



ZONING BOARD OF APPEALS MEETING AGENDA

September 16, 2026 at 7:30 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

ROLL CALL

PUBLIC HEARING

1. To consider the application submitted by Barry Braunstein for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a single family residence having a side yard of 18.2 feet instead of the minimum required of 25 feet, total side yard of 47.4 feet instead of the minimum required of 60 feet, building coverage of .137 instead of the maximum permitted of .10 and a height of 29.3 feet instead of the maximum permitted of 25 feet.

The subject premises are situated on the north side of Judith Lane approximately 800 feet east of Martha Road, known as 14 Judith Lane, designated on the Tax Map as Section 41.18, Block 1, Lot 7, in an R-35 Zoning District.

2. To consider the application submitted by Mendel Werzberger and Rachel Block for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence having a side yard of 23.8 feet instead of the minimum required of 30 feet, total side yard of 54.4 feet instead of the minimum required of 75 feet, impervious surface ratio of .224 instead of the maximum permitted of .20, front yard impervious surface ratio of .226 instead of the maximum permitted of .15 and a side yard for the wall of .5 feet instead of the minimum required of 5.3 feet.

The subject premises are situated on the west of Reeder Place approximately 1000 feet south of Wildwood Road, known as 5 Reeder Place, designated on the Tax Map as Section 32.18, Block 1, Lot 16, in an R-50 Zoning District.

3. To consider the application submitted by Simon and Sarah Gold for variances from the provisions of Section 230-17 Attachment I of the Code of the

Village of Wesley Hills to permit the construction, maintenance and use of an addition to a single family residence having front yard impervious surface ratio of .242 instead of the maximum permitted of .20 and building coverage of .122 instead of the maximum permitted of .119.

The subject premises are situated on the south side of Roven Road approximately 921 feet east of Dike Drive, known as 12 Roven Road, designated on the Tax Map as Section 41.11, Block 1, Lot 3, in an R-35 Zoning District.

4. To consider the application submitted by Morris Klein for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of improvements to the residence and related site work having a front yard of 42.66 feet instead of the minimum required of 50 feet, impervious surface ratio of .27 instead of the maximum permitted of .25 and front yard impervious surface ratio of .24 instead of the maximum permitted of .20.

The subject premises are situated on the south side of Sherri Lane approximately 180 feet west of Plank Road, known as 22 Sherri Lane, designated on the Tax Map as Section 41.16, Block 1, Lot 21, in an R-35 Zoning District.

CONTINUED PUBLIC HEARING

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

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

APPROVAL OF MINUTES

ADJOURNMENT



July 31, 2026

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



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

Subject: Narrative

To the Honorable Members of the Zoning Board of Appeals:

The subject property, located at **14 Judith Lane** in the **R-35 Zoning District**, is currently improved with an existing single-family residence. The applicant proposes to demolish the existing home and construct a new single-family residence that has been thoughtfully designed to provide a beautiful, functional, and comfortable home while remaining consistent with the character of the surrounding neighborhood.

The proposed project requires the following area variances:

Zoning Requirement	Required	Proposed
Side Yard	25'	18.2'
Total Side Yard	60'	47.4'
Building Coverage	10%	13.7%
Maximum Building Height	25'	29.3'

The requested side yard variance affects only one side of the property. The adjoining property on that side is owned by a close family member of the applicant. As a result, the proposed setback will not create any adverse impact on the neighboring property. In addition, the encroaching portion of the structure consists primarily of a patio area, while the main portion of the residence remains approximately 25 feet from the property line, maintaining the openness between the principal portions of the two homes.

The requested total side yard variance is the result of the proposed architectural layout and is necessary to create a practical and functional floor plan while maintaining an attractive architectural design. The requested relief is limited and will not alter the residential character of the neighborhood.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date _____

Please check all that apply:

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

Project Name: 14 Judith Lane

Applicant: Barry Braunstein Phone # 917-747-8899

Address 3472 Bedford Avenue Brooklyn NY 11210
Street Name & Number (Post Office) State Zip code

Property Owner: 14 Judith Lane Owner LLC Phone # 917-747-8899

Address 3472 Bedford Avenue Brooklyn NY 11210
Street Name & Number (Post Office) State Zip code

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

Address 3512 Whittier Court Mahwah NJ 07430
Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

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

Contact Person: Builders Expeditors Inc Phone # 845-444-2006

Address 55 Old Nyack Turnpike Unit 405 Naunet NY 10954
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.18 Block 1 Lot(s) 7

Section _____ Block _____ Lot(s) _____

Location: On the East side of Judith Lane,
230 feet North of Judith Lane.

Acreage of Parcel 0.83 **Zoning District** _____

School District East Ramapo **Postal District** 10952

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

New Single Family

If subdivision:

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

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

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

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."

N/A

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

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

_____ State or County Road
_____ Long Path
_____ Municipal Boundary

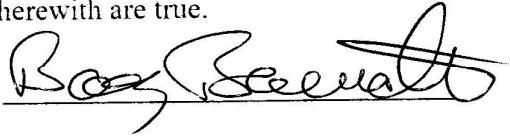
_____ State or County Park
_____ County Stream
_____ County Facility

List name(s) of facility checked above. _____

Applicant's Signature and Certification

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

I, Barry Braunstein on behalf of 14 Judith Lane Owner LLC, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.



Mailing Address

3472 Bedford Avenue Brooklyn NY 11210

SWORN to before this

11th day of June, 2026



Notary Public



Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Barry Braunstein on behalf of 14 Judith Lane Owner LLC being duly sworn, hereby
depose and say that I reside at: 3472 Bedford Avenue Brooklyn NY 11210

in the county of Kings County in the state of New York.

I am the * President owner in fee simple of premises located at:
14 Judith Lane, Monsey NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page 2023-00037336

Said premises have been in my/its possession since 19 2023. Said premises are
also known and designated on the Town of Village of Wesley Hills Tax Map as:
section 41.18 block 1 lot(s) 7

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

Owner

Mailing Address

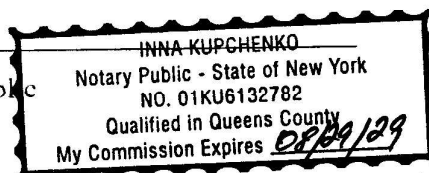

3472 Bedford Avenue Brooklyn NY 11210

SWORN to before this

11th day of June, 20 26



Notary Public



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

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Barry Braunstein on behalf of 14 Judith Lane Owner LLC, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

Barry Braunstein

3472 Bedford Avenue Brooklyn NY 11210

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 ZBA of the Town/Village of
(Board, Commission or Agency)
Wesley Hills, Rockland County, New York:

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of New Single Family

3. Premises affected are in a R-35 zone and from the town of
Ramapo tax map, the property is know as Section 41.18,
Block, 1, Lot(s) 7.

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

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

(if none, so state)

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

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, Barry Braunstein on behalf of 14 Judith Lane Owner LLC, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Barry Braunstein

Mailing Address

3472 Bedford Avenue Brooklyn NY 11210

SWORN to before this

11th day of June, 2026

[Signature]
Notary Public



Page 6

VILLAGE OF WESLEY HILLS

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

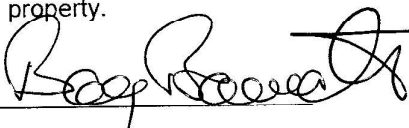
AFFIDAVIT OF OWNERSHIP

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

I, Barry Braunstein on behalf of 14 Judith Lane Owner LLC being duly sworn, deposes and
says that he/she resides at 14 Judith Lane

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 41.18 Lot No. 1-7 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.

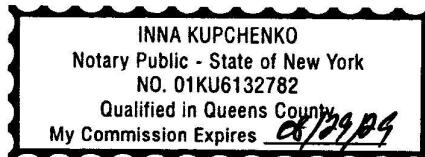
Owner: 

Address: 3472 Bedford Avenue Brooklyn NY 11210

Sworn to before me this

11 day of June 2026


Notary Public



AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Barry Braunstein on behalf of 14 Judith Lane Owner LLC being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the ZBA (board) in the town/village of Wesley Hills affecting property located at 14 Judith Lane, Rockland County, New York.

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

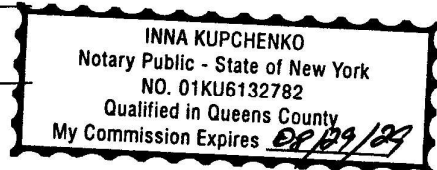
SECTION/BLOCK/LOT	NAME	ADDRESS
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Please see attached

SWORN to before this

11th day of June, 2026

[Signature]
Notary Public



VILLAGE OF WESLEY HILLS

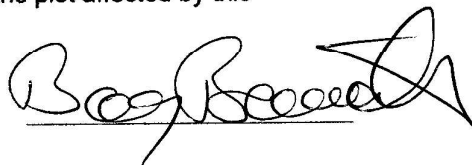
432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF POSTING

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

I, Barry Braunstein on behalf of 14 Judith Lane Owner LLC being duly sworn, deposes and
says that he/she is the applicant in the matter of an application before the
Village of Wesley Hills Zoning Board affecting property located at
14 Judith Lane, Wesley Hills, Town of Ramapo,
Rockland County, New York.

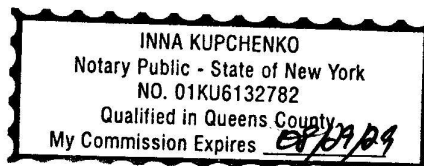
That on the _____ day of _____, 200__, he/she posted the
posters provided by the Zoning Board of the Village of Wesley Hills
giving notice of the hearing on this application in a conspicuous place
visible from every street along the frontage of the plot affected by this
application.



Sworn to before me this

11 day of June 2026

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

Barry Braunstein

APPLICANT

7-15-2026

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of New Single Family

AS APPLICABLE, COMPLETE THE FOLLOWING:

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

*For **access** to the above State Environmental Quality Review forms:*

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

INSTRUCTIONS

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

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

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

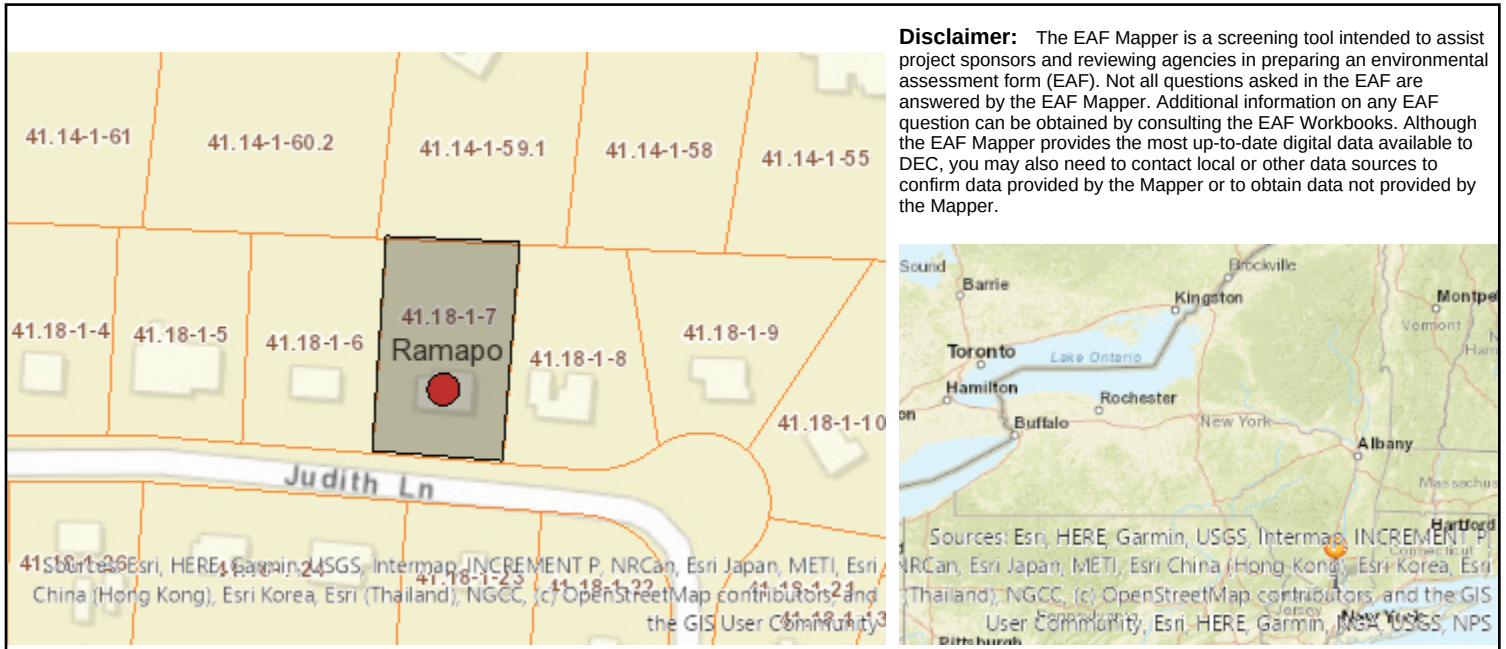
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

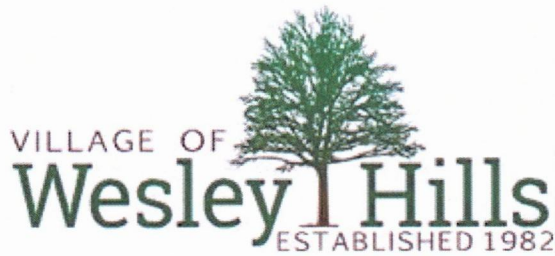
Part 1 – Project and Sponsor Information			
Name of Action or Project: 14 Judith Lane			
Project Location (describe, and attach a location map): 14 Judith Lane			
Brief Description of Proposed Action: Construction of new home			
Name of Applicant or Sponsor: Barry Braunstein		Telephone: 917-747-8899	
		E-Mail: berishbraunstein@gmail.com	
Address: 14 Judith Lane			
City/PO: Monsey		State: NY	Zip Code: 10952
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zoning, Planning, Building, DPW and Health			YES ☒
3. a. Total acreage of the site of the proposed action? 0.83 acres b. Total acreage to be physically disturbed? 0.70 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.83 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Timber Rattlesnake	NO ☐	YES ☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: On site storage	NO ☐ ☒ ☐	YES ☒ ☐ ☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO ☒ ☒	YES ☐ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Barry Braunstein</u> Date: <u>6/17/2026</u> Signature: <u>Barry Braunstein</u> Title: <u>President</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Timber Rattlesnake
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.gov

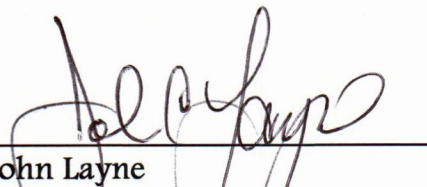
Dated: August 21, 2026
Tax Parcel ID: 41.18-1-7
Address: 14 Judith Lane
Applicant: 14 Judith Lane Owner, LLC

BUILDING, ZONING & PLANNING DEPARTMENTS:

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

- ~Minimum side yard of 18.2' where 25' is required.
- ~Minimum total side yard of 47.4' where 60' is required.
- ~Maximum building coverage of 13.7% where 10% is required.
- ~Maximum building height of 29.3' where 25' is required.

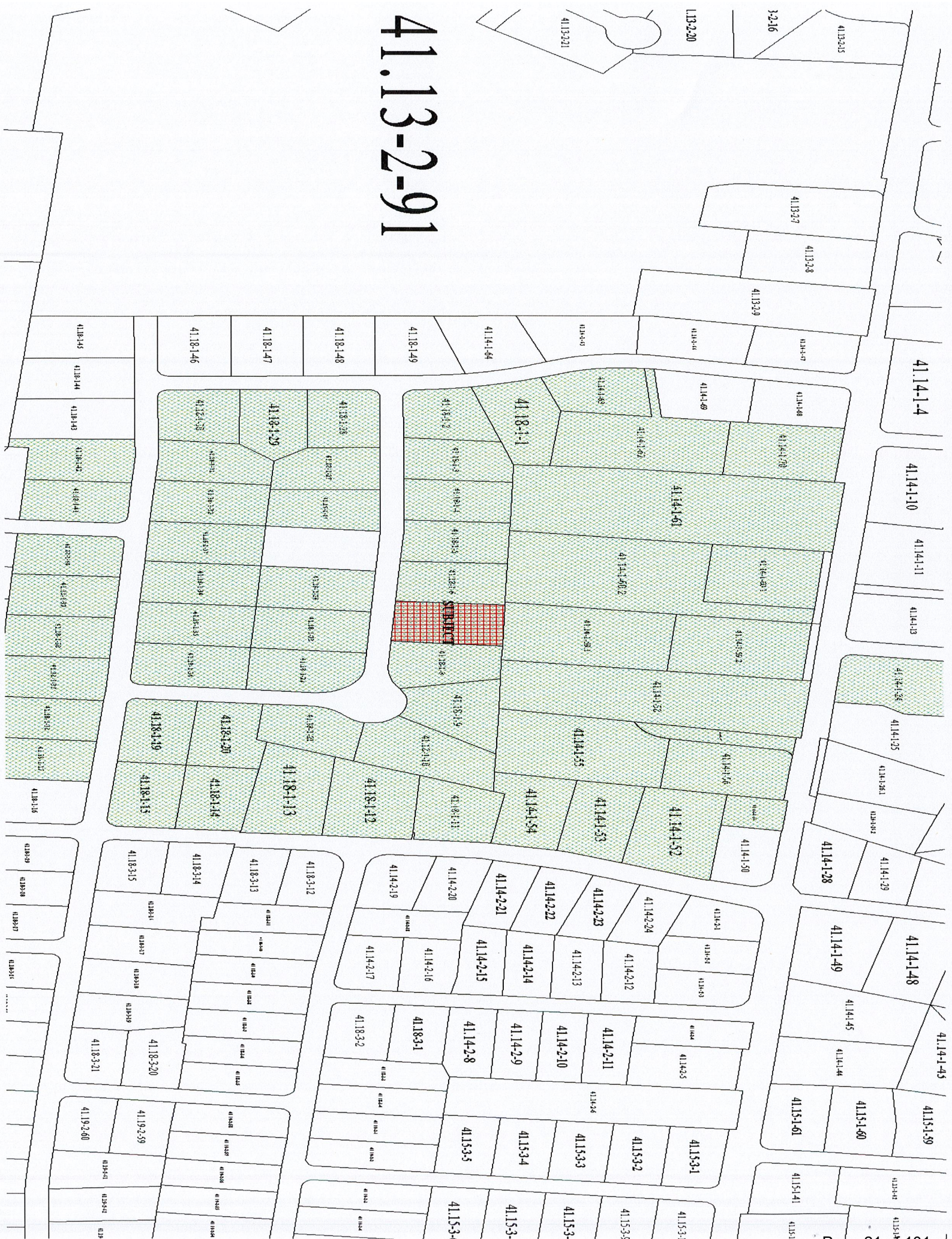
In addition, the Zoning Board of Appeals may review any existing non-conforming items and previously granted variances.



John Layne
Building Inspector

cc: Zoning Board of Appeals

41.13-2-91



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

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

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

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

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

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

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

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

11/41.18-1-30
HELLMAN NACHMAN &
ELIZABETH
SUITE #307
747 CHESTNUT RIDGE RD
SPRING VALLEY, NY 10977
11/41.18-1-15
SHANIN LEGACY TRUST
55 FORSHAY RD
MONSEY, NY 10952

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11/41.14-1-54
WEITZMAN DEVORAH TRUST
81 FORSHAY RD
MONSEY, NY 10952

11/41.14-1-53
LEINER DAVID
85 FORSHAY ROAD
WESLEY HILLS, NY 10952

11/41.14-1-63
ROZENBERG MICHAEL &
VIVIAN
12 MARTHA ROAD
MONSEY, NY 10952

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

11/41.14-1-52
WREN MYLES
87 FORSHAY RD
MONSEY, NY 10952

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

11/41.14-1-51
MARCH CHESKEL
174 GRANDVIEW AV
MONSEY, NY 10952

11/41.14-1-56
BALDINGER HARRY & JUDY
176 GRANDVIEW AVE
MONSEY, NY 10952

11/41.14-1-57
BALDINGER HARRY & JUDY
176 GRANDVIEW AVE
MONSEY, NY 10952

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

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

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

11/41.14-1-60.1
FIELDCREST ESTATES LLC
FLOOR 18
1412 BROADWAY
NEW YORK, NY 10018

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

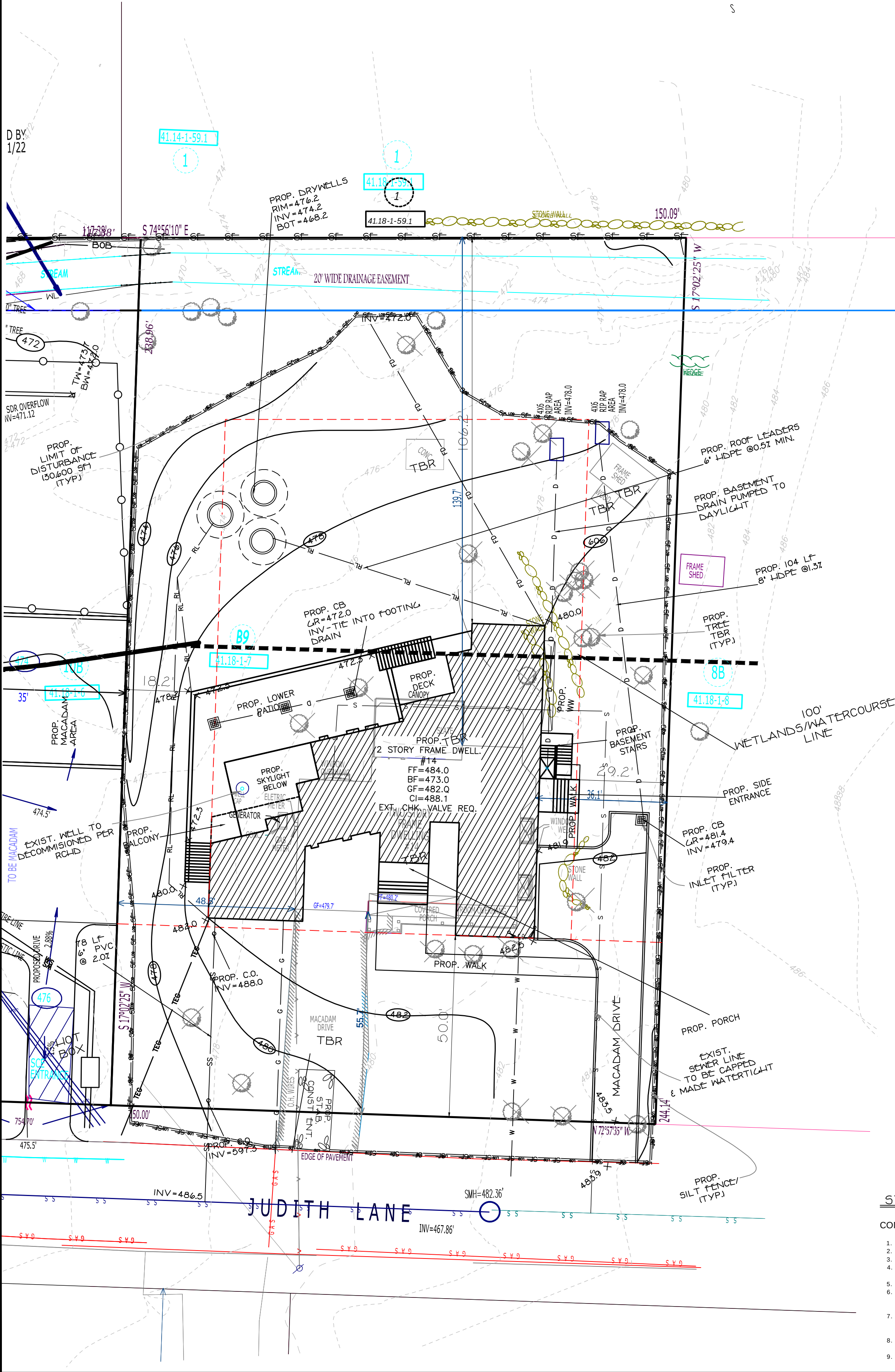
11/41.14-1-70
196 GRANDVIEW
HOLDINGS LLC
78A N BOUNDARY ROAD
JAMAICA, NY 11430

11/41.14-1-24
ZELINGER JONATHAN & GILA
2 FIELDCREST DR
MONSEY, NY 10952

11/41.14-1-59.2
FREUD SANDRA REVOCABLE
TRUST
184 GRANDVIEW AV
MONSEY, NY 10952

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

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



BULK REQUIREMENTS										ZONE: R-35 SINGLE FAMILY RESIDENTIAL				
	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH	EFFECTIVE SQUARE	FRONT YARD	SIDE YARD	TOTAL SIDE YARDS	REAR YARD	MAXIMUM IMPERVIOUS SURFACE	FRONT YARD IMPERVIOUS	BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT FEET	MAXIMUM EXPOSED BUILDING HEIGHT	
REQUIRED	35,000 SF	100'	125'	125'	50'	25'	60'	50'	0.25	0.20	0.10	2-1/2	25	40'
EXISTING	36,232 SF	150'	150'	150'	55.7'	36.1'	84.9'	139.7'	0.116	0.163	0.08	2	20'	25'
PROPOSED	36,232 SF	150'	150'	150'	50.0'	18.2'+	47.4'+	106.2'	0.241	0.140	0.137+	2.5	29.3'+	36.7'

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

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

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

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

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

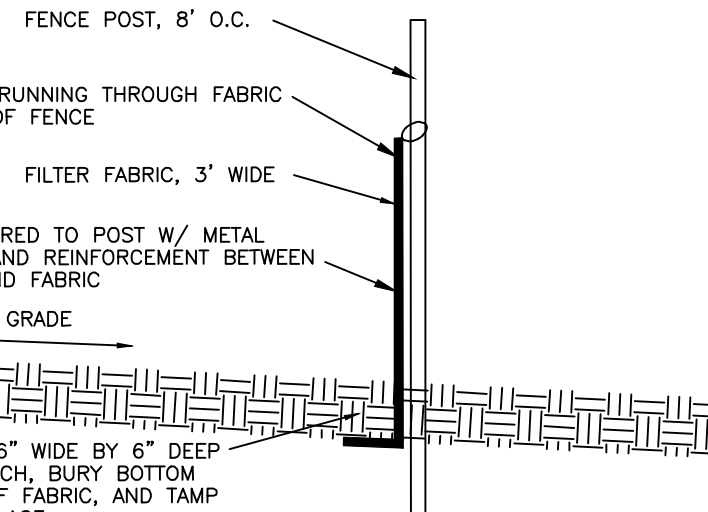
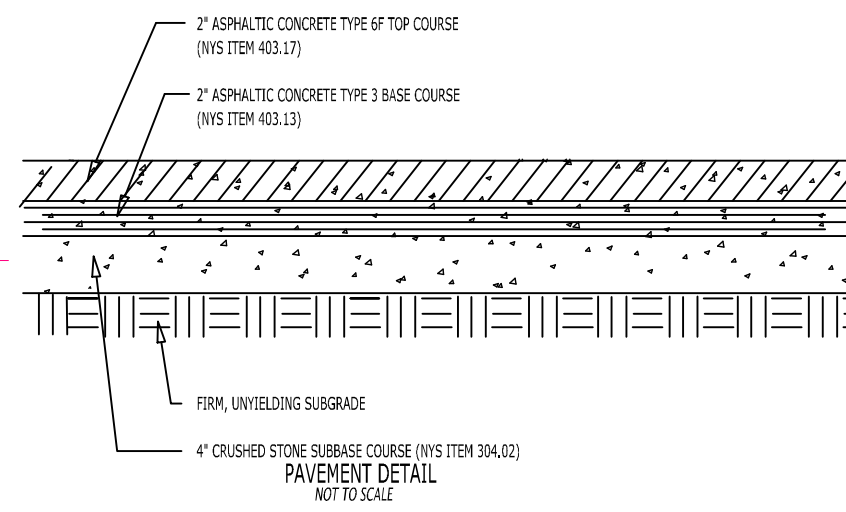
BUILDING COVERAGE:

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

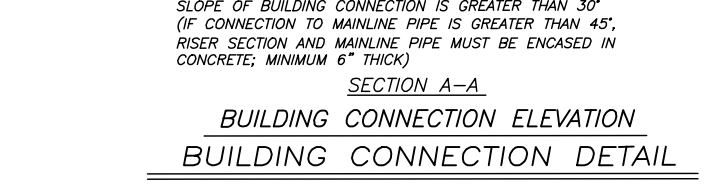
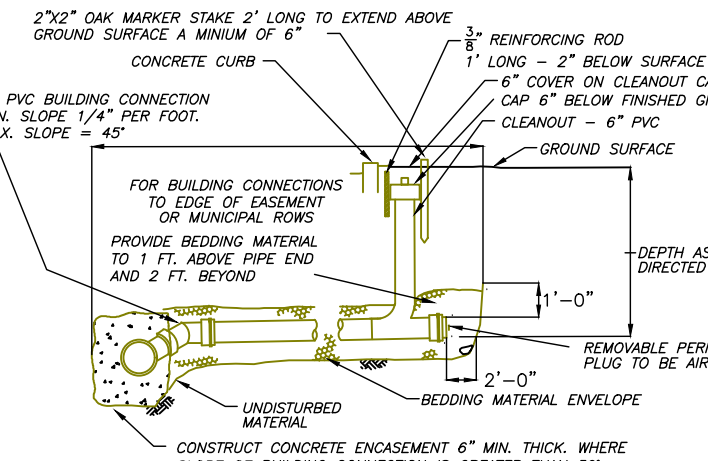
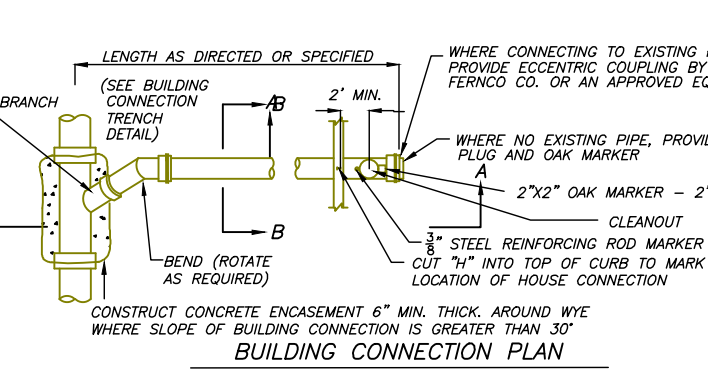
BUILDING HT CALCS:

BUILDING HEIGHT-
AVG EXIST. GRADE=477.5+479.8=957.3/2=478.7
484.0-478.7=5.3+24.0'(FF TO EAVE)=29.3'

EXPOSED HEIGHT-
AVG. FINISHED GRADE REAR=480.0+478.2=958.2/2=479.1
HEIGHT TO GRADE=484.0-479.1=4.9'
EXPOSED HT=4.9'+31.8'(FF TO HIGHEST)=36.7'

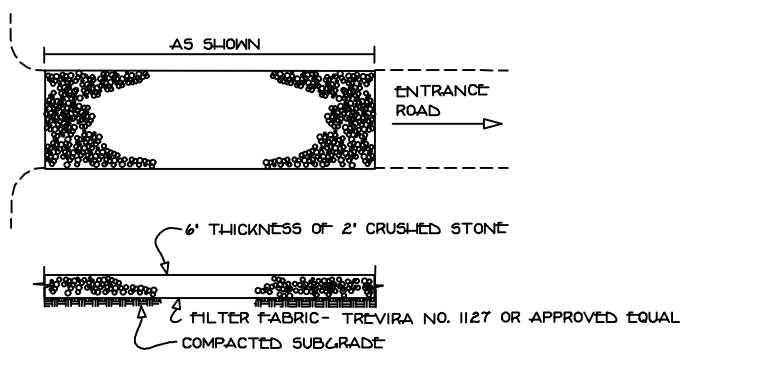


SILT FENCE



GRANITE BELGIAN BLOCK CURB

NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SPECIFICATIONS:

- STONE SIZE - USE 3-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 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.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIRED ACROSS THE ENTRANCE. IF PIRING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STORM DRAIN INLET FILTER DETAIL FOR CURB INLETS

NOT TO SCALE



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

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

REVISIONS

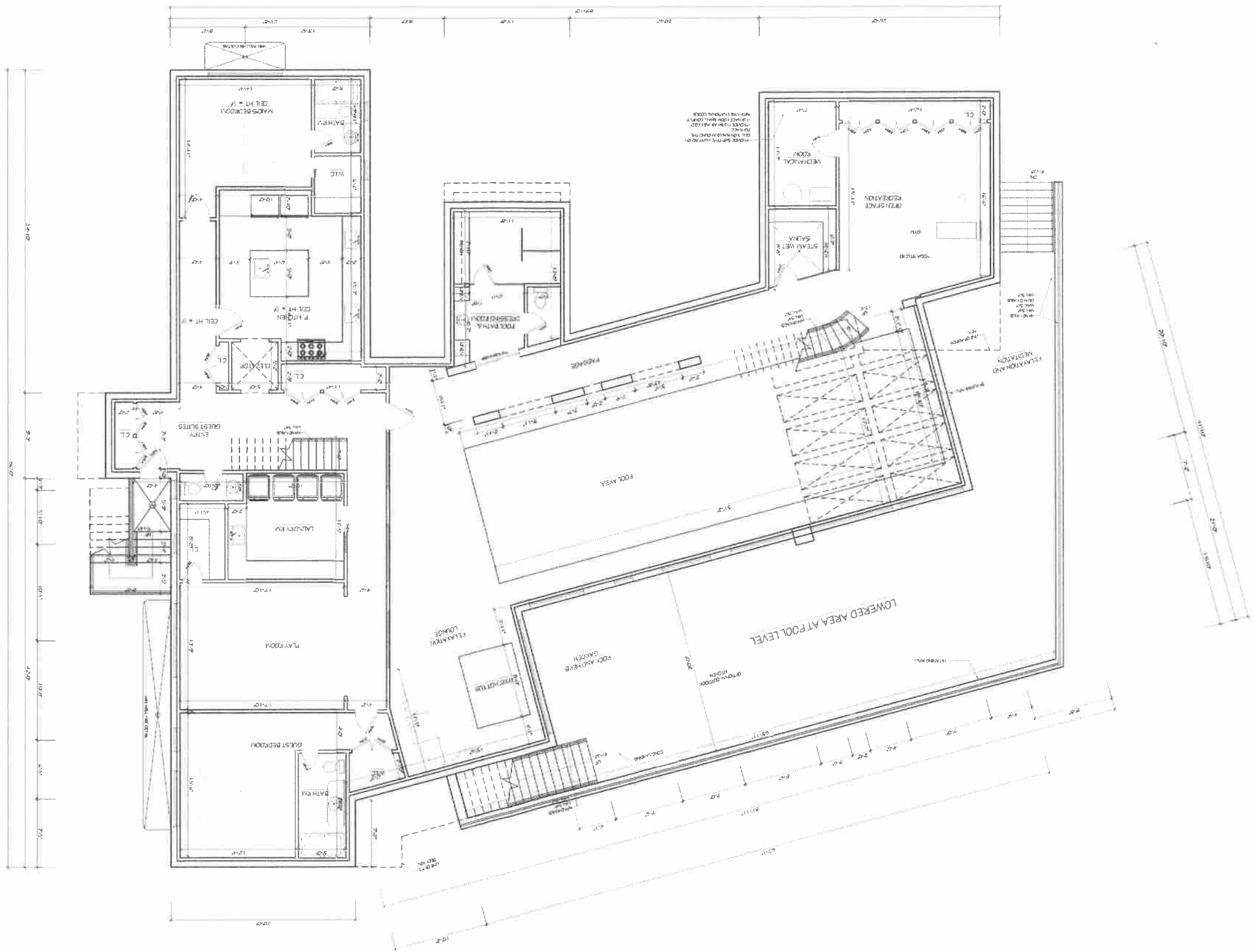
2 7/28/26 REVISE
1 7/17/26 REVISE

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

GRAPHIC SCALE
0 10 20 30 40 50 60

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

14 JUDITH LANE
DATE: JUNE 2, 2026
SCALE: 1" = 20'
DRAWN BY: SCALE: 1" = 1'



PLANNED AND DESIGNED BY
ERIC KNUTE OSBORN
ARCHITECT
RESIDENTIAL ARCHITECTS
1000 W. 10TH ST. SUITE 100
DENVER, CO 80202
303.733.1111
WWW.ERICKNUTOSBORN.COM

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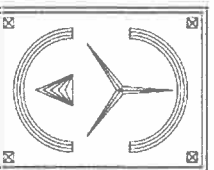
DESIGNED BY: PROJECT: PROPOSED BRAUNSTEIN RESIDENCE

START DATE: 04/27/20

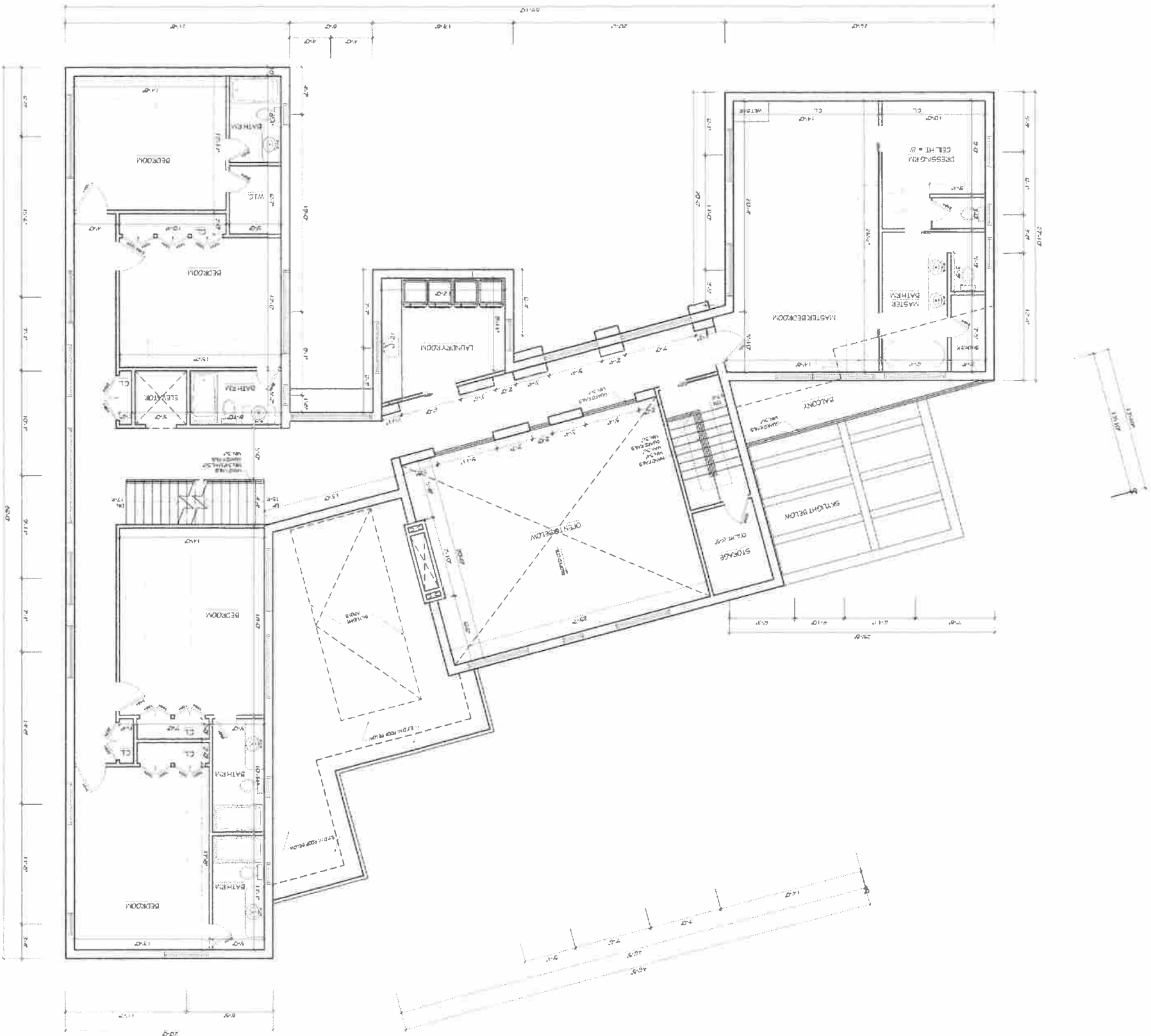
14 JUDITH LN
VILLAGE OF WESLEY HILLS

T: 8 4 5 6 5 9 9 1 9 5
E: SAMUEL@THEHANFLINGGROUP.COM
A: 62 W CHURCH ST. SPRING VALLEY NY





APR 62 W CHURCH ST. SPRING VALLEY NY



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HANF LING
ARCHITECT
WASHINGTON, DC 20001
TEL: 202.462.1111
WWW.HANFLINGARCH.COM

PROJECT: PROPOSED BRAUNSTEIN RESIDENCE
14 JUDITH LN
VILLAGE OF WESLEY HILLS

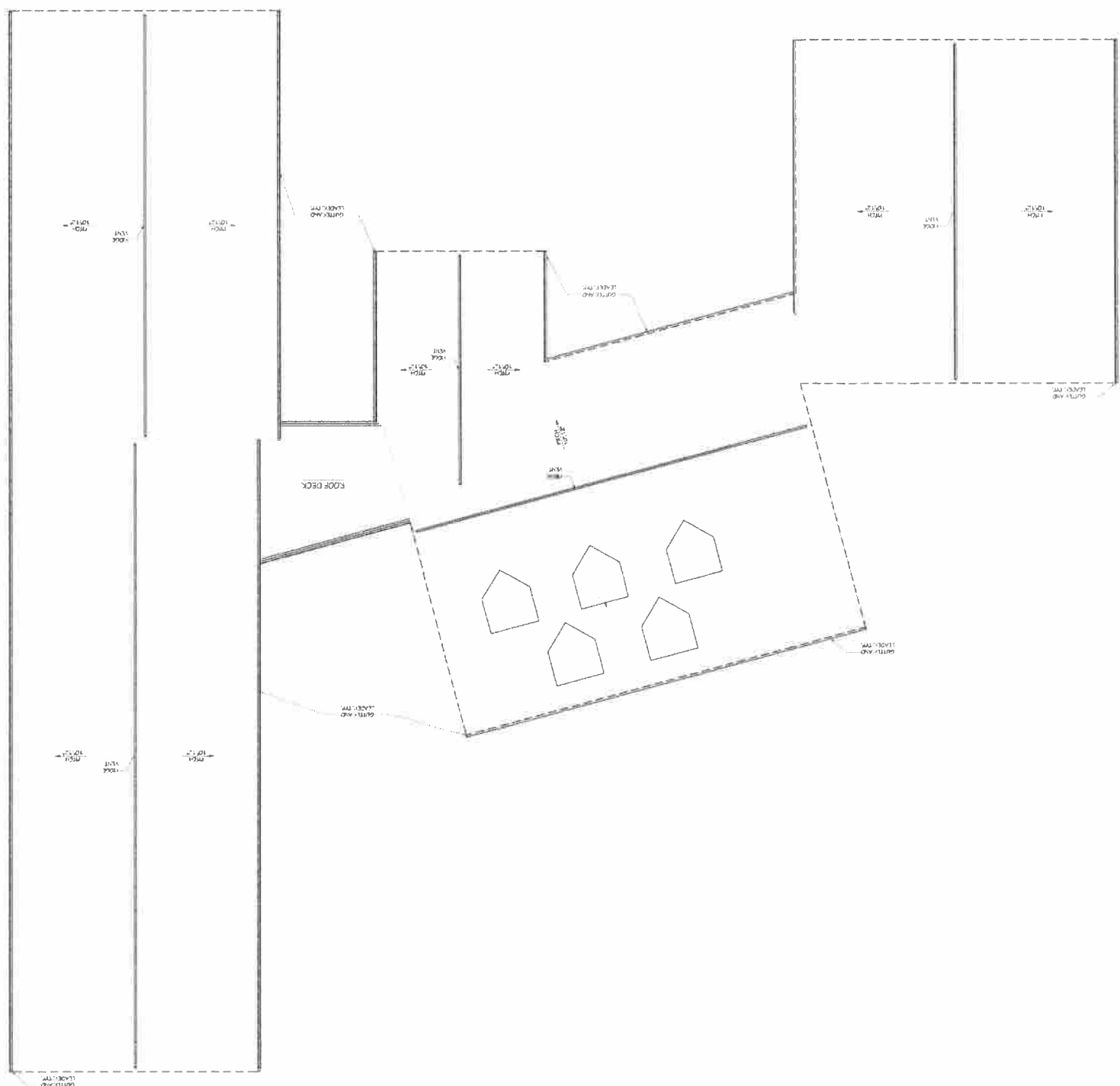
DESIGNED BY: HANF LING ARCHITECT

DATE: 04/27/20

START DATE: 04/27/20

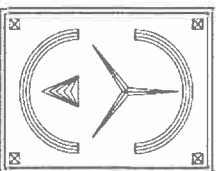
REVISIONS:

1 8 4 5 6 5 9 9 1 9 5
E: SAMUEL@THEHANFLINGGROUP.COM
A: 62 W CHURCH ST, SPRING VALLEY NY



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APR 25 1964 FBI - NEW YORK

ERIC KNUTE OSBORN
ARCHITECT
39 BARNES ROAD
RESIDENTIAL - COMMERCIAL - ALTERNATE
WASHINGTON, N.Y. 10994-6987/7
FAX - 914/755-5555
N.Y. 10977-0755



PROJECT:

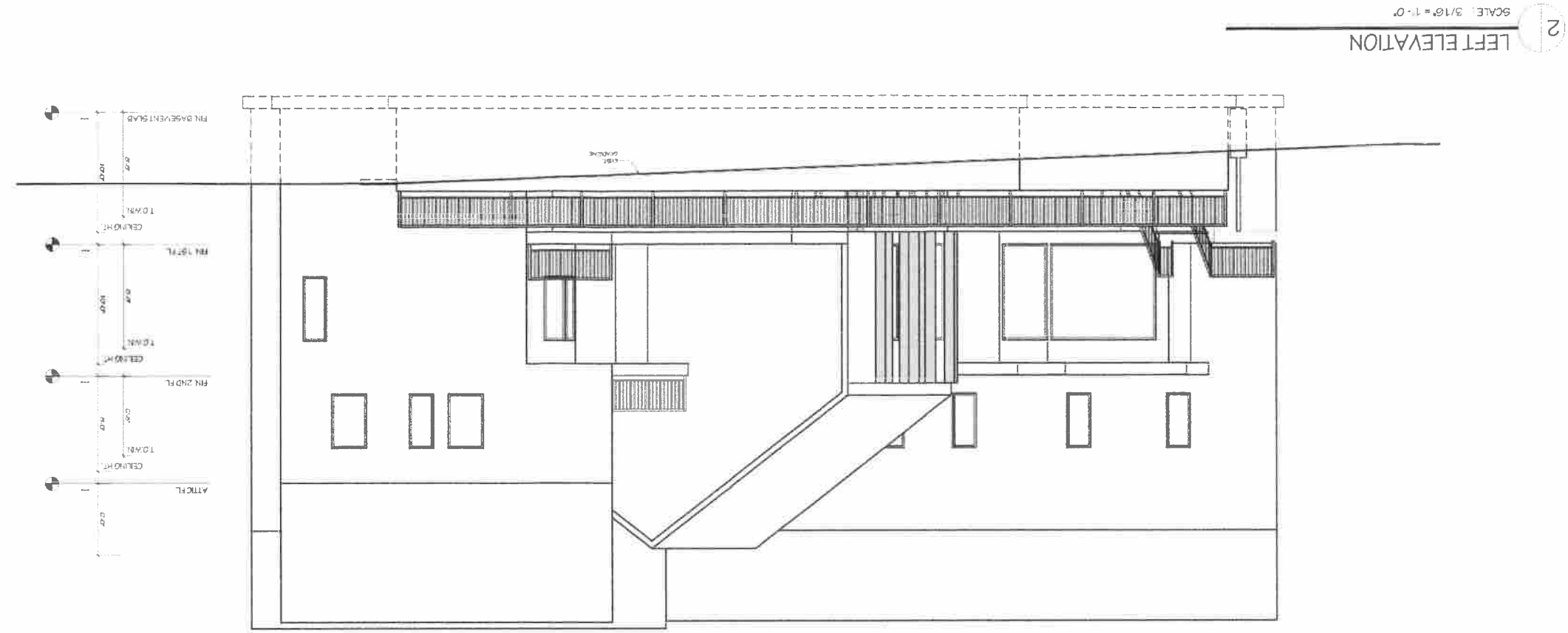
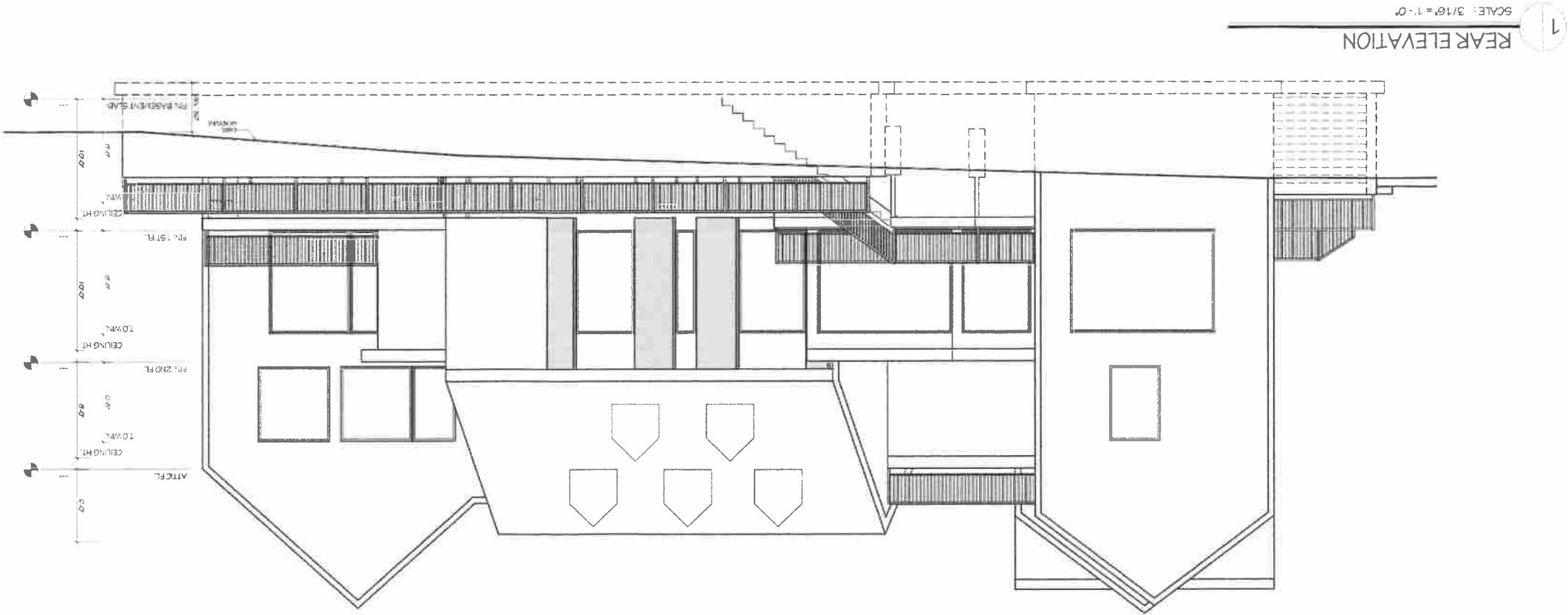
PROPOSED BRAUNSTEIN RESIDENCE
14 JUDITH LN
VILLAGE OF WESLEY HILLS

8456599195

SAMUEL@THEHANFLINGGROUP.COM

A. 62 W CHURCH ST. SPRING VALLEY NY

DESIGNED BY:



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ERIC KATTE OSBORN
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100 PARK AVENUE, 11TH FLOOR, NEW YORK, NY 10017-1000
TEL: 212.465.1111
WWW.HANFLINGGROUP.COM

DESIGNED BY: PROJECT: PROPOSED BRAUNSTEIN RESIDENCE

14 JUDITH LN
VILLAGE OF WESLEY HILLS

T 8 4 5 6 5 9 9 1 9 5
E SAMUEL@THEHANFLINGGROUP.COM
At 62 W CHURCH ST. SPRING VALLEY NY



START DATE 04/27/26
REVISIONS



DESIGNED BY:

8456599195

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A. 62 W CHURCH ST. SPRING VALLEY NY



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102



Analysis Report

July 24, 2026

FOR: Attn: Mr. Scott Taylor
Taylord Environment, Inc.
PO BOX 613
Wingdale, NY 12594

Sample Information

Matrix: SOIL
Location Code: TAYLORD
Rush Request: 5 Day
P.O.#:

Custody Information

Collected by:
Received by: B
Analyzed by: see "By" below

Date

07/17/26

Time

07/17/26 17:20

Laboratory Data

SDG ID: GCW51675
Phoenix ID: CW51675

Project ID: 5 POWDER HORN RD
Client ID: IMPORT SOIL

Parameter	Result	RL/ PQL	LOD/ MDL	Units	Dilution	Date/Time	By	Reference
Silver	< 0.37	0.37		mg/Kg	1	07/21/26	CPP	SW6010D
Arsenic	3.28	0.75		mg/Kg	1	07/21/26	CPP	SW6010D
Barium	51.7	0.37		mg/Kg	1	07/21/26	CPP	SW6010D
Beryllium	0.47	0.30		mg/Kg	1	07/21/26	CPP	SW6010D
Cadmium	< 0.37	0.37		mg/Kg	1	07/21/26	CPP	SW6010D
Chromium	18.5	0.37		mg/Kg	1	07/21/26	CPP	SW6010D
Copper	17.8	0.7		mg/kg	1	07/21/26	CPP	SW6010D
Mercury	0.06	0.03		mg/Kg	2	07/21/26	zt	SW7471B
Manganese	333	0.37		mg/Kg	1	07/21/26	CPP	SW6010D
Nickel	11.2	0.37		mg/Kg	1	07/21/26	CPP	SW6010D
Lead	21.3	0.37		mg/Kg	1	07/21/26	CPP	SW6010D
Selenium	< 1.5	1.5		mg/Kg	1	07/21/26	CPP	SW6010D
Trivalent Chromium	18.5	0.37		mg/kg	1	07/21/26		CALC 6010-7196
Zinc	46.0	0.7		mg/Kg	1	07/21/26	CPP	SW6010D
Percent Solid	94			%		07/17/26	CV	SW846-%Solid
Chromium, Hex. (SW3060A digestion)	< 0.41	0.41		mg/Kg	1	07/20/26	NP	SW7196A
pH at 19.9C - Soil	8.10	1.00		pH Units	1	07/17/26 23:20	KL1	SW846 9045D
Redox Potential	188			mV	1	07/17/26	KL1	SM2580B-09
Total Cyanide (SW9010C Distill.)	< 0.53	0.53		mg/Kg	1	07/20/26	JB1/GD	SW9012B
Field Extraction	Completed					07/17/26		SW5035A
Mercury Digestion	Completed					07/20/26	SM1/SD	SW7471B
Soil Extraction for Herbicide	Completed					07/22/26	C/D	SW3546
Soil Extraction for PCB	Completed					07/23/26	F/Z	SW3546
Soil Extraction for Pesticides	Completed					07/23/26	F/Z	SW3546
Soil Extraction for SVOA	Pending							SW3546
Total Metals Digest	Completed					07/17/26	N/AG/BF	SW3050B

Parameter	Result	RL/ PQL	LOD/ MDL	Units	Dilution	Date/Time	By	Reference
<u>Chlorinated Herbicides</u>								
2,4,5-T	ND	130		ug/Kg	10	07/23/26	JRB	SW8151A
2,4,5-TP (Silvex)	ND	130		ug/Kg	10	07/23/26	JRB	SW8151A
2,4-D	ND	270		ug/Kg	10	07/23/26	JRB	SW8151A
2,4-DB	ND	1300		ug/Kg	10	07/23/26	JRB	SW8151A
Dalapon	ND	130		ug/Kg	10	07/23/26	JRB	SW8151A
Dicamba	ND	130		ug/Kg	10	07/23/26	JRB	SW8151A
Dichloroprop	ND	270		ug/Kg	10	07/23/26	JRB	SW8151A
Dinoseb	ND	270		ug/Kg	10	07/23/26	JRB	SW8151A
<u>QA/QC Surrogates</u>								
% DCAA	88			%	10	07/23/26	JRB	30 - 150 %
% DCAA (Confirmation)	99			%	10	07/23/26	JRB	30 - 150 %
<u>Polychlorinated Biphenyls</u>								
PCB-1016	ND	340		ug/Kg	10	07/24/26	SC	SW8082A
PCB-1221	ND	340		ug/Kg	10	07/24/26	SC	SW8082A
PCB-1232	ND	340		ug/Kg	10	07/24/26	SC	SW8082A
PCB-1242	ND	340		ug/Kg	10	07/24/26	SC	SW8082A
PCB-1248	ND	340		ug/Kg	10	07/24/26	SC	SW8082A
PCB-1254	ND	340		ug/Kg	10	07/24/26	SC	SW8082A
PCB-1260	ND	340		ug/Kg	10	07/24/26	SC	SW8082A
PCB-1262	ND	340		ug/Kg	10	07/24/26	SC	SW8082A
PCB-1268	ND	340		ug/Kg	10	07/24/26	SC	SW8082A
<u>QA/QC Surrogates</u>								
% DCBP	74			%	10	07/24/26	SC	30 - 150 %
% DCBP (Confirmation)	78			%	10	07/24/26	SC	30 - 150 %
% TCMX	70			%	10	07/24/26	SC	30 - 150 %
% TCMX (Confirmation)	74			%	10	07/24/26	SC	30 - 150 %
<u>Pesticides - Soil</u>								
4,4' -DDD	ND	2.1		ug/Kg	2	07/24/26	AW	SW8081B
4,4' -DDE	5.2	2.1		ug/Kg	2	07/24/26	AW	SW8081B
4,4' -DDT	8.6	2.1		ug/Kg	2	07/24/26	AW	SW8081B
a-BHC	ND	6.9		ug/Kg	2	07/24/26	AW	SW8081B
a-Chlordane	37	3.4		ug/Kg	2	07/24/26	AW	SW8081B
Alachlor	ND	3.4		ug/Kg	2	07/24/26	AW	SW8081B
Aldrin	ND	3.4		ug/Kg	2	07/24/26	AW	SW8081B
b-BHC	ND	6.9		ug/Kg	2	07/24/26	AW	SW8081B
Chlordane	170	34		ug/Kg	2	07/24/26	AW	SW8081B
d-BHC	ND	6.9		ug/Kg	2	07/24/26	AW	SW8081B
Diieldrin	ND	3.4		ug/Kg	2	07/24/26	AW	SW8081B
Endosulfan I	ND	6.9		ug/Kg	2	07/24/26	AW	SW8081B
Endosulfan II	ND	6.9		ug/Kg	2	07/24/26	AW	SW8081B
Endosulfan sulfate	ND	6.9		ug/Kg	2	07/24/26	AW	SW8081B
Endrin	ND	6.9		ug/Kg	2	07/24/26	AW	SW8081B
Endrin aldehyde	ND	6.9		ug/Kg	2	07/24/26	AW	SW8081B
Endrin ketone	ND	6.9		ug/Kg	2	07/24/26	AW	SW8081B
g-BHC	ND	1.4		ug/Kg	2	07/24/26	AW	SW8081B
g-Chlordane	25	3.4		ug/Kg	2	07/24/26	AW	SW8081B

Parameter	Result	RL/ PQL	LOD/ MDL	Units	Dilution	Date/Time	By	Reference
Heptachlor	ND	6.9		ug/Kg	2	07/24/26	AW	SW8081B
Heptachlor epoxide	ND	6.9		ug/Kg	2	07/24/26	AW	SW8081B
Methoxychlor	ND	34		ug/Kg	2	07/24/26	AW	SW8081B
Toxaphene	ND	140		ug/Kg	2	07/24/26	AW	SW8081B
<u>QA/QC Surrogates</u>								
% DCBP	66			%	2	07/24/26	AW	30 - 150 %
% DCBP (Confirmation)	72			%	2	07/24/26	AW	30 - 150 %
% TCMX	54			%	2	07/24/26	AW	30 - 150 %
% TCMX (Confirmation)	47			%	2	07/24/26	AW	30 - 150 %

Volatiles

1,1,1,2-Tetrachloroethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,1,1-Trichloroethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,1,2,2-Tetrachloroethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,1,2-Trichloroethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,1-Dichloroethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,1-Dichloroethene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,1-Dichloropropene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,2,3-Trichlorobenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,2,3-Trichloropropane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,2,4-Trichlorobenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,2,4-Trimethylbenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,2-Dibromo-3-chloropropane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,2-Dibromoethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,2-Dichlorobenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,2-Dichloroethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,2-Dichloropropane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,3,5-Trimethylbenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,3-Dichlorobenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,3-Dichloropropane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
1,4-Dichlorobenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
2,2-Dichloropropane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
2-Chlorotoluene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
2-Hexanone	ND	28		ug/Kg	1	07/18/26	JLI	SW8260D
2-Isopropyltoluene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
4-Chlorotoluene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
4-Methyl-2-pentanone	ND	28		ug/Kg	1	07/18/26	JLI	SW8260D
Acetone	ND	28		ug/Kg	1	07/18/26	JLI	SW8260D
Acrylonitrile	ND	11		ug/Kg	1	07/18/26	JLI	SW8260D
Benzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Bromobenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Bromochloromethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Bromodichloromethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Bromoform	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Bromomethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Carbon Disulfide	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Carbon tetrachloride	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Chlorobenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Chloroethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Chloroform	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D

1

Parameter	Result	RL/ PQL	LOD/ MDL	Units	Dilution	Date/Time	By	Reference
Chloromethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
cis-1,2-Dichloroethene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
cis-1,3-Dichloropropene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Dibromochloromethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Dibromomethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Dichlorodifluoromethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Ethylbenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Hexachlorobutadiene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Isopropylbenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
m&p-Xylene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Methyl Ethyl Ketone	ND	28		ug/Kg	1	07/18/26	JLI	SW8260D
Methyl t-butyl ether (MTBE)	ND	11		ug/Kg	1	07/18/26	JLI	SW8260D
Methylene chloride	ND	11		ug/Kg	1	07/18/26	JLI	SW8260D
Naphthalene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
n-Butylbenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
n-Propylbenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
o-Xylene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
p-Isopropyltoluene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
sec-Butylbenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Styrene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
tert-Butylbenzene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Tetrachloroethene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Tetrahydrofuran (THF)	ND	11		ug/Kg	1	07/18/26	JLI	SW8260D
Toluene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Total Xylenes	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
trans-1,2-Dichloroethene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
trans-1,3-Dichloropropene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
trans-1,4-dichloro-2-butene	ND	11		ug/Kg	1	07/18/26	JLI	SW8260D
Trichloroethene	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Trichlorofluoromethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Trichlorotrifluoroethane	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Vinyl chloride	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
<u>QA/QC Surrogates</u>								
% 1,2-dichlorobenzene-d4	95			%	1	07/18/26	JLI	70 - 130 %
% Bromofluorobenzene	96			%	1	07/18/26	JLI	70 - 130 %
% Dibromofluoromethane	107			%	1	07/18/26	JLI	70 - 130 %
% Toluene-d8	97			%	1	07/18/26	JLI	70 - 130 %
<u>1,4-dioxane</u>								
1,4-dioxane	ND	84		ug/kg	1	07/18/26	JLI	SW8260D
<u>QA/QC Surrogates</u>								
% 1,2-dichlorobenzene-d4	95			%	1	07/18/26	JLI	70 - 130 %
% Bromofluorobenzene	96			%	1	07/18/26	JLI	70 - 130 %
% Dibromofluoromethane	107			%	1	07/18/26	JLI	70 - 130 %
% Toluene-d8	97			%	1	07/18/26	JLI	70 - 130 %
<u>Volatiles</u>								
1,1,1,2-Tetrachloroethane	ND	22		ug/Kg	1	07/18/26	JLI	SW8260D
Acrolein	ND	5.6		ug/Kg	1	07/18/26	JLI	SW8260D
Acrylonitrile	ND	22		ug/Kg	1	07/18/26	JLI	SW8260D

Parameter	Result	RL/ PQL	LOD/ MDL	Units	Dilution	Date/Time	By	Reference
Tert-butyl alcohol	ND	110		ug/Kg	1	07/18/26	JLI	SW8260D
Methylacetate	ND	56		ug/Kg	1	07/18/26	JLI	SW8260D
<u>Semivolatiles</u>								
Semivolatiles	Pending			ug/Kg	1			SW8270E
<u>Additional Semi-Volatile Compounds</u>								
Additional Semi-Volatile Compounds	Pending			ug/Kg	1			SW8270E

1 = This parameter is not certified by the primary accrediting authority (NY NELAC) for this matrix. NY NELAC does not offer certification for all parameters at this time.

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
BRL=Below Reporting Level L=Biased Low LOD=Limit of Detection MDL=Method Detection Limit1

QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

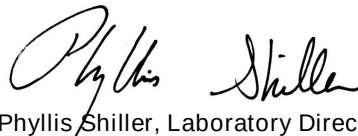
Please be advised that the NY 375 soil criteria for chromium are based on hexavalent chromium and trivalent chromium.

The regulatory hold time for pH is immediately. This pH was performed in the laboratory and may be considered outside of hold-time.

Hexavalent Chromium:
This sample is in a reducing state.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200.
The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

July 24, 2026

Official Report Release To Follow

Sample Criteria Exceedances Report
GCW51675 - TAYLORD

Criteria: NY: 375GWP, 375RS

State: NY

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL Criteria	Analysis Units
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*** No Data to Display ***

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedences. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedence information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.



August 17, 2026

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

**Re: 5 Reeder Place
Suffern, NY 10901
R -50 Zone**

Dear Mr. Layne:

Our office represents the owners of the above-referenced property, Mr. and Mrs. Werzberger, in connection with the proposed demolition of the existing residence and construction of a new single-family residence at 5 Reeder Place in the Village of Wesley Hills.

The subject property is uniquely situated at the terminus of Reeder Place, a cul-de-sac, which results in an extremely narrow lot configuration. This narrow lot shape creates a practical difficulty in achieving the full minimum side yard setback on both sides of the property. The existing residence, which is to be demolished, currently maintains a side yard of 18.7 feet. The proposed new residence has been designed with a side yard of 23.8 feet along the northerly property line – a substantial improvement over the existing condition – while fully conforming to the minimum required side yard along the southerly property line. Due to the same narrow lot configuration, the proposed residence provides a combined side yard of 54.4 feet, where 75 feet is required.

The property also requires relief from the maximum permitted impervious surface ratio. The existing pool, pool equipment, and patio are to remain in their current location as part of the proposed site design. When combined with the proposed dwelling, driveway, walkways, and other site improvements, the total proposed impervious surface ratio is 0.224, where a maximum of 0.20 is permitted. This relief is driven primarily by the retention of the existing pool and patio, rather than any intent to overdevelop the site.

The property also requires relief from the maximum permitted front yard impervious surface ratio. Because the narrow configuration of the lot results in a correspondingly narrow and limited front yard area, even the proposed driveway and walkway result in a front yard impervious surface ratio of 0.226, where a maximum of 0.15 is permitted.

Finally, the project requires relief from the required side yard wall setback. A retaining wall is proposed along the side yard to support the grade change needed to create a safe vehicular turnaround area, with a protective safety fence installed on top of the retaining wall. Because the required setback is measured as two-thirds of the combined wall height, the retaining wall and fence trigger a required setback of 5.3 feet, where a setback of 0.5 feet is



proposed. The retaining wall and turnaround are necessary to allow vehicles to safely exit the garage, turn around on the property, and proceed forward onto Reeder Place, rather than backing directly into the street.

The proposed work would require the following variances from section 230-17 of the Village zoning code:

- Minimum Side Yard: 23.8 feet proposed, where 30 feet is required
- Total Side Yard: 54.4 feet proposed, where 75 feet is required
- Maximum Impervious Surface Ratio: 0.224 proposed, where 0.20 is permitted
- Maximum Front Yard Impervious Surface Ratio: 0.226 proposed, where 0.15 is permitted
- Side Yard Wall: 0.5 feet proposed, where 5.3 feet is required

Overall, the requested relief is driven by the physical constraints of this narrow, cul-de-sac lot, the retention of existing site improvements, and the need to provide a safe vehicular turnaround, rather than any intent to overdevelop the property. The proposed residence remains consistent with the character of the surrounding neighborhood.

We respectfully request that the Building Department refer the above-listed items to the Zoning Board of Appeals for the required variances.

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

Respectfully,

Stanley Mayerfeld



PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 08-18-26

Please check all that apply:

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

Project Name: Werzberger / Block Residence - 5 Reeder Place

Applicant: Mendel Werzberger and Rachel Block Phone #

Address 5 Reeder Place, Suffern, NY 10901
Street Name & Number (Post Office) State Zip code

Property Owner: Mendel Werzberger and Rachel Block Phone #

Address 5 Reeder Place, Suffern, NY 10901
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Paul Gdanski, PE, PLLC Phone # (917) 418-0999

Address 3512 Whittier Court, Mahwah, NJ 07430
Street Name & Number (Post Office) State Zip code

Attorney: Phone #

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

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

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

Tax Map Designation:

Section 32.18 Block 1 Lot(s) 16

Section _____ Block _____ Lot(s) _____

Location: On the west side of Reeder Place,
1,000+/- feet south of Wildwood Drive.

Acreage of Parcel 1.10 acres (47,994 SF) **Zoning District** R-50

School District East Ramapo Central School District **Postal District** _____

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

Demolition of the existing single-family residence and construction of a
new single-family residence, requiring area variances from Section 230-17
of the Village Zoning Code for: minimum side yard, total side yard,
maximum impervious surface ratio, maximum front yard impervious surface
ratio, and side yard wall setback. See attached narrative and plot plan
prepared by Paul Gdanski, PE.

If subdivision:

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

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

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

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

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

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

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

_____ State or County Road

_____ Long Path

_____ Municipal Boundary

_____ State or County Park

_____ County Stream

_____ County Facility

List name(s) of facility checked above. _____

Applicant's Signature and Certification

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Mendel Werzberger and Rachel Block, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

Mailing Address

5 Reeder Place

Suffern, NY 10901

SWORN to before this

20th day of August, 2026

Mindy Adler

Notary Public

Mindy Adler
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AD6444173
Qualified in Rockland County
Commission Expires 11/21/2026

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Mendel Werzberger and Rachel Block, 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

Mendel Werzberger and Rachel Block

5 Reeder Place, Suffern, NY 10901

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

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

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of a new single-family residence and associated site improvements, requiring variances for side yard, total side yard, maximum impervious and front yard impervious surface ratios,

3. Premises affected are in a R-50 zone and from the town of Ramapo tax map, the property is know as Section 32.18 Block, 1, Lot(s) 16.

Affidavit of Ownership/Owner's Consent

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

I, Mendel Werzberger and Rachel Block being duly sworn, hereby
depose and say that I reside at: 5 Reeder Place, Suffern, NY 10901

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

I am the * owner owner in fee simple of premises located at:
5 Reeder Place, Wesley Hills, New York

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

Said premises have been in my/its possession since 19 2026. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 32.18 block 1 lot(s) 16

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

Owner
Mailing Address

Rachel Block
Mendel Werzberger and Rachel Block
5 Reeder Place, Suffern, NY 10901

SWORN to before this

20th day of August, 2026

Mindy Adler

Notary Public



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

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

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

(if none, so state)

- a. Name and address of officer or employee None
- b. Nature of interest _____
- c. If stockholder, number of shares None
- 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, Mendel Werzberger and Rachel Block, 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.


Mendel Werzberger and Rachel Block
Mailing Address 5 Reeder Place, Suffern, NY 10901

SWORN to before this

20th day of August, 2026
Mindy Adler
Notary Public

Mindy Adler
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AD6444173
Qualified in Rockland County
Commission Expires 11/21/2026

VILLAGE OF WESLEY HILLS

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

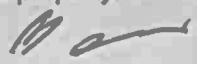
AFFIDAVIT OF OWNERSHIP

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

Mendel Werzberger and Rachel Block being duly sworn, deposes and
says that he/she resides at 5 Reeder Place, Suffern, NY 10901

in the County of Rockland, State of New York; that he/she is the owner in
fee of all that certain lot, piece or parcel of land situated, lying and being
in the Village of Wesley Hills, and designated on the Town of Ramapo
Map as Section No. 32.18 Lot No. 16 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.

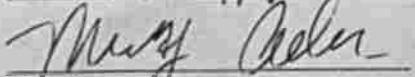
The applicant is the (owner) (contract vendee) of the said property.

 
Owner: Mendel Werzberger and Rachel Block

Address: 5 Reeder Place, Suffern, NY 10901

Sworn to before me this

20th day of August 2024


Notary Public



DISCLAIMER

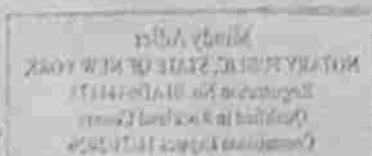
APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST*, AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES.

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

APPLICANT

DATED



Town/Village of Wesley Hills

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of a new single-family residence and
associated site improvements, requiring variances for minimum side yard,
total side yard, maximum impervious and front yard impervious ratios,



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.gov

Dated: August 19, 2026

Tax Parcel ID: 32.18-1-16

Address: 5 Reeder Place

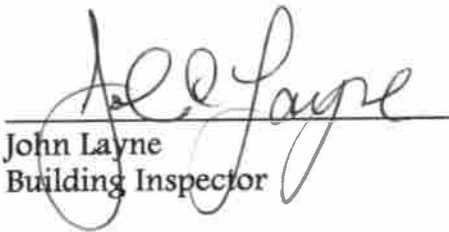
Applicant: Mendel & Rachel Werzberger

BUILDING & ZONING DEPARTMENT:

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

- Minimum side yard of 23.8' where 30' is required.
- Minimum total side yard of 54.4' where 75' is required.
- Maximum impervious surface ratio of 22.4% where 20% is required.
- Maximum front yard impervious surface ratio of 22.6% where 15% is required.
- Minimum side yard (wall) of 0.5' where 5.3' is required.

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


John Layne
Building Inspector

cc: Zoning Board of Appeals

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

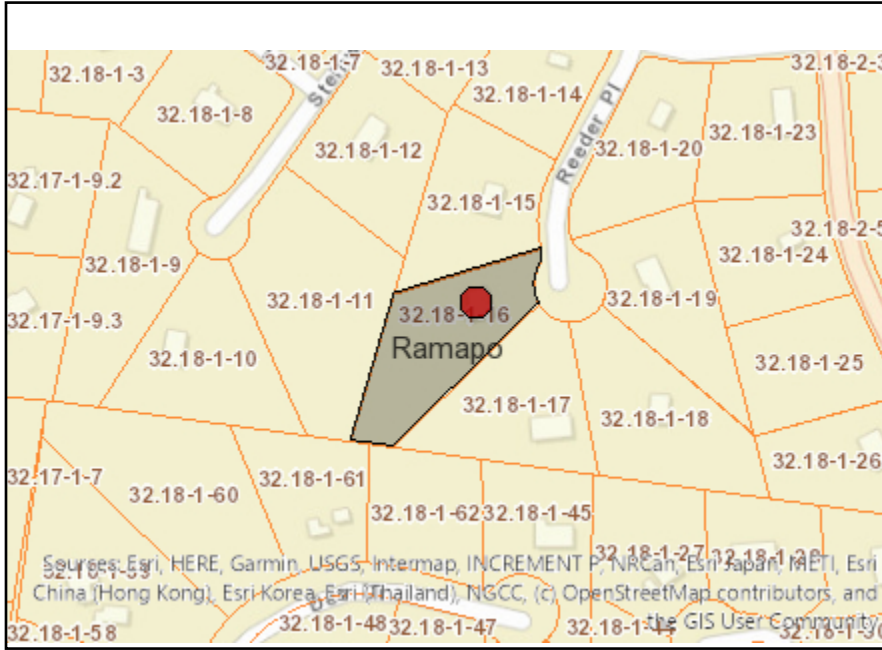
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 5 Reeder Place			
Project Location (describe, and attach a location map): 5 Reeder Place, Wesley Hills NY			
Brief Description of Proposed Action: Proposed single family residence			
Name of Applicant or Sponsor: Stanley Mayerfeld		Telephone: (917) 573-1369	
		E-Mail: stanley@r-m.studio	
Address: 17 Bruck Court			
City/PO: Spring Valley		State: NY	Zip Code: 10977
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		<u>1.1</u> acres	
b. Total acreage to be physically disturbed?		<u>1.1</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>1.1</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Timber Rattlesnake	NO ☐	YES ☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Dry-wells will be provided	NO ☐ ☒ ☐	YES ☒ ☐ ☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO ☒ ☒	YES ☐ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Stanley Mayerfeld</u> Date: <u>08/31/2026</u> Signature: <u>Stanley Mayerfeld</u> Title: <u>Architect</u>		



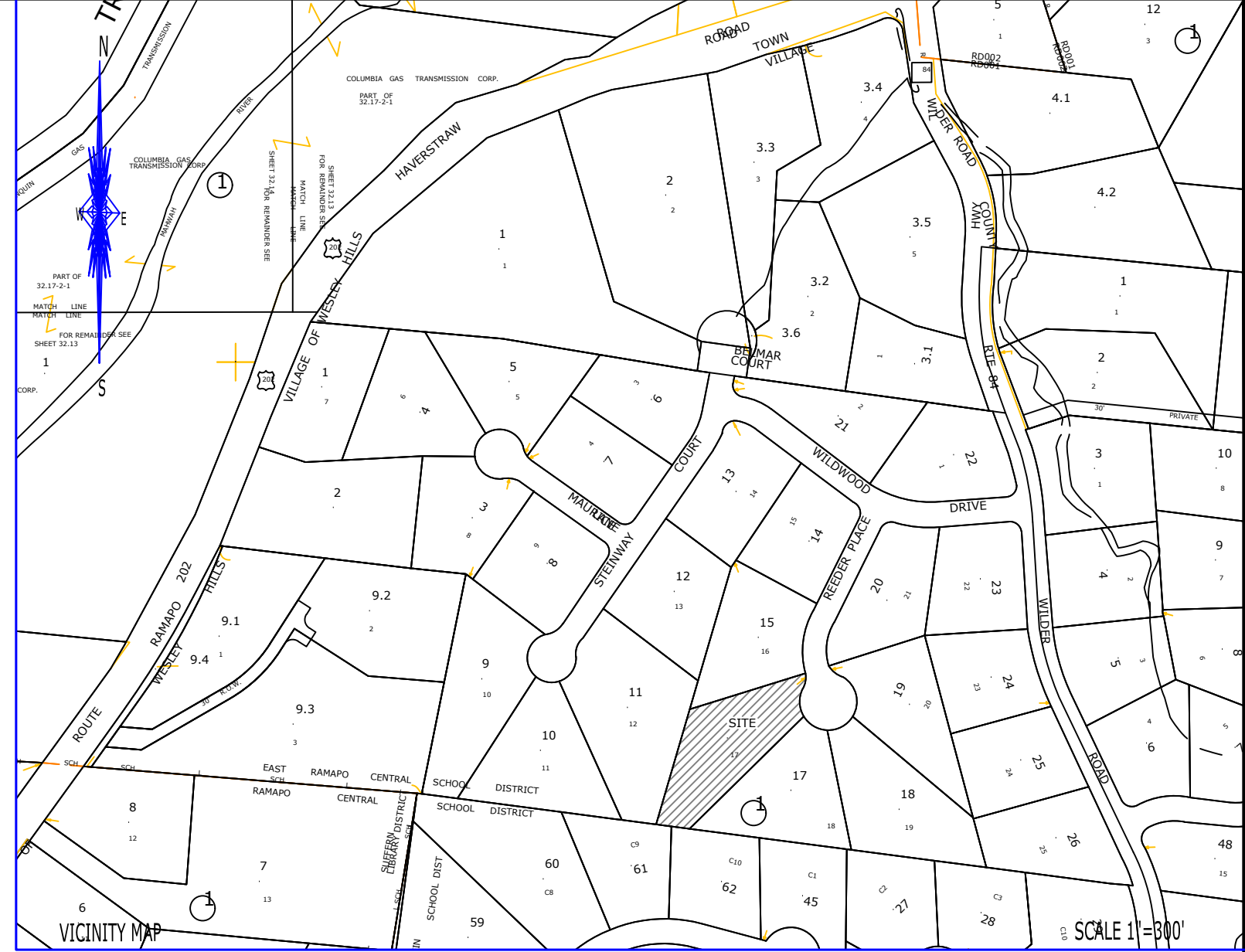
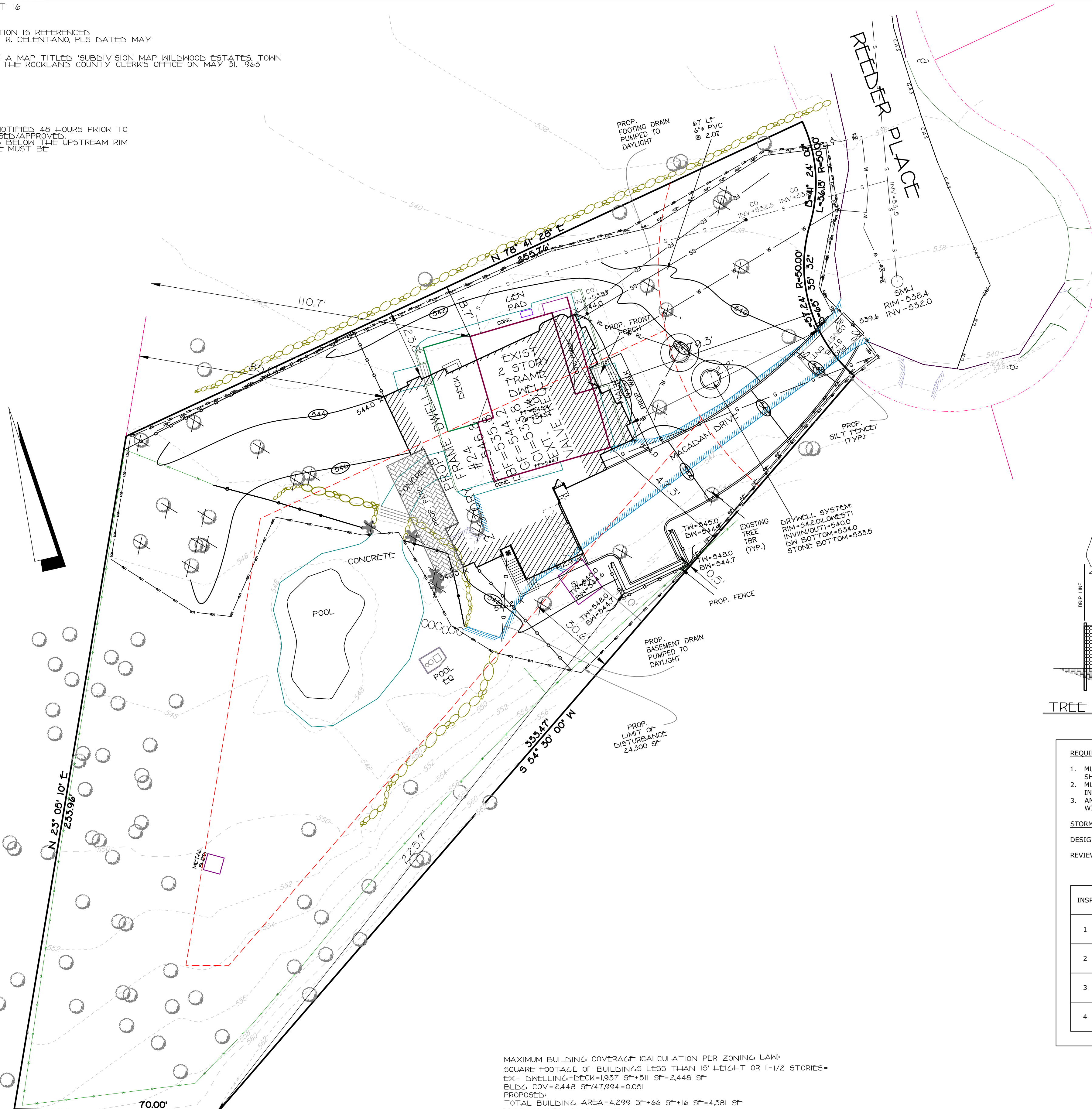
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



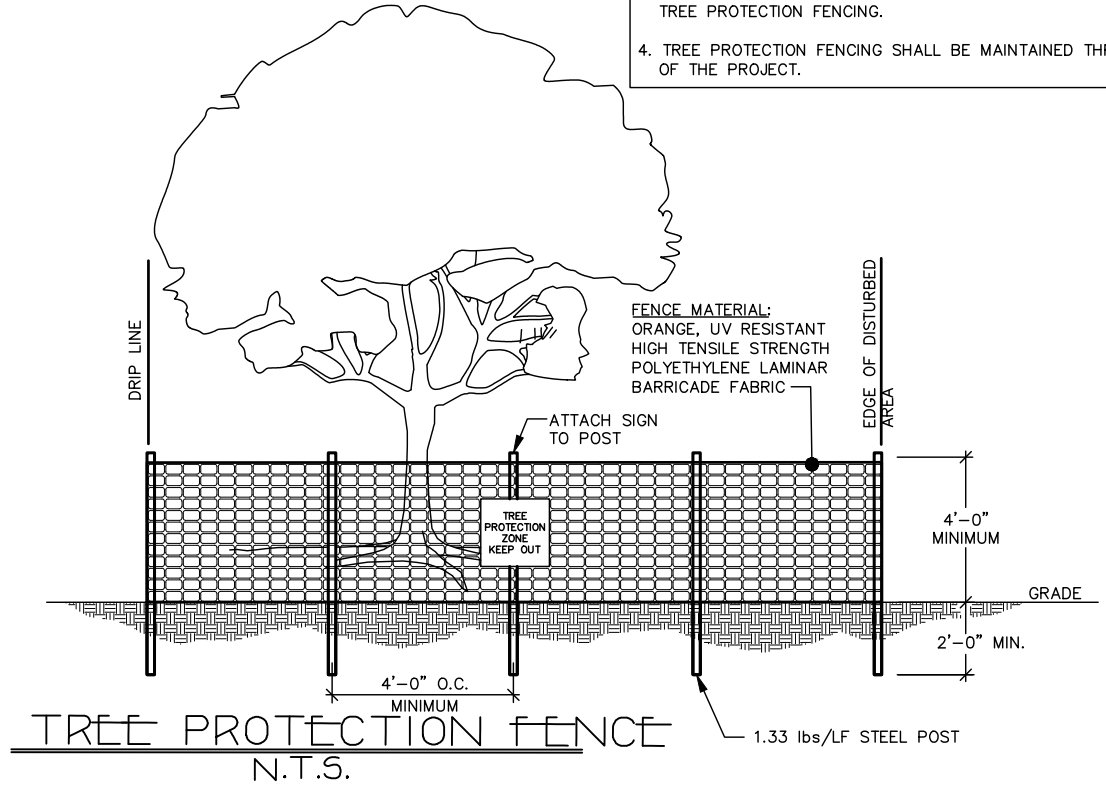
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Timber Rattlesnake
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

TAX LOT: SECTION 32.18, BLOCK 1, LOT 16
REFERENCES:
ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS DATED MAY 4, 2020, PROVIDED BY OWNER.
BEING KNOWN AS LOT 17 IN BLOCK W ON A MAP TITLED "SUBDIVISION MAP WILDMOOD ESTATES, TOWN OF RAMAPO, ROCKLAND CO. N.Y." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MAY 31, 1962 AS FILED MAP 3127.

NOTES:
1. THE VILLAGE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO DRAINAGE INSTALLATION AND WITNESSED/APPROVED.
2. IF LOWEST FLOOR TO BE SERVED IS BELOW THE UPSTREAM RIM ELEVATION AN EXTERIOR CHECK VALVE MUST BE INSTALLED.



- NOTES:
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
 2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH: "TREE PROTECTION ZONE, KEEP OUT".
 3. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
 4. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.



- 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		

Drywell Design: Charton "B"	
Development size =	0.0370 Acre
Undeveloped SCS Curve No. =	74.0000
Developed SCS Curve No. =	98.0000
1. Select Design Storm	
100 year, 24-hour	9.3000
2. Type of subsurface disposal system:	
Precast drywell with 3-3/4" crushed stone	
3. Determine Percolation Rate:	
Percolation Rate:	1.0000 inches
Drop	30.0000 minutes
Time	
Area of Percolation (Ap):	
Surface area of Cylinder	
Ac=Pi*Diavg	
Di	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	
Soil Percolation Rate	0.0007 Ft^3/Ft^2/Min.
S=volume/area*time	1.0435 Ft^3/Ft^2/day
Sr=(minus clogging factor of 25%)	0.7826 Ft^3/Ft^2/day
4. Calculate Required Storage Volume:	
100yr, 24 hour rainfall=	9.3000 inches
From Table 2-1 of TR-55	
Existing CN=	74.0000 therefore depth V=
Proposed CN=	98.0000 therefore depth V=
Delta V=	4.9900 inches
Vs=delta V*Area	
Vs=	670.7392 Ft^3
5. Calculate Volume per Drywell:	
Vdw=Pi*r^2*height	
Thickness of Stone=	3.0000 feet
Thickness of drywell wall=	0.3330 foot
Diameter of drywell=	8.0000 feet
Height of drywell=	6.0000 feet
Vdw=	337.8500 Ft^3
6. Calculate 24-hour percolation volume per drywell(Vp):	
Vp=bottom surface area of drywell*soil percolation rate(Sr)	
Vp=Pi*r^2*Sr	
Vp=	98.6083 Ft^3/day/drywell
7. Calculate the total 24-hour Volume per drywell (Vt):	
Vt=Volume of drywell(Vdw)/percolation volume(Vp)	
Vt=	436.2593 Ft^3
8. Determine number of drywells required (DWr):	
DWr=Req. Volume of Storage(Vs)/Total Vol. per Drywell(Vt)	
DWr=	1.5
USE	
2	

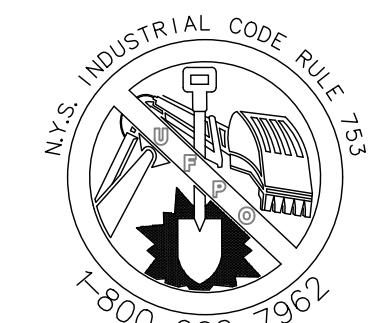
EXISTING IMPERVIOUS SURFACES:
DWELLING = 1,937 SF
DECK = 511 SF
DRIVEWAY WALK = 3,665 SF
WALK = 267 SF
POOL & PATIO TO REMAIN = 2,537 SF
POOL EQ TO REMAIN = 45 SF
SHED = 122 SF
METAL SHED = 33 SF
TOTAL = 9,117 SF
EX. COV. = 9,117 SF / 47,994 SF = 0.190
PROP. COVERAGE:
PROP. DWELLING = 4,299 SF
PROP. FRONT PORCH = 66 SF
PROPOSED DRIVEWAY & WALK = 2,987 SF
PROP. SIDE ENTRY = 16 SF
PROP. BASEMENT STAIRS & WALK = 161 SF
PROP. PATIO = 530 SF
PROP. MN = 89 SF
POOL & PATIO = 2,537 SF
EQ PAD = 45 SF
TOTAL IMPERVIOUS = 10,730 SF
PRO. COV. = 10,730 SF / 47,994 SF = 0.224

FRONT YARD IMPERVIOUS AREA:
EXISTING:
DRIVEWAY & WALK = 1,241 SF
AREA = 6,683 SF
EXIST. FYI = 1,241 SF / 6,683 SF = 0.143
PROPOSED:
DRIVEWAY & WALK = 1,766 SF
AREA = 7,822 SF
PROP. FYI = 1,766 SF / 7,822 SF = 0.226

MAXIMUM BUILDING COVERAGE (CALCULATION PER ZONING LAW):
SQUARE FOOTAGE OF BUILDINGS LESS THAN 15' HEIGHT OR 1-1/2 STORIES =
EX = DWELLING + DECK = 1,937 SF + 511 SF = 2,448 SF
BLDG COV = 2,448 SF / 47,994 = 0.051
PROPOSED:
TOTAL BUILDING AREA = 4,299 SF + 66 SF + 16 SF = 4,381 SF
MAX ALLOWED = 66 SF + 16 SF / 4,381 * 0.05 + 0.10 = 0.101
BLDG COVERAGE = 4,381 / 47,994 = 0.091

	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) WALL 6' MAX	REAR YARD (FT) WALL 6' MAX
REQD	50,000	100	150	150	50	30	75	50	0.20	0.15	0.10/0.101	2.5 / 2.5	40	5.3	5.3
EXIST.	47,994+	113.9	108.3+	150	79.3	18.7+	66.0+	110.7	0.190	0.143	0.051	2.0/20.0	20.0	NA	NA
PROD	47,994+	113.9	108.3+	150	72.2	23.8*	54.4*	85.0	0.224*	0.226*	0.091	2.0/24"	35	0.5*	2.25.7

* EXISTING CONDITION
* VARIANCE REQUIRED



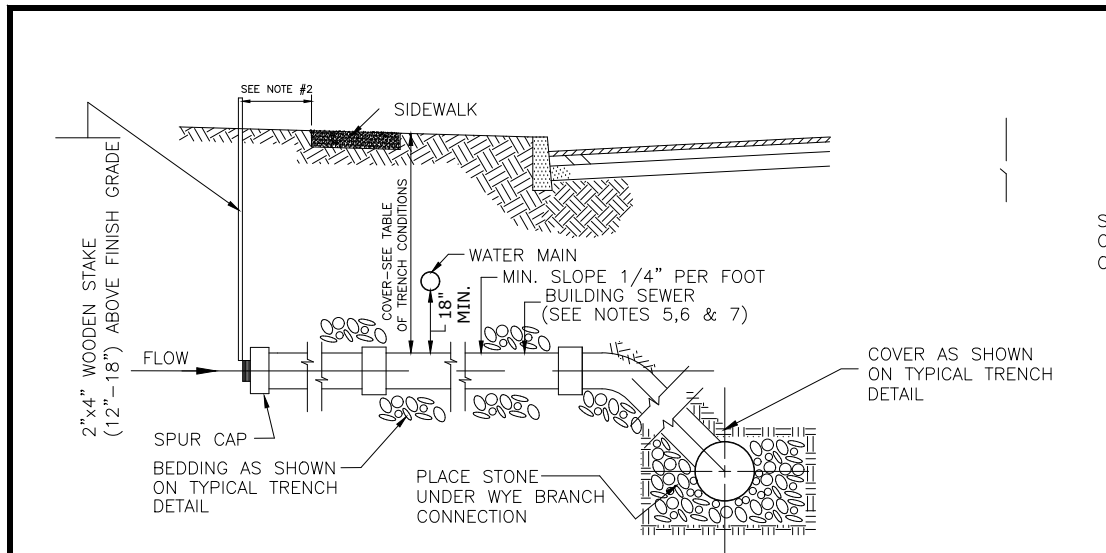
UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7.209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY STATE OR OFFICE IS AN UNAUTHORIZED VIOLATION OF FEDERAL COPYRIGHT LAWS.

REVISIONS

PLOT PLAN FOR
KEMPER
5 REEDER PLACE
LOCATED IN THE
VILLAGE OF WHESEY HILLS
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE
0 10 20 30 40 50
1" = 20'

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

5 REEDER
DATE: AUG. 3, 2026
SCALE: 1" = 20'
DWG: 1 OF 2



ELEVATION

SPECIAL CONDITIONS FOR SHALLOW TRENCH CONDITIONS
COVER LESS THAN 4'-0"

BUILDING SEWER CONNECTION N.T.S.

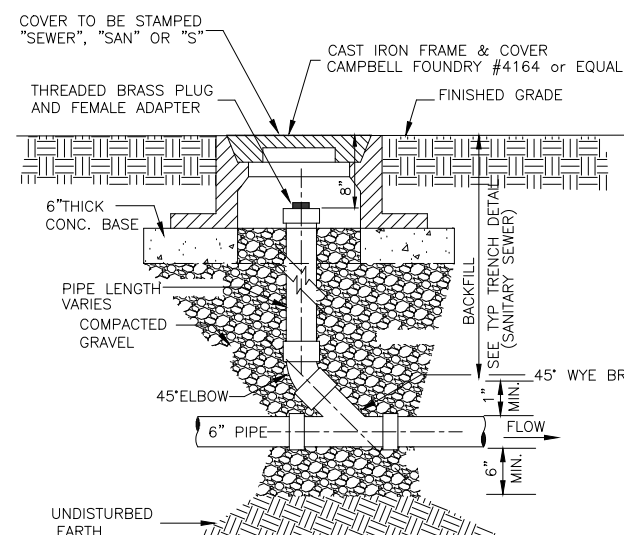
NOTES

- ALL APPROVED BUILDING SEWER PIPE MATERIALS FOR EACH CONNECTION MADE, SHALL BE CONSTRUCTED FROM THE SAME MATERIAL.
- MINIMUM HORIZONTAL SEPARATION BETWEEN SPUR CAP AND SIDEWALK SHALL BE 2.0 FT. IN ALL CASES THE SPUR CAP LOCATION SHALL EXTEND A MINIMUM HORIZONTAL DISTANCE OF 2.0 FT. ONTO ALL BUILDING LOT PROPERTIES.
- TRANSITION BETWEEN DIFFERENT PIPE MATERIAL (AS APPROVED) SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 62 DRESSER COUPLING OR DRESSER STYLE 262 HYMAX COUPLING (OR APPROVED EQUAL).
- WYE BRANCH CONNECTION SHALL BE A FITTING CONSTRUCTED SPECIFICALLY FOR THE INSTALLED MAIN LINE SEWER MATERIAL CLASS (OR APPROVED EQUAL).
- THE BUILDINGS SEWER SHOWN FROM THE MAIN LINE SOURCE WYE BRANCH CONNECTION FITTING TO THE SPUR CAP SHALL MEET THE SPECIFICATIONS SHOWN FOR (I) BUILDING LATERAL SEWER.
- 4" BUILDING LATERAL SEWER MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLING ONLY. ALL OTHER BUILDING LATERAL SEWERS (INCLUDING ALL COMMERCIAL USES) SHALL BE 6" IN DIAMETER.
- EACH 6" BUILDING SEWER SHALL PROVIDE SERVICE FOR NO MORE THAN TWELVE(12) EQUIVALENT LIVING UNITS, AS DETERMINED BY OSD #1. UNLESS A REQUESTED DEVIATION IS APPROVED IN WRITING BY OSD #1.

SANITARY SEWER SPECIFICATIONS:

(FOR BUILDING SEWERS AND SEWER MAIN LINE)

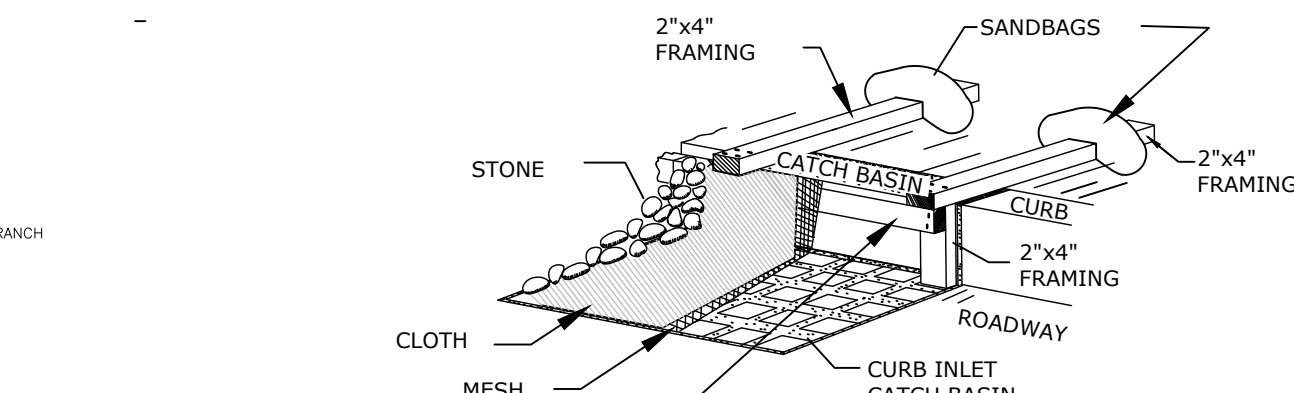
- REQUIRED SEWER MAIN LINE (OR APPROVED EQUAL) :
 - PIPE: STAMPED ASTM D2680
 - FITTINGS: STAMPED ASTM D2680
 - JOINTS: SOLVENT WELD ASTM D2235
- PVC - TRUSS PIPE:
 - PIPE: STAMPED ASTM D2680
 - FITTINGS: STAMPED ASTM D2680
 - JOINTS: SOLVENT WELD ASTM D2564 OR ELASTOMERIC GASKET
- PVC - SDR 26 HEAVY WALL PIPE:
 - PIPE (8"-15" 6"): STAMPED ASTM D3034
 - PIPE (18" & GREATER) STAMPED ASTM F679
 - FITTINGS: STAMPED ASTM D3034 OR F679
 - JOINTS: SOLVENT WELD ASTM 2564 OR ELASTOMERIC GASKET
- PVC - SDR 35 SOLID WALL PIPE:
 - PIPE (8"-15" 6"): STAMPED ASTM D3034
 - PIPE (18" & GREATER) STAMPED ASTM F679
 - FITTINGS: STAMPED ASTM D3034 OR F679
 - JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564
- REQUIRED 4" OR 6" (AS APPROVED) BUILDING LATERAL SEWER (OR APPROVED EQUAL):
 - PVC - SDR 35 SOLID WALL PIPE:
 - PIPE: STAMPED ASTM D3034 AND SDR 35
 - FITTINGS: STAMPED SDR 35 AND ASTM D3034
 - JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564
 - PIPE: STAMPED ASTM D3034 AND SDR 26
 - FITTINGS: STAMPED D3034 AND SDR 26
 - JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564
- OTHER REQUIRED PIPE MATERIALS FOR BUILDING LATERAL AND SEWER MAIN LINE
 - CAST IRON, EXTRA HEAVY, COATED, HUB & PLAIN END, ASTM C-74 WITH ELASTOMERIC COMPRESSION GASKET (ASTM C-564)



BUILDING SEWER CLEANOUT N.T.S.

NOTES

- 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

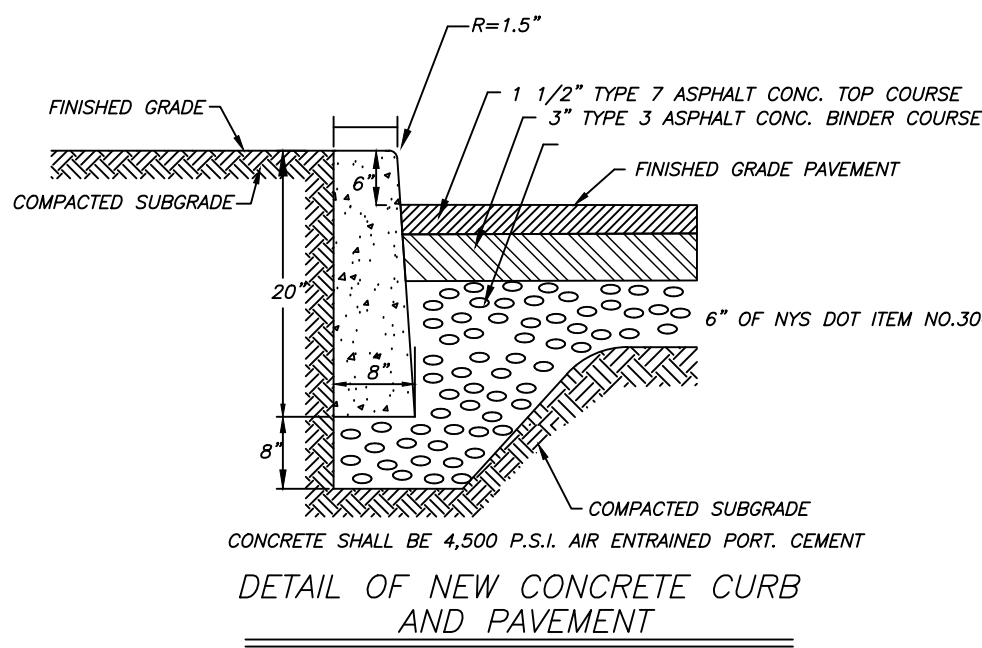


CONSTRUCTION SPECIFICATIONS

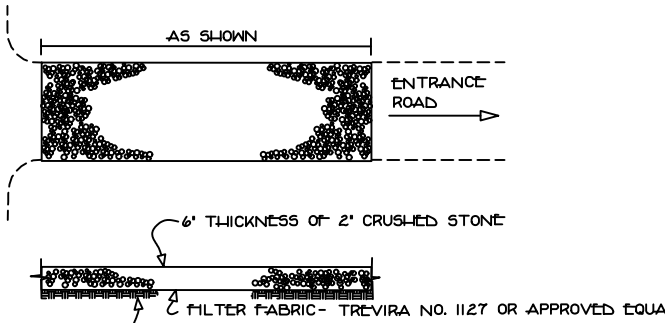
- FILTER FABRIC SHALL HAVE A EOS OF 40-85.
- WOODEN FRAME SHALL BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
- THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2"x4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE CURB AND SIDEWALK AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.

MAXIMUM DRAINAGE AREA 1 ACRE

STORM DRAIN INLET PROTECTION DETAIL FOR CURB INLETS NOT TO SCALE



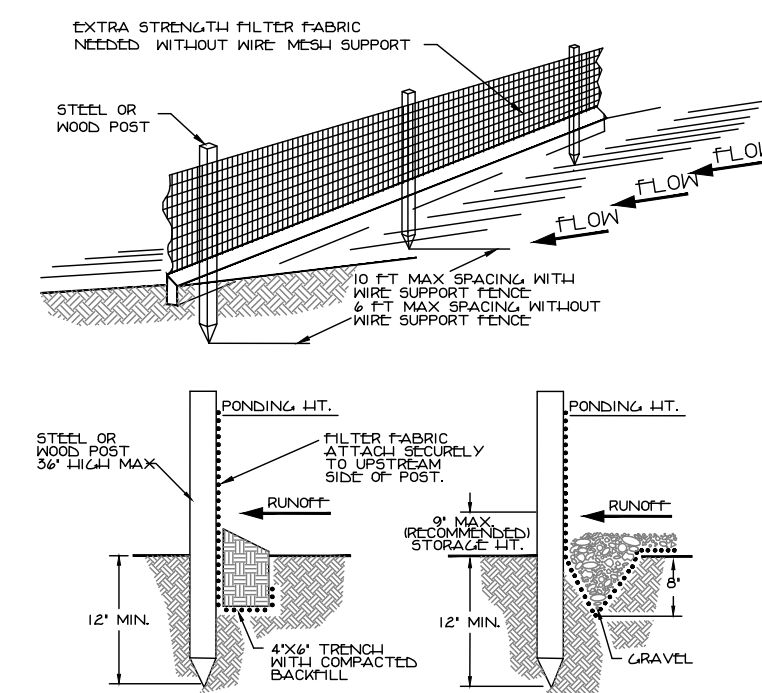
DETAIL OF NEW CONCRETE CURB AND PAVEMENT N.T.S.



STABILIZED CONSTRUCTION ENTRANCE N.T.S.

CONSTRUCTION SPECIFICATIONS:

- STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 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.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



STANDARD DETAIL ALTERNATE DETAIL

TRENCH WITH NATIVE BACKFILL

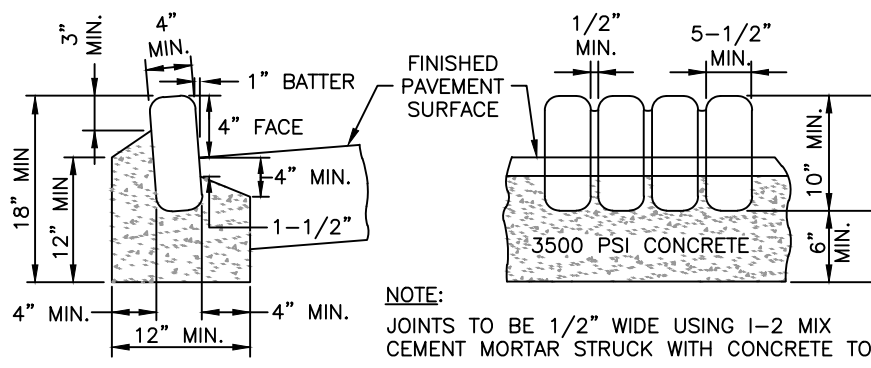
TRENCH WITH GRAVEL

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

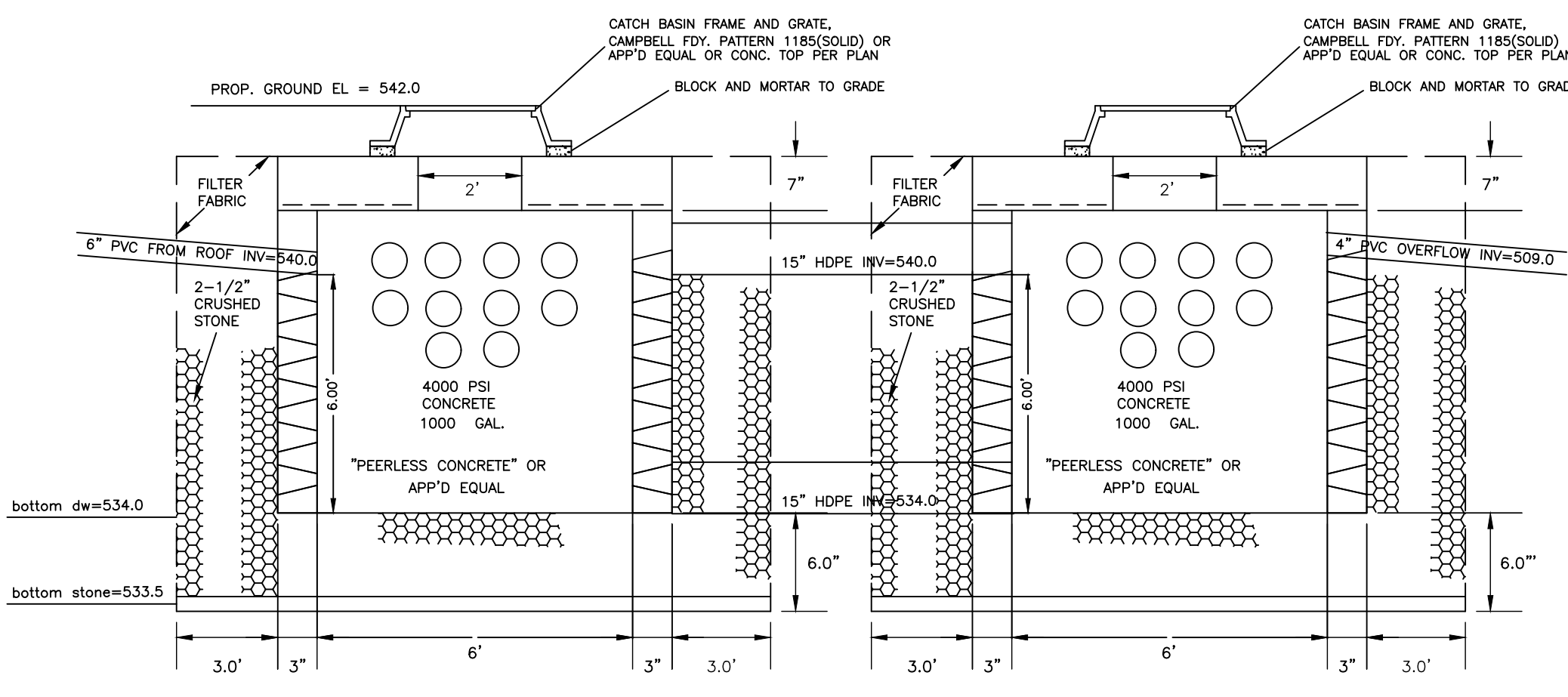
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

3. SILT FENCE SHALL BE PLACED ON SLOPE CONTIGUOUS TO MAXIMUM FLOWING EFFICIENCY.

SILT FENCE N.T.S.



BELGIUM BLOCK CURB DETAIL N.T.S.



2 SEEPAGE PIT SYSTEM: 25' X 12.5' N.T.S.

NOTES

- SET PIT IN 12.5'X25' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
- 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

- SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
- SAD OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
- 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.

STANDARD EROSION CONTROL NOTES:

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

- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO ENSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
- ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNDEVELOPED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDDED WITH H.B. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET AND TEMPORARY DIVERSION DITCHES ARE TO BE PLACED WHERE NECESSARY AS DETERMINED BY THE VILLAGE ENGINEER. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.

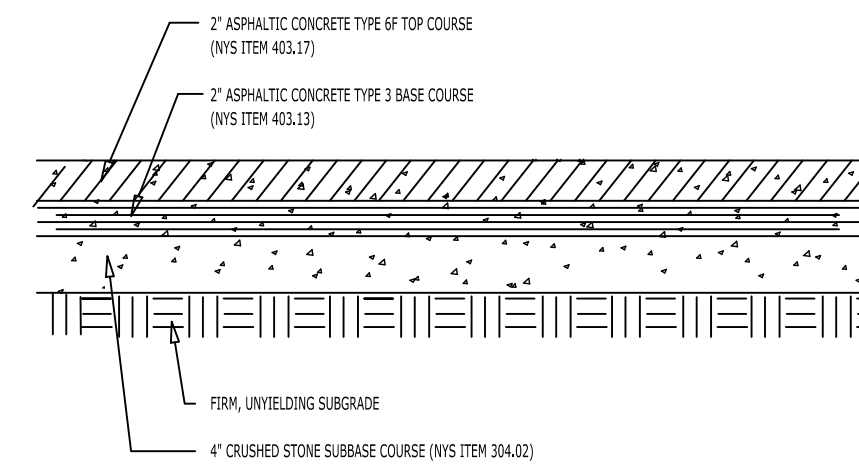
EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE:

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

EROSION AND SEDIMENT CONTROL PLAN - MAINTENANCE PROCEDURE:

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

PAVEMENT DETAIL



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, FINANCIAL TRANSACTION, OR FILING WITH ANY AGENCY OR OFFICE IS AN UNAUTHORIZED VIOLATION OF FEDERAL COPYRIGHT LAWS.



REVISIONS	
DETAIL SHEET FOR KEMPER 5 REEDER PLACE LOCATED IN THE VILLAGE OF WESLEY HILLS ROCKLAND COUNTY, NEW YORK GRAPHIC SCALE	
PAUL GDANSKI, PE, PLLC 3512 WHITTIER COURT MALIBU, N.J. 07430 TEL: (917) 418-0909	FILE # 5REEDER DATE AUG. 3, 2026 SCALE 1" = 20' DWG 2 OF 2



August 17, 2026

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

**Re: 12 Roven Road
Monsey, NY 10952
50-Zone**

Dear Mr. Layne:

Our office represents the owners of the above-referenced property, Mr. and Mrs. Gold, in connection with the renovation and addition at 12 Roven Rd in the Village of Wesley Hills.

The subject property is Lot 5 on the filed subdivision map for J.C. Berd, Inc., filed in the Rockland County Clerk's Office as Map #4479, Book 86, Page 58. The bulk requirements applicable to this lot — including its reduced 20-foot minimum side yard, as opposed to the 30-foot side yard otherwise required in the R-50 District — are established by the average density provisions of that filed map, rather than by the Village Zoning Code's standard R-50 requirements. Map #4479 is referenced here only to clarify why certain dimensional requirements applicable to this lot differ from the standard R-50 District requirements; the proposed side yards are fully conforming.

The property requires relief from the maximum permitted front yard impervious surface ratio. The property fronts on Roven Road, a cul-de-sac street, resulting in a comparatively narrow and limited front yard area. As a result, even a modest driveway and walkway produce a front yard impervious surface ratio of 0.242, where a maximum of 0.20 is permitted.

The property also requires relief from the maximum permitted building coverage. Although the property's lot area of 28,477 square feet satisfies the reduced 25,000-square-foot minimum lot area applicable to this subdivision under Map #4479, it remains substantially smaller than the 50,000-square-foot minimum lot area typically required in the R-50 District. Because maximum building coverage is calculated as a percentage of lot area, this comparatively undersized lot limits the building area available for a single-family residence with a basic attached garage and covered porch. The proposed building coverage is 0.122, where a maximum of 0.119 is permitted (0.10 base coverage, plus the additional coverage permitted under the Code for the portion of the dwelling not exceeding 1½ stories in height).

The proposed work would require the following variances from section 230-17 of the Village zoning code:

- Maximum Front Yard Impervious Surface Ratio: 0.242 proposed, where 0.20 is permitted
- Maximum Building Coverage: 0.122 proposed, where 0.119 is permitted



Overall, the requested relief is driven by the cul-de-sac configuration of the property's frontage and the comparatively small size of the lot relative to the standard R-50 District requirements, rather than any intent to overdevelop the property. The proposed residence remains consistent with the character of the surrounding neighborhood.

We respectfully request that the Building Department refer the above-listed items to the Zoning Board of Appeals for the required variances.

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

Respectfully,

Stanley Mayerfeld



PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 08-18-26

Please check all that apply:

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

Project Name: Gold Residence – 12 Roven Rd

Applicant: Simon Gold and Sarah Gold Phone #

Address 12 Roven Rd, Monsey, NY 10952
Street Name & Number (Post Office) State Zip code

Property Owner: Simon Gold and Sarah Gold Phone #

Address 12 Roven Rd, Monsey, NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Paul Gdanski, PE, PLLC Phone # (917) 418-0999

Address 3512 Whittier Court, Mahwah, NJ 07430
Street Name & Number (Post Office) State Zip code

Attorney: Phone #

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

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

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

Tax Map Designation:

Section 41.11 Block 1 Lot(s) 3

Section _____ Block _____ Lot(s) _____

Location: On the south side of Roven Road,
920 feet east of Dike Drive.

Acreage of Parcel 0.65 acres (28,477 SF) **Zoning District** R-50

School District East Ramapo Central School District **Postal District** _____

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

Renovation/ addition, requiring area

variances from Section 230-17 of the Village Zoning Code for: maximum

front yard impervious surface ratio and maximum building coverage (reduced

bulk requirements per filed Map #4479, Book 86, Page 58). See attached

narrative and plot plan prepared by Paul Gdanski, PE.

If subdivision:

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

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

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

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

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

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

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

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

List name(s) of facility checked above. _____

Applicant's Signature and Certification

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

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

Mailing Address

12 Roven Road
Monsey NY 10952
[Signature]

SWORN to before this
20 day of August, 2021

[Signature]
Notary Public

DAVID M SCHLACHTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02SC0026182
Qualified in Rockland County
Commission Expires 6/24/23

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Simon Gold and Sarah Gold being duly sworn, hereby
depose and say that I reside at: 12 Roven Rd, Monsey, NY 10952

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

I am the * owner owner in fee simple of premises located at:
12 Roven Rd, Wesley Hills, New York

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

Said premises have been in my/its possession since 2013. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.11 block 1 lot(s) 3

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

Simon Gold and Sarah Gold

Mailing Address

12 Roven Rd, Monsey, NY 10952

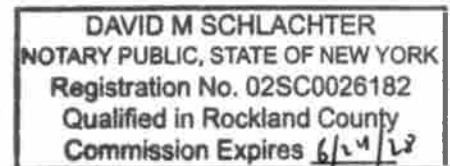


SWORN to before this

20 day of August, 2026



Notary Public



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



Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Simon Gold and Sarah Gold, 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

Simon Gold and Sarah Gold

12 Roven Rd, Monsey, NY 10952

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

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

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of a single-family residence,
requiring variances for maximum front yard impervious surface ratio _____
and maximum building coverage under Section 230-17. _____

3. Premises affected are in a R-50 zone and from the town of
Ramapo tax map, the property is know as Section 41.11,
Block, 1, Lot(s) 3.

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 None
- 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, Simon Gold and Sarah Gold, 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.

Simon Gold and Sarah Gold

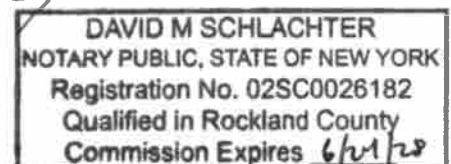
Mailing Address

12 Raven Rd, Monsey, NY 10952

SWORN to before this

20 day of August, 2026

[Signature]
Notary Public





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 }

Simon Gold and Sarah Gold being duly sworn, deposes and

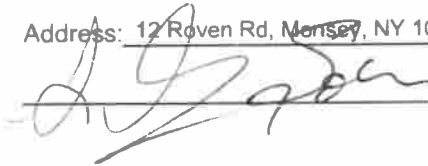
says that he/she resides at 12 Roven Rd, Monsey, NY 10952

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. 41.11 Lot No. 3 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: Simon Gold and Sarah Gold

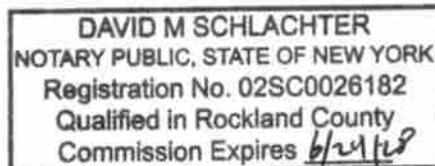
Address: 12 Roven Rd, Monsey, NY 10952



Sworn to before me this

20 day of August 2026


Notary Public



AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Simon Gold and Sarah Gold being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the Zoning Board of Appeals (board) in the town/village of Wesley Hills affecting property located at 12 Roven Rd, Rockland County, New York.

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

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

SEE ATTACHED

SWORN to before this

20 day of August, 2021

[Signature]
Notary Public

[Signature]
DAVID M SCHLACHTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02SC0026182
Qualified in Rockland County
Commission Expires 6/27/23

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

APPLICANT

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of a single-family residence,
requiring variances for maximum front yard impervious surface ratio
and maximum building coverage under Section 230-17.



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.gov

Dated: August 19, 2026

Tax Parcel ID: 41.11-1-3

Address: 12 Roven Road

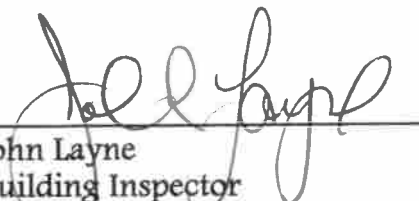
Applicant: Simon & Sarah Gold

BUILDING & ZONING DEPARTMENT:

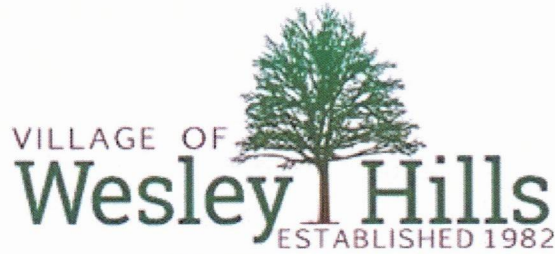
Please be advised that your application for a building permit for construction of a new single-family dwelling has been denied. The requirements of the Zoning Law of the Village of Wesley Hills have not been satisfied. The following variances are required:

- Maximum building coverage of 12.2% where 10% is required.
- Maximum front yard impervious surface ratio of 24.2% where 20% is required.

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


John Layne
Building Inspector

cc: Zoning Board of Appeals



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.gov

Dated: August 19, 2026

Tax Parcel ID: 41.11-1-3

Address: 12 Roven Road

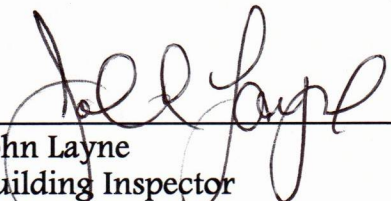
Applicant: Simon & Sarah Gold

BUILDING & ZONING DEPARTMENT:

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- Maximum building coverage of 12.2% where 10% is required.
- Maximum front yard impervious surface ratio of 24.2% where 20% is required.

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John Layne
Building Inspector

cc: Zoning Board of Appeals

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

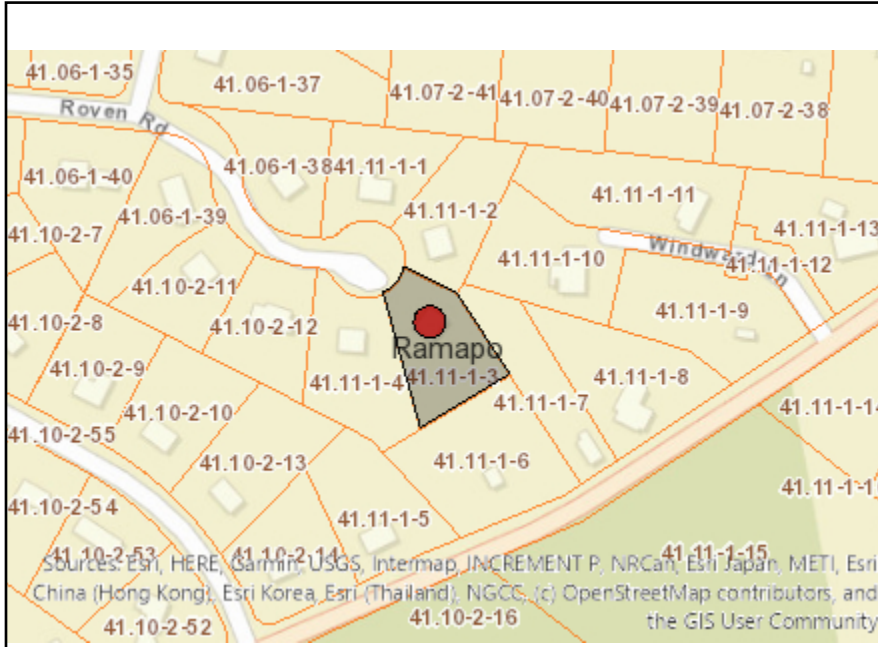
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 12 Roven Road			
Project Location (describe, and attach a location map): 12 Roven Road, Wesley Hills NY			
Brief Description of Proposed Action: Proposed single family dwelling			
Name of Applicant or Sponsor: Stanley Mayerfeld		Telephone: (917) 973-1369	
		E-Mail: stanley@r-m.studio	
Address: 17 Bruck Court			
City/PO: Spring Valley		State: NY	Zip Code: 10977
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		.65 acres	
b. Total acreage to be physically disturbed?		.65 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.65 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Timber Rattlesnake	NO ☐	YES ☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: dry-wells will be provided	NO ☐ ☒ ☐	YES ☒ ☐ ☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO ☒ ☒	YES ☐ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Stanley Mayerfeld</u> Date: <u>08/31/2026</u> Signature: <u>Stanley Mayerfeld</u> Title: <u>Architect</u>		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Timber Rattlesnake
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No



August 17, 2026

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

**Re: 22 Sherri Lane
Wesley Hills NY 10977
R -35 Zone**

Dear Mr. Layne:

Our office represents the owner of the above-referenced property, Klein, in connection with several site-related improvements to the existing single-family residence at 22 Sherri Ln in the Village of Wesley Hills. The residence was constructed by a previous owner, and Mr. Klein acquired the property with the existing site non-compliances described below already in place. An interior renovation is currently proceeding under an open building permit, and this application is intended to address the remaining site-related items necessary to bring the property into compliance and close out that permit.

The property is an existing, undersized lot in the R-35 District, containing 29,087.76 square feet where a minimum of 35,000 square feet is required. Because the maximum impervious surface ratio, front yard impervious surface ratio, and building coverage are each calculated as a percentage of lot area, this smaller-than-typical lot area causes the resulting ratios to appear proportionally higher than they would on a conforming, standard-sized R-35 lot, even where the actual improvements are modest.

The property requires relief from the minimum required front yard setback for a proposed covered front porch and entry steps. While the remainder of the residence conforms to the required 50-foot front yard setback, the proposed covered front porch reduces the front yard to 42.66 feet, where 50 feet is required.

The property also requires relief from the maximum permitted impervious surface ratio. The existing built condition has an impervious surface ratio of 0.32, where a maximum of 0.25 is permitted; this pre-existing condition was constructed by the previous owner and was not the subject of a previously granted variance. (The property's building coverage of 0.12, by contrast, was granted a variance by the Zoning Board of Appeals at its hearing of December 19, 2018, and remains unchanged; it is not part of this application.) As part of this application, Mr. Klein is proposing to remove a substantial portion of the existing impervious surface in the rear yard — reducing the concrete walkway, paver walk, porch, and steps area from 3,127.83 square feet to 663.94 square feet — which reduces the impervious surface ratio from the existing 0.32 to a proposed 0.27, where a maximum of 0.25 is permitted. Although the proposed condition remains above the permitted maximum, it represents a substantial improvement toward compliance.



Finally, the property requires relief from the maximum permitted front yard impervious surface ratio. To provide greater ease of vehicular access, Mr. Klein is proposing to widen the existing asphalt driveway, which increases the front yard impervious surface ratio from the existing 0.16 to a proposed 0.24, where a maximum of 0.20 is permitted.

The proposed work would require the following variances from section 230-17 of the Village zoning code:

- Front Yard: 42.66 feet proposed, where 50 feet is required
- Maximum Impervious Surface Ratio: 0.27 proposed, where 0.25 is permitted
- Maximum Front Yard Impervious Surface Ratio: 0.24 proposed, where 0.20 is permitted

Overall, the requested relief is driven by the undersized nature of this R-35 lot and by Mr. Klein's efforts to bring site conditions inherited from the previous owner into compliance, rather than any intent to overdevelop the property. On balance, the proposed work substantially reduces the property's overall impervious surface coverage, and the proposed work remains consistent with the character of the surrounding neighborhood.

We respectfully request that the Building Department refer the above-listed items to the Zoning Board of Appeals for the required variances.

Please see the attached site plan prepared by Josip Medic, PE.

Respectfully,

Stanley Mayerfeld



PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 08-18-26

Please check all that apply:

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

Project Name: Klein Residence – 22 Sherri Ln

Applicant: Moris Klein Phone #

Address 22 Sherri Ln, Spring Valley, NY 10977
Street Name & Number (Post Office) State Zip code

Property Owner: Moris Klein Phone #

Address 22 Sherri Ln, Spring Valley, NY 10977
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Josip Medic, PE Phone # (845) 666-0155

Address 71 Lafayette Ave #04, Suffern, NY 10901 (Terranova Eng.)
Street Name & Number (Post Office) State Zip code

Attorney: Phone #

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

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

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

Tax Map Designation:

Section 41.16 Block 1 Lot(s) 21
Section _____ Block _____ Lot(s) _____

Location: On the south side of Sherri Lane,
180 feet west of Plank Road.

Acreage of Parcel 0.67 acres (29,087.76 SF) **Zoning District** R-35
School District East Ramapo Central School District **Postal District** _____

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

Site improvements to the existing single-family residence, including
a new covered front porch, a wider driveway, and removal of
impervious surface in the rear yard, requiring area variances from
Section 230-17 of the Village Zoning Code for: front yard setback,
maximum impervious surface ratio, and maximum front yard impervious
surface ratio. See attached narrative and site plan by Josip Medic, PE.

If subdivision:

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

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

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

ZBA — building coverage variance granted at hearing of 12/19/2018
(unrelated to the variances requested in this application)

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

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

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

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

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

List name(s) of facility checked above. _____

Applicant's Signature and Certification

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

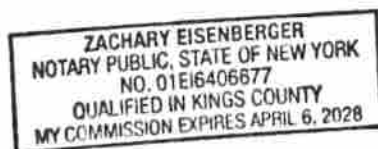
I, Moris Klein, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

Mailing Address 22 Sherri Lane
Spring Valley NY 10977

SWORN to before this

12th day of August, 20 26

[Signature]
Notary Public



Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Moris Klein being duly sworn, hereby
depose and say that I reside at: 22 Sherri Ln, Spring Valley, NY 10977

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

I am the * owner owner in fee simple of premises located at:
22 Sherri Ln, Wesley Hills, New York

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

Said premises have been in my/its possession since 2024. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.16 block 1 lot(s) 21

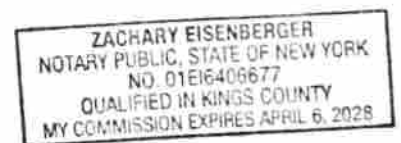
I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

Owner	<u>Moris Klein</u>
Mailing Address	<u>22 Sherri Ln, Wesley Hills, NY 10977</u>

SWORN to before this

12th day of August, 2026

[Signature]
Notary Public



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

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Moris Klein, 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

Moris Klein

22 Sherri Ln, Spring Valley, NY 10977

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

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

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of improvements to an existing residence
(front porch, driveway, rear yard), requiring variances for front
yard setback, impervious surface ratio, and front yard impervious ratio

3. Premises affected are in a R-35 zone and from the town of
Ramapo tax map, the property is know as Section 41.16,
Block, 1, Lot(s) 21.

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 None
- 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, Moris Klein, 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.

Moris Klein

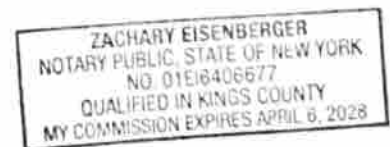
Mailing Address

22 Sherri Ln, Spring Valley, NY 10977

SWORN to before this

12th day of August, 20 26

Notary Public



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 }

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says that he/she resides at 22 Sherri Ln, Spring Valley, NY 10977

in the County of Rockland, State of New York; that he/she is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of Wesley Hills, and designated on the Town of Ramapo Map as Section No. 41.16 Lot No. 21 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.

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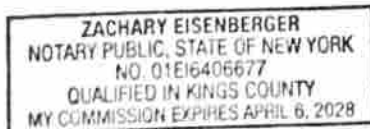
Owner: Moris Klein

Address: 22 Sherri Ln, Spring Valley, NY 10977

Sworn to before me this

12th day of August 2026

[Signature]
Notary Public



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

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

SEE ATTACHED

12th day of August, 2022
[Signature]
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

08-12-26

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of improvements to an existing residence
(front porch, driveway, rear yard), requiring variances for front
yard setback, impervious surface ratio, and front yard impervious ratio



432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Email: BuildingDept@wesleyhills.gov

Dated: August 19, 2026

Tax Parcel ID: 41.16-1-21

Address: 22 Sherri Lane

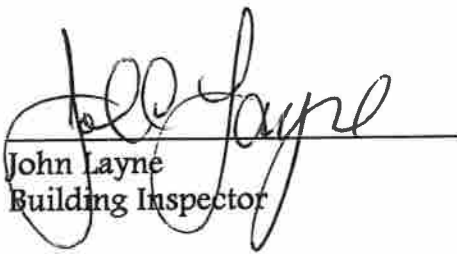
Applicant: Morris Klein

BUILDING & ZONING DEPARTMENT:

Please be advised that your application for a building permit for miscellaneous site work including platforms, steps & porticos has been denied. The requirements of the Zoning Law of the Village of Wesley Hills have not been satisfied. The following variances are required:

- Minimum front yard of 42.66' where 50' is required.
- Maximum impervious surface ratio of 27% where 25% is required.
- Maximum front yard impervious surface ratio of 24% where 20% is required.

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



John Layne
Building Inspector

cc: Zoning Board of Appeals

In the Matter of the Application of
David and Kathleen Gamzeh
Premises situated on the south side of
Sherri Lane approximately 180 feet west
of Plank Road, known as 22 Sherri Lane,
designated on the Tax Map as Section 41.16
Block 1 Lot 21, in an R-35 Zoning District



WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by David and Kathleen Gamzeh for a variance from the provisions of Section 230-17 Attachment 1 to permit the construction, maintenance and use of a single family residence having building coverage of .12 instead of the maximum permitted of .10, and

WHEREAS, after due notice, a public hearing was held by the Zoning Board of Appeals on November 28, 2018, which hearing was continued on December 19, 2018, and

WHEREAS, the applicant appeared in person and by their architect, and testified as follows:

That the lot is an average density lot and is only 29,087 square feet;

That the proposed house is only 3,409 square feet and would not need a variance if the lot was not average density;

That the proposed house will not be larger than other houses in the neighborhood;

That the space is needed because their family is out of State and visit often;

That the variance is only 20% of the requirement; and

WHEREAS, members of the Zoning Board of Appeals visited the property; and

WHEREAS, the adjacent neighbor appeared in support of the application and no one appeared in opposition to the application;

NOW, THEREFORE, BE IT RESOLVED that the application submitted by David and Kathleen Gamzeh for a variance from the provisions of Section 230-17 Attachment 1 of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence having building coverage of .12 instead of the maximum permitted of .10 is hereby approved, and be it further

RESOLVED, that the Zoning Board of Appeals hereby makes the following Findings of Fact:

1. That the variance of 20% is not substantial in relation to the requirement;

2. That there will be no change in the character of the neighborhood because the proposed residence will not be larger than many other residences in the neighborhood;
3. That no adverse environmental or ecological changes have been identified;
4. That the only alternative is to reduce the size of the proposed house which would not be feasible because the applicants would not be able to accommodate their out-of-state family;
5. That the benefit to the applicants by granting the variance is substantial and no detriment to the neighborhood or to adjacent properties have been identified.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

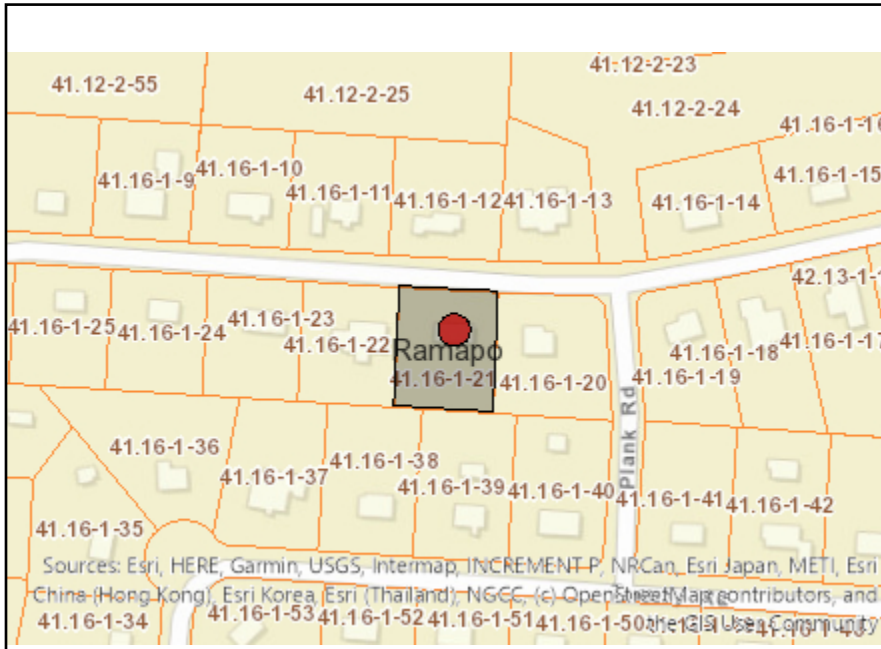
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 22 Sherri Lane			
Project Location (describe, and attach a location map): 22 Sherri Lane, Wesley Hills NY			
Brief Description of Proposed Action: Site improvements to existing single family dwelling			
Name of Applicant or Sponsor: Stanley Mayerfeld		Telephone: (917) 573-1369 E-Mail: stanley@r-m.studio	
Address: 17 Bruck Court			
City/PO: Spring Valley		State: NY	Zip Code: 10977
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		.67 acres	
b. Total acreage to be physically disturbed?		.67 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.67 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

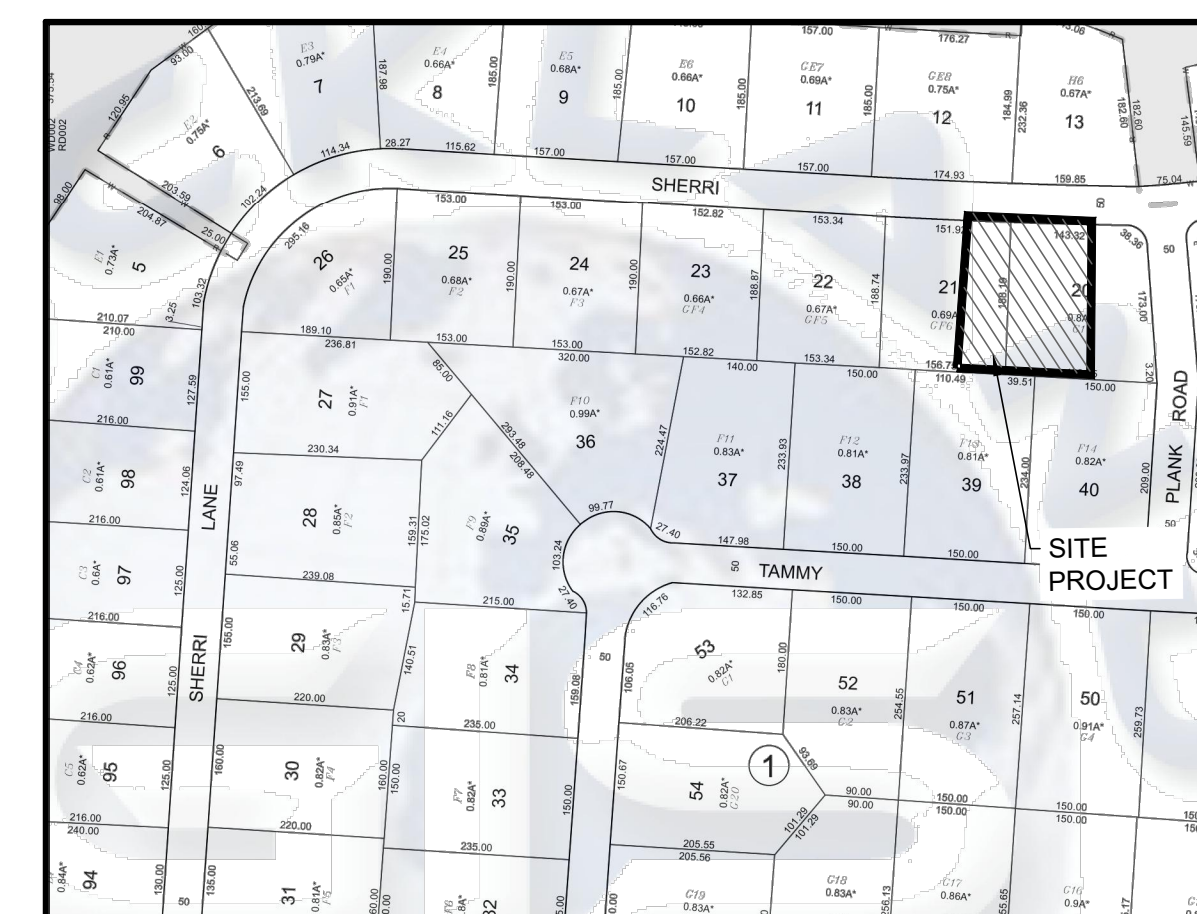
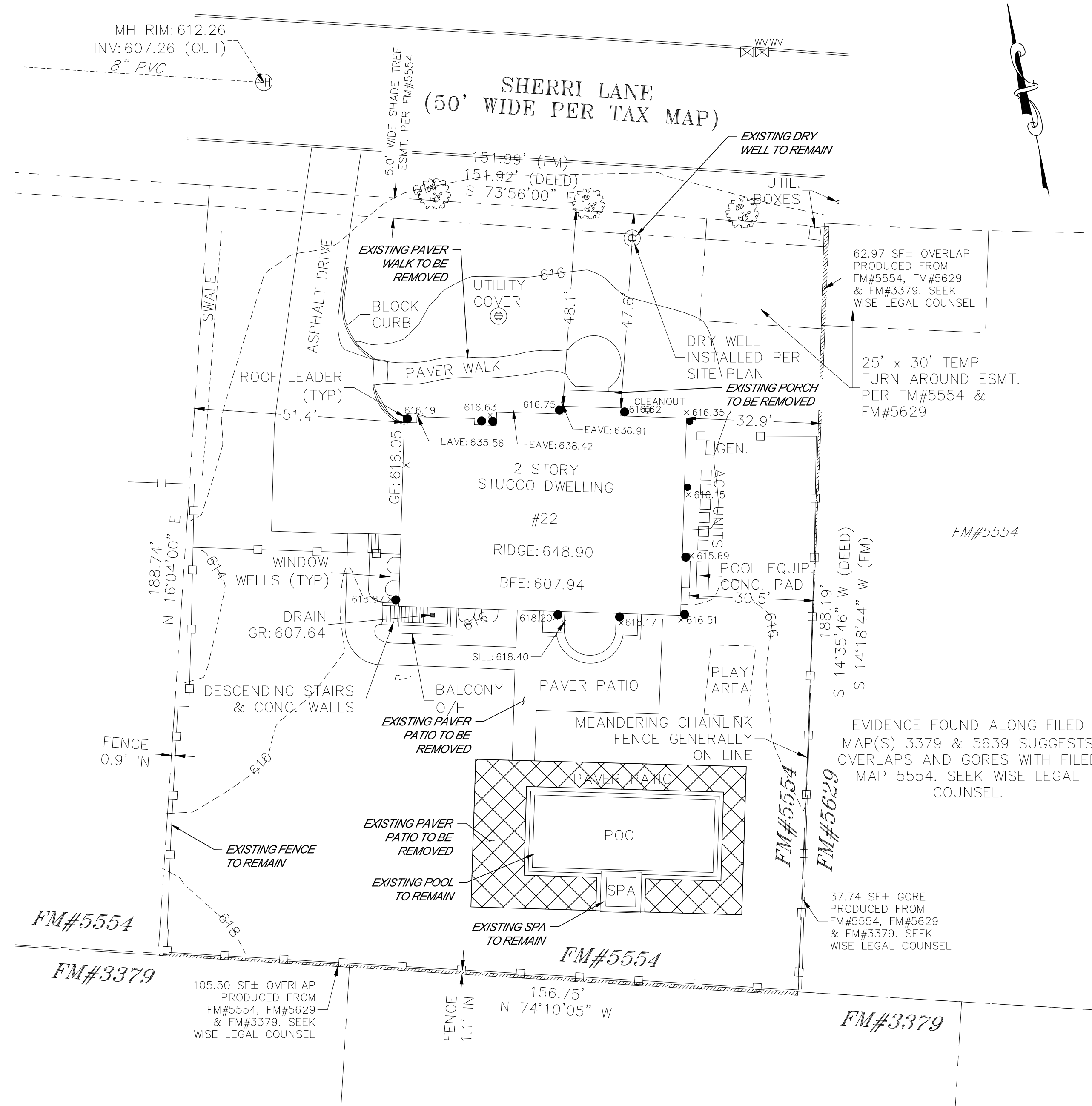
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: dry-wells will be provided	NO ☐ ☒ ☐	YES ☒ ☐ ☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO ☒ ☒	YES ☐ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Stanley Mayerfeld</u> Date: <u>08/31/2026</u> Signature: <u>Stanley Mayerfeld</u> Title: <u>Architect</u>		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No



LINE TERR

MARCUS DR

N SHERRI LN

MARK DR

ARCADIAN DR

R-35

OZ CT

SITE PROJECT

SHERRI LN

PLANK RD

TAMMY RD

RESIDENTIAL DISTRICTS		
(R-35)	ONE - FAMILY RESIDENCE	(35,000 SF/LOT)

ZONE MAP NTS

DEMOLITION PLAN

NOTES:

1. BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY WILLIAM T. MANNING P.L.S. LIC# 50388, DATED JULY 09, 2026.
2. THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA PROVIDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION THAT ARE REMAINING. THE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE EXISTING GAS AND ELECTRIC UTILITIES MUST BE LOCATED AND MARKED BEFORE CONSTRUCTION CAN START.
4. IT IS RECOMMENDED TO USED LEAF GUARD OR A SIMILAR PRODUCT ON ALL GUTTERS.
5. FOR ALL UTILITIES, STRUCTURES, ETC. THE APPLICANT SHALL RESTORE ALL PAVEMENT, CURB, SIDEWALK, ETC. TO MATCH THE EXISTING CONDITIONS.

TABLE OF DIMENSIONAL REQUIREMENTS ACCESSORY

	REQUIRED	EXISTING	PROPOSED
POOL			
SIDE YARD (FEET)	15	21.10	21.10
REAR YARD (FEET)	15	26.93	26.93
SPA			
SIDE YARD (FEET)	15	39.19	39.19
RFAR YARD (FEET)	15	16.68	16.68

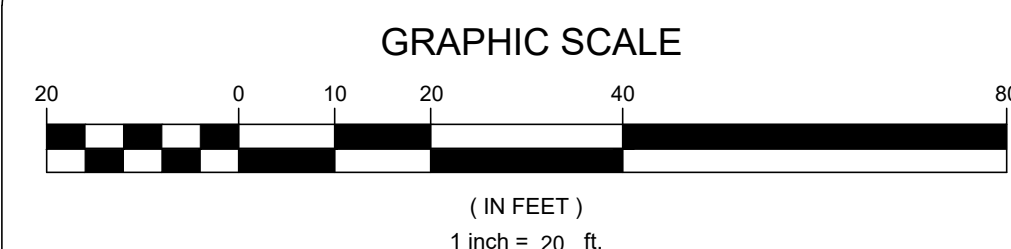
TABLE OF DIMENSIONAL REQUIREMENTS ONE FAMILY RESIDENCE (R-35)

		REQUIRED	EXISTING	PROPOSED
MIN LOT AREA (SQ. FEET)		35,000	29,087.76*	29,087.76*
MIN. LOT FRONTAGE (FEET)		100	151.92	151.92
MIN. LOT WIDTH (FEET)		125	153.13	153.13
MIN. EFFECTIVE SQUARE, SIDE (FEET)		125	125.00	125.00
FRONT YARD (FEET)		50	47.60*	42.66**
SIDE YARD (FEET)		25	32.90	32.90
TOTAL SIDE YARDS (FEET)		60	84.30	84.30
REAR YARD (FEET)		50	88.89	88.89
MAX. IMPERVIOUS SURFACE RATIO		0.25	0.32*	0.27**
MAX. FRONT YARD IMPERVIOUS RATIO		0.20	0.16	0.24**
MAX. BUILDING COVERAGE		0.10	0.12 ¹	0.12 ¹
MAX. HEIGHT (FEET)	STORIES	2 1/2	2 1/2	2 1/2
	FEET	25	22.50	22.50
MAX. EXPOSED BUILDING HEIGHT (FEET)		40	36.50	36.50

1 VARIANCE GRANTED ON ZBA RESOLUTION
HEARING FROM 12-19-2018
* EXISTING CONDITION
** VARIANCE REQUIRED

NOTES:

- **BASED ON § 230-14 O (4.A)** IN-GROUND SWIMMING POOLS MAY BE LOCATED NOT CLOSER THAN 15 FEET TO A SIDE LOT LINE OR A REAR LOT LINE.



TERRANOVA ENGINEERING CONSULTANTS DPC NEW YORK LICENSE No. 0022576
71 LAFAYETTE AVE. SUFFERN, NY 10901 SUITE #104 INFO@TERRANVC.COM P: (845) 666-0155

[illegible]

JOSIP MEDIC, PE



LIC. 103757

DATE 08/14/2026

SITE AND DEMOLITION PLAN

DESIGN BY: YB	DRAWN BY: ER	CHECKED BY: JM
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22 SHERRI LN
22 SHERRI LN, VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO, ROCKLAND COUNTY, NY 10977
SBL 41.16-1-21

DRAWING NUMBER: 01 OF 01	SCALE: 1"=20'	FILE NO.: 26151	DATE: 08/14/2021
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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

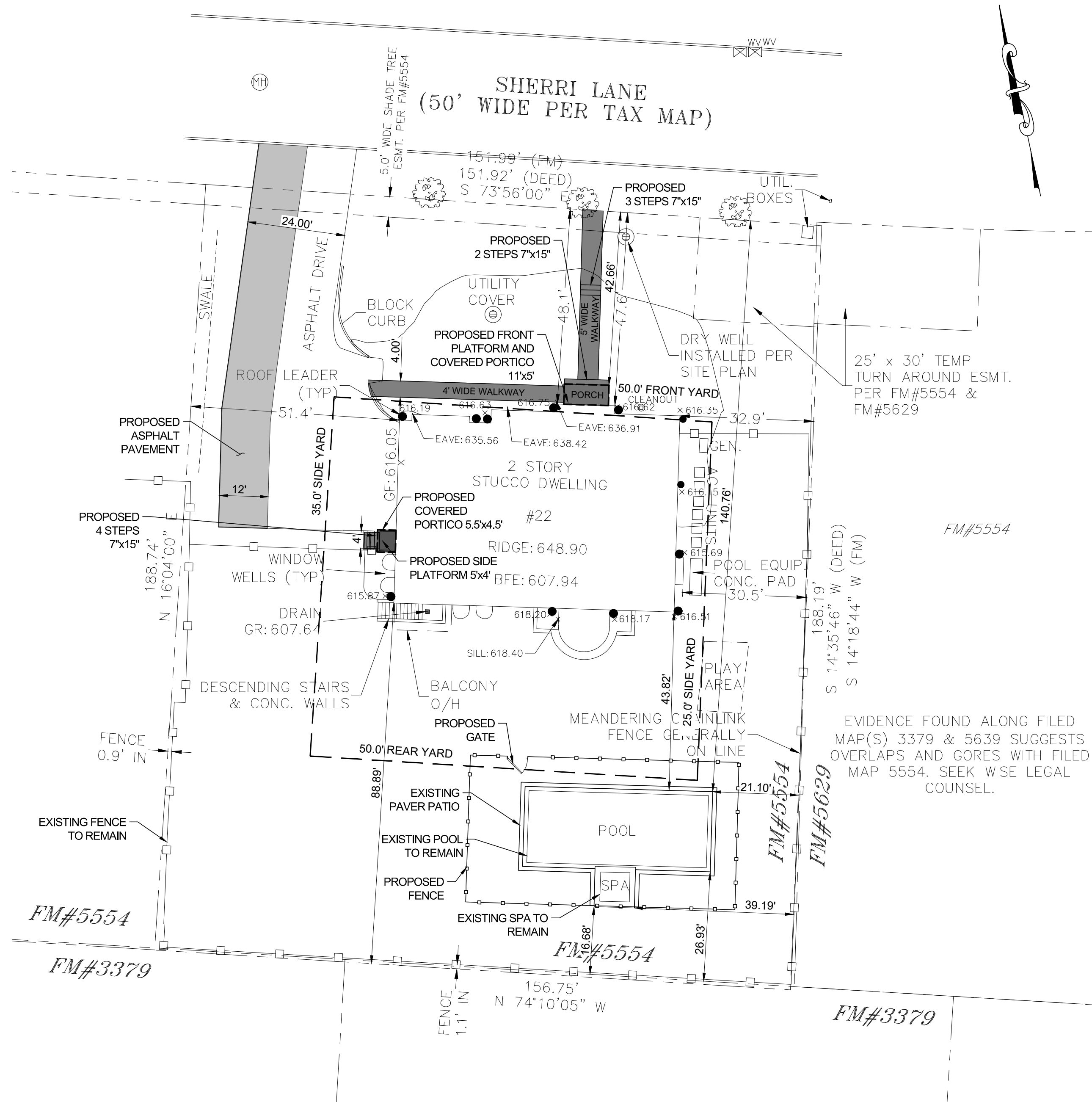
REVIEWING ENGINEER SIGNATURE

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		

SHEET INDEX:

- ## 1 SITE AND DEMOLITION PLAN





SITE PLAN

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ACCESSORY

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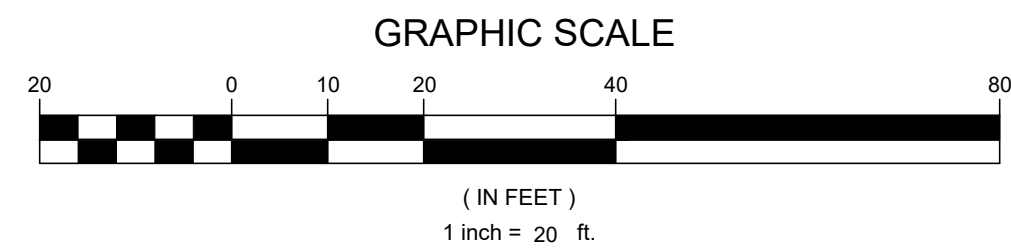
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ONE FAMILY RESIDENCE (R-35)

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MAX. HEIGHT (FEET)	2 1/2	2 1/2	2 1/2
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* EXISTING CONDITION
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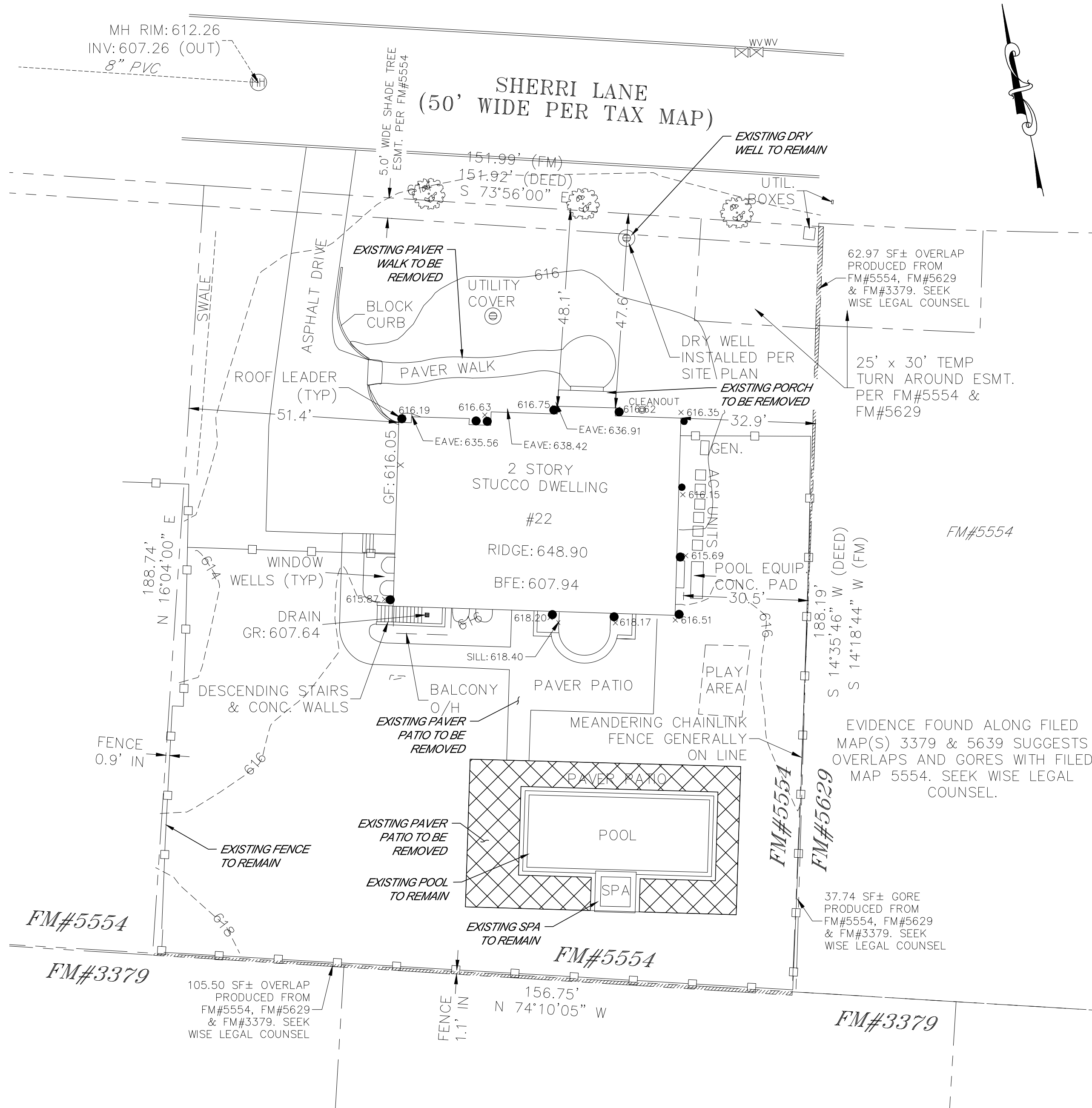


TERRANOVA
ENGINEERING CONSULTANTS

TERRANOVA ENGINEERING CONSULTANTS P.C. NEW YORK LICENSE NO. 0022576
71 LAFAYETTE AVE., SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVAC.COM P: (845) 666-0155

NO.	REVISION	DATE	DR/CK
1	GENERAL REVISIONS	08/27/2026	ER/YB

DEMOLITION PLAN



EXISTING COVERAGE

IMPERVIOUS AREA	AREA (SQ FT)
ASPHALT DRIVE	1,686.57
BUILDING	3,405.00
CONCRETE WALKWAY, PAVERS WALK, PORCH, PAD & STEPS	3,127.83
POOL & SPA	1,004.91
WINDOW WELL	44.68
TOTAL	9,268.99

LOT AREA **29,087.76**

EXISTING COVERAGE **0.32**

PROPOSED IMPERVIOUS SURFACE RATIO

IMPERVIOUS AREA	AREA (SQ FT)
ASPHALT DRIVE	2,641.61
BUILDING	3,405.00
CONCRETE WALKWAY, PAVERS WALK, PORCH, PAD & STEPS	663.94
POOL & SPA	1,004.91
WINDOW WELL	44.68
TOTAL	7,760.14

LOT AREA **29,087.76**

PROPOSED IMPERVIOUS **0.27**

PROPOSED FRONT YARD IMPERVIOUS SURFACE RATIO

IMPERVIOUS AREA	AREA (SQ FT)
ASPHALT DRIVE	1,334.41
BUILDING	41.66
CONCRETE WALKWAY, PORCH & CURB	478.97
TOTAL	1,855.04

FRONT YARD AREA **7,626.86**

PROPOSED FRONT YARD IMPERVIOUS **0.24**

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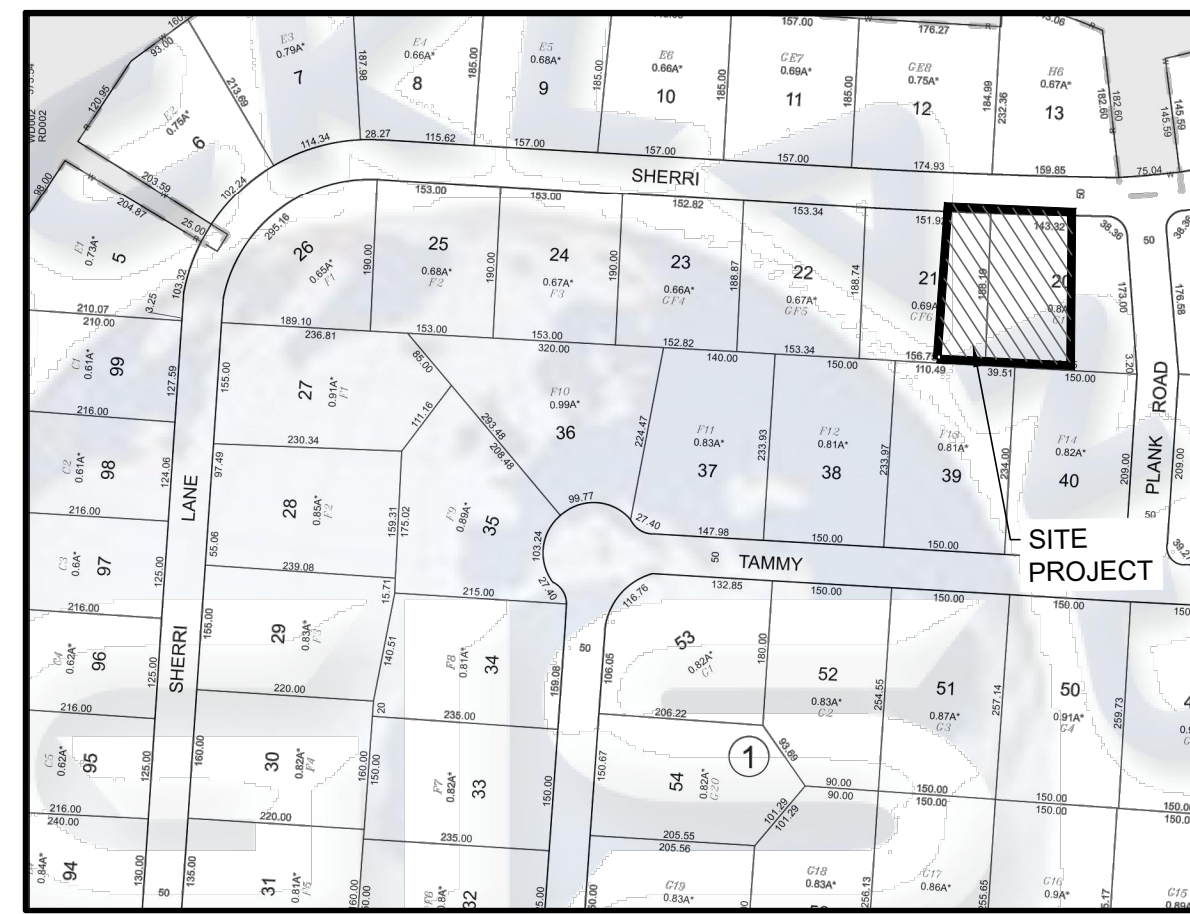
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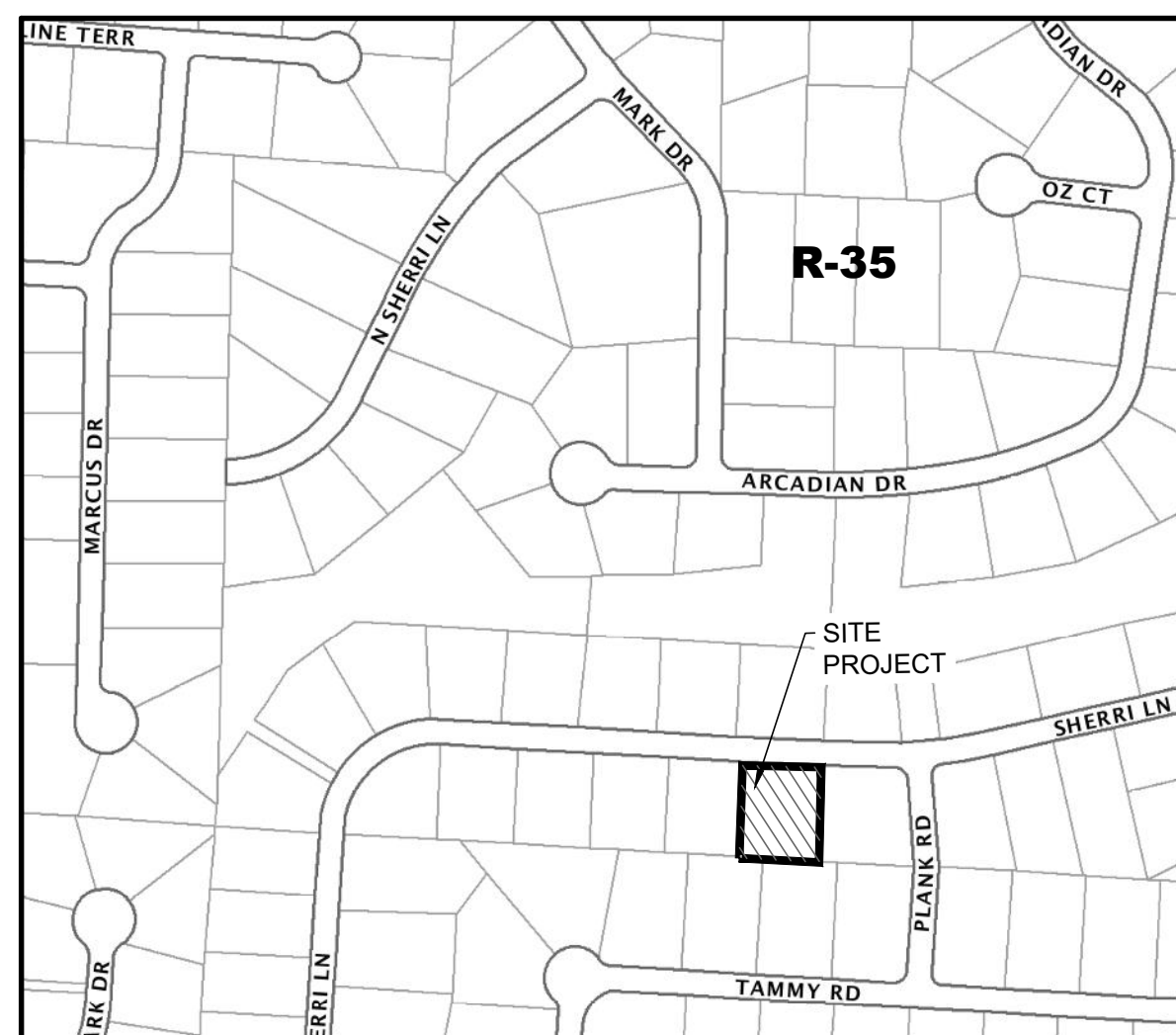
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SHEET INDEX:

- SITE AND DEMOLITION PLAN



VICINITY MAP NTS



RESIDENTIAL DISTRICTS

(R-35)	ONE - FAMILY RESIDENCE	(35,000 SF/LOT)
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ZONE MAP NTS

JOSIP MEDIC, PE



LIC. 103757

DATE 08/27/2026

SITE AND DEMOLITION PLAN

DESIGN BY:	DRAWN BY:	CHECKED BY:
YB	ER	JM

22 SHERRI LN
22 SHERRI LN, VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO, ROCKLAND COUNTY, NY 10977
SBL 41.16-1-21

DRAWING NUMBER:	SCALE:	FILE NO.:	DATE:
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