires 5 variances. The variances include Minimum Side Yard and Total Side Yard, Minimum Rear Yard, Maximum Impervious Surface Ratio, and Maximum Building Coverage as stated in Section 230 and the Village's Table of Dimensional Requirements.

VGS, upon referral by the Planning Board to the Village's Zoning Board of Appeals, will apply for the required variances. It should be noted that for the 2022 project, the ZBA had granted 7 variances.

D) *Notwithstanding anything contained to the contrary in § 230-17 of this chapter, the maximum building coverage for a lot on which a neighborhood gathering is located shall be 0.15.*

As stated in C above, the proposed building coverage requires a variance at 0.23 (where 0.15 is allowed).

E) *In its review of applications for certain neighborhood gatherings, the Planning Board may increase the maximum building height (feet) by a factor not exceeding 25%.*

The proposed building's maximum height will be less than 25' (where 25' is allowed) and therefore no increase is required.

F) *The Planning Board may require the provision of parking spaces in excess of the minimum number specified in § 230-31 if it determines that such additional spaces are necessary for the neighborhood gathering to be able to operate in a manner that is consistent with public safety and neighborhood character.*

VGS believes that due to its long-standing existence at this location, and the fact that its congregants all live within close walking distance to the property, that the proposed number of 73 parking spaces (with 49 possible overflow spaces at Village Hall, for a total of 122 spaces) is more than sufficient.

G) *All required parking spaces must be provided on the lot on which the neighborhood gathering is located. Unless the neighborhood gathering has frontage and practical access exclusively on a major road, an application may be made to the Planning Board for relief from this requirement. Upon such application, the Planning Board may determine to allow parking in any of the following locations to count towards satisfaction of the parking requirement if it determines that it would be consistent with public safety and neighborhood character to do so:*

Per exception G) 4, VGS is proposing parking on other lots within the Village of Wesley Hills and within 100 yards of the periphery of the lot on which the neighborhood gathering is located, with the permission of the owners of such lots. Please see the proposed parking map included in the application submission.

H) *The Planning Board may impose such additional restrictions and conditions on the location of parking spaces, landscaping and/or fencing to screen the neighborhood gathering from adjacent residential properties, outdoor lighting, and other conditions of use of the neighborhood gathering*

as, in the judgment of the Board, are necessary for the neighborhood gathering to be able to operate in a manner that is consistent with public safety and neighborhood character.

VGS will comply with any reasonable restrictions and conditions.

I) One nonilluminated sign showing the name and address of the neighborhood gathering shall be allowed. Such sign may not exceed five square feet in area if such sign is located on a wall of the building. Such sign may not exceed one square foot if such sign is located on a post set in the ground.

VGS will comply with this requirement.

(2) The lot shall be required to comply with the maximum impervious surface ratio set forth in § 230-17 of this chapter, unless the applicant shall also obtain a special permit for increased impervious surface pursuant to Subsection L of this section.

The proposed maximum impervious ratio is 0.31 (where 0.25 is allowed). VGS will either obtain a special use permit or variance for the increased impervious surface.

(3) For a neighborhood gathering located in a building that also contains a single-family residence, the Planning Board may waive the requirement that one indoor parking space shall be provided for the residence.

The building does contain a single-family residence with one indoor parking space, therefore no waiver is required.

Thank you for your attention to this matter.

Sincerely,

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 7/22/26

Please check all that apply:

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

Applicant: The Village Green Shul **Phone #** ____

Address: 4 Village Green, Monsey, NY 10952

Street Name & Number (Post Office)

Project Name: The Village Green Shul

Tax Map Lot No. 41.11.2-17 Map Date 4/29/21

Current Zoning R35

Location: On the SOUTH side of Village Green, 250+/- feet EAST of NYS Route 306 in the town of Ramapo hamlet/village of Wesley Hills.

Acreage of Parcel 30,906 sf **Zoning District** R35

School District East Ramapo **Postal District** Monsey

Fire District Hillcrest **Ambulance District** Spring Hill

Water District Veolia **Sewer District** Benefit Area #5

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

Please see attached Narrative Letter

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 }

Ethan Halpert being duly sworn, deposes and says that he/~~she resides at~~ is the Secretary of The Village Green Shul the Congregation 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. 41.11.2-17 Lot No. _____ 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: Ethan Halpert, Secretary

Address: The Village Green Shul

4 Village Green, Monsey, NY 10952

Sworn to before me this

27th day of July 2026

Notary Public

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

If **subdivision**: N.A.

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 **site plan**:

1) Total size of building(s) in square feet 7,355 sf existing, including basement and garage
2) Proposed addition 9,014 sf addition, including basement
3) Number of dwelling units One

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

Neighborhood Gathering

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. No

Are there **streams** on the site? If yes, please provide the names. No

Are there **wetlands** on the site? If yes, please provide the names and type. No

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

If so, provide a narrative, including the list case number, name, date, and the board you appeared before. 2022, Planning Board and Zoning Board of Appeals

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

N.A.

Property Owner: The Village Green Shul Phone #_____

Address 4 Village Green, Monsey, NY 10952

Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Steve Sparaco Phone # 845-782-8543

Address 15 North Main Street, P.O. Box 818, Harriman, NY 10926

Street Name & Number (Post Office) State Zip code

Attorney: N.A. Phone #_____

Address_____

Street Name & Number (Post Office) State Zip code

Contact Person: Todd Rosenblum, Architect Phone # 845-364-0337

Address 221 Quaker Road, Pomona, NY 10970

Street Name & Number (Post Office) State Zip code

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.

X State or County Road	____ State or County Park
_____ County/State Land or Right-of-Way	____ County Stream
_____ Municipal Boundary	____ County Facility

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

Location of Parcel(s) 4 Village Green, Monsey, NY 10952

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	X Town of Ramapo Dept. of Public Works
_____ RC Drainage Agency	X RC Dept. of Planning
_____ RC Soil and Water Cons. Dist.	_____ RC Dept. of Environmental Health
X NYS Dept. of Transportation	_____ NYS Dept. of Environmental Conservation
X RC Sewer District #1	_____ Town of Ramapo Building Dept.
_____ Rockland County 911	

Adjacent Municipality _____

(AS APPLICABLE)

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

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

I have informed the above checked agencies and Orange and Rockland on _____.

_____
Signature

_____
Date

Applicant's Signature and Certification

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

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

Mailing Address
The Village Green Shul
4 Village Green
Monsey, NY 10952

SWORN to before this
_____day of_____, 20_____

_____
Notary Public

Owner/Applicant's Consent Form to Visit Property

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

Owner/Applicant

SWORN to before this
2nd day of July, 2026

Notary Public

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

Affidavit of Ownership/Owner's Consent

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

I, Ethan Halpert, Secretary being duly sworn, hereby depose and say that I ~~reside at:~~ am an officer of the Village Green Shul

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

I am the (* Secretary of the Congregation) owner in fee simple of premises located at:
4 Village Green
Monsey, NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber 2001 of conveyances, page 8917 .

Said premises have been in my/its possession since 3/19. Said premises are also known and designated on the Town of Ramapo

Tax Map Lot – No. 41.11.2-17 Map Date 4/29/21

Current Zoning R35

I hereby authorize the within application on my behalf, and that the statements of fact contained in said application are true, and agree to be bound by the determination of the board. Also, I do hereby give permission to the Village of Wesley Hills, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession.

Owner The Village Green Shul
Mailing Address 4 Village Green
Monsey, NY 10952

SWORN to before this
27th day of July, 20 20

Notary Public

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

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

Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, Ethan Halpert, Secretary, 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

The Village Green Shul
4 Village Green
Monsey, NY 10952

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

2. To the 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 _____;
(X) Special permit per the requirements of Section 230-26 G;
( ) 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;
(X) Other (*explain*) Site Plan approval;

To permit construction, maintenance and use of a Neighborhood Gathering

3. Premises affected are in a R35 zone and from the town of Ramapo tax map, the property is know as:
Tax Map Lot – No. 41.11.2-17

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

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

(if none, so state)

a. Name and address of officer or employee None

b. Nature of interest _____

c. If stockholder, number of shares _____

d. If officer or partner, nature of office and name of partnership _____

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

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

I, Ethan Halpert, Secretary, 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.

The Village Green Shul

Mailing Address 4 Village Green
Monsey, NY 10952

SWORN to before this
2nd day of July, 2024

Notary Public

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

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Ethan Halpert, Secretary
APPLICANT

7/22/26
DATED

AFFIDAVIT

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

I, Ethan Halpert, Secretary being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the Planning Board *(board)* in the town/village of Wesley Hills affecting property located at 4 Village Green, Monsey, NY 10952, Rockland County, New York.

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

SECTION/BLOCK/LOT	NAME	ADDRESS
Please see attached list		

SWORN to before this
27th day of July, 20 26

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU6337245
MY COMMISSION EXPIRES 02/22/20 28

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:
The Village Green Shul

Project Location (describe, and attach a location map):
4 Village Green, Monsey, New York 10952

Brief Description of Proposed Action:
Proposed two-story plus basement addition to the existing single-family residence, including construction of sidewalks, driveway, and other related site work as shown on the site plans.

Name of Applicant or Sponsor:	Telephone: 845-364-0337
Todd Rosenblum	E-Mail: todd@adaparch.com

Address:
221 Quaker Road

City/PO:	State:	Zip Code:
Pomona	New York	10970

	NO	YES
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.	☑	☐
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: The Planning Board, the Zoning Board of Appeals, and the Building Department of the Village of Wesley Hills	☐	☑

3. a. Total acreage of the site of the proposed action? 30,906 sf acres
   b. Total acreage to be physically disturbed? 30,906 sf acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 30,906 sf acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____		

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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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:		
The project will have an on-site storm water retension system, but as currently happens, some storm water discharge will be directed toward the existing catch basins in the existing roadway.		
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:		
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:		
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:		

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

Applicant/sponsor/name: Todd Rosenblum Date: 7/22/26

Signature: _____ Title: Architect

PRINT FORM

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SUBJECT
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41.15-2-1
41.16-1-3
41.15-1-21
41.15-1-22

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

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

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

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

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

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

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

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

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

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

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

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

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

11/41.11-1-94
MOLLER BENJAMIN
1675 48TH STREET
BROOKLYN, NY 11204

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

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

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

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

11/41.11-1-24
GINSBERG STEVEN L & DONNA
L
19 HOLLAND LA
MONSEY, NY 10952

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

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

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

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

11/41.11-1-95
WELTIN FAMILY IRREVOCABLE
TRUST
6 WINDMILL DR
MONSEY, NY 10952-1318

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

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

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

11/41.11-2-26
SCHEINER LIBA &
FRIEDMAN ZVI
6 EARL COURT
MONSEY, NY 10952

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

11/41.11-1-26
COHEN ELLIOT J.&
STEPHANIE
23 HOLLAND LA
MONSEY, NY 10952

11/41.11-1-28
KELLER NECHAMA &
SABEL MARTIN
27 HOLLAND LA
MONSEY, NY 10952

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

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

11/41.11-1-21
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

11/41.11-1-25
GOLANDER YECHIEL & BRACHA
21 HOLLAND LA
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

11/41.11-1-20
441 ROUTE 306 LLC
10 LENORE AVE
MONSEY, NY 10952

11/41.12-1-31
WASSERMAN AVROHOM & SHIRA
15 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-30
AARON TZVI & ALLIE
13 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-1-27
LEHMAN SETH & RENA 2023
REVOCABLE TRUSTS
25 HOLLAND LA
MONSEY, NY 10952

11/41.12-1-29
PRERO ELIYAHU & ADINA
11 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-28
SAHA JNAN & GITA
9 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-2-13
ZUCKER BRENDY
7 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-25
BREUER RUBIN
29 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-1-26
WOLFE SUE & MARTIN H
35 SKYLINE TERR
SPRING VALLEY, NY 10977

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

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

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

11/41.11-1-17
HOLY FAMILY SYRO-MALABAR
CATHOLIC CHURCH ROCKLAND
NY INC OF ST THOMAS SYRO-
MALABAR CATHOLIC DIOCESE
5 WILLOW TREE RD

11/41.11-2-6.1
GRAY CHARLES & VIKKI
5 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-2-6.2
NISENBAUM YEHOSHUA &
NECHAMA
3 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-2-6.3
NAFTALI TOMER &
TZVIYA
1 VILLAGE GREEN
MONSEY, NY 10952

11/41.11-2-6.4
KUT MOSHE & SARAH
454 ROUTE 306
WESLEY HILLS, NY 10952

11/41.11-2-6.6
GULKOWITZ ELLIOT & LEAH
4 WILLOWS RD
WESLEY HILLS NY 10952, NY
11210

11/41.11-2-6.11
WIEDERMANN PINCHUS &
BATSHEVA
1 GREG SIKORSKY DRIVE
WESLEY HILLS, NY 10952

11/41.11-2-6.7
HAJIOFF LEGACY TRUST
6 GREG SIKORSKY DR
WESLEY HILLS, NY 10952

11/41.11-2-6.8
FELDHEIM PESSEL SHARON
8 WILLOWS ROAD
WESLEY HILLS, NY 10952

11/41.11-2-6.9
HAKAKIAN BABAK & LIVNAT
4 GREG SIKORSKY DRIVE
WESLEY HILLS, NY 10977

11/41.11-2-6.10
BECK MARK & BRACHA
2 GREG SIKORSKY DR
MONSEY, NY 10952

11/41.11-2-6.12
RUDNER AKIVA & ELAINE
REVOCABLE TRUST
12 WILLOWS ROAD
WESLEY HILLS, NY 10952

11/41.11-2-6.13
WIEDERMANN MOSHE & NAOMI
17 WILLOWS ROAD
WESLEY HILLS, NY 10952

11/41.11-2-6.14
GULKOWITZ DAVID & LEAH
15 WILLOWS ROAD
MONSEY, NY 10952

11/41.11-2-6.15
MUHLBAUER DAVID &
NAGEL MEIRA ADINA
11 WILLOWS ROAD
WESLEY HILLS, NY 10952

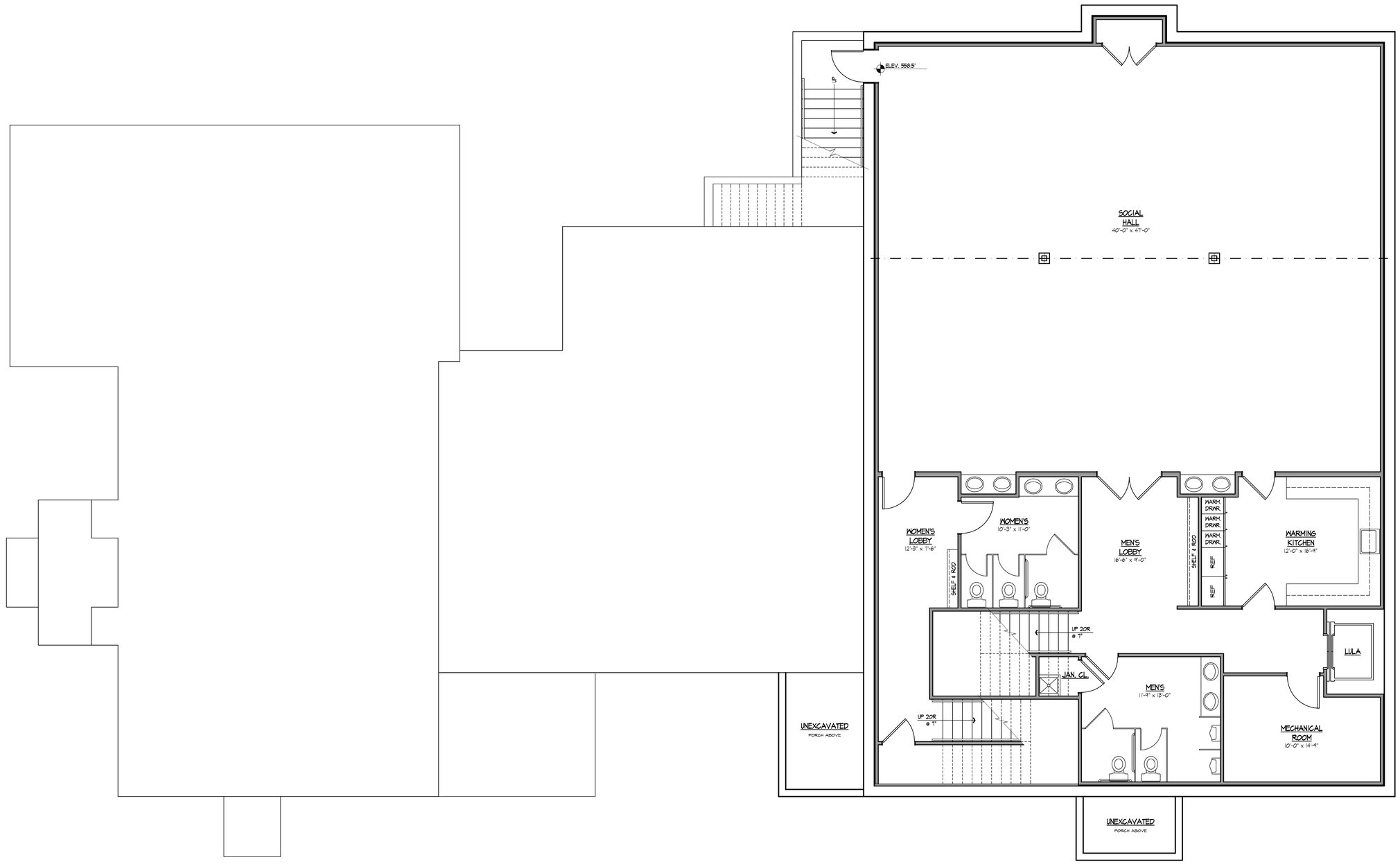
11/41.11-2-6.16
MAGID DOUGLAS &
JENNIFER
9 WILLOWS LANE
MONSEY, NY 10952

11/41.11-2-6.17
OLDAK DOVID & SHOSHANA
7 WILLOWS ROAD
WESLEY HILLS, NY 10952

11/41.11-2-6.18
ADAMS GITTY
5 WILLOWS RD
WESLEY HILLS, NY 10952

11/41.11-2-6.19
ITZKOWITZ JAY &
MOELLER MIRIAM
3 WILLOWS ROAD
WESLEY HILLS, NY 10952

11/41.12-1-12.1
SILBER CHANANIA & SHAINDY
40 SKYLINE TERRACE
WESLEY HILLS, NY 10977



PROPOSED NEW BASEMENT FLOOR PLAN

SCALE: ¼"=1'-0"

FIRST FLOOR AREA = 3622 SF

VILLAGE GREEN SHUL

4 VILLAGE GREEN, WESLEY HILLS, NEW YORK

PROPOSED FLOOR PLAN

PROJECT

SHEET TITLE

PROJECT NUMBER 1920-00

DATE 5/11/26

SCALE AS NOTED

DRAWN BY TR

REVISIONS △

NO.	DATE	DESCRIPTION

ROSENBLUM ARCHITECTURE
221 QUAKER ROAD
POMONA, NEW YORK 10970
(845) 364-0337
info@adaparch.com

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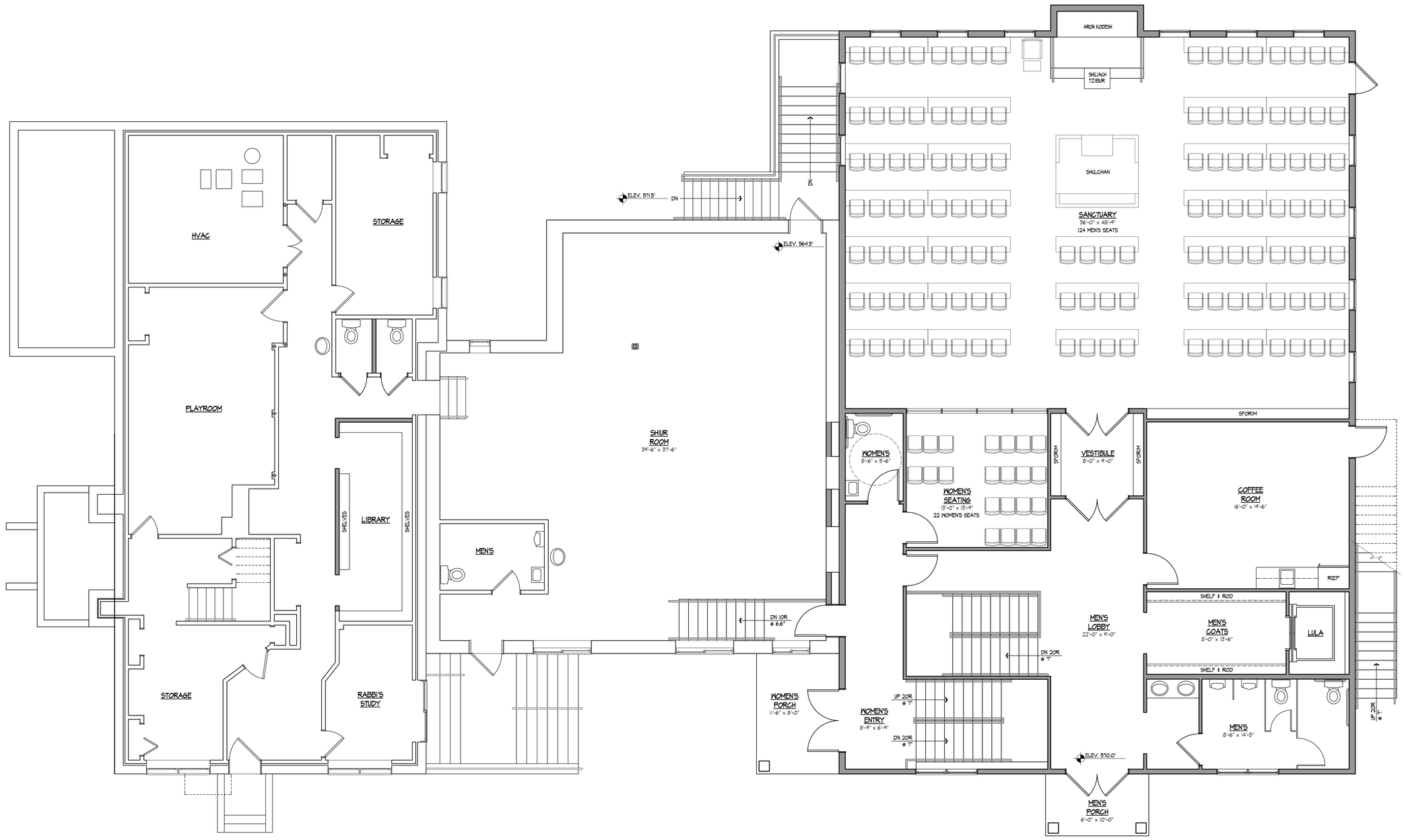
SHEET NUMBER

A1



PROPOSED FIRST & EXISTING BASEMENT FLOOR PLAN

SCALE: ¼"=1'-0" FIRST FLOOR AREA = 3622 SF

PROJECT NORTH

VILLAGE GREEN SHUL

4 VILLAGE GREEN, WESLEY HILLS, NEW YORK

PROPOSED FLOOR PLAN

PROJECT

PROJECT NUMBER 1920-00

DATE 5/12/26

SCALE AS NOTED

DRAWN BY TR

SHEET TITLE

REVISIONS △

NO.	DESCRIPTION	DATE

ROSENBLUM ARCHITECTURE
221 QUAKER ROAD
POMONA, NEW YORK 10970
(845) 364-0337
info@adaparch.com

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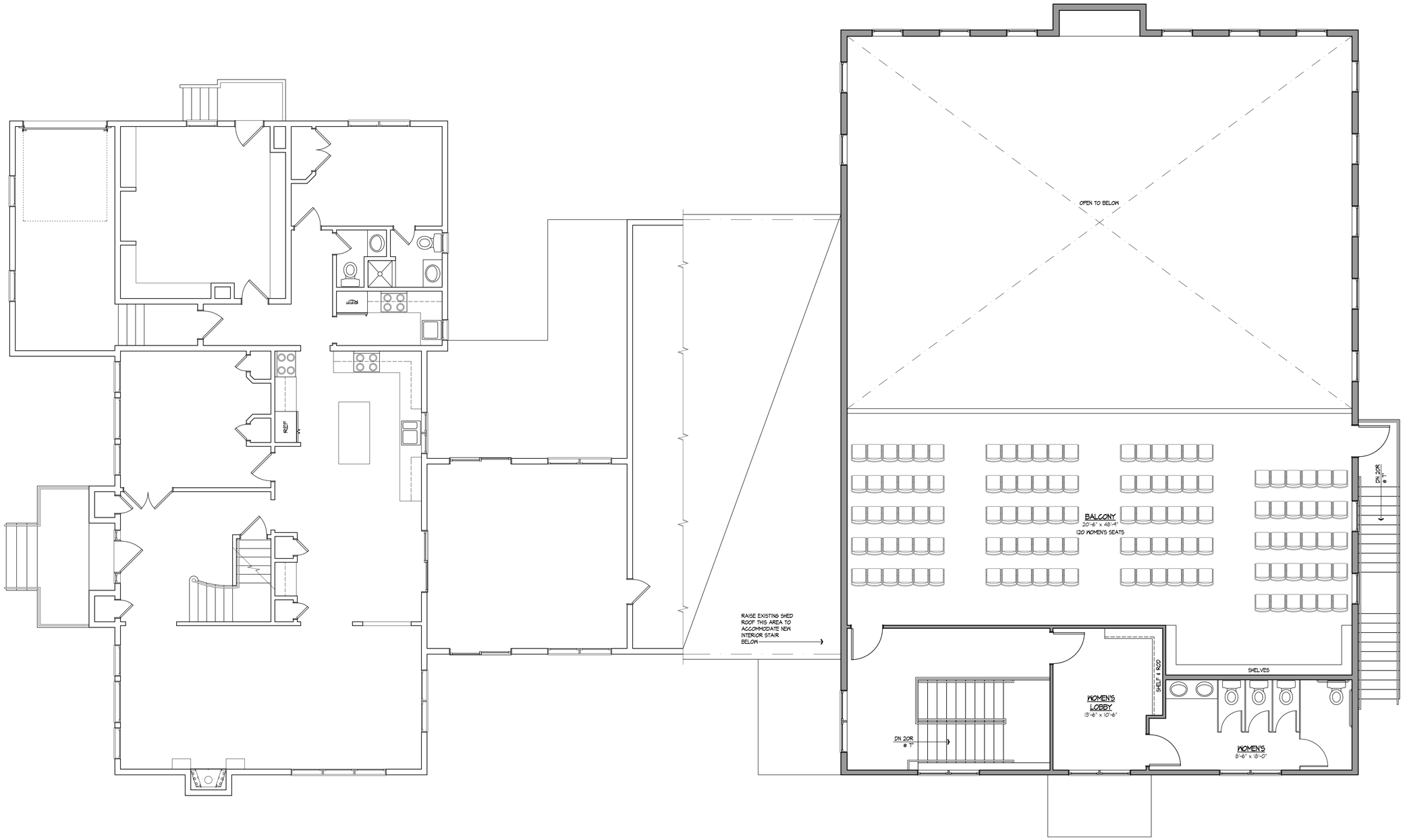
SHEET NUMBER

A2



PROPOSED BALCONY & EXISTING FIRST FLOOR PLAN

SCALE: ¼"=1'-0"

BALCONY FLOOR AREA = 1,770 SF

PROJECT NORTH

VILLAGE GREEN SHUL

4 VILLAGE GREEN, WESLEY HILLS, NEW YORK

PROPOSED FLOOR PLAN

PROJECT NUMBER 1920-00

DATE 5/1/26

SCALE AS NOTED

DRAWN BY TR

NO	DESCRIPTION	DATE
1	REVISIONS	

ROSENBLUM ARCHITECTURE
221 QUAKER ROAD
POMONA, NEW YORK 10970
(845) 364-0337
info@rdaparch.com

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SHEET NUMBER

A3

Shul Weekly Schedule

Day	Morning Prayer	Afternoon Prayer	Evening Prayer		Kollel
Sunday	8:15–8:45 AM	4:25–4:40 PM	4:40–5:00 PM		9:00–1:00 PM
Monday	7:30–8:00 AM	4:25–4:40 PM	4:40–5:00 PM		9:00–1:00 PM
Tuesday	7:30–8:00 AM	4:25–4:40 PM	4:40–5:00 PM		9:00–1:00 PM
Wednesday	7:30–8:00 AM	4:25–4:40 PM	4:40–5:00 PM		9:00–1:00 PM
Thursday	7:30–8:00 AM	4:25–4:40 PM	4:40–5:00 PM		9:00–1:00 PM
Friday	7:30–8:00 AM	15 min before sundown	After Mincha (30 min)		Closed
Saturday	9:00–11:30 AM	4:30–4:55 PM	5:45–6:05 PM		Closed

SITE PLAN NOTES:

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

STEVEN MICHAEL SPARACO, P.E. N.Y. LIC. # 079513

5. ALL CONSTRUCTION TO MEET WITH CURRENT VILLAGE OF WESLEY HILLS SPECIFICATIONS.
6. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED WHICH IS CERTIFIED BY A LANDSCAPE ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL INDICATE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN. SAID AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD, AND THE DEPARTMENT OF PUBLIC WORKS.
7. NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME AS THE EROSION CONTROL MEASURES REQUIRED AS PART OF THE EROSION CONTROL PLAN ARE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR, VILLAGE ENGINEER AND THE DEPARTMENT OF PUBLIC WORKS.
8. VARIANCES GRANTED BY THE ZONING BOARD OF APPEALS ON ---- AS PER XBA CASE NUMBER ---- IN THE APPLICATION OF *** FOR ----.
9. ALL TRAFFIC SIGNS SHALL CONFORM WITH "N.Y.S.D.O.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."
10. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING, DIGGING OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.
11. CONTRACTOR SHALL PROVIDE CURTAIN DRAINS IN AREAS OF HIGH WATER OR IF BLEEDING BANK CONDITIONS EXIST.
12. ATTACHED HERETO ARE ARCHITECTURAL DRAWINGS PREPARED BY ROSENBLUM ARCHITECTURE* RECEIVED 11/28/21, WHICH ARE MADE PART OF THIS SITE PLAN APPLICATION.
13. IF ANY EXISTING TREES THAT ARE DESIGNATED TO REMAIN ON THESE PLANS, ARE DESTROYED DURING CONSTRUCTION, OR OTHERWISE, THEY SHALL BE REPLACED IN KIND WITH A MINIMUM 4" CALIPER TREE.
14. OIL AND GREASE CONCENTRATION DISCHARGED INTO PUBLIC SEWERS SHALL BE KEPT BELOW 100 PPM, IN ACCORDANCE WITH SEWER USE LAW, LOCAL LAW NO. 2 OF 1984 AS AMENDED, ARTICLE IV, SECT. 4.3 (A) SEWER USE LAW, LOCAL LAW NO. 19 OF 1997. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE GREASE TRAP HAS BEEN INSTALLED AND APPROVED BY THE TOWN RAMAPO SEWER DEPARTMENT. RECORDS ON PERIODIC CLEANING SHALL BE MAINTAINED BY THE OWNER FOR INSPECTION BY THE ROCKLAND COUNTY SEWER DISTRICT NO. 1.
15. INSTALLATION OF ALL UTILITIES AND SITE WORK SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS.
16. AN EXTERIOR CHECK VALVE SHALL BE PROVIDED ON THE SOIL LINE IF THE LOWEST FLOOR TO BE SERVICED IS BELOW THE UPSTREAM MANHOLE RIM ELEVATION.
17. THE RETAINING WALLS OVER 4 FEET IN HEIGHT SHALL BE INSPECTED BY A N.Y.S. LICENSED PROFESSIONAL ENGINEER DURING INSTALLATION AND THE ADEQUACY OF THE RETAINING WALL SHALL BE CERTIFIED IN WRITING PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
18. ALL HOUSES SHALL BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MINIMUM SLOPE OF 2.0%.
19. ALL SEWER FEES ARE TO BE PAID TO THE TOWN OF RAMAPO EXCEPT THE IMPACT FEE WHICH IS PAYABLE TO ROCKLAND COUNTY SEWER DISTRICT NO. 1.
20. SANITARY SEWER INFILTRATION AND EXFILTRATION RATE SHALL NOT EXCEED 24 GALLONS PER 24 HOURS PER MILE PER NOMINAL DIAMETER IN INCHES. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER IS SUBMITTED TO AND APPROVED BY THE TOWN OF RAMAPO. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH AND TO THE ROCKLAND COUNTY SEWER DISTRICT NO. 1.
21. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
22. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
23. EAVE HEIGHT TO COMPLY WITH SECTION 1105 OF THE FIRE CODE OF NEW YORK STATE.

MAXIMUM IMPERVIOUS CALC.

IMPERVIOUS SURFACE / LOT AREA = IMP. SURFACE RATIO

EXISTING
7,435 S.F. / 30,906 S.F. = 0.2406 (0.25)

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

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

MAXIMUM FRONT YARD IMPERVIOUS CALC.

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

EXISTING
1,814 S.F. / 9,583 S.F. = 0.1893 (0.19)

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

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

MAXIMUM BUILDING COVERAGE CALC.

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

EXISTING
3,560 S.F. / 30,906 S.F. = 0.1152 (0.12)

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

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

16 NYCRR PART 753 REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK

DIG SAFELY NEW YORK
WWW.DIGSAFELYNEWYORK.COM
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BULK TABLE

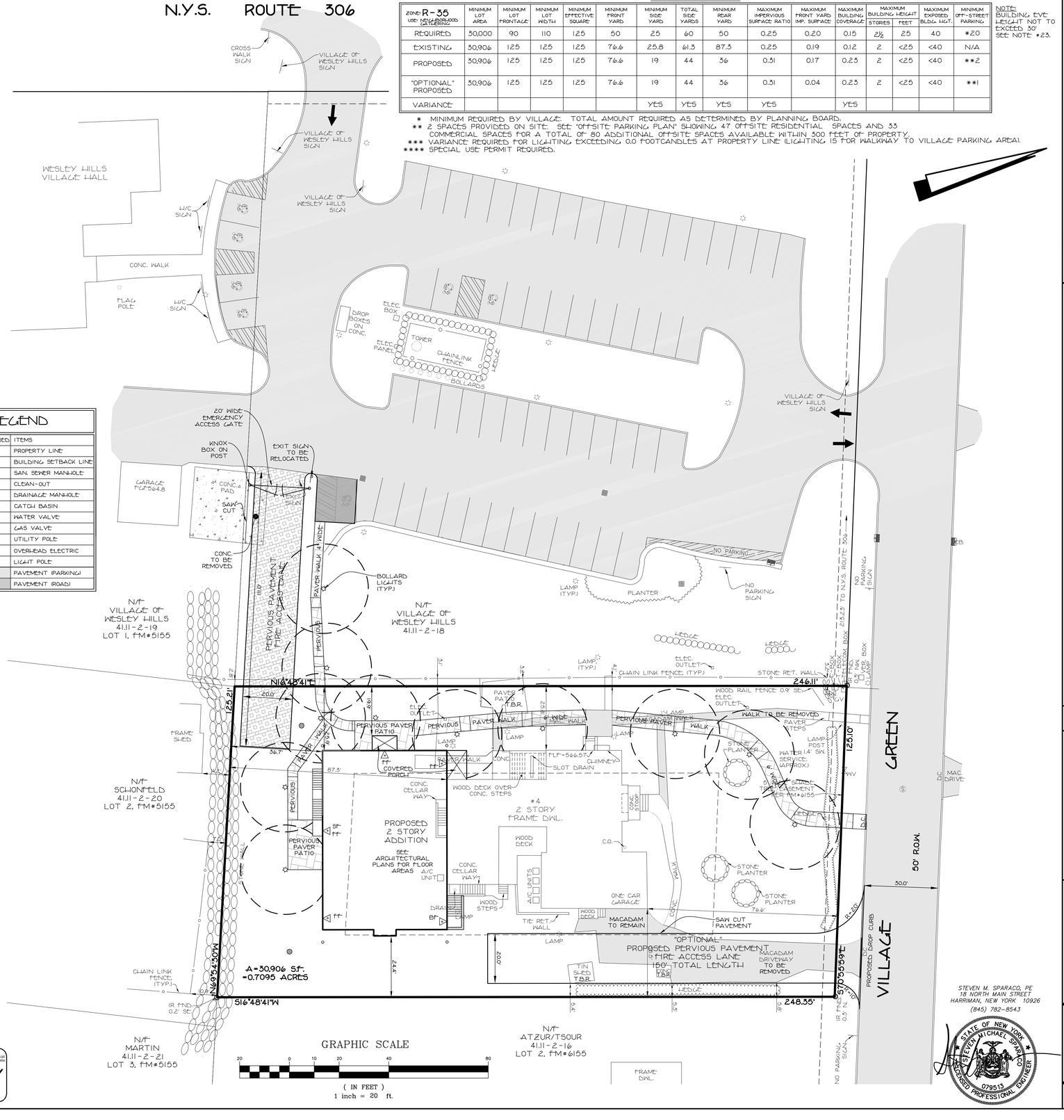
ZONE: R-35 USE: NEIGHBORHOOD GATHERING	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM LOT WIDTH	MINIMUM EFFECTIVE SQUARE	MINIMUM FRONT YARD	MINIMUM SIDE YARD	TOTAL SIDE YARDS	MINIMUM REAR YARD	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMP. SURFACE	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT STORIES	MAXIMUM BUILDING HEIGHT FEET	MAXIMUM EXPOSED BLDG HGT.	MINIMUM OFF-STREET PARKING
REQUIRED	30,000	90	110	125	50	25	60	50	0.25	0.20	0.15	2½	25	40	*20
EXISTING	30,906	125	125	125	76.6	25.8	61.3	87.3	0.25	0.19	0.12	2	<25	<40	N/A
PROPOSED	30,906	125	125	125	76.6	19	44	36	0.31	0.17	0.23	2	<25	<40	**2
"OPTIONAL" PROPOSED	30,906	125	125	125	76.6	19	44	36	0.31	0.04	0.23	2	<25	<40	**1
VARIANCE						YES	YES	YES	YES		YES				

NOTE: BUILDING EVE HEIGHT NOT TO EXCEED 30' SEE NOTE #23.

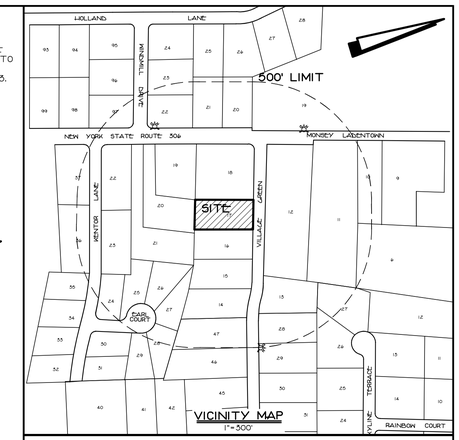
* MINIMUM REQUIRED BY VILLAGE. TOTAL AMOUNT REQUIRED AS DETERMINED BY PLANNING BOARD.
** 2 SPACES PROVIDED ON SITE. SEE "OFF-SITE PARKING PLAN" SHOWING 47 OFF-SITE RESIDENTIAL SPACES AND 33 COMMERCIAL SPACES FOR A TOTAL OF 80 ADDITIONAL OFF-SITE SPACES AVAILABLE WITHIN 500 FEET OF PROPERTY.
*** VARIANCE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

LEGEND

EXISTING	PROPOSED	ITEMS
———		PROPERTY LINE
— — —		BUILDING SETBACK LINE
(S)		SAN. SEWER MANHOLE
○CO	●CO	CLEAN-OUT
(D)		DRAINAGE MANHOLE
		CATCH BASIN
⋈		WATER VALVE
⋈		GAS VALVE
		UTILITY POLE
—O.E—		OVERHEAD ELECTRIC
		LIGHT POLE
		PAVEMENT (PARKING)
		PAVEMENT (ROAD)



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



NOTES:

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

APPLICANT DATE

OWNER DATE

REVISIONS

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE XXX, N.Y. ON THE DAY OF 20 , SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS DAY OF 20 .

CHAIRMAN

CLERK

PRELIMINARY

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

STEVEN M. SPARACO, PE
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STATE OF NEW YORK STEVEN MICHAEL SPARACO 079513 LICENSED PROFESSIONAL ENGINEER

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TEL: (845) 782-8543
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SPARACO.STEVE@SELSNY.COM WDYLS1@GMAIL.COM

FILE #	SY-1295
DATE	JUN. 04, 2026
SCALE	1" = 20'
DWG #	1 OF 6

SY-1295

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.

3. ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.

4. EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.

5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

6. UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTORS RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.

7. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.

8. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.

9. THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.

10. ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE SPECIFIED.

11. ROOF LEADERS (WHERE REQUIRED) TO BE 6" DIA. SDR 35 PVC PIPE AND WILL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS.

12. ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECTS MECHANICAL ENGINEER.

13. ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. CAST IRON WITH A MINIMUM GRADE OF .2% TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING. BEYOND THE FIRST CLEAN OUT, SDR 35 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.

14. ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

15. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND LEGAL DISPOSAL OF EXISTING STRUCTURES, WALKS AND DRIVEWAYS.

16. ANY EXISTING HOUSE 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.

17. WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.

18. CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.

19. RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER.

20. THIS PLAN IS BASED ON ARCHITECTURAL PLANS BY ROSENBLUM ARCHITECTURE RECEIVED ON 11/26/21.

21. AN EXTERIOR CHECK VALVE SHALL BE PROVIDED ON THE SOIL LINE IF CAST IRON INVERT IS BELOW THE UPSTREAM MANHOLE RIM ELEVATION.

EROSION CONTROL INFORMATION:

EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE

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

STANDARD EROSION CONTROL NOTES

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

1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP, CRUSHED STONE DAMS, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS WHICH SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICAL BY INSTALLATION OF THE BASE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE (SEE DETAIL)

WATER MAIN SAFETY NOTES:

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

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16 NYCRR PART 753
REQUIRES A MINIMUM THREE WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK
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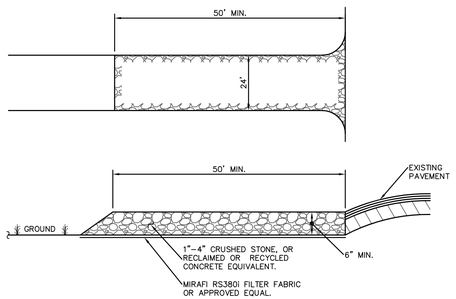
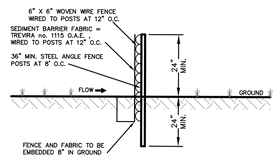


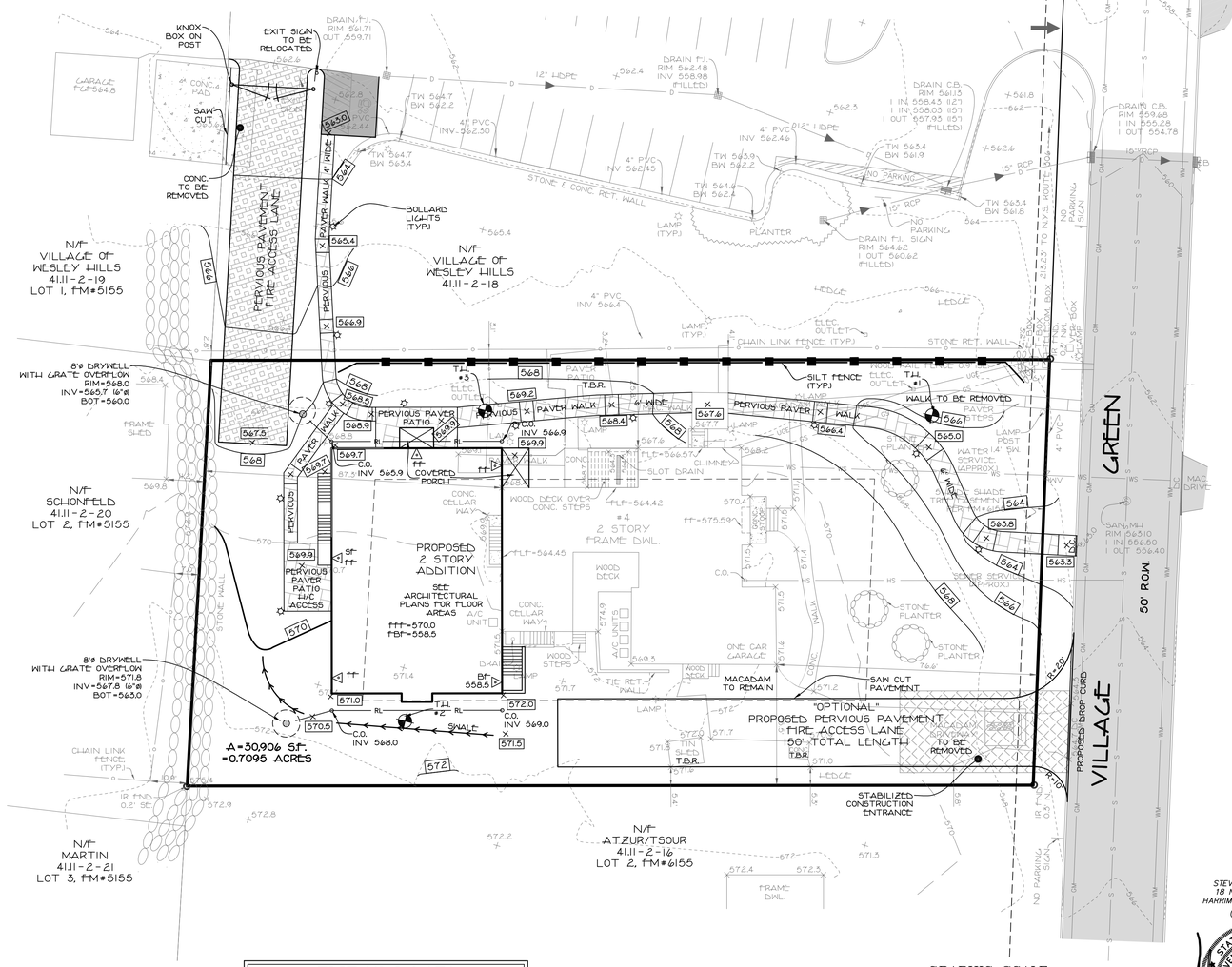
NOTES:
1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

STABILIZED CONSTRUCTION ENTRANCE COMMERCIAL
N.T.S.



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

SEDIMENT BARRIER FENCE
N.T.S.



TEST HOLE DATA					
HOLE NO.	EXIST. ELEV.	PERC ELEV.	PERC TIME	BOTTOM ELEV.	HOLE CONDITION
TH-01	566.9	556.9	FAIL	552.9	NO ROCK, NO WATER
TH-02	571.7	562.7	16 MIN	558.7	NO ROCK, NO WATER
TH-03	568.4	558.4	10 MIN	554.4	NO ROCK, NO WATER

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVISIONS	

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

STEVEN M. SPARACO, PE
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SPARACO.STEVE@SELSNY.COM WDYLS1@GMAIL.COM

FILE	SY-1295
DATE	JUN. 04, 2026
SCALE	1" = 20'
DWG #	2 OF 6

SY-1295

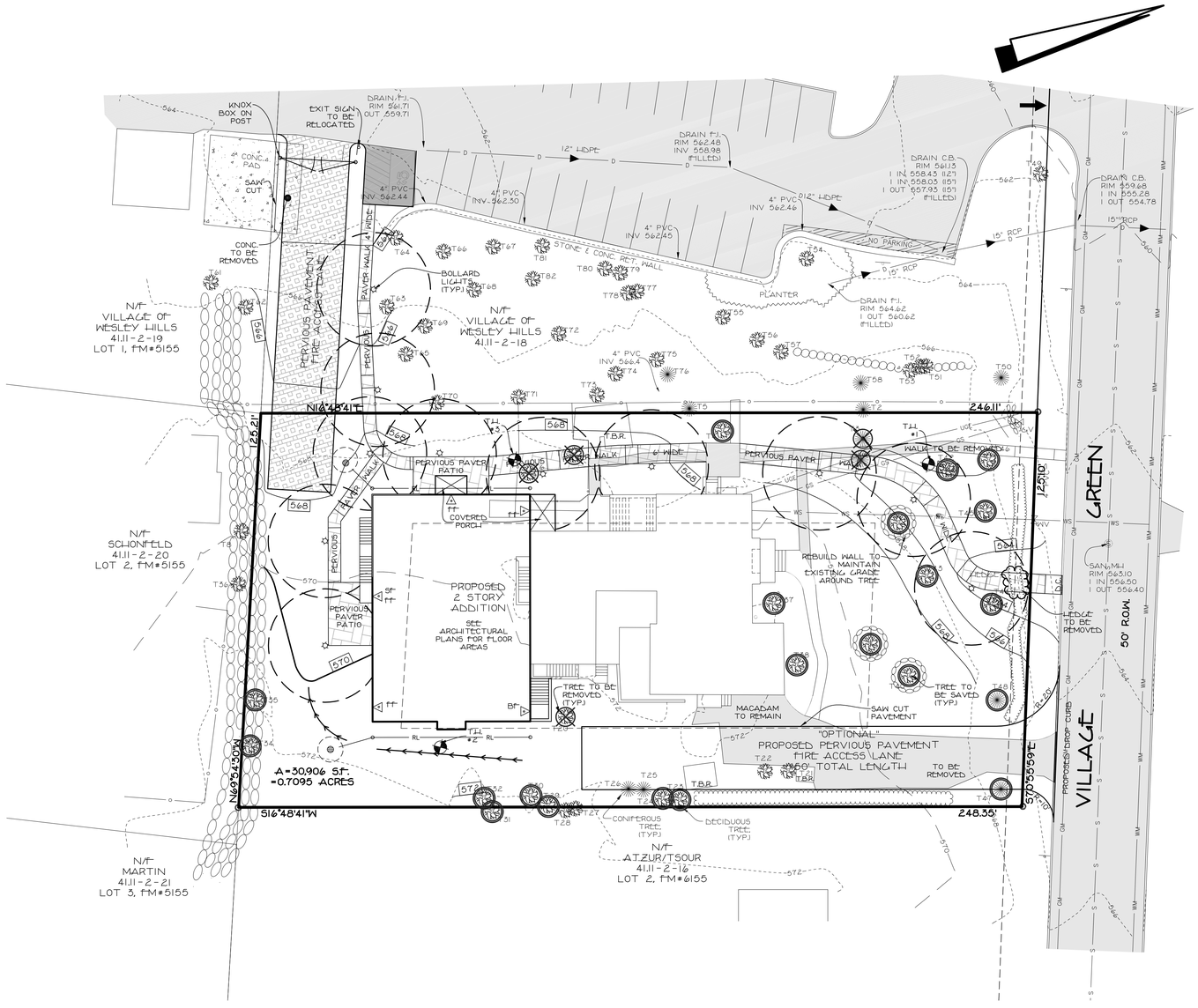
TREE LIST

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

PLANTING

TREE (TO BE REMOVED)

TREE (TO BE PROTECTED)



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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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REVISIONS

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

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HARRIMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-5901
SPARACO.STEVE@SELSNY.COM WDYLS1@GMAIL.COM

FILE #	SY-1295
DATE	JUN. 04, 2026
SCALE	1" = 20'
DWG #	3 OF 6

SY-1295

TAX LOT: SECTION 41.11, BLOCK 2, LOT 17

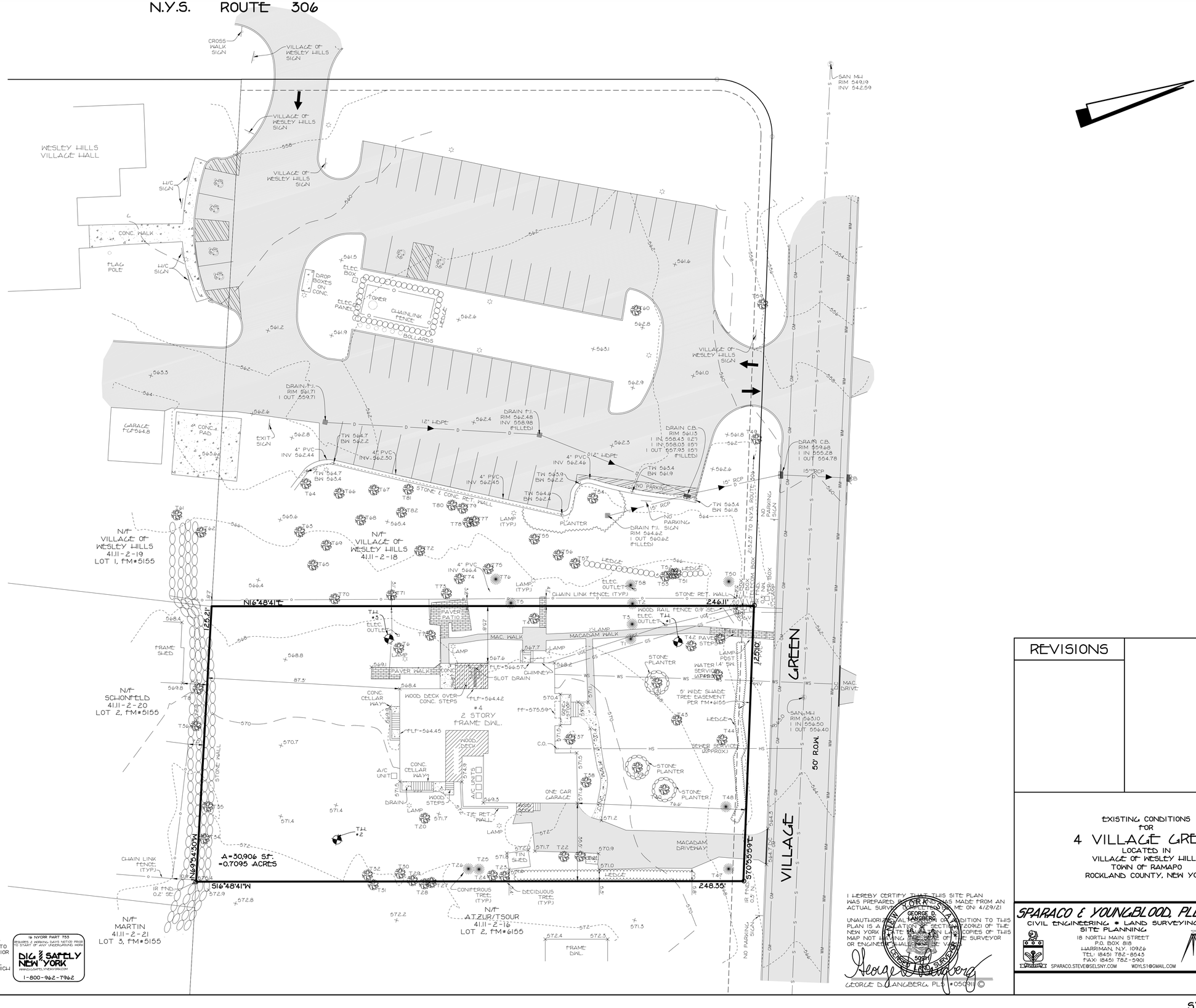
MAP REFERENCE:
BEING KNOWN AND DESIGNATED AS LOT 1 ON A CERTAIN MAP ENTITLED "SUBDIVISION OF PROPERTY FOR VILLAGE GREEN" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON DEC. 23, 1987 AS MAP #6155.

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

DEED REFERENCE:
2001/8917
342/1923
64/23325
2000/34602
2008/11231
2002/48899

TREE LIST

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



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

16 NYCRR PART 753 REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY EXCAVATING WORK
DIG SAFELY NEW YORK
WWW.DIGSAFELYNEWYORK.COM
1-800-962-7962

I HEREBY CERTIFY THAT THIS SITE PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON: 4/29/21

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT BEARING THE ORIGINAL INK SIGNATURE OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

GEORGE D. LANGBERG, PLS #050911 ©

REVISIONS	

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

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, N.Y. 10926
TEL: (845) 782-8545
FAX: (845) 782-5901
SPARACO.STEVE@SELSNY.COM WDYLS1@GMAIL.COM

FILE #	SY-1299
DATE	JUN. 04, 2026
SCALE	1" = 20'
DWG #	4 OF 6

SY-1295

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

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

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

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

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

STATE OF NEW YORK * STEVEN MICHAEL SPARACO * 079513 LICENSED PROFESSIONAL ENGINEER

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 818
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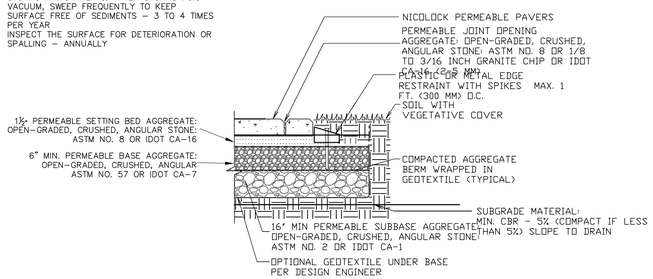
FAX: (845) 782-5901
SPARACO.STEVE@SELSNY.COM WDYLS1@GMAIL.COM

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

SY-1295

PERMEABLE INTERLOCKING PAVERS MAINTENCE SCHEDULE

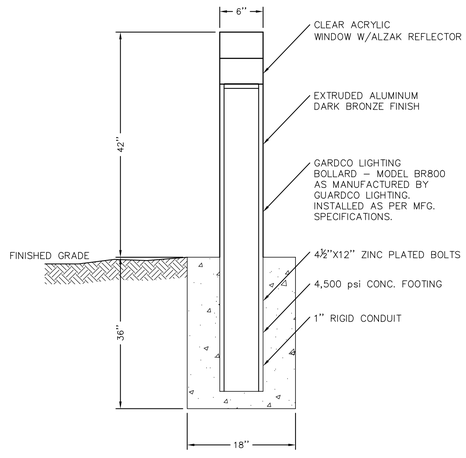
- KEEP RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES – ANNUALLY
- KEEP RECORDS OF ALL COST FOR INSPECTION, MAINTENANCE AND REPAIRS – ANNUALLY
- ENSURE THAT PAVEMENT DEWATERS BETWEEN STORMS – MONTHLY & AFTER STORMS >0.5"
- VACUUM, SWEEP FREQUENTLY TO KEEP SURFACE FREE OF SEDIMENTS – 3 TO 4 TIMES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



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

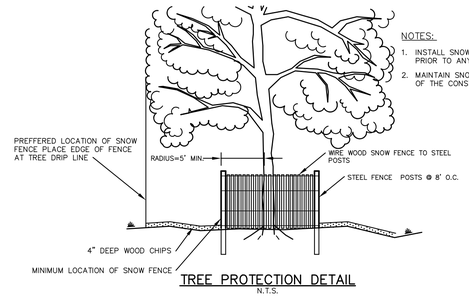
PERVIOUS PAVERS WITHOUT CURB

N.T.S.



BOLLARD DETAIL

N.T.S.

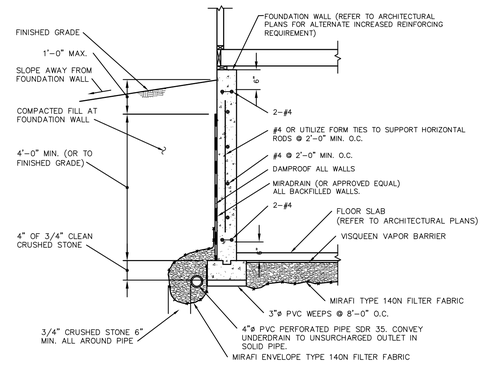


NOTES:

1. INSTALL SNOW FENCE TREE PROTECTION PRIOR TO ANY CLEARING OR EXCAVATION.
2. MAINTAIN SNOW FENCE FOR THE DURATION OF THE CONSTRUCTION PERIOD.

TREE PROTECTION DETAIL

N.T.S.

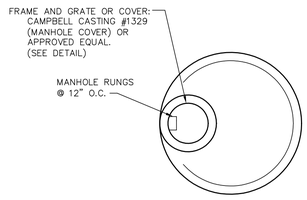


NOTES:

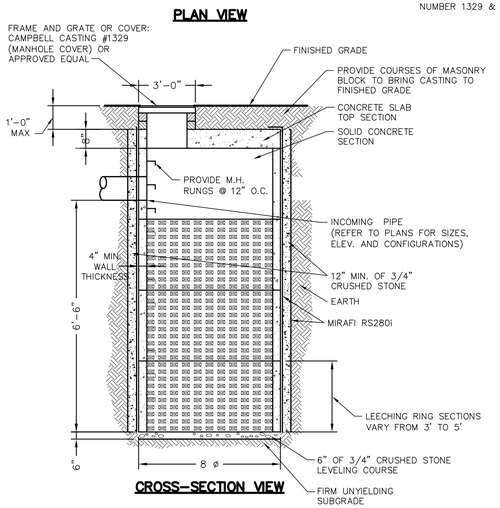
1. CONVEY ALL ROOF LEADERS AWAY FROM DWELLING IN SEPARATE AND INDEPENDENT 4"ø (MINIMUM) SDR 35 PVC PIPE.
2. NO CONNECTIONS TO UNDERDRAIN SYSTEM FROM OTHER SOURCES ARE PERMITTED.
3. BACKFILLING OF WALL IS NOT PERMITTED UNTIL FRAMING IS COMPLETED OR WALL IS SUPPORTED INSIDE.
4. STEEL REINFORCEMENT SHOWN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

FOUNDATION UNDERDRAIN DETAIL

N.T.S.



PLAN VIEW



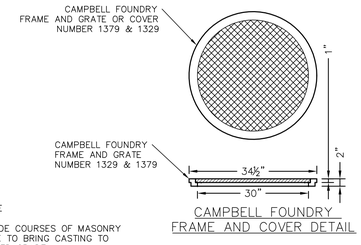
CROSS-SECTION VIEW

NOTES:

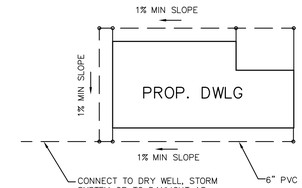
1. CONTRACTOR TO SUBMIT P.E. CERTIFIED SHOP DRAWINGS FOR APPROVAL BY THE ENGINEER PRIOR TO CONSTRUCTION.
2. MINIMUM STRENGTH CONCRETE 4500 PSI WALL THICKNESS 4" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND CONSTRUCTION LOADS.

STORM DRY WELL DETAIL

N.T.S.



CAMPBELL FOUNDRY FRAME AND COVER DETAIL



NOTES:

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

TYPICAL ROOF DRAIN SCHEMATIC

N.T.S.

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WWW.DIGSAFELYNEWYORK.COM
1-800-962-7962

REVISIONS	

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

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

STATE OF NEW YORK · STEVEN MICHAEL SPARACO · 070513 · LICENSED PROFESSIONAL ENGINEER

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SPARACO.STEVE@SELSNY.COM WDYLS1@GMAIL.COM

FILE #	SY-1295
DATE	JUN. 04, 2026
SCALE	AS NOTED
DWG #	6 OF 6

SY-1295

Rockland County
Ed Day, Rockland County Executive

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 30, 2026

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

Re: Village Green Shul
4 Village Green
Tax Lot 11/41.11-2-17 (formerly 9./41/A1)

Dear Ms. Schultz:

Our office has received and reviewed a site plan that was last revised on June 4, 2026, which Sparaco & Youngblood, 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 special permit application and the variances for a neighborhood gathering place of worship and a rabbi's residence on a 30,906 square foot lot in the R-35 District will result in one (1) additional sewer unit. **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 the lot exceeds two (2) units (e.g., with additional residential occupancy, a school, a daycare center, catering for weddings and bar mitzvahs, with a mikvah or a congregation of 100 families), the District will require further review and the owner will have to pay an additional impact fee.

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. As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/ Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted at https://www.rocklandcountyny.gov/departments/sewer-district-1/permits-forms and approved by this office before any sewage is discharged into the District's sewerage system. **The property owner or rabbi must sign the wastewater questionnaire.**

3. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.

4. Details for the sanitary sewer connection are subject to approval by the Town of Ramapo.

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

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

Very truly yours,

Lorelei Greene Tinston
Engineer I

cc: M. Saber M. Castro D. Gregory
Michael Lepori, P.E. – Town of Ramapo DPW
Ed Moran, P.E. – Town of Ramapo DPW
Steven M. Sparaco, P.E. – P.O. Box 818, Harriman, NY 10926-0818
Ethan Halpert – 4 Village Green, Monsey, NY 10952

File: TOR 41.11-2-17 – 4 Village Green
Impact Fees
Reader

Rockland County
Ed Day, Rockland County Executive

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

August 07, 2026

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

Tax Data: 41.11-2-17

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 06/04/2026 **Date Review Received:** 07/28/2026

Item: ***4 Village Green (GML-26-0382)***

Site plan and special permit to allow a two-story addition to an existing single-family dwelling to be used as a neighborhood gathering. The residential use will remain. The 0.71-acre site is located in the R-35 zoning district. The applicant has entered into an agreement with the Village to use the adjacent Village Hall parking lot. Variances for side yard, total side yard, rear yard, maximum impervious surface, and building coverage are required.
South side of Village Green, approximately 230 feet east of NYS 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:

Recommend the Following Modifications

1 Special permit uses are, by definition, subject to a higher standard of review than as-of-right uses. The Village shall be satisfied that the proposed neighborhood gathering complies with the general standards for special permit uses outlined in Section 230-22 of the Zoning Code, as well as the individual standards and requirements listed in Section 230-26G. Due to the need for several bulk variances, the proposal does not comply with Section 230-26G(1)(c) and (d) or Section 230-26G(2). Additional variances may be required from these sections.

2 As noted above, the proposed use does not comply with Section 230-26G(2), due to the site exceeding the maximum permitted impervious surface ratio of 0.25. However, this section allows the applicant to obtain a special permit for increased impervious surface, pursuant to Section 230-26L, which allows an increase in the maximum permitted standard to 0.40. The project narrative indicates the applicant will either pursue a

special permit or variance from this standard.

It is our opinion that the applicant obtain a special permit, rather than apply for a variance from this standard. Special permits are permitted uses that offer additional scrutiny whereas one must prove a hardship to obtain a variance. In this instance, a special permit will offer the Village additional security that the stormwater runoff will be properly managed and will give them additional opportunity to review and/or require additional landscaping.

3 Permitting development that does not comply with the applicable bulk standards is setting an undesirable land use precedent that is resulting in the overutilization of individual sites. We caution the Village to consider precedent before approving proposals that exceed the maximum standards for building coverage and maximum impervious surface ratio. These bulk standards can particularly define the neighborhood's community character. Granting building coverage and impervious surface ratio variances that are 36 and 35 percent greater than permitted, respectively, may set a precedent that could result in nearby property owners seeking the same relief. Additional coverage will result in a neighborhood characterized by greater building mass and less green space. Yard variances are also required for this larger structure. The Planning Board must consider the cumulative and community impacts of permitting such development when evaluating the proposal.

4 The project narrative states the applicant has entered into an agreement with the Village to use the Village Hall parking lot for parking and emergency vehicle access. The Village shall confirm this agreement and shall be assured that there will be sufficient parking for both the proposed use and the Village Hall during times of overlap.

5 The New York State Department of Transportation shall be given the opportunity to review the proposal, any comments or concerns addressed, and any required permits obtained.

6 A review must be completed by the Rockland Department of Health, any comments or concerns addressed, and any required permits obtained.

7 A review must be completed by the Rockland County Sewer District No. 1, any comments or concerns addressed, and all required permits obtained.

8 A review must be completed by the Rockland County Office of Fire and Emergency Services, Village of Wesley Hills fire inspector, or the Moleston/Hillcrest Fire Department to ensure that the site is designed in a safe manner and that there is easy access to the structure, in the event of an emergency.

9 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Erosion and Sediment Control.

10 There shall be no net increase in the peak rate of discharge from the site at all design points.

11 Water is a scarce resource in Rockland County; thus, proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. The water system must be evaluated to determine if the additional water supply demands of the proposed development can be met. Domestic and fire demands of the project must be determined by a Licensed Professional Engineer and provided to the supplier of water for analysis. Demand calculations and results of the analysis must be provided to the Rockland County Department of Health for review.

12 Aerial imagery from 2025 available to this department shows a walkway leading from the rear of the existing structure to the adjacent parcel to the east. This is not depicted on the site plan. It shall be clarified whether the path will be rebuilt after the addition is constructed and if is incorporated into the impervious surface calculation.

13 We commend the applicant for using pervious pavers for the proposed walkway and fire access lane. To

help reduce the impact of this development, other green infrastructure techniques should be considered such as bioswales, rain gardens, and rainwater capture.

14 All proposed signage must be shown on the site plan and conform to the requirements found in Chapter 230-26(1)(G)(i) of the Village Code. If any variances are required for the signage, we request the opportunity to review them, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

15 We request the opportunity to review any variances that may be needed to implement the proposed site plan, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

16 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.

17 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

Douglas Schuetz
Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
NYS Department of Transportation
Rockland County Department of Health
Rockland County OFES
Rockland County Planning Board
Rockland County Sewer District No. 1
Moleston/Hillcrest Fire District
Sparaco & Youngblood, 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.

Rockland County
Ed Day, Rockland County Executive

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

August 10, 2026

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

Tax Data: 41.13-1-17, 41.13-1-16

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 05/22/2026 **Date Review Received:** 07/24/2026

Item: ***9 & 11 Camberra Drive (GML-26-0377)***

Wetlands permit for the construction of an addition to an existing single-family dwelling and for a new driveway. A portion of the driveway that connects the two properties will be constructed from pervious pavers. The two parcels total 2.35 acres in the R-50 zoning district. Variances for maximum front yard impervious surface, maximum building coverage, and maximum building height are required for lot 41.13-1-17.
Northern terminus of Camberra Drive, south side of Wesley Chapel Road, approximately 770 feet north of Grandview Avenue

Reason for Referral:
Willow Tree Brook

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

Recommend the Following Modifications

1 The applicant shall consider removing the proposed semi-circle driveway on lot 41.13-1-17, or constructing it using pervious pavers, to help reduce the front yard impervious surfaces. This will also help to reduce impacts to the adjacent wetland, particularly since it is located within the 100-foot buffer.

2 We commend the applicant for proposing to use porous pavers to reduce impervious surface and to help reduce the impact of this development. If installed correctly and properly maintained, porous pavers have been shown to be effective in helping manage off-site runoff or stormwater. The narrative submitted by Sparaco & Youngblood dated May 26, 2026, indicates that at the time of construction the applicant may utilize non-pervious pavers. The Village should be assured that any change in impervious surface does not significantly alter impacts from drainage and stormwater runoff. In addition to permeable pavers, other

green infrastructure techniques should be considered such as rain gardens, and rainwater capture. For long term effectiveness of these improvements, it is recommended that the applicant review Chapter 5 "Green Infrastructure Practices" of the 2015 NYSDEC Stormwater Design Manual.

3 A review must be completed by the Rockland Department of Health, any comments or concerns addressed, and any required permits obtained.

4 The applicant must comply with the comments made by the Rockland County Sewer District No. 1 in their letter dated July 30, 2026.

5 We request the opportunity to review any variances that may be needed to implement the proposed project, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

6 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, local land use boards 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.

7 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

Douglas Schuetz
Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
Rockland County Department of Health
Rockland County Drainage Agency
Rockland County Planning Board
Rockland County Sewer District No. 1
United States Army Corps of Engineers
Sparaco & Youngblood, 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.

Rockland County
Ed Day, Rockland County Executive

DRAINAGE AGENCY
A DIVISION OF THE HIGHWAY DEPARTMENT
26 Scotland Hill Road, Chestnut Ridge, NY 10977
Phone: (845) 638-5060 Fax: (845) 638-5037
Email: Drainageagency@co.rockland.ny.us

Charles H. "Skip" Vezzetti
Superintendent of Highways
Chairman, Drainage Agency

Via email: buildingdept@wesleyhills.gov

August 10, 2026

Planning Board
Village of Wesley Hills
432 Route 306
Wesley Hills, NY 10952
Attn.: Alicia Schultz, Deputy Village Clerk

Re: Wolchok Residence Addition & New Driveway
Location: 9 & 11 Camberra Drive, Suffern
Parcel ID(s): Section 41.13, Block 1, Lot(s) 16 & 17
Municipality Village of Wesley Hills

Dear Planning Board Members:

The Rockland County Drainage Agency (RCDA) has reviewed the above referenced proposal as prepared by Sparaco & Youngblood PLLC, dated/last revised 05/22/2026, included with the municipal referral dated 7/24/2026. Based on a review, the RCDA offers the following comment(s):

1) The above referenced site is outside the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, Chapter 846. Therefore, a Stream Control Act permit from the RCDA is not required for developments within this site. Also, the RCDA has no further comments regarding the proposal, pursuant to the State Environmental Quality Review (SEQR).

2) The RCDA recommends that the municipal land use boards and/or departments review all development proposals for this site and ensure that developments with increase in impervious areas and/or land disturbances will not result any increase in stormwater runoff from the site and will have adequate measures to prevent soil erosion and control sediment from leaving the site.

Please contact the RCDA at (845) 638-5060 or by email: drainageagency@co.rockland.ny.us, if you have any questions regarding this matter.

Very truly yours,

Liron Derguti, Engineer I
Rockland County Drainage Agency

c: Kent Rigg, P.E. & L.S., RCDA
Building Department, Village of Wesley Hills — *buildingdept@wesleyhills.gov*
Zoning Board of Appeals, Village of Wesley Hills — *buildingdept@wesleyhills.gov*
Rockland County Planning Department — *(by email)*
Nicholas King, Rockland County Sewer District No. 1 — *(by email)*
File — *(File: 26 RGR 46)*

Rockland County
Ed Day, Rockland County Executive

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 30, 2026

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

Re: Tammy Wolchok
11 Camberra Drive, Suffern
Tax Lot 11/41.13-1-17 (formerly 9./49/A1A8)

Dear Ms. Schultz:

Our office has received and reviewed a site plan that was last revised on May 22, 2026, which Sparaco & Youngblood, PLLC, prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Approval of this application for authorization to reconstruct a single-family residence and a shared driveway with an existing pool within 100 feet of the boundary of a freshwater wetland on a 72,203 square foot lot in the R-50 District does not require the applicant to pay an impact fee, in accordance with the Rockland County Sewer Use Law as last amended in 2010. **However, if the use or occupancy of the property exceeds one (1) unit (e.g., with an apartment, a house of worship, a school, a daycare center, if the pool is rented to the public or a home occupation), the District will require further review and the owner will have to pay an impact fee.**
2. Please advise the property owner that Section 902(B)(19) of the *Sewer Use Law* specifically prohibits the discharge of swimming pool drainage (not filter backwash) into the sanitary sewer system.
3. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
4. Details for the sanitary sewer connection are subject to approval by the Town of Ramapo.
5. Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete.

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

Very truly yours,

Lorelei Greene Tinston
Engineer I

cc: M. Saber D. Gregory
Shajan Thottakara, P.E. – Rockland County Drainage Agency
Michael Lepori, P.E. – Town of Ramapo DPW
Ed Moran, P.E. – Town of Ramapo DPW
Steven M. Sparaco, P.E. – P.O. Box 818, Harriman, NY 10926-0818
Tammy Wolchok – 11 Camberra Drive, Monsey, NY 10952

File: TOR 41.13-1-17 – 11 Camberra Drive
Reader

VILLAGE OF WESLEY HILLS

FOR CLEARING, FILLING OR EXCAVATION OF LAND

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

APPLICANT: Eli Glassman

STREET ADDRESS: 24 Rockwood Ln

CITY, STATE Suffern, NY ZIP 10901

TELEPHONE NO.(S) 201-510-0799

PROJECT LOCATION

STREET LOCATION: Rockwood Lane in Suffern NY near Cains Rd

TAX MAP SECTION 32.19 LOT 4.13

IF APPLICABLE: SUBDIVISION NAME _____
BLOCK _____ LOT _____

NAME OF PROJECT

1. BRIEFLY DESCRIBE NATURE AND PURPOSE OF LAND DISTURBANCE:

   Bring in fill to raise and level the rear yard elevation, creating a functional, usable play area for children

2. AREA TO BE DISTURBED (IN ACRES) **less then 1 acre**

3. (A) ESTIMATED MAXIMUM QUANTITY OF MATERIAL TO BE EXCAVATED AND/OR REMOVED **N/A**

   (B) ESTIMATED MAXIMUM QUANTITY THAT WILL BE USED FOR REGRADING OR FILLING. (COMPUTED FROM CROSS SECTIONS OF A PROPOSED EXCAVATION OR DISTURBED AREA) **370 cubic yards**

4. DESCRIBE ANY MATERIAL TO BE USED FOR LAND FILLING, AND, WHERE FILL IS TO BE BROUGHT ONTO THE PREMISES, ITS SOURCE, METHOD OF TRANSPORT AND ESTIMATED VOLUME **Clean dirt/aggregate fill material, sourced from neighboring properties currently under construction on the same block, will be transported by dump truck, with an estimated volume of 250 cubic yards.**

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

6. STATE LOCATION AND PRESENT STATUS OF ANY PREVIOUS OPERATIONS OF THE TYPE CONTEMPLATED BY THIS LOCAL LAW OFTHE PROPERTY WITHIN THE PRECEDING YEAR **N/A**

ESTIMATED COST OF SUCH WORK IN ACCORDANCE WITH THE STANDARDS OF THIS SECTION **$50,000**

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

SITE PLAN

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

(1) THE AREA PROPOSED TO BE DISTURBED AND ITS RELATION TO NEIGHBORING PROPERTIES, TOGETHER WITH BUILDINGS, ROADS, AND NATURAL WATER COURSES, IF ANY, WITHIN 250 FEET OF THE BOUNDARIES OF THE SAID AREA. AN INSET MAP AT A REDUCED SCALE MAY BE USED, IF NECESSARY AND HELPFUL.

(2) THE AREA THAT IS TO BE DISTURBED BY THE PROPOSED EXCAVATION OR LANDFILLING.

(3) THE ESTIMATED MAXIMUM QUANTITY OF MATERIAL TO BE EXCAVATED AND/OR REMOVED AND THE ESTIMATED MAXIMUM QUANTITY THAT WILL BE USED FOR REGRADING OR FILLING, COMPUTED FROM CROSS SECTIONS OF A PROPOSED EXCAVATION OR DISTURBED AREA.

(4) A DESCRIPTION OF ANY MATERIAL TO BE USED FOR LAND FILLING,AND, WHERE FILL IS TO BE BROUGHT INTO THE PREMISES, ITS SOURCE, METHOD OF TRANSPORT AND ESTIMATED VOLUME.

(5) THE LOCATION OF ANY WELL, AND THE DEPTH THEREOF, AND THE LOCATION OF NATURAL WATERCOURSES, IF ANY, LOCATED WITHIN 50 FEET OF THE PROPOSED DISTURBED AREA.

(6) THE LOCATION OF ANY SEWAGE DISPOSAL SYSTEM, ANY PART OF WHICH IS WITHIN 50 FEET OF THE PROPOSED DISTURBED AREA.

(7) EXISTING TOPOGRAPHY OF THE AREA PROPOSED TO BE DISTURBED AT A CONTOUR INTERVAL OF NOT MORE THAN TWO FEET. CONTOURS SHALL BE SHOWN FOR A DISTANCE 50 FEET BEYOND THE LIMITS OF THE PROPOSED DISTURBED AREA.

(8) THE PROPOSED FINAL CONTOURS AT A MAXIMUM CONTOUR INTERVAL OF TWO FEET.

(9) THE LOCATION AND PRESENT STATUS OF ANY PREVIOUS OPERATIONS OF THE TYPE CONTEMPLATED BY THIS LOCAL LAW OF THE PROPERTY WITHIN THE PRECEDING YEAR.

(10) THE DETAILS OF ANY DRAINAGE SYSTEM PROPOSED TO BE INSTALLED AND MAINTAINED BY THE APPLICANT, DESIGNED TO PROVIDE FOR PROPER SURFACE DRAINAGE OF THE LAND, BOTH DURING THE PERFORMANCE OF THE WORK APPLIED FOR, AND AFTER THE COMPLETION THEREOF.

(11) IF A PROPOSED EXCAVATION IS FOR THE PURPOSE OF MAKING A LAKE OR POND, THE DETAILS OF THE PROPOSED CONSTRUCTION OF THE DAM OR OTHER STRUCTURE OR EMBANKMENT INTENDED TO IMPOUND THE WATER, TOGETHER WITH THE DETAILS AND LOCATION OF PROPOSED DISCHARGE AND OF A VALVED OUTLET FOR DRAINAGE PURPOSES.

(12) THE REHABILITATION PROPOSED, AND THE ESTIMATE OF THE COST OF SUCH WORK IN ACCORDANCE WITH THE STANDARDS IN THIS SECTION.

FEE

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

AMOUNT OF FEE::_____

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

_____ Corporate Seal (If Applicable)

_____ Company Name (If Applicable)

Eli Glassman
SIGNATURE

07/16/2026
DATE

Prop. owner
TITLE (If Applicable)

CONDITIONS:_____
_____
_____
_____

APPROVED BY:_____ TITLE_____

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

TAX LOT: SECTION 32.19, BLOCK 2, LOT 4.13

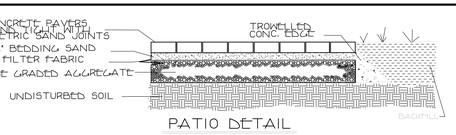
REFERENCES:

-ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN DATED JUNE 19, 2025

- BEING KNOWN AS LOT 13 IN BLOCK 2 ON A CERTAIN MAP ENTITLED "FINAL PLAT SUBDIVISION FOR : 15 TERRACE ROAD, LLC, SECTION 32.19, BLOCK 2, LOT 4, 15 TERRACE ROAD, VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK" DATED 04/15/21, LAST REVISED 01/09/24 AS FM#8646

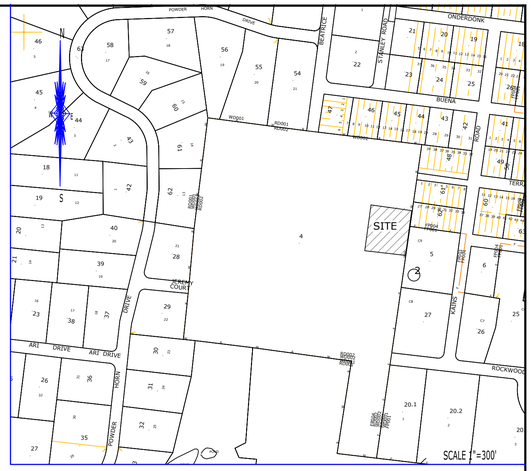
NOTES:

1. IF LOWEST FLOOR TO BE SEWERED IS BELOW THE UPSTREAM RIM ELEVATION AN EXTERIOR CHECK VALVE MUST BE INSTALLED.
2. PERMEABLE PAVER INSTALLATION MUST BE DONE PER MANUFACTURER SPECIFICATIONS AND MUST BE CERTIFIED BY LICENSED PROFESSIONAL ENGINEER. SOIL TESTING REQUIRED PER NYSDEC APPENDIX D.
3. SOIL TESTING SHALL BE PERFORMED TO CONFIRM DEPTH TO BEDROCK.

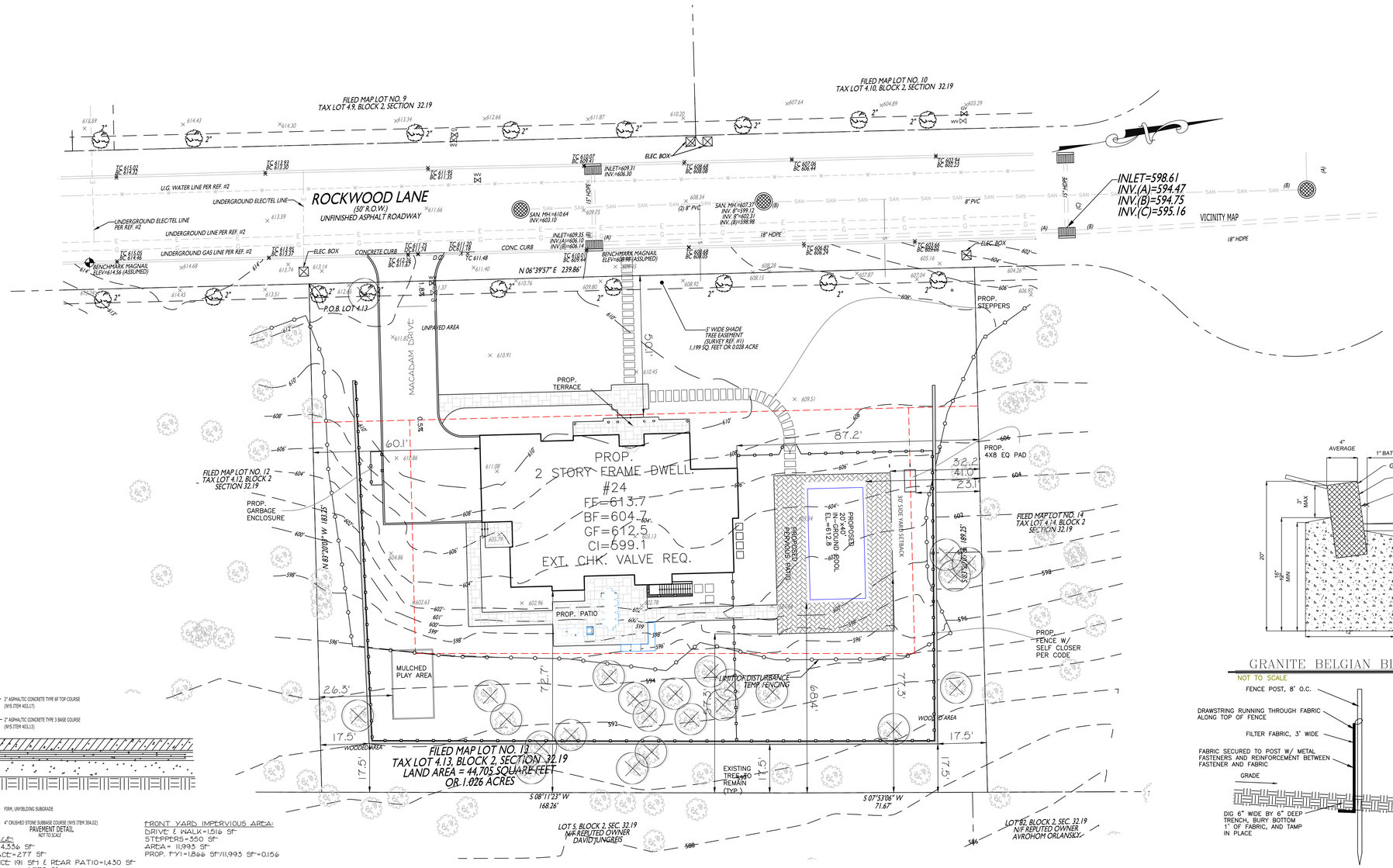


PATIO DETAIL

N.T.S.



VICINITY MAP



NOTES

1. THIS IS MAP 32.19 BLOCK 2 LOT 4.13 AS SHOWN ON THE TOWN OF RAMAPO TAX MAP
2. AREA OF TRACT IN SQUARE FEET: 44,705 SQFT
3. ZONE: R-50
4. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
5. RECORD OWNER:
   ELI GLASSMAN
   24 ROCKWOOD LANE
   MONSEY, NY 10952
6. APPLICANT:
   SAME
7. FIRE DISTRICT: MONSEY FIRE DISTRICT
8. SCHOOL DISTRICT: EAST RAMAPO CENTRAL SCHOOL DISTRICT
9. WATER DISTRICT: VEOLIA WATER
10. WATER SUPPLY BY: VEOLIA WATER
11. SEWER DISTRICT: BENEFITTED AREA # 5
12. DATUM USGS NAVD 88
13. ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN A CONDUIT OF NOT LESS THAN 2" DIAMETER
14. THERE ARE NO CONVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON SAID PLAN.
15. NO SIGNS OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITH OUT PRIOR APPROVAL OF THE PLANNING BOARD.TENANTS ARE TO BE ADVISED OF THIS CONDITION!
16. NO BURNING OR BURYING OF ANY MATERIALS PERMITTED ON SITE.
17. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

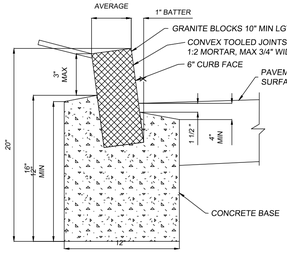
LICENSED PROFESSIONAL ENGINEER — DATE

18. THE UNDERSIGNED OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT — DATE

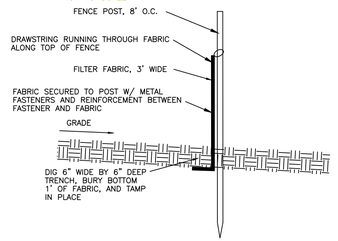
OWNER — DATE

19. PLAN IS BEING SUBMITTED FOR PURPOSES OF CLARIFING THE LIMIT OF DISTURBANCE APPROVED BY THE PLANNING BOARD.



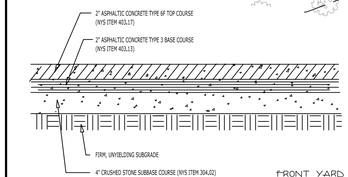
GRANITE BELGIAN BLOCK CURB

NOT TO SCALE



SILT FENCE

N.T.S.



PAVEMENT DETAIL
NOT TO SCALE

PROP. COVERAGE:
DWELLING = 4,336 SF
FRONT TERRACE=277 SF
SIDE ENTRANCE: (91 SF) & REAR PATIO=1,430 SF
DRIVEWAY & WALK=2,775 SF
REAR POOL PATIO=1,400 NICPERVIOUS & POOL=2,394 SF-1400=994 SF
STEPPERS=474 SF
POOL EQ PAD=32 SF
ACS=24 SF
BASEMENT STAIRS=80 SF
TOTAL IMPERVIOUS = 10,420 SF
PRO. COV.=10,420 SF/44,705 SF=0.233

FRONT YARD IMPERVIOUS AREA:
DRIVE & WALK=1,516 SF
STEPPERS=550 SF
AREA= 11,993 SF
PROP. FY=1,866 SF/11,993 SF=0.156

MAXIMUM BUILDING COVERAGE (CALCULATION PER ZONING LAW)
SQUARE FOOTAGE OF BUILDINGS LESS THAN 15' HEIGHT OR 1-1/2 STORIES=1,511 SF
TOTAL BUILDING AREA=4,336 SF+91 SF=4,427 SF
MAX ALLOWED=.91 SF/4,427*0.05+0.10=0.101
BLDG COVERAGE = 4,427 SF / 44,705 SF = 0.10

BUILDING HT CALCS:
BUILDING HEIGHT -
AVG EXIST. GRADE=611.0+607.0=1218/2=609.0
613.7-609.0=4.7+20.1FT TO EAVE1=24.8'
EXPOSED HEIGHT=
AVG. FINISED GRADE REAR=612.6+612.6=1,225.2/2=612.6
HEIGHT TO GRADE=613.7-612.6=1.1'
EXPOSED HT=1.1'+29.1FT TO HIGHEST)=30.2'

VILLAGE OF WESLEY HILLS BULK REQUIREMENTS
ZONE R-50 (AVG. DENSITY)
SINGLE FAMILY DWELLING

	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)	SIDE YARD (FT) POOL/ PATIO	REAR YARD (FT) POOL/ PATIO	SIDE YARD (FT) WALL 2/3HT	REAR YARD (FT) WALL 2/3HT
REQD	40,000	90	125	125	50	25	60	50	0.25	0.20	0.101	2.5 / 25	40	15	15	17.3	17.3
EXIST.	44,705 MEASURED	244.9	244.9	183.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PROD	44,705 MEASURED	244.9	244.9	183.2	50.1	60.1	147.3	72.7	0.233	0.156	0.10	2.0/24.8	30.2	41.0/32.2	68.4/57.5	17.5	17.5

N.Y.S. INDUSTRIAL CODE RULE 753
1-800-962-7962
CALL BEFORE YOU DIG, DRILL OR BLAST
NO LESS THAN TWO WORKING DAYS NOTICE
IT'S THE LAW !

PAUL GDANSKI
LICENSED PROFESSIONAL ENGINEER
NO. 075810
STATE OF NEW YORK
PAUL GDANSKI, PE, PLLC ©

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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

REVISIONS

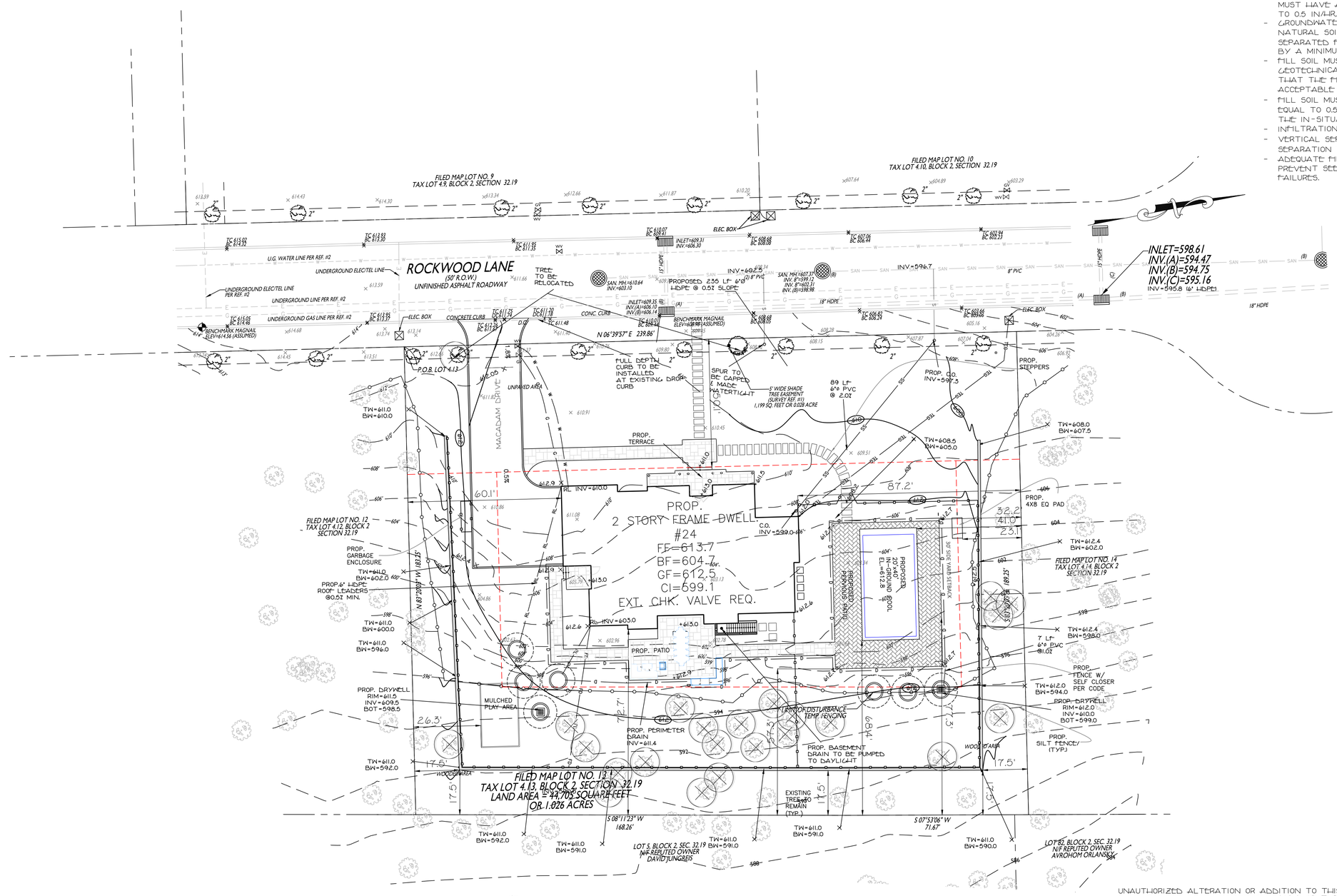
7 6/29/26 REVISE
6 10/28/25 REVISE
5 10/27/25 REVISE
4 10/24/25 REVISE
3 10/18/25 REVISE
2 10/15/25 REVISE
1 10/13/25 REVISE

LAYOUT PLAN
FOR
GLASSMAN
24 ROCKWOOD LANE
TAX LOT 32.19-2-4.13
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

FILE: 24ROCK
DATE: JULY 23, 2025
SCALE: 1" = 20'
SHEET: 1 OF 4



FILL SECTION STANDARD FOR DRYWELL AREA

ENTIRE DEPTH OF THE FILL SECTION ABOVE FOUNDATION STONE AREA MUST BE GRADED WITH ACCEPTABLE FILL MATERIAL AND MEET THE FOLLOWING REQUIREMENTS:

- IN-SITU/NATURAL SOIL LAYER BELOW THE INFILTRATION SYSTEM MUST HAVE AN INFILTRATION RATE GREATER THAN OR EQUAL TO 0.5 IN/HR.
- GROUNDWATER AND/OR BEDROCK MUST BE SEPARATED FROM THE NATURAL SOIL LAYER BY A MINIMUM OF 2 FEET AND BE SEPARATED FROM THE BOTTOM OF THE INFILTRATION FACILITY BY A MINIMUM OF 3 FEET.
- FILL SOIL MUST BE ENGINEERED FILL AND TESTED BY A GEOTECHNICAL FIRM AFTER PLACEMENT. IT MUST BE DEMONSTRATED THAT THE FILL SOIL IS EQUIVALENT TO A SOIL MATERIAL ACCEPTABLE FOR INSTALLATION OF AN INFILTRATION SYSTEM.
- FILL SOIL MUST HAVE AN INFILTRATION RATE GREATER THAN OR EQUAL TO 0.5 IN/HR, BUT MAY NOT HAVE A RATE GREATER THAN THE IN-SITU/NATURAL SOIL INFILTRATION RATE.
- INFILTRATION SYSTEM MUST DEWATER WITHIN 48 HOURS.
- VERTICAL SEPARATION TO GROUNDWATER/BEDROCK AND HORIZONTAL SEPARATION TO SURFACE WATERS AND WELLS MUST BE MAINTAINED.
- ADEQUATE FILL MUST BE PLACED SURROUNDING THE SYSTEM TO PREVENT SEEPS/BREAKOUTS OR OTHER INFILTRATION FACILITY FAILURES.

REQUIRED STORMWATER NOTES:

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

STORMWATER DESIGN/INSTALLATION MUNICIPAL ACCEPTANCE:

DESIGN APPROVAL DATE:

REVIEWING ENGINEER SIGNATURE:

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

N.Y.S. INDUSTRIAL CODE RULE 753
1-800-962-7962
CALL BEFORE YOU DIG, DRILL OR BLAST
NO LESS THAN TWO WORKING DAYS NOTICE
IT'S THE LAW !

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STATE OF NEW YORK
PAUL GDANSKI
LICENSED PROFESSIONAL ENGINEER
No. 075811

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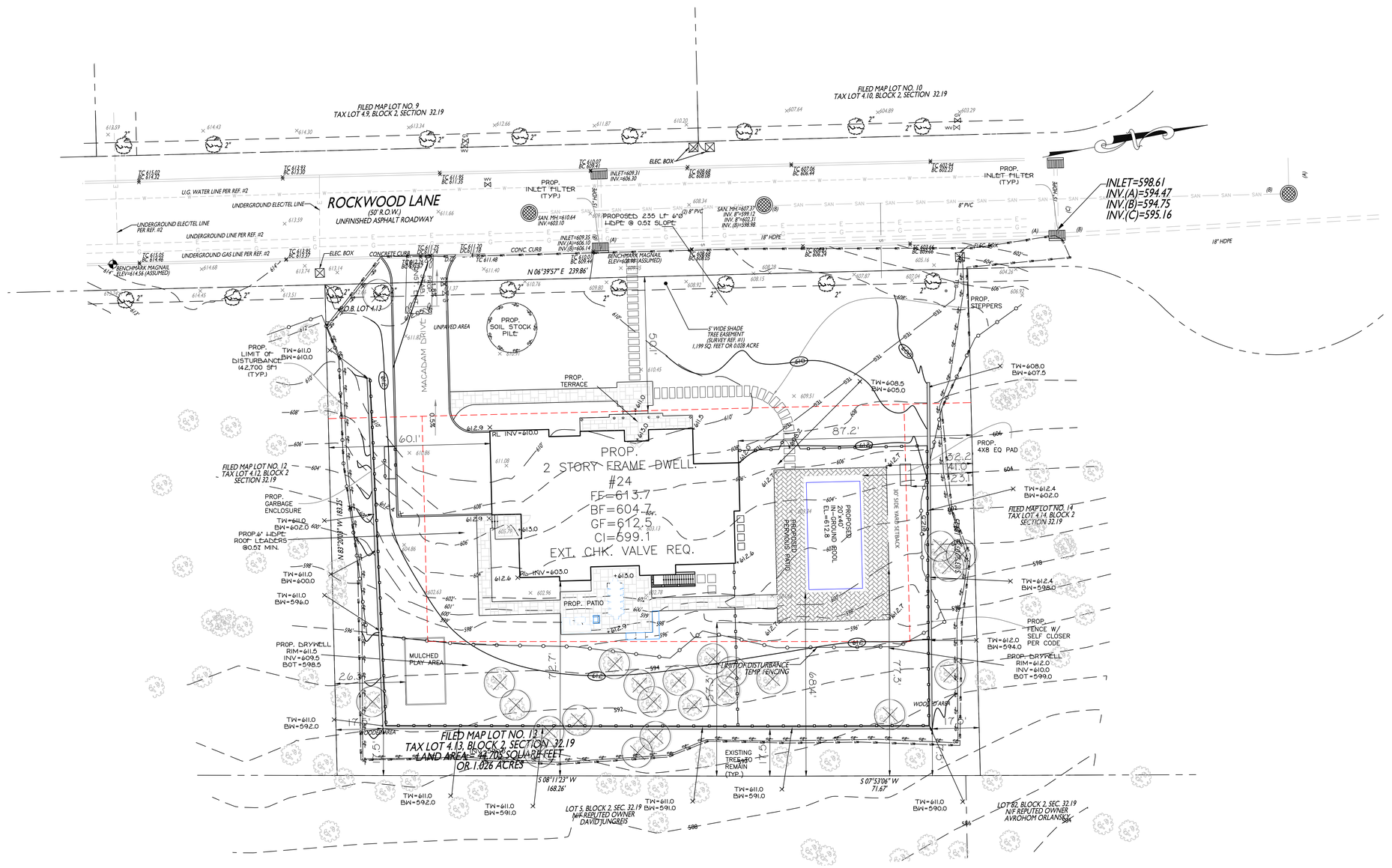
REVISIONS

8 6/29/26 REVISE
7 1/22/26 REVISE
6 10/28/25 REVISE
5 10/27/25 REVISE
4 10/24/25 REVISE
3 10/18/25 REVISE
2 10/15/25 REVISE
1 10/13/25 REVISE

GRADING PLAN
FOR
GLASSMAN
24 ROCKWOOD LANE
TAX LOT 32.19-2-4.13
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

FILE	24ROCK
DATE	JULY 23, 2025
SCALE	1" = 20'
SHEET	2 OF 4



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SOIL EROSION PLAN
FOR
GLASSMAN
24 ROCKWOOD LANE
TAX LOT 32.19-2-4.13
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE
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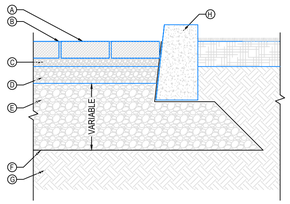
PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

FILE # 24ROCK
DATE JULY 23, 2025
SCALE 1" = 20'
DWG # 3 OF 4



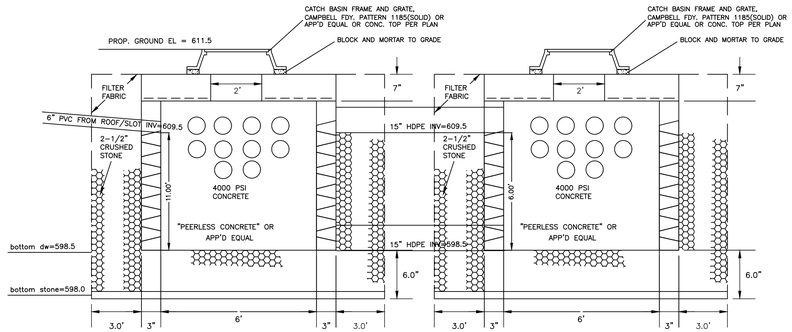
SECTION
CASE NO 1 - FULL INFILTRATION

LEGEND:
(A) PERMEABLE PAVER FROM TECHO-BLOC, 2 3/8" TO 3 15/16" (60 TO 100 MM) THICK INFLO, MISTA RANDOM, PURE, VICTORIEN PERMEABLE, VILLAGIO OR VILLAGIO GRANDE CONFORMING TO ASTM C 936
(B) JOINT FILLING MATERIAL, NO. 8 (FOR INFILO, PURE AND VILLAGIO) OR NO. 9 STONE (FOR MISTA RANDOM, VICTORIEN PERMEABLE AND VILLAGIO GRANDE) CONFORMING TO ASTM D 448
(C) BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
(D) BASE COURSE, 4" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
(E) SUBBASE COURSE, THICKNESS AS PER DESIGN NO. 2 STONE CONFORMING TO ASTM D 448 (8")
(F) GEOTEXTILE
(G) SUBGRADE
(H) EDGE RESTRAINT

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5058-007.

PERMEABLE PAVERS

PERMEABLE PAVERS (FULL INFILTRATION)



2 SEEPAGE PIT SYSTEM: 12.5' X 25.0'

N.T.S.

NOTES:

1. SET PIT IN 12.5'X25' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

SEEPAGE PIT MAINTENANCE NOTES

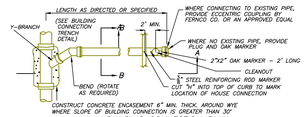
1. SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
2. SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
3. IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.

STABILIZED CONSTRUCTION ENTRANCE

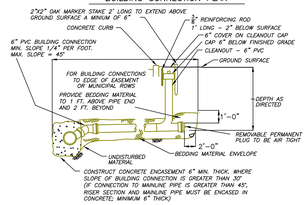
N.T.S.

CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 1-4 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.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. 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.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



BUILDING CONNECTION PLAN

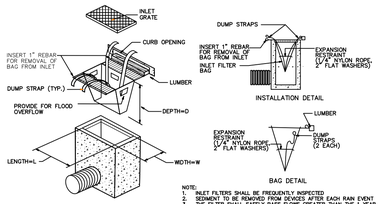


SECTION A-A

BUILDING CONNECTION ELEVATION

BUILDING CONNECTION DETAIL

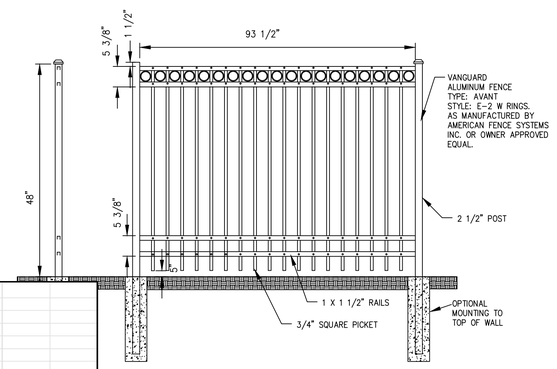
NTS



NOTE:
1. INLET FILTERS SHALL BE FREQUENTLY INSPECTED
2. SEDIMENT TO BE REMOVED FROM DEVICES AFTER EACH RAIN EVENT.
3. THE FILTER SHALL SAFELY PASS FLOWS GREATER THAN THE 1 YEAR, 24 HOUR DURATION STORM.

INLET SEDIMENT CONTROL DEVICE

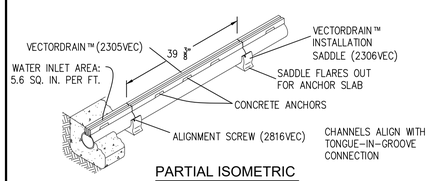
SCALE: NTS



ALUMINUM FENCE DETAIL

N.T.S.

Drywell Design:			
Cheshire "B"			
Development size =	0.2392 Acre		
Undeveloped SCS Curve No.=	61.0000		
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	3.0000 inches		
Time	60.0000 minutes		
a. Area of Percolation (Ap):			
Surface area of Cylinder			
Ac=Pi*Dhavg			
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=Ab*h	0.1963 Ft^3		
Soil Percolation Rate			
Sr=volume/area/time	0.0011 Ft^3/Ft^2/Min.		
Sr=	1.5652 Ft^3/Ft^2/day		
Sr=(minus clogging factor of 25%)	1.1739 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=	61.0000	therefore depth Vr=	4.11 Inches
Proposed CN=	98.0000	therefore depth Vr=	9.10 Inches
DeltaVr=	4.9900 Inches		
Vs=deltaV*Area			
Vs=	4332.9833 Ft^3		
5. Calculate Volume per Drywell:			
Vw=Pi*r^2*height			
Thickness of Stone=	3.0000 feet		
Thickness of drywell wall=	0.3330 foot		
Diameter of drywell=	6.0000 feet		
Height of drywell=	11.0000 feet		
Vw=	619.0250 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=	147.9125 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=	766.9375 Ft^3		
8. Determine number of drywells required (DWr):			
DWr=Req. Volume of Storage(Vs)/Total Vol. per Drywell(Vt)	5.6		
DWr=			
	USE	**7**	



PARTIAL ISOMETRIC
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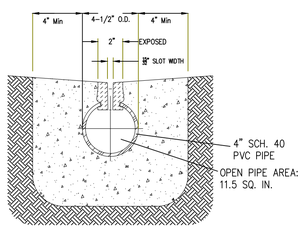
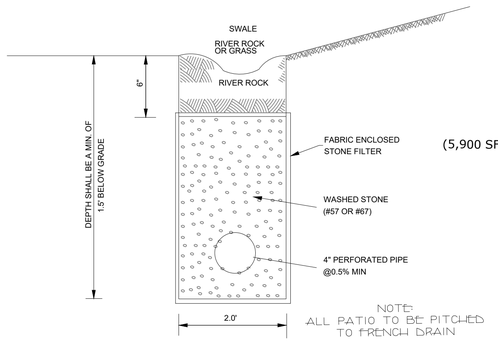


CROSS SECTIONAL VIEW
SCALE: NTS

SLOT DRAIN DETAIL

SCALE: NTS



(5,900 SF)

NOTE:
ALL PATIO TO BE PITCHED TO FRENCH DRAIN

PERIMETER DRAIN

NOT TO SCALE

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DETAIL SHEET FOR
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