



PLANNING BOARD MEETING AGENDA

September 30, 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. The Applicant is seeking: a Special Permit for a Home Office with a temporary accessory truck parking.

The subject property is commonly known as 94 Spook Rock Road, Suffern, NY. The property is situated on the East Side of Spook Rock Road, 200 +/- North of Grandview. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.13-1-8 and is located in a R-50 zoning district.

DISCUSSIONS

2. The discussion of Jay Court Holdings, LLC. The applicant is seeking a Sketch Plat Approval for a Subdivision/Lot Line Adjustment.

The subject property is commonly known as 110 & 106 Willow Tree Road. The property is situated on the north side of East Willow Tree Road, 200 feet east of Rainbow Court. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.08-1-44.1 & 44.2 and is located in an R-35 Zoning District.

3. The discussion on the application of David and Esty Leverton, 22 Pomona Road. The applicants are seeking a Sketch Plat Approval for a Subdivision/Lot Line Adjustment.

The subject property is commonly known as 22 Pomona Road. The property is situated on the south side of Pomona Road, 285 feet east of West Lane. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.08-1-30 and is located in an R-35 Zoning District.

4. The discussion on the application of Yaakov Janklelovits for a Clearing/Filling/Excavating Permit. Designated on the Town of Ramapo Tax Map as Parcel ID # 23.19-4-13. Subject property is located at 5 Powder Horn Drive.

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

APPROVAL OF MINUTES

6. July 29, 2026 & August 26, 2026.

ADJOURNMENT

Re: Request for Temporary Accessory Truck Parking Permit

To Whom It May Concern,

I am respectfully requesting approval for temporary accessory truck parking at my residence located at 94 Spook Rock Rd, Suffern, NY 10901

I own and operate a local business and am seeking permission to temporarily park company owned vehicles on my property as an accessory use to the residence. This request is intended to be temporary in nature until our planned business facility is completed and available for use.

The proposed parking area is located entirely on private property and provides more than adequate space to accommodate the vehicles without impacting public roads, neighboring properties, or traffic circulation. No repair work, or other commercial operations will take place at the residence.

The location of the proposed parking area is well screened from surrounding properties. One side of the parking area is buffered from the roadway, helping to limit visibility from the public view. The other side is adjacent to wetlands/swamp land, which provides a substantial natural buffer between the parking area and the nearest neighboring residence.

Due to the property's natural screening and the temporary nature of this request, I believe the proposed accessory parking will have minimal impact on the surrounding neighborhood and will maintain the residential character of the area.

I respectfully request the Town's consideration and approval of this temporary accessory truck parking permit. Should any additional information be required, I would be happy to provide it.

Thank you for your time and consideration.

Sincerely,

Nachman Deutsch
94 Spook Rock Rd
Suffern, NY 10901
845-642-0178

PART I

Name of Municipality VILLAGE OF WESLEY HILLS

Date

5/18/26

Please check all that apply:

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

Applicant: NACHMAN DEUTSCH

Phone # 845-642-0178

Address: 94 SPOOK ROCK ROAD SUFFERN

Street Name & Number (Post Office)

Project Name: DEUTSCH (HOME OFFICE)

Tax Map Lot No. 41.13-1-8

Map Date

Current Zoning

Location: On the EAST side of SPOOK ROCK RD
220 feet NORTH of GRANDVIEW AVE in the
town of RAMAPO hamlet/village of WESLEY HILLS

Acreage of Parcel

Zoning District

School District EAST RAMAPO SUFFERN

Postal District SUFFERN

Fire District TAULMAN FIRE

Ambulance District WILLIAM P. FAST

Water District WELL

Sewer District RAMAPO

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

Home Office with temporary accessory parking

If subdivision:

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

If site plan:

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

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

Home office with temporary accessory parking

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

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

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

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

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

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

Property Owner: _____ Phone # _____

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

Engineer/Architect/Surveyor: _____ Phone # _____

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

Attorney: _____ Phone # _____

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

Contact Person: _____ Phone # _____

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

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 }

Nachman Deutsch being duly sworn, deposes and
says that he/she resides at 94 Spook Rock Rd
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. 41.13 Lot No. 1-8 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: [Signature]

Address: 94 Spook Rock Rd
Suffern, NY 10901

Sworn to before me this

24 day of March 2026

[Signature]
Notary Public



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 |
| ☒ County/State Land or Right-of-Way | ☒ County Stream |
| ☒ Municipal Boundary | ☐ County Facility |

List name(s) of facility checked above. Village of Montebello, Town of Ramapo,
Spook Rock Road, County stream

Location of Parcel(s) 94 Spook Rock Rd, Suffern,
NY 10901

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

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

Adjacent Municipality Village of Montebello, Spook Rock Rd,
County Stream

(AS APPLICABLE)

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

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

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

Signature

Date

Applicant's Signature and Certification

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

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

Mailing Address

94 Spook Rock Rd
SUFFERN, NY 10901

SWORN to before this

24 day of March, 2026

[Signature]

Notary Public



Owner/Applicant's Consent Form to Visit Property

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

[Signature]
Owner/Applicant

SWORN to before this

24 day of March, 2026

[Signature]

Notary Public



Affidavit of Ownership/Owner's Consent

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

I, Nachman Deutsch being duly sworn, hereby
depone and say that I reside at: 94 Spook Rock RD
SUFFERN, NY 10901
in the county of Rockland in the state of New York.

I am the (*) owner in fee simple of premises located at:
94 Spook Rock RD

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 . Said premises are
also known and designated on the Town of Ramapo.

Tax Map Lot - No. 41-13-1-8 Map Date
Current Zoning R-5C

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

Owner
Mailing Address

[Signature]
94 Spook Rock RD
SUFFERN, NY 10901

SWORN to before this
24 day of MARCH, 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 West Hill)

I, Nachman Deutsch, 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

Nachman Deutsch
94 Spook Rock Rd.
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 Board of the Town/Village of
West Hill (Board, Commission or Agency)
West Hill, Rockland County, New York:

Application, petition or request is hereby submitted for:

- () Variance or modification from the requirement of Section _____;
- (X) Special permit per the requirements of Section _____;
- () 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 Home office with temporary access/exit parking

3. Premises affected are in a R-50 zone and from the town of West Hill tax map, the property is known as:

Tax Map Lot - No. 411.13-1-8

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

5. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Wesley Hills in the petition, request or application or in the property or subject matter to which it relates:
(if none, so state)

a. Name and address of officer or employee None

b. Nature of interest _____

c. If stockholder, number of shares _____

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

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

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

I, NACHMAN DEBUSH, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

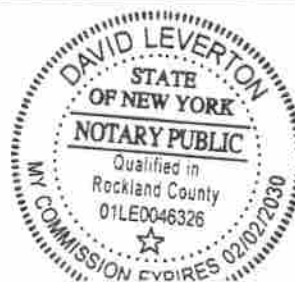
Mailing Address

94 Spodik Rock Rd
SUFFERN, NY 10901

SWORN to before this

24 day of MARCH, 2026

[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 LABELED STAMPED ENVELOPES.

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

APPLICANT

DATED

5/18/26

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF POSTING

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

Nachman Deutsch being duly sworn, deposes and says that he/she is the
applicant in the matter of an application before the Village of Wesley Hills Planning Board
affecting property located at 94 Spook Rock Rd, Wesley Hills, Town of
Ramapo, Rockland County, New York.

That on the _____ day of _____, 20____, he/she posted the posters provided by the
Planning Board of the Village of Wesley Hills giving notice of the hearing on this application in a
conspicuous place visible from every street along the frontage of the plot affected by this
application.

Signature of Applicant

Sworn to before me this

_____ day of _____, 20____

Notary Public

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Nachman Deutsch being duly sworn deposes and says that
he is the applicant, agent or attorney for applicant, in the matter of the petition before the
Planning (board) in the town/village
of Wesley Hills affecting property located at
94 Sloop Rock Rd, Rockland County, New York.

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

SECTION/BLOCK/LOT	NAME	ADDRESS
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SEE ATTACHED

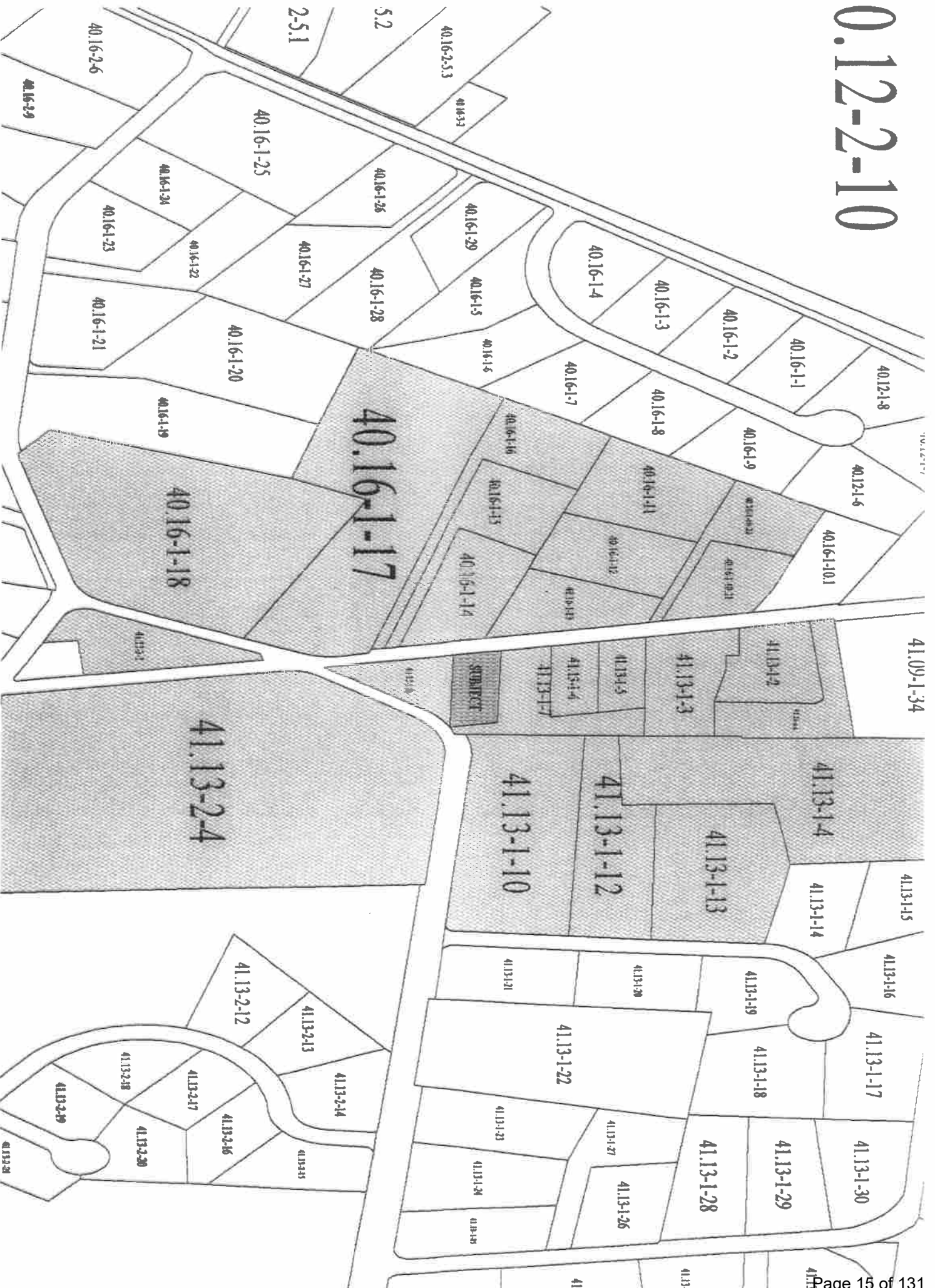
SWORN to before this

24 day of March, 20 26

[Signature]
Notary Public



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17/41.13-2-3
YESHIVAS OHR REUVEN
259 GRANDVIEW AV
SUFFERN, NY 10901

17/41.13-2-4
RAMAPO TOWN OF
237 ROUTE 59
SUFFERN, NY 10901

11/40.16-1-18
YESHIVAS OHR REUVEN
259 GRANDVIEW AV
SUFFERN, NY 10901

11/41.13-1-9
OBE PETER & OLUFUNMILOLA
96 SPOOK ROCK RD
SUFFERN, NY 10901

11/41.13-1-8
DEUTSCH NACHMAN
C/O SKYVIEW SKYLIGHT
94 SPOOK ROCK RD
SUFFERN, NY 10901

11/40.16-1-17
YESHIVAS OHR REUVEN
259 GRANDVIEW AV
SUFFERN, NY 10901

11/40.16-1-14
GOLDRING JUDY
95 SPOOK ROCK RD
SUFFERN, NY 10901

11/41.13-1-10
CONG K'HAL CHASIDIM
STE 100
1958 CEDAR BRIDGE AVE
LAKEWOOD, NJ 08701

11/40.16-1-15
YESHIVAS OHR REUVEN
259 GRANDVIEW AVE
SUFFERN, NY 10901

11/41.13-1-6
WEISS ISAAC
90 SPOOK ROCK RD
SUFFERN, NY 10901

11/40.16-1-16
YESHIVAS OHR REUVEN
259 GRANDVIEW AVE
SUFFERN, NY 10901

11/41.13-1-7
FOGEL MENDEL
92 SPOOK ROCK RD
SUFFERN, NY 10901

11/41.13-1-5
GOLANI SHOSHANA
88 SPOOK ROCK ROAD
SUFFERN, NY 10901

11/41.13-1-12
ITZKOWITZ JEFFREY & SUSAN
1614 57TH STREET
BROOKLYN, NY 11204

11/40.16-1-13
CHAJMOVICZ YOSEF
1 OREN CT
WESLEY HILLS, NY 10901

11/40.16-1-12
WESLEY SUITES LLC
77 BRENNER DR
CONGERS, NY 10920

11/40.16-1-11
DEYONG FAMILY REVOCABLE
LIVING TRUST
5 OREN CT
SUFFERN, NY 10901

11/41.13-1-3
RICE CHRISTOPHER &
PATRICIA
86 SPOOK ROCK RD
SUFFERN, NY 10901

11/41.13-1-13
SLONE ARON
5 CAMBERRA DR
SUFFERN, NY 10901

11/41.13-1-2
PARKER JEREMY L
84 SPOOK ROCK ROAD
SUFFERN, NY 10901

11/41.13-1-1
WRIGHT FRED & DOROTHY
C/O FRED E & THOMAS K
WRIGHT
82 SPOOK ROCK RD
SUFFERN, NY 10901
11/40.16-1-10.21
HURWITZ BASSIE
89 SPOOK ROCK RD
SUFFERN, NY 10901

11/41.13-1-4
WRIGHT DOROTHY
82 SPOOK ROCK RD
SUFFERN, NY 10901

11/40.16-1-10.22
FRIED JACOB
91 SPOOK ROCK RD
SUFFERN, NY 10901

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/permits/6191.html>

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: <u>Home office</u>			
Project Location (describe, and attach a location map): <u>94 Spook Rock RD</u>			
Brief Description of Proposed Action: <u>Home office with temporary access road parking</u>			
Name of Applicant or Sponsor: <u>Nachman Deutsch</u>		Telephone: <u>845-642-0178</u>	
		E-Mail:	
Address: <u>94 Spook Rock RD</u>			
City/PO: <u>Suffern</u>		State: <u>NY</u>	Zip Code: <u>10901</u>
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?		0.57 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.57 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?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Nachman Deutsch</u> Date: <u>5/18/26</u> Signature: _____ Title: <u>OWNER</u>		

PRINT FORM

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Commissioner

Adam Carsen
Deputy Commissioner

September 11, 2026

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

Tax Data: 41.13-1-8

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date:

Date Review Received: 08/13/2026

Item: *96 Spook Rock Road (GML-26-0416)*

Special Permit for a home business to allow temporary accessory truck parking at the residence. The home business is located within a single-family dwelling located on approximately 0.57 acres in the R-50 zoning district.

East side of Spook Rock Rd, northwest side of Grandview Avenue, approximately 270 feet north of the intersection of Spook Rock Road and Grandview Avenue

Reason for Referral:

Spook Rock Rd (County Route 85), Grandview Av (County Route 80), Willow Tree Brook, Town of Ramapo, Village of Montebello

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

Remand for Local Decision

The proposed action is deemed to have no significant county-wide or inter-community impact under New York State General Municipal Law § 239; therefore, the action is a local decision.



Douglas Schuetz
Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
Rockland County Department of Health
Rockland County Drainage Agency
Rockland County Highway Department
Rockland County Planning Board
Rockland County Sewer District No. 1
Town of Ramapo Planning Board
Village of Montebello Planning Board
Frontier Surveying and Mapping LLC

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

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

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of final action it has taken with the County of Rockland Department of Planning within thirty (30) days after final action.



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

August 31, 2026

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

Re: Nachman Deutsch
94 Spook Rock Road, Suffern
Tax Lot 11/41.13-1-8 (formerly 8./22/E2B3)

Dear Ms. Caputo:

Our office has received and reviewed a unclearly dated boundary survey, which Frontier Surveying and Surveying LLC, prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. The sanitary sewer from this project would connect to the District's sewer system.
 - a. Upon review of this application, the District has determined that an impact fee is required, in accordance with Sections 502A and 1317 of the Rockland County *Sewer Use Law* as last amended in 2010.
 - b. Approval of this application and the variances for a home office and temporary truck parking at a single-family residence on a 24,642 square foot lot in the R-50 district will result in one (1) additional sewer unit. **Therefore, the applicant must submit a check in the amount of one thousand eight hundred fifty dollars (\$1,850.00) payable to Rockland County Sewer District No. 1 within thirty (30) days of approval.**
 - c. **If the use or occupancy of the property exceeds two (2) units (e.g., with accessory apartments, guest suites, a house of worship, a school, or a daycare center), the District will require further review and the owner will have to pay an additional impact fee.**
 - d. We request that payment of the impact fee be made to the District **before the structure is connected to the sewerage system.**
 - e. We request that the Board notify the District upon approval of the project.
2. As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted at <https://www.rocklandcountyny.gov/departments/sewer->

Rocklandgov.com

[district-1/permits-forms](#) and approved by this office before any sewage from the proposed local house of worship is discharged into the District's sewerage system. **The owner must sign the wastewater questionnaire.**

3. All permits, fees and inspections associated with sanitary sewer connections on Grandview Avenue are the responsibility of the District. A hookup permit must be obtained from the District prior to starting the sewerage portion of this job. This will require approval of the details for connecting to the existing sewers, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
4. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
5. Details for the sanitary sewer connection are subject to approval by the Town of Ramapo.
6. Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete.

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

Very truly yours,



Lorelei Greene Tinston
Engineer I

cc: M. Saber W. Giron M. Castro D. Gregory J. Roth
Michael Lepori, P.E. – Town of Ramapo DPW
Ed Moran, P.E. – Town of Ramapo DPW
Cheng-Yu Ku, P.L.S. – Frontier Surveying and Mapping LLC, 902 North 5th Street, Unit
212, Newark, NJ 07107
Nachman Deutsch – 94 Spook Rock Road, Suffern, NY 10901

File: TOR 41.13-1-8 – 94 Spook Rock Road
Impact Fees
Reader

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

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

Joshua Nathanson, Esq., MBA
Executive Director

Via email: buildingdept@wesleyhills.gov

September 9, 2026

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

Re: 94 Spook Rock Rd Temporary Truck Parking

Location: 94 Spook Roack Road, Suffern
Parcel ID(s): Section 41.13, Block 1, Lot(s) 8
Municipality Village of Wesley Hills
Resource: Willow Tree Brook

Dear Planning Board Members:

The Rockland County Drainage Agency (RCDA) has reviewed the above referenced proposal as prepared by Cheng-Yu Ku, P.L.S., Frontier Survey & Mapping LLC, included with the municipal referral dated 8/13/2026. Based on a review, the RCDA offers the following comment(s):

- 1) The above referenced site is within the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, Chapter 846, but a Stream Control Act permit from the RCDA is not requested for the current proposal. However, any future development proposal for this site will require a review and written determination from the RCDA as to whether a permit is required.
- 2) Any future decisions or determinations made by municipal land use boards and departments regarding developments at this site should indicate that it is within the jurisdiction of the RCDA and will require a review and written determination from the RCDA as to whether a permit is required. The RCDA recommends that the municipal departments ensure the project with any land disturbance has adequate soil erosion and sediment control measures to prevent sediment from leaving the site.

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

Very truly yours,



Liron Derguti, Engineer I
Rockland County Drainage Agency

c: Joshua Nathanson, Esq., MBA, RCDA
Building Department, Village of Wesley Hills
Zoning Board of Appeals, Village of Wesley Hills
Rockland County Planning Department
Rockland County Highway Department
Nicholas King, Rockland County Sewer District No. 1
File

buildingdept@wesleyhills.gov
buildingdept@wesleyhills.gov
(by Tyler EPL)
(by email)
(by email)
(File: 26 RWR 51)

Subject: Neighbor Support Letter for Temporary Accessory Parking

To Whom It May Concern,

I/We, the undersigned neighbor(s), acknowledge and support the request of our neighbor, Nachman Deutsch, for temporary accessory parking for trucks at his property located at 94 Spook Rock Road, Suffern, NY 10901. We understand that this request is temporary.

By signing below, I/we confirm that we have no objection to this temporary parking arrangement and support his permit application.

Sincerely,

Name/Address/Signature: Isaac Weiss 90 Spook Rock Ln

Name/Address/Signature: S. Ghani 88 Spook Rock Road

Name/Address/Signature: Brodie 97 Spook Rock Road

Name/Address/Signature: Senter 99 Spook Rock Rd

Name/Address/Signature: GOLDMID 95 Spook Rock Rd. Guy Se

July 24, 2026

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

Re: 110 & 106 Willow Tree Road
Spring Valley, NY, 10977
Tax Lots 41.08-1-44.1, & 44.2

The attached subdivision is for Tax Lots 41.08-1-44.1 & 44.2. The properties are known as 106 & 110 Willow Tree Road in the Village of Wesley Hills. The applicant is seeking to revise the lot lines between the two parcels. The revision would increase Lot 44.2's frontage on Willow Tree Road from 25 feet to 35 feet. It is currently an existing flag lot. This change will allow it to have more frontage on Willow Tree Road. The change would also increase the size of 44.1 from 43,558 SF to 46,198 SF. Both lots have existing building permits for single family homes. The only changes to the proposed developments is that rather than having 2 retaining walls between the properties, along the driveways, we are showing that the grading between the two lots blend together to avoid the walls. Otherwise the layout, utilities, erosion control, are all the same.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS

Date

8/26/26

Please check all that apply:

☒ Planning Board	☐ Architectural Review
☐ Zoning Board of Appeals	☐ Historical Board
☐ Municipal Board	
☒ Subdivision	☒ Pre-preliminary/Sketch
☐ <u>2</u> 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:

JAY COURT HOLDINGS

Applicant:

JAY COURT HOLDINGS LLC

Phone #

845-494-7382

Address

6 JAY COURT, MONSEY

NY

10952

Street Name & Number

(Post Office)

State

Zip code

Property Owner:

JAY COURT HOLDINGS LLC

Phone #

845-494-7382

Address

6 JAY COURT, MONSEY

NY

10952

Street Name & Number

(Post Office)

State

Zip code

Engineer/Architect/Surveyor:

CIVIL TEC

Phone #

845-547-2241

Address

139 Lafayette Avenue Suffern

NY

10901

Street Name & Number

(Post Office)

State

Zip code

Attorney:

Phone #

Address

Street Name & Number

(Post Office)

State

Zip code

Contact Person:

Steve Saffer

Phone #

845-494-7382

Address

PO Box 515

POMONA

NY

10970

Street Name & Number

(Post Office)

State

Zip code

Tax Map Lot No. 41.08-1-44.1 + 44.2
Section _____ Block _____ Lot(s) _____

Location: On the North side of E. Willow Tree Road
200' Feet on the EAST of RAINBOW COURT.

Acres of Parcel 3.895 Zoning District R-35
School District EAST RAMAPO Postal District Monsey
Fire District Hillcrest F.D. Ambulance District Hillcrest
Water District Veolia Sewer District Rock. Cty. Sewer District #1

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

SEE ATTACHED NARRATIVE

If a Subdivision:

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

If a Site Plan:

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

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

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

Are there streams on the site? If yes, please provide the name. NO

Are there wetlands on the site? If yes, provide the name and type. NO

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

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

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

N/A

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

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

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

_____ State or County Road

_____ State or County Park

_____ Long Path

_____ County Stream

_____ Municipal Boundary

_____ County Facility

List name(s) of facility checked above. N/A

Location of Parcel(s) N/A

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

_____ RC Highway Department

_____ Town of Ramapo Dept. of Public Works

_____ RC Drainage Agency

_____ RC Dept. of Planning

_____ RC Soil & Water Cons. Dist.

_____ RC Dept. of Environmental Health

_____ NYS Dept. of Transportation

_____ NYS Dept. of Environmental Conservation

_____ RC Sewer District #1

_____ Town of Ramapo Building Dept.

_____ Rockland County 911

Adjacent Municipality N/A

Applicant's Signature and Certification

State of New York)

County of Rockland) SS.:

Town/Village of RAMAPO)

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

Mailing Address

P.O. Box 515
ROMONA, NY 10970
Steven Saffer

SWORN to before this

25th day of August, 2026

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU897245
MY COMMISSION EXPIRES 02/11/27 28

Owner/Applicant's Consent Form to Visit Property

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

JAY COURT HOLDINGS LLC BY
DANA GOLDSTEIN, SOLE MEMBER

[Signature]
Owner/Applicant

SWORN to before this

26th day of August, 2026

Sandra B Saffer
Notary Public

SAINDRA BETH SAFFER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6436883
Qualified in Rockland County 30
My Commission Expires July 25, 2026

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of RAMAPO)

I, DANA GOLDSTEIN being duly sworn, hereby depose and say that I reside at: 6 JAY COURT

MONSEY, NY 10952
in the county of ROCKLAND in the state of NEW YORK.

I am the * SOLE MEMBER OF JAY COURT HOLDINGS LLC owner in fee simple of premises located at:

41.08-1-44.1 & 44.2
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 2/16/24. Said premises are also known and designated on the Town of RAMAPO Tax Map as:
section 41.08 block 1-44.1 lot(s) & 44.2.

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

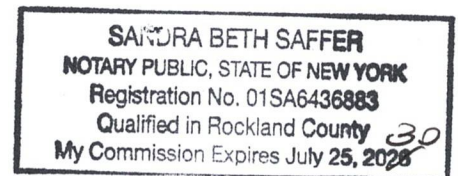
JAY COURT HOLDINGS LLC BY
DANA GOLDSTEIN SOLE MEMBER

6 JAY COURT
Monsey, NY 10952

SWORN to before this

26 day of August, 2026

Sandra B. Saffer
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, Steven Saffer, 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

DANA GOLDSTEIN
6 JAY COURT
MONSEY, NY 10952

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

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

Application, petition or request is hereby submitted for:

- ☐ Variance or modification from the requirement of Section _____;
- ☐ 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 _____

TO ADJUST LOT LINES

3. Premises affected are in a R-35 zone and from the town of RAMAPO tax map, the property is known as Section 41.08, Block, -1, Lot(s) -44.1 + 44.2.

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 Steven Saffer
- b. Nature of interest General Contractor
- c. If stockholder, number of shares N/A
- d. If officer or partner, nature of office and name of partnership N/A
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. N/A

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

I, DANA GOLDSTEIN, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address

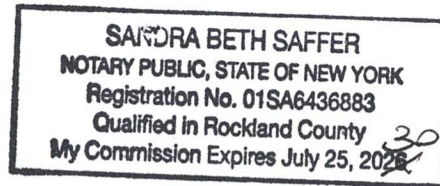
6 JAY COURT
MONSEY, NY 10952
JAY COURT HOLDINGS LLC
BY DANA GOLDSTEIN
SOLE MEMBER

SWORN to before this

Sandra B Saffer

26 day of August, 2026

Sandra B Saffer
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 }

DANA GOLDSTEIN being duly sworn, deposes and

says that he/she resides at 6 Jay Court
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. 41.08-1-44.1 & 44.2 Lot No. _____ and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.

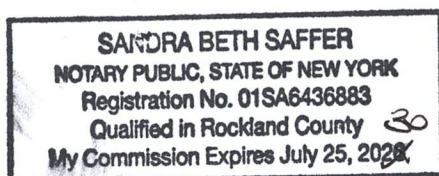
The applicant is the (owner) (contract vendee) of the said property.

(Signature) JAY COURT HOLDINGS LLC BY
DANA GOLDSTEIN
SOLE MEMBER
6 Jay Court
Monsey, NY 10952
(Address)

Sworn to before me this

26 day of Aug 2026

Sandra B. Saffer
Notary Public



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: 106 & 110 Willow Tree Road			
Project Location (describe, and attach a location map): 106 & 110 Willow Tree Road Wesley Hills, NY			
Brief Description of Proposed Action: proposed lot line change between 2 parcels			
Name of Applicant or Sponsor: Jay Court Hildings LLC		Telephone: 845-494-7382	
Address: 6 Jay Court		E-Mail:	
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 ☒	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: subdivision-PB		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		2.895 acres	
b. Total acreage to be physically disturbed?		2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.764 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: _____			
A wetland specialist confirmed there were no wetlands onsite.			

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,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
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.	NO	YES
	☒	☐
	☐	☐
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): _____		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Civil Tec Engineering & Surveying PC</u> Date: <u>7-28-26</u>		
Signature: <u></u> Title: <u>Project Engineer</u>		

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

☒

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	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]	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

GENERAL NOTES

1. RECORD OWNER AND APPLICANT: JAY COURT HOLDINGS LLC
6 JAY STREET
MONSEY, NY 10952
2. TAX REFERENCE: VILLAGE OF WESLEY HILLS: 41.08 - 1 - 44.1 & 44.2
3. AREA OF PROPERTY: 169,664 SQUARE FEET OR 3.895 ACRES
4. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD SURVEY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC. ON APRIL 24, 2024.

REFERENCES

1. BEING SECTION 41.08, BLOCK 1, LOT 44.1 & 44.2 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
2. LOT 44.1 DESCRIBED BY DEED IN INSTRUMENT NO. 2022 AT PAGE 34277 AT THE ROCKLAND COUNTY CLERKS OFFICE.
3. LOT 44.2 DESCRIBED BY DEED IN INSTRUMENT NO. 2020 AT PAGE 26029 AT THE ROCKLAND COUNTY CLERKS OFFICE.
4. LOTS 44.1 & 44.2 BEING LOTS 1 & 2 ON A MAP ENTITLED "SUBDIVISION PLAT FOR MOSKOWITZ", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON SEPTEMBER 20, 2010 IN BOOK 128 ON PAGE 60 AS MAP NUMBER 8116.
5. TOTAL AREA OF LOT 44.1 = 43,558 SQUARE FEET OR 1.000 ACRES.
6. TOTAL AREA OF LOT 44.2 = 126,106 SQUARE FEET OR 2.895 ACRES.



VICINITY MAP
1" = 300'

41.08 - 1 - 34
37,837 Sq. Feet
0.869 Acres

(A8)

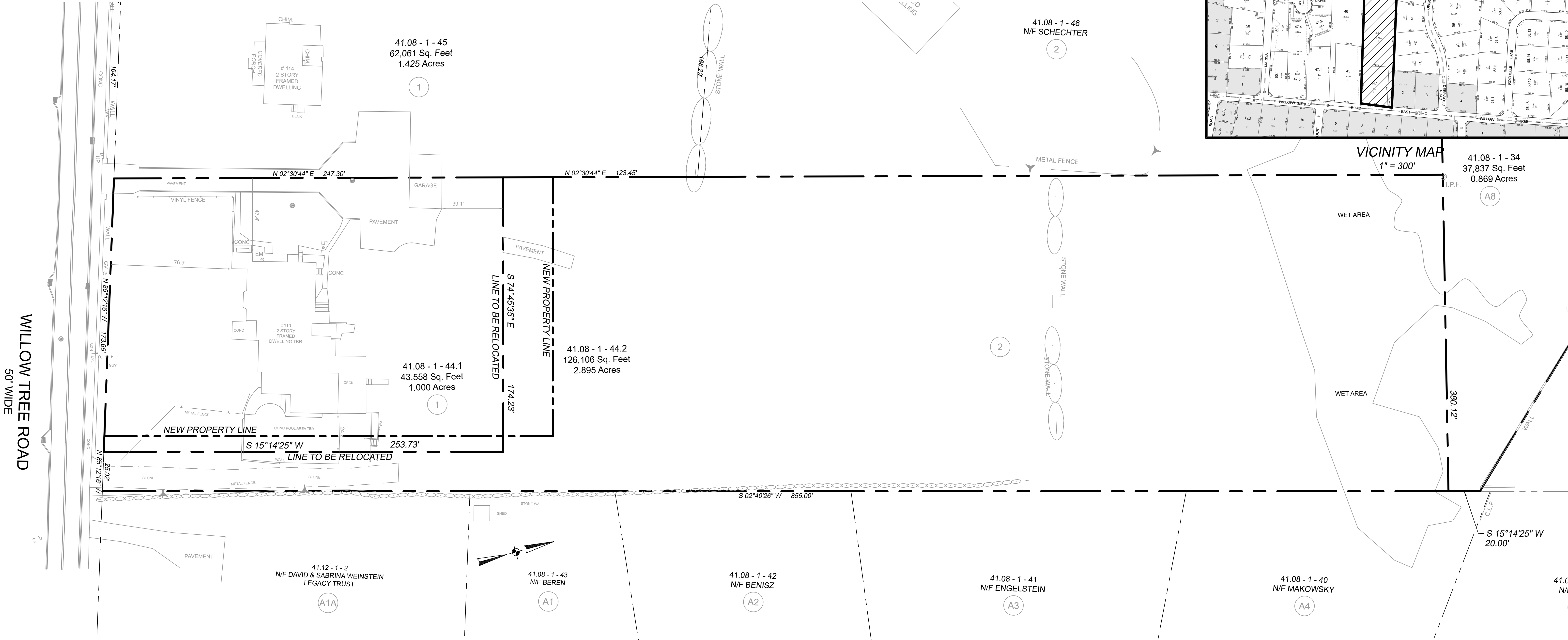


TABLE OF DIMENSIONAL REQUIREMENTS: R-35 SINGLE FAMILY RESIDENCE

	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Effective Square	Min. Front Yard	Min. Side Yard	Min. Total Side Yard	Min. Rear Yard	Max. Impervious Surface Ratio	Max. Front Yard Impervious Surface Ratio	Maximum Building Coverage	Max. Building Height		Maximum Exposed Building Height
												Stories	Feet	
Required	35,000 SF	100 FT	125 FT	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	2 1/2	25	40 FT
Existing Lot 44.1	43,558 SF	173 FT	173 FT	125 FT	50 FT	45 FT	94 FT	61.1 FT	0.19	0.1	0.08	2.5	22.75	40 FT
Proposed Lot 44.1	46,198 SF	163 FT	163 FT	125 FT	50 FT	35 FT	84 FT	92.6 FT	0.19	0.1	0.08	2.5	22.75	40 FT
Existing Lot 44.2	126,106 SF	25 FT	25 FT	125 FT										
Proposed Lot 44.2	123,467 SF	35 FT	35 FT	125 FT	100 FT	33.9 FT	83.4 FT	370.5 FT	0.13	0.142	0.047	2 1/2	24.5	37.5 FT

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NOTE: IT IS A VIOLATION OF THE STATE EDUCATION LAW, SECT. 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED SEAL ARE A VALID ORIGINAL PRODUCT OF THE LAND SURVEYOR. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES AND PURPOSES INDICATED HEREON. ANY CLAIM FOR LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE AGREEMENT ANY EXTENSION OF USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT. THE SURVEYOR DISCLAIMS ANY LIABILITY FOR UNAUTHORIZED USE BY OTHER PARTIES PERSONS OR GOVERNMENTAL APPROVALS AND RENDERS THIS SURVEY MAP NULL & VOID. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.

OWNERS APPROVAL

THE OWNER OR HIS REPRESENTATIVE HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE TOWN OF RAMAPO, ALL STREETS, MUNICIPAL USES, PARKS, AND REQUIRED UTILITIES SHOWN ON THE WITHIN SUBDIVISION PLAT AND CONSTRUCTION PLANS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION.

OWNER OR REPRESENTATIVE _____ DATE _____
APPROVED FOR FILING _____

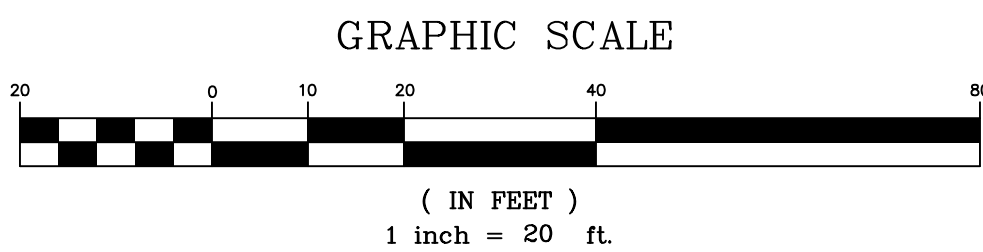
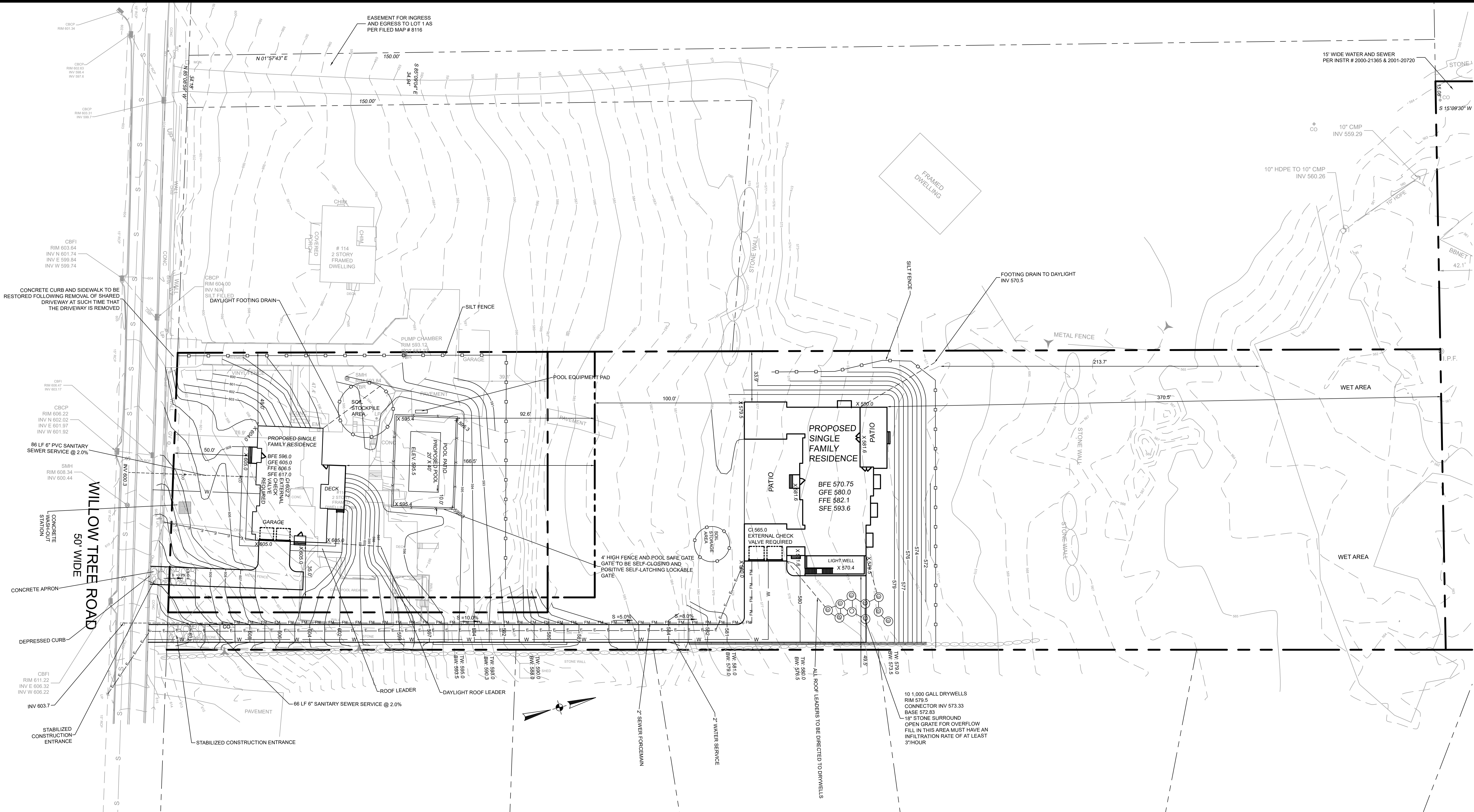
OWNER OR REPRESENTATIVE _____ DATE _____

ROCKLAND COUNTY
DRAINAGE AGENCY
APPROVAL

APPROVED FOR FILING _____

CHAIRMAN ROCKLAND COUNTY DRAINAGE AGENCY _____ DATE _____

DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 41.08 - 1 - 44.1 & 44.2	
		SUBDIVISION PLAT	
		FOR	
		106 & 110 WILLOW TREE ROAD	
		VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK	
		CIVIL TEC Engineering & Surveying PC	
		139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243	DATE: 7/15/26 DRAWN BY: RB/LT CHKD BY: RB/LT
		111 Main Street Chester, NY 10918 845.610.3621	JOB No. 4354 SCALE: 1"=30' DWG No. 1 OF 2
		Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com	
		LUKAS M. GRAF N.Y. Lic. No. 051288	



DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 41.08 - 1 - 44.1 & 44.2	
PROPOSED PLAN			
FOR			
106 & 110 WILLOW TREE ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 7/15/26
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build C www.Civil-Tec.com			JOB No. 4354
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: 1"=30'
			DWG No. 2 OF 2



GML Report

Property Information:

Parcel ID: 41.08-1-44.2	Date Parcel: February 2026
OLD ID:	Address: 106 E WILLOW TREE RD
City: SPRING VALLEY	State: NY
Zip: 10977	Book Page: N/A
Deed Date: 2/28/2024 12:00:00 AM	Instrument: 2024-00005396
Municipality: Wesley Hills	Deed Acres: 2.890
GIS Calculated Acres: 2.934	

GML Criteria:

Requires GML Review: NO	Adjacent Town Boundarry: NO
Adjecent Village Boundary: NO	Orange County Bunday: NO
County Facility: NO	NYS Facility: NO
County Park: NO	State Park: NO
County Regulated Streams: NO	Long Path Hiking Trail: NO
ROW-County Highways: NO	ROW-NYS Highway: NO
ROW-NYS Thruway: NO	ROW-Palisades Interstate Parkway: NO
X Coordinate: 612098.00000000	Y Coordinate: 847268.00000000

GML Report

Property Information:

Parcel ID: 41.08-1-44.1	Date Parcel: February 2026
OLD ID:	Address: 110 E WILLOW TREE RD
City: SPRING VALLEY	State: NY
Zip: 10977	Book Page: N/A
Deed Date: 2/16/2024 12:00:00 AM	Instrument: 2024-00004411
Municipality: Wesley Hills	Deed Acres: 1.000
GIS Calculated Acres: 0.994	

GML Criteria:

Requires GML Review: NO	Adjacent Town Boundarry: NO
Adjecent Village Boundary: NO	Orange County Bunday: NO
County Facility: NO	NYS Facility: NO
County Park: NO	State Park: NO
County Regulated Streams: NO	Long Path Hiking Trail: NO
ROW-County Highways: NO	ROW-NYS Highway: NO
ROW-NYS Thruway: NO	ROW-Palisades Interstate Parkway: NO
X Coordinate: 612072.00000000	Y Coordinate: 846945.00000000

PLANNING BOARD
VILLAGE OF WESLEY HILLS

NARRATIVE SUMMARY

22 POMONA LANE SUBDIVISION
Tax Lot 41.08-2-30

David and Esty Leverton own their home at 22 Pomona Lane in the Village. It is in an R-35 zoning district. They wish to subdivide their property into three residential lots, maintaining the existing house.

Existing Conditions

The property is zoned R-35, which requires a minimum lot area of 35,000sf for single-family dwellings. The property has a lot area of 141,664sf (3.252ac). There is an existing one-story frame dwelling on the western side of the lot. Small outbuildings are scattered near the house. An existing gravel driveway with macadam apron provides access to Pomona Lane, a private road that leads to McNamara Road, the nearest public street.

Pomona Lane is partly paved and partly gravelled. It is owned and maintained by the Pomona Country Club, Inc., a homeowners association.

The house is served by the Pomona Country Club community well. It has a septic tank for sanitary sewage disposal. Public water and sanitary sewers are not available in Pomona Lane. Electricity and communications are provided by overhead lines.

Proposed Conditions

The Levertons wish to subdivide the property into three lots as shown on the accompanying plans. Lot 1, with 49,326sf, is on the western half of the site. It contains the existing house and driveway, with direct access to Pomona Lane.

Lot 2 has 44,031sf and is on the eastern half of the site. It has frontage on Pomona Lane. A house on Lot 2 would have its own driveway to Pomona Lane. The driveway winds to accommodate the existing grade.

Lot 3 is in the rear (south) portion of the site, with a lot area of 48,307sf. It does not have frontage on Pomona Lane. An extension of the Lot 1 driveway will provide access

to Pomona Lane. This will minimize the amount of new impervious surfaces required for the subdivision and eliminate the need for a third curb cut. A driveway maintenance agreement and ingress/egress easement over Lot 1 will be provided as a condition of subdivision approval.

Existing utility services will be maintained to the extent practicable, with the new houses making connections with those services. Easements will be provided as shown on the drawings. Lots 2 and 3 will have their own septic systems and wells.

Each of the proposed lots conforms to the bulk requirements of the R-35 district. A variance from Village Law § 7-736 is needed for Lots 2 and 3 as they do not have direct access to a public highway.

SEQRA and GML Status

The project is an Unlisted action under SEQRA.

Referral to the Rockland County Planning Department under GML § 239-n is not required as the site is more than 500 feet from the specified features.

Dated: August 13, 2026
New City, New York

EMANUEL LAW, PC

By: 
Ira M. Emanuel

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date _____

Please check all that apply:

☒ Planning Board ☐ Zoning Board of Appeals* (Fill out Part II of this form.)	☐ Municipal Board ☐ Historical Board ☐ Architectural Review
☒ Subdivision ☐ 3 Number of Lots ☐ Site Plan	☐ Pre-preliminary/Sketch ☒ Preliminary ☐ Final
☐ Special Permit ☐ Zoning Code Amendment ☐ Variance	☐ Conditional Use ☐ Zone Change

Applicant: David and Esty Leverton **Phone #** _____

Address: 22 Pomona Road, Wesley Hills, NY

Street Name & Number (Post Office)

Project Name: 22 Pomona Lane Subdiviaion

Tax Map Lot No. 41.08-2-30 Map Date 8/11/26

Current Zoning R-35

Location: On the South side of Pomona Lane,
~285 feet East of West Lane in the
 town of Ramapo ~~XXXXX~~ hamlet/village of Wesley Hills.

Acreage of Parcel 3.252ac **Zoning District** R-35

School District ERCSD **Postal District** 10901

Fire District Hillcrest **Ambulance District** Ramapo Valley

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

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

Please see attached narrative

If subdivision:

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

If site plan:

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

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

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

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

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

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

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

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

N/A

Property Owner: Esty Leverston Phone # _____
Address 22 Pomona Lane, Wesley Hills, NY 10901

Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Sparaco & Youngblood PLLC Phone # 845-782-8543
Address 18 North Main Street, PO Box 818, Harriman, NY 10926

Street Name & Number (Post Office) State Zip code

Attorney: Emanuel Law, PC Phone # 834-634-4141
Address 4 Laurel Road, New City, NY 10956

Street Name & Number (Post Office) State Zip code

Contact Person: Ira Emanuel Phone # 845-634-4141
Address 4 Laurel Road, New City, NY 10956

Street Name & Number (Post Office) State Zip code

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 }

Esty Leverton _____ being duly sworn, deposes and
says that ~~he~~ she resides at 22 Pomona Lane, Wesley Hills, 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. 41.08-2 Lot No. 30 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.

PLEASE SIGN HERE

Owner: [Signature]

Address: 22 Pomona Lane
Wesley Hills, NY 10901

Sworn to before me this

17th day of August 20 26

[Signature]
Notary Public

AVIVA TABAK
Notary Public, State of New York
NO. 01TA6431166
Qualified in Rockland County
Commission Expires 03/28/2030

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.

NOT APPLICABLE

☐ State or County Road	☐ State or County Park
☐ County/State Land or Right-of-Way	☐ County Stream
☐ Municipal Boundary	☐ County Facility

List name(s) of facility checked above. NA

Location of Parcel(s) 22 Pomona Lane, Wesley Hills

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

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

Adjacent Municipality _____

(AS APPLICABLE)

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

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

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

PLEASE SIGN HERE

Geor
Signature

8/17/26
Date

Applicant's Signature and Certification

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

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

PLEASE SIGN HERE

Mailing Address

22 Pomona Lane

Wesley Hills, NY 10901

SWORN to before this

17th day of August, 2026

Aviva Tabak

Notary Public

AVIVA TABAK
Notary Public, State of New York
NO. 01TA6431166
Qualified in Rockland County
Commission Expires 03/28/2026, 30

Owner/Applicant's Consent Form to Visit Property

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

PLEASE SIGN HERE

Esty Leverton
Owner/Applicant

SWORN to before this

17th day of August, 2026

Aviva Tabak

Notary Public

AVIVA TABAK
Notary Public, State of New York
NO. 01TA6431166
Qualified in Rockland County
Commission Expires 03/28/2026, 30

Affidavit of Ownership/Owner's Consent

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

I, Esty Leverton being duly sworn, hereby
depose and say that I reside at: 22 Pomona Lane, Wesley Hills, NY

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

I am the ~~(XXXXXXXXXXXXXXXXXXXX)~~ owner in fee simple of premises located at:
22 Pomona Lane, Wesley Hills, NY

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in ~~Book~~ XX of conveyances, page XXXXXXXXXXXXXXXXXXXX, Instrument # 2020-00026974

Said premises have been in my/its possession since 2020. Said premises are
also known and designated on the Town of Ramapo

Tax Map Lot – No. 41.08-1-30 Map Date 02/2024
Current Zoning R-35

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

PLEASE SIGN HERE

Owner

Mailing Address

22 Pomona Lane
Wesley Hills, NY 10901

SWORN to before this

17th day of August, 2026
Aviva Tabak

Notary Public

AVIVA TABAK
Notary Public, State of New York
NO. 01TA6431166
Qualified in Rockland County
Commission Expires 03/28/2026

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

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

~~XXXX~~ Village of Wesley Hills)

I, Esty Leverton, 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

Esty Leverton

20 Pomona Road

Wesley Hills, NY 10901

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

2. To the Planning Board of the ~~XXXX~~ 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 _____;
- (x) 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 Please see the attached narrative

3. Premises affected are in a R-35 zone and from the town of Ramapo tax map, the property is know as:
Tax Map Lot – No. 41.08-2-

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

5. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the ~~Town~~ Village of Wesley Hills in the petition, request or application or in the property or subject matter to which it relates:
(if none, so state)

a. Name and address of officer or employee NONE

b. Nature of interest _____

c. If stockholder, number of shares _____

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

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

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

I, ESTY Leverton, 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.

PLEASE SIGN HERE

Mailing Address

22 Pomona Lane
Wesley Hills, NY 10901

SWORN to before this

17th day of August, 20 26

Aviva Tabak
Notary Public

AVIVA TABAK
Notary Public, State of New York
NO. 01TA6431166
Qualified in Rockland County
Commission Expires 03/28/2030

DISCLAIMER

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

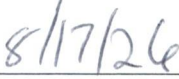
THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

PLEASE SIGN HERE



APPLICANT



DATED

AFFIDAVIT

State of New York)

County of Rockland) SS.:

~~Town~~ Village of Wesley Hills)

I, Esty Leverton being duly sworn deposes and says that
he is the applicant, agent or attorney for applicant, in the matter of the petition before the
Planning Board (board) in the ~~Town~~ village
of Wesley Hills affecting property located at
7720 Pomona Lane, Rockland County, New York.

That the following are all of the owners of property ⁵⁰⁰~~750~~ feet (distance) from the
premises as to which this application is being taken.

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

Please see attached list.

SWORN to before this

17th day of August, 2026

PLEASE SIGN HERE

Cen

Aviva Tabak
Notary Public

AVIVA TABAK
Notary Public, State of New York
NO. 01TA6431166
Qualified in Rockland County
Commission Expires 03/28/2026

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/permits/6191.html>

11/41.08-2-16
CEKLENIÁK JEAN
29 BRUCK CT
SPRING VALLEY, NY 10977

11/41.08-2-37
LEHTINEN HELEN
29 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-23
DEROSA DOMINICK J & KAREN
23 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-2-25
ROSENSTOCK ALAN & DEBRA
LEGACY TRUST
3 LAURA LANE
WESLEY HILLS, NY 10977

11/41.08-2-33
RAMSEE LLC
909 THIRD AVE #1252
NEW YORK, NY 10150

11/41.08-2-19
SAFRIN JACOB & SHIFRA
20 BRUCK CT
SPRING VALLEY, NY 10977

11/41.08-2-18
PILCHICK JONATHAN & CHANI
24 BRUCK CT
WESLEY HILLS, NY 10977

11/41.08-2-32
EAST LANE SPRING LLC
153 HARBORVIEW DR N
LAWRENCE, NY 11559

11/41.08-2-31
VENOKUR JASON A &
VENOKER NOEMIE
20 POMONA LA
SUFFERN, NY 10901

11/32.20-1-38
MC CORMICK JERRY R +
CATHERINE
19 POMONA LA
SPRING VALLEY, NY 10977-111

11/41.08-2-30
LEVERTON ESTY YIDES
22 POMONA LANE
SUFFERN, NY 10901

11/41.08-2-36
PONZONI GEORGE B +
PHYLLIS TRUSTS
2 LAURA LA
SPRING VALLEY, NY 10977

11/41.08-2-21
FRIEDMAN MARK & SHARON
8 BRUCK CT
SPRING VALLEY, NY 10977

11/41.08-2-34
KUZNICKI NOSSON & ALIZA
6 LAURA LA
SPRING VALLEY, NY 10977

11/41.08-2-20
KLEIMAN TZVI N
14 BRUCK CT
SPRING VALLEY, NY 10977

11/41.08-2-28
GROSS MARC & BARBARA
8 LAURA LA
SPRING VALLEY, NY 10977

11/42.05-1-4
ROSEN ILANA HILORIE
29 EAST LA
SUFFERN, NY 10901

11/41.08-2-17
ZELMAN NAFTALI SHIMON
& HEATHER
28 BRUCK CT
SPRING VALLEY, NY 10977

11/41.08-2-3
ZELMAN NAFTALI S
28 BRUCK CT
SPRING VALLEY, NY 10977

11/32.20-1-40
MONSEY LLC
156 WEST 56TH ST SUITE 1701
NEW YORK, NY 10019

11/41.08-2-29
NEIMAN MARTIN & JANET
24 POMONA LA
SUFFERN, NY 10901

11/41.08-2-24
MACK STANLEY
1 LAURA LA
SPRING VALLEY, NY 10977

11/41.08-2-35
SJRS HOLDINGS LLC
PO BOX 631
POMONA, NY 10970

11/42.05-1-3
31 EAST LANE HOLDINGS LLC
C/O TREITEL RAPHAEL
3206 AVE M
BROOKLYN, NY 11210

11/41.08-2-26
SCHUSTER DAVID & Yael
5 LAURA LANE
WESLEY HILLS, NY 10977

11/41.08-2-27
KREISMANN JAY D & MIRIAM
7 LAURA LA
SPRING VALLEY, NY 10977

11/42.05-1-2
AMDURER LEGACY TRUST
32 EAST LANE
SUFFERN, NY 10901

11/42.05-1-1
BIBBO EILEEN O'CONNOR
18 POMONA LANE
SPRING VALLEY, NY 10977

11/41.08-2-2
POMONA OASIS LLC
34 DEERWOOD ROAD
SUFFERN, NY 10901

11/32.20-1-41
NERETICH BRUNO & LINN S
23 POMONA COUNTRY CLUB LN
SPRING VALLEY, NY 10977

11/32.20-1-42.1
GALIMIDI YITZCHAK
25 POMONA LANE
SUFFERN, NY 10901

11/32.20-1-37
18 EAST LANE LLC
18 EAST LA
SPRING VALLEY, NY 10977

11/32.20-1-36
ARSA ARTHA COK GDE &
FRANCES J
7 FARM LN
SUFFERN, NY 10901

11/32.20-1-35
TABAK AVIVA & VELVEL
9 FARM LANE
RAMAPO, NY 10977

11/32.20-1-34
TUH TRUST
1 STAG COURT
SUFFERN, NY 10901

11/32.20-1-43
POMONA OASIS LLC
34 DEERWOOD ROAD
SUFFERN, NY 10901

11/32.20-1-42.2
5 WEST LN LLC
5 WEST LANE
SPRING VALLEY, NY 10977

Short Environmental Assessment Form

Part 1 - Project Information

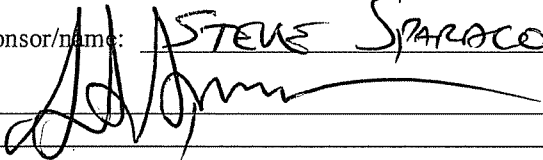
Instructions for Completing

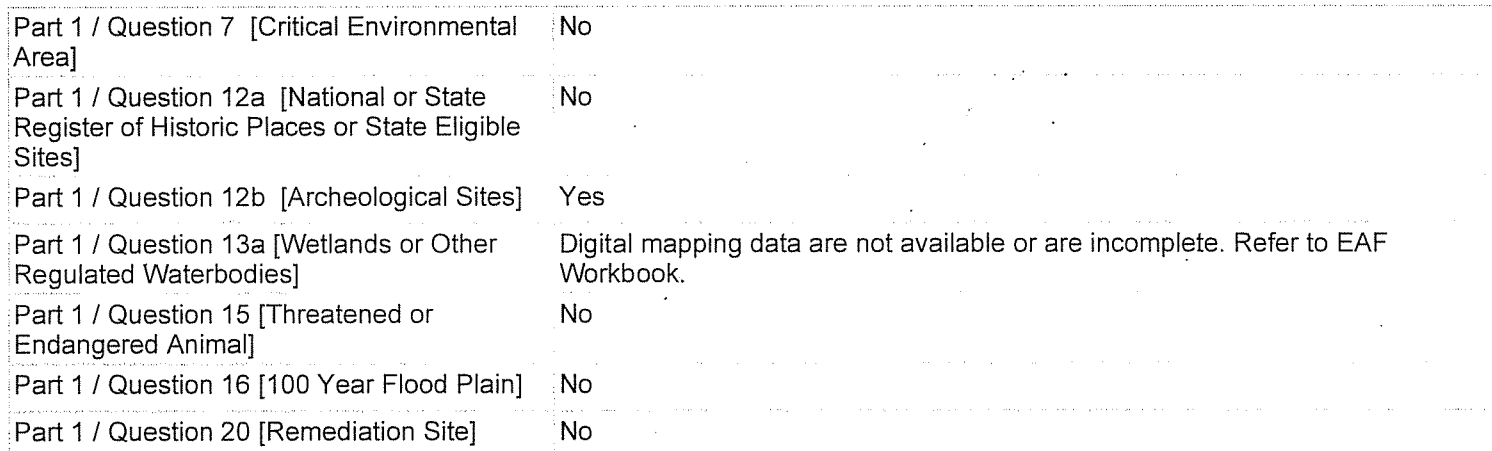
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: 22 Pomona Lane			
Project Location (describe, and attach a location map): This project is on the South side of Pomona Lane approximately 500' West of East Lane.			
Brief Description of Proposed Action: This project is a proposed three lot subdivision. The Westerly lot (lot 1) will encompass the existing dwelling and the remaining 2 lots are proposed to construct a new dwelling and driveway with a proposed well and septic system on each of the lots. It should be noted that a portion of the driveway on lot 1 is shared by lot 3.			
Name of Applicant or Sponsor: David and Esty Leverton		Telephone: 845-642-0179 E-Mail: Esty Leverton <estyleverton@gmail.com>	
Address: 22 Pomona Lane			
City/PO: Village of Wesley Hills		State: NY	Zip Code: 10901
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		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: Village of Wesley Hills Planning Board, Rockland County Health Dept.		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		3.252 acres	
b. Total acreage to be physically disturbed?		1.22 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.252 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>STEVE SPARACO, P.E.</u> Date: <u>8/10/26</u>		
Signature: <u></u> Title: <u>PROFESSIONAL ENGINEER</u>		



SUBDIVISION NOTES:

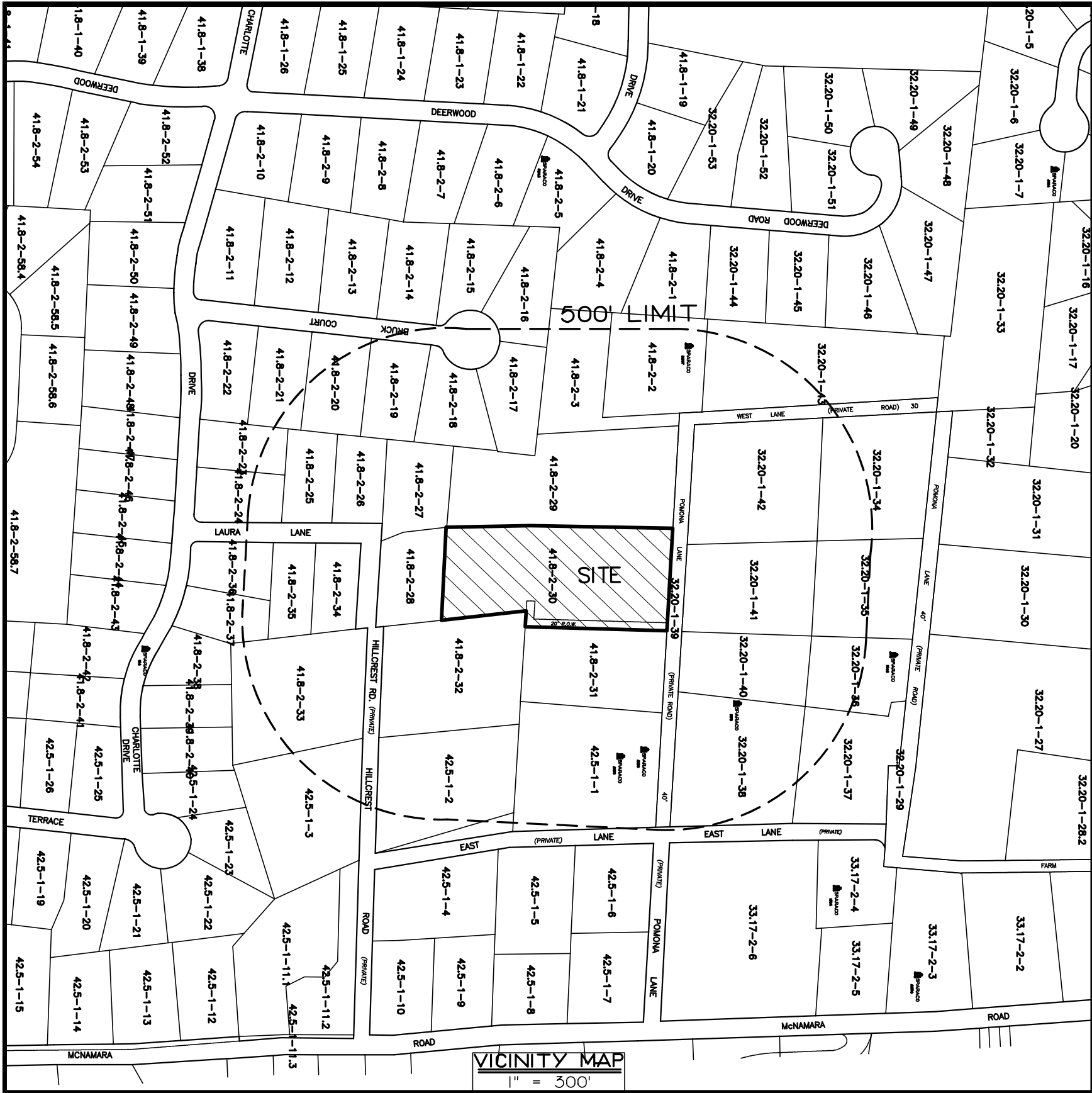
1. THIS IS LOT 30, BLOCK 2 IN SECTION 41.08, ON THE TOWN OF RAMAPO TAX MAPS.
2. TOTAL AREA OF TRACT.....141,664 SF / 3.252 AC
3. ZONE.....R-35
4. PROPOSED USE.....RESIDENTIAL
5. RECORD OWNER.....DAVID & ESTY LEVERTON
22 POMONA LANE
SUFFERN, NY 10901
6. APPLICANT.....DAVID & ESTY LEVERTON
22 POMONA LANE
SUFFERN, NY 10901
7. FIRE DISTRICT.....HILLCREST FIRE CO. #1
8. SCHOOL DISTRICT.....EAST RAMAPO CENTRAL SCHOOL DISTRICT
9. WATER DISTRICT.....VEDUA WATER NY, INC.
10. SEWER DISTRICT.....BENEFIT AREA #5
11. DATUM.....(USGS) NAD83-1929.
12. MONUMENTS IN ACCORDANCE WITH TOWN SPECIFICATION TO BE SET AT LOCATIONS MARKED WITH THIS SYMBOL:
13. ALL PROPERTY CORNERS SHALL BE MARKED WITH 3/4 INCH IRON PIPES.
14. THE INDIVIDUAL LOTS ARE DESIGNATED WITH THE TAX LOT NUMBER SHOWN THUS:
15. ALL UTILITIES UNDERGROUND, ELECTRIC SERVICE CONNECTION SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
16. HOUSE SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 10 FEET.
17. FOR DETAILS OF WATER AND SEWER FACILITIES REFER TO ADDITIONAL PLANS ON FILE WITH THE ROCKLAND COUNTY DEPARTMENT OF HEALTH.
18. NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME AS THE EROSION CONTROL MEASURES REQUIRED AS PART OF THE EROSION CONTROL PLAN ARE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND THE VILLAGE ENGINEER.
19. ALL SITE CONSTRUCTION IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS, AND SPECIFICATIONS OF THE VILLAGE OF WESLEY HILLS AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS, AS A MINIMUM.
20. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW.
21. UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
22. EASEMENTS OR RIGHTS OF WAYS ON OR UNDER THE SURFACE OF THE LANDS AND NOT VISIBLE, ARE NOT SHOWN.
23. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE, AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.
24. CONTRACTOR SHALL PROVIDE CURTAIN DRAINS IN AREAS OF HIGH GROUND WATER OR IF BLEEDING BANK CONDITIONS EXIST.
25. MONEY IN LIEU OF LAND IS DUE PRIOR TO THE ENDORSEMENT OF THE PLAT BY THE CHAIRPERSON OF THE PLANNING BOARD OR THE BEGINNING OF ANY CONSTRUCTION WORK WITHIN THE PROPOSED SUBDIVISION, WHICHEVER SHALL OCCUR SOONER.
26. IN ACCORDANCE WITH THE ROCKLAND COUNTY SANITARY CODE, SEDIMENT AND EROSION CONTROL SHALL BE IMPLEMENTED, WHERE AND WHEN NEEDED IN CONFORMANCE TO THE RECOMMENDATIONS OF THE VILLAGE OF WESLEY HILLS DEPARTMENT OF PUBLIC WORKS.
27. INSTALLATION OF ALL UTILITIES IN SITE WORK SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS.
28. THE RETAINING WALLS OVER 4 FEET IN HEIGHT SHALL BE INSPECTED BY A N.Y.S. LICENSED PROFESSIONAL ENGINEER DURING INSTALLATION AND THE ADEQUACY OF THE RETAINING WALL SHALL BE CERTIFIED IN WRITING PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
29. ONLY THOSE DRIVEWAYS SHOWN ON THE SITE GRADING PLAN ARE ALLOWED WITHOUT FURTHER PLANNING BOARD APPROVAL.
30. ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDOH) APPROVAL IS LIMITED TO 5 YEARS AND SHALL EXPIRE 5 YEARS FROM THE DATE OF THE FILING OF THE PLAT IN THE ROCKLAND COUNTY CLERK'S OFFICE. TIME EXTENSIONS MAY BE GRANTED BY THE RCDOH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
31. A 5' WIDE SHADE TREE EASEMENT HAS BEEN PROVIDED ALONG ALL STREET RIGHT OF WAYS TO PERMIT THE PLANTING OF SHADE TREES AS SPECIFIED IN SECTION 5.31 OF THE VILLAGE OF WESLEY HILLS LAND SUBDIVISION REGULATIONS.

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



SCHEDULE OF DRAWINGS

DRAWING NO.	DESCRIPTION
#1	TITLE SHEET
#2	SUBDIVISION PLAN
#3	PLANIMETRIC PLAN
#4	GRADING AND EROSION CONTROL PLAN
#5	EXISTING CONDITIONS PLAN
#6	DETAILS (SHEET 1)
#7	DETAILS (SHEET 2)



GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGES.
3. ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
4. EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTORS RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
7. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
8. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
9. THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
10. ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE SPECIFIED.
11. ROOF LEADERS (WHERE REQUIRED) TO BE 6" DIA. SDR 35 PVC PIPE AND WILL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS.
12. ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECT'S MECHANICAL ENGINEER.
13. ALL SANITARY HOUSE CONNECTIONS TO BE 4" DIA. CAST IRON WITH A MINIMUM GRADE OF 22' TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING BEYOND THE FIRST CLEAN OUT, SDR 35 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.
14. ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES.
16. WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.
17. CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.
18. RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.

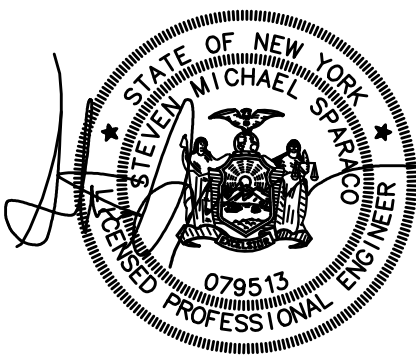
BULK REGULATIONS

MINIMUM NET LOT AREA	55,000 S.F.
MINIMUM LOT FRONTAGE	100'
MINIMUM LOT WIDTH	125'
MINIMUM EFFECTIVE SQUARE	125'
FRONT YARD	50'
SIDE YARD	25'
TOTAL SIDE YARD	60'
REAR YARD	50'
MAX. BUILDING COVERAGE	0.10
MAX. IMPERVIOUS SURFACE RATIO	0.25
MAX. FRONT YARD IMPERVIOUS SURFACE RATIO	0.20
MAX. BUILDING STORIES	2 1/2
MAX. EXPOSED BUILDING HEIGHT	40'
MAX. BUILDING HEIGHT	25'

REVISIONS

3 LOT SUBDIVISION
TITLE SHEET
OF
22 POMONA LANE
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

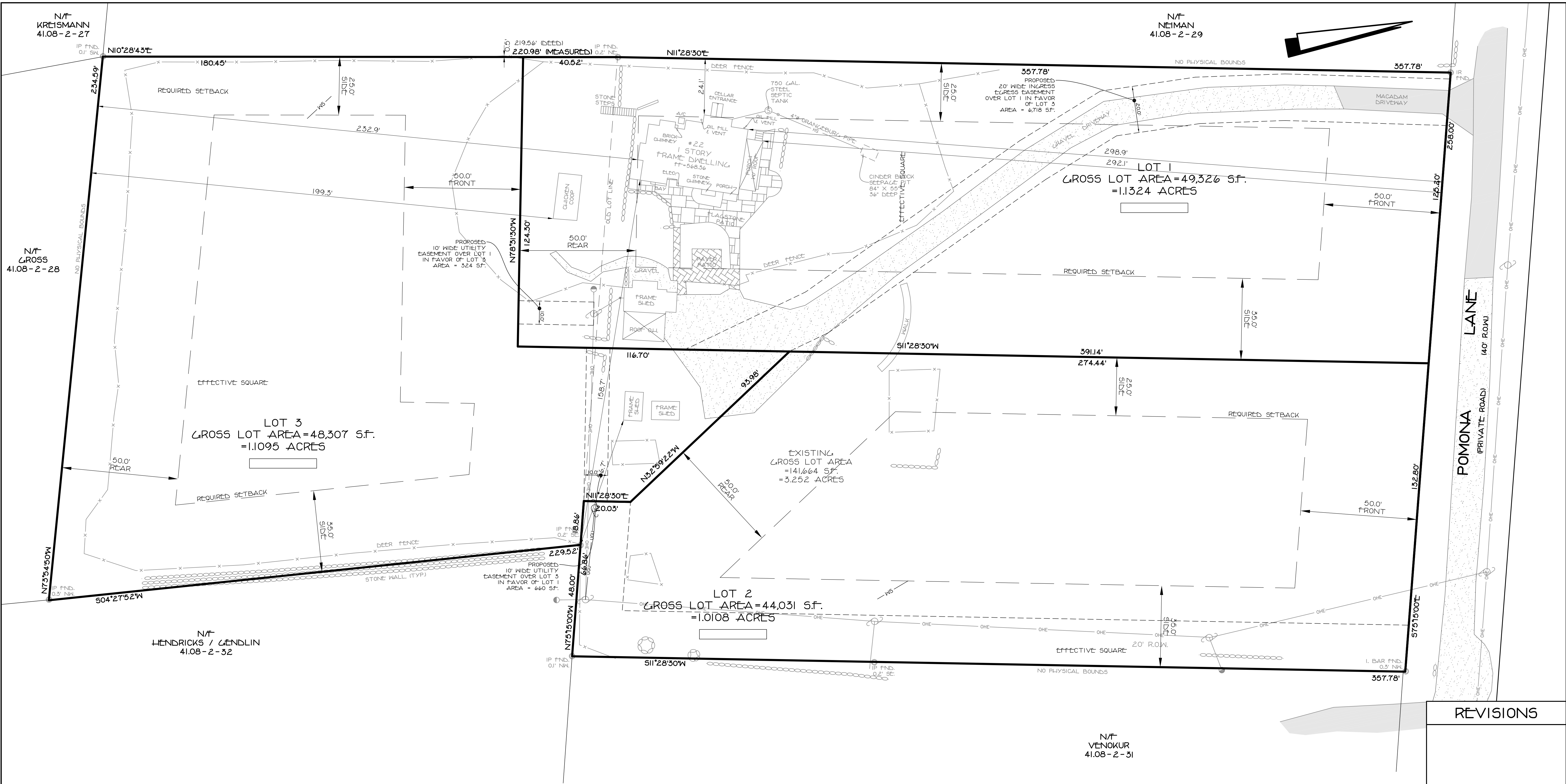
STEVEN M. SPARACO, P.E.
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543



SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-5993
SPARACO.STEVE@ELSINY.COM WYLS18@GMAIL.COM



FILE	5Y-1861
DATE	AUG. 11, 2026
BY	N. T. S.
DWG	1 OF 7



ROCKLAND COUNTY
HEALTH DEPT. APPROVAL

THIS IS TO CERTIFY THAT THE NORTH WESLEY HILLS ESTATES HAS APPROVED
ON THE DATE SHOWN BELOW CONSENT IS HEREBY GIVEN TO THE FILING OF THIS MAP IN
THE OFFICE OF THE COUNTY CLERK OF ROCKLAND COUNTY. THIS APPROVAL IS NULL AND
VOID IF WATER AND SEWAGE DISPOSAL FACILITIES ARE NOT INSTALLED IN ACCORDANCE
WITH THE FILED PLANS OR AMENDMENTS THERETO APPROVED BY THE DEPARTMENT.

SENIOR PUBLIC HEALTH ENGINEER P.E. _____ DATE: _____

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

16 NYCRR PART 1205
REQUIRES A WARNING DAYS NOTICE PRIOR
TO START OF ANY UNDERGROUND WORK

DIG SAFELY
NEW YORK
www.digsafely.org
1-800-962-7962

APPROVAL FOR FILING	
OWNER	DATE
OWNER	DATE
APPROVED BY RESOLUTION OF THE VILLAGE OF WESLEY HILLS PLANNING BOARD ON	DATE
PLANNING BOARD CHAIRMAN	DATE

ROCKLAND COUNTY DRAINAGE AGENCY	
CHAIRMAN CHARLES VEZZETTI	DATE

BULK REGULATIONS	
MINIMUM NET LOT AREA	35,000 S.F.
MINIMUM LOT FRONTAGE	100'
MINIMUM LOT WIDTH	125'
MINIMUM EFFECTIVE SQUARE	125'
FRONT YARD	50'
SIDE YARD	25'
TOTAL SIDE YARD	60'
REAR YARD	50'
MAX. BUILDING COVERAGE	0.10
MAX. IMPERVIOUS SURFACE RATIO	0.25
MAX. FRONT YARD IMPERVIOUS SURFACE RATIO	0.20
MAX. BUILDING STORIES	2 1/2
MAX. EXPOSED BUILDING HEIGHT	40'
MAX. BUILDING HEIGHT	25'

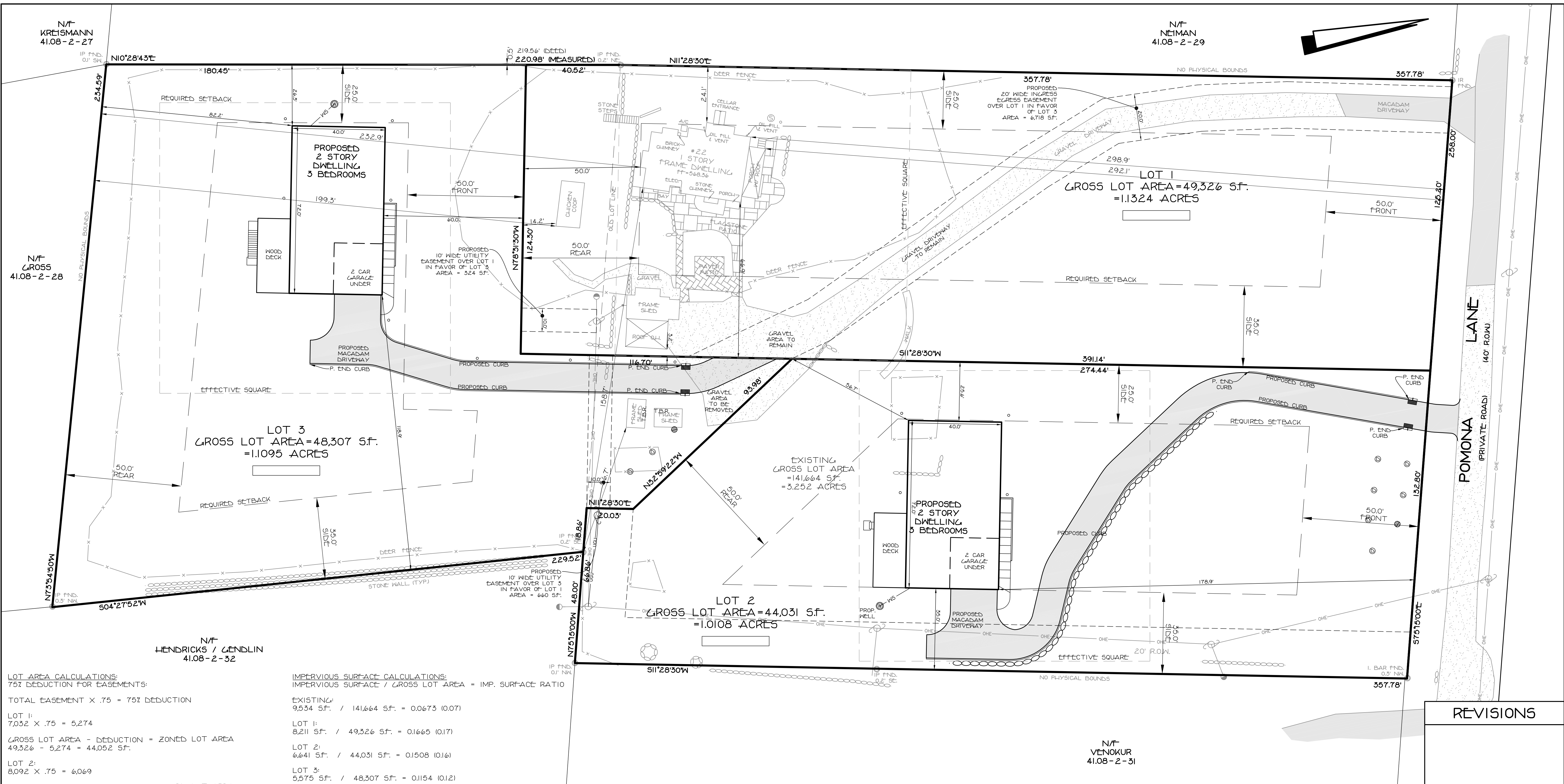
REVISIONS

3 LOT SUBDIVISION
SUBDIVISION PLAT
OF
22 POMONA LANE
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 10 0 20 40 60

SPARACO & YOUNGBLOOD, PLLC
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18 NORTH MAIN STREET
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HARRISMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-5901
SPARACO.STEVE@SELSNY.COM WBYLS1@GMAIL.COM

FILE # 5Y-1861
DATE AUG. 11, 2026
SCALE 1" = 20'
SHEET 2 OF 7



LOT AREA CALCULATIONS:
75% DEDUCTION FOR EASEMENTS:

TOTAL EASEMENT X .75 = 75% DEDUCTION

LOT 1:
7,032 X .75 = 5,274

GROSS LOT AREA - DEDUCTION = ZONED LOT AREA
49,326 - 5,274 = 44,052 S.F.

LOT 2:
8,092 X .75 = 6,069

GROSS LOT AREA - DEDUCTION = ZONED LOT AREA
44,031 - 6,069 = 37,962 S.F.

LOT 3:
662 X .75 = 496

GROSS LOT AREA - DEDUCTION = ZONED LOT AREA
48,307 - 496 = 47,811 S.F.

BUILDING COVERAGE CALCULATIONS:

TOTAL BLDG. COVER / ZONED LOT AREA = BLDG. COV. RATIO

EXISTING:
2,236 S.F. / 141,664 S.F. = 0.0158 (0.02)

LOT 1:
2,043 S.F. / 44,052 S.F. = 0.0464 (0.05)

LOT 2:
2,880 S.F. / 37,962 S.F. = 0.0759 (0.08)

LOT 3:
2,880 S.F. / 47,811 S.F. = 0.0602 (0.07)

IMPERVIOUS SURFACE CALCULATIONS:

IMPERVIOUS SURFACE / GROSS LOT AREA = IMP. SURFACE RATIO

EXISTING:
9,534 S.F. / 141,664 S.F. = 0.0673 (0.07)

LOT 1:
8,211 S.F. / 49,326 S.F. = 0.1665 (0.17)

LOT 2:
6,641 S.F. / 44,031 S.F. = 0.1508 (0.16)

LOT 3:
5,575 S.F. / 48,307 S.F. = 0.1154 (0.12)

FRONT YARD IMPERVIOUS SURFACE CALCULATIONS:

F.Y.I. SURFACE / LOT AREA = F.Y.I. SURFACE RATIO

EXISTING:
4,400 S.F. / 75,362 S.F. = 0.0584 (0.06)

LOT 1:
3,995 S.F. / 36,572 S.F. = 0.1092 (0.11)

LOT 2:
3,354 S.F. / 23,757 S.F. = 0.1412 (0.15)

LOT 3:
1,901 S.F. / 19,010 S.F. = 0.1000 (0.10)

BULK TABLE

ZONE R-35 SINGLE FAMILY DWELLING	MIN. NET LOT AREA (S.F.)	MIN. LOT FRONTAGE	MIN. LOT WIDTH	EFFECTIVE SQUARE	FRONT YARD	SIDE YARD	TOTAL SIDE YARDS	REAR YARD	MAX. BUILDING COVERAGE	MAX. IMP. SURFACE RATIO	MAX. FRONT YARD IMP. SURF. RATIO	MAX. BLDG. STORIES	MAX. EXPOSED BLDG.	MAX. HEIGHT	MIN. PARKING
REQUIRED	35,000	100'	125'	125'	50'	25'	60'	50'	0.10	0.25	0.20	2 1/2	40'	25'	2
EXISTING	141,664	258'	258'	125'	292.1'	24.1'	182.8'	232.9'	0.02	0.07	0.06	<2 1/2	40'	25'	2
PROVIDED LOT 1	44,052	125'	125'	125'	292.1'	24.1'	90.8	50'	0.05	0.17	0.11	<2 1/2	40'	25'	2
PROVIDED LOT 2	37,962	135'	135'	125'	138'	25'	60'	56'	0.08	0.16	0.15	<2 1/2	40'	25'	2
PROVIDED LOT 3	47,811	N/A	216.70'	125'	60'	36'	145'	83'	0.07	0.12	0.10	<2 1/2	40'	25'	2
VARIANCE															

* EXISTING NON-CONFORMING.

** VARIANCE REQUIRED FROM VILLAGE LAW SECTION 7-736 FOR NO FRONTAGE ON A PUBLIC STREET FOR LOTS 2 & 3.

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

16 NYCRR PART 255
REQUIRES A WARNING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK
**DIG SAFELY
NEW YORK**
www.digsafely.com
1-800-962-7962

REVISIONS

3 LOT SUBDIVISION
PLANIMETRIC PLAN
OF
22 POMONA LANE
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 10 0 20 40 60

SPARACO & YOUNGBLOOD, PLLC

CIVIL ENGINEERING • LAND SURVEYING

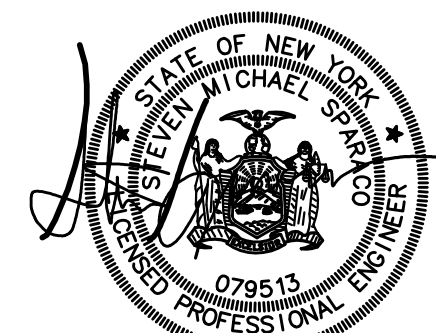
SITE PLANNING

18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, N.Y. 10926

TEL: (845) 782-8543 FAX: (845) 782-5901

WWW.SPARACOENGINEERS.COM WBYLS1@GMAIL.COM

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



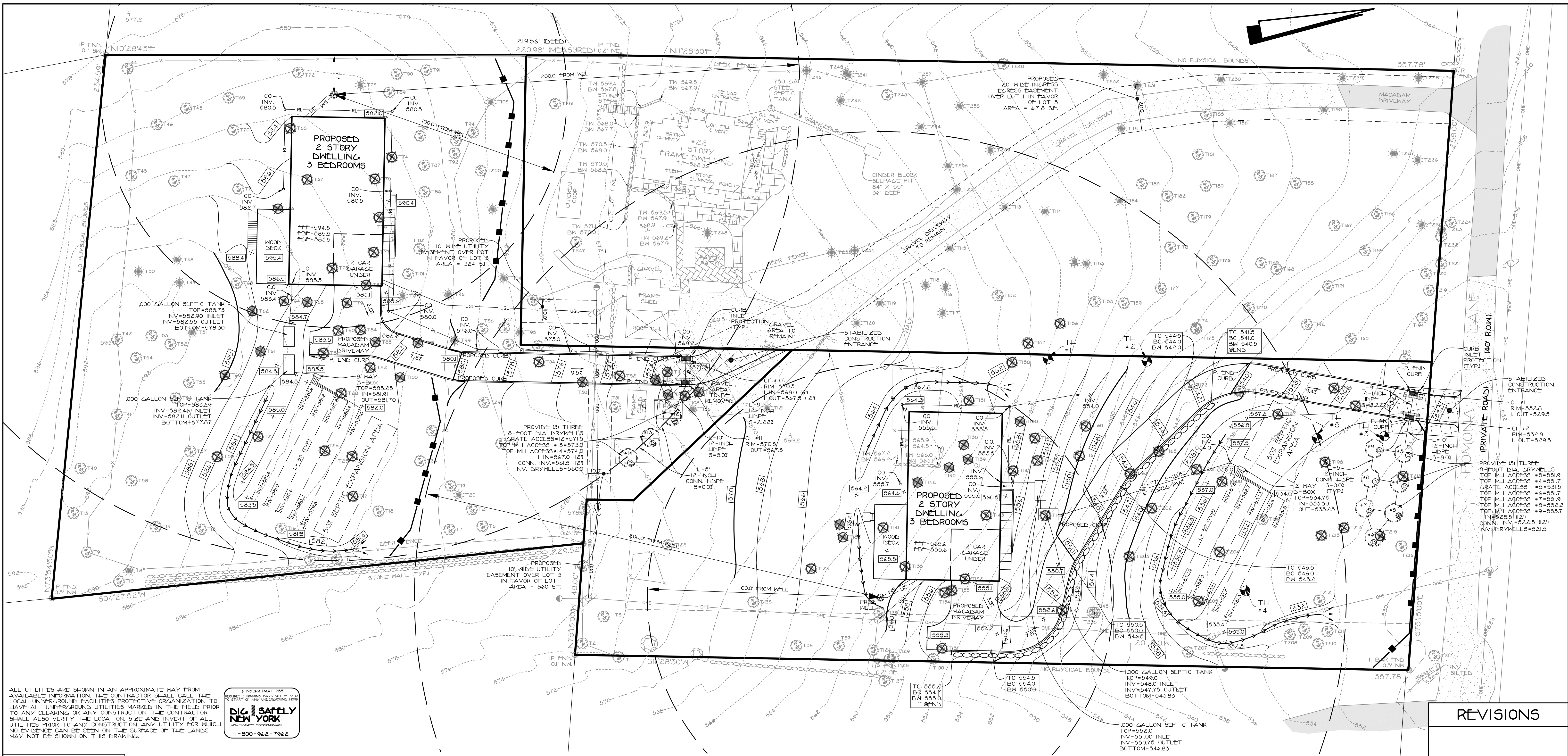
FILE #

DATE

SCALE

SHEET

3 OF 7



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

16 NYCRR PART 705
DIG & SAFELY
NEW YORK
1-800-962-7962

TREE LIST			
NO.	DIAMETER	SPECIES	T.B.R.
T1	14"	BIRCH	
T2	18"	BIRCH	
T3	10"	BIRCH	
T4	24"	HICKORY	
T5	46"	OAK	
T6	22"	BIRCH	
T7	16"	BIRCH	
T8	16"	PINE	
T9	8"	OAK	
T10	36"	OAK	
T11	32"	OAK	
T12	18"	OAK	
T13	20"	PINE	
T14	26"	OAK	
T15	20"	OAK	
T16	36"	OAK	
T17	12"	OAK	X
T18	24"	OAK	
T19	10"	OAK	
T20	10"	BIRCH	
T21	16"	BIRCH	
T22	14"	OAK	
T23	24"	BIRCH	
T24	12"	OAK	
T25	24"	OAK	X
T26	14"	OAK	X
T27	20"	OAK	X
T28	14"	OAK	X
T29	12"	MAPLE	
T30	16"	SPRUCE	X
T31	28"	BIRCH	
T32	48"	TULIP	X
T33	24"	OAK	
T34	24"	BIRCH	X
T35	10"	BIRCH	
T36	26"	OAK	
T37	18"	OAK	

TREE LIST			
NO.	DIAMETER	SPECIES	T.B.R.
T38	30"	OAK	
T39	26"	OAK	
T40	26"	OAK	
T41	16"	OAK	
T42	12"	OAK	
T43	12"	OAK	
T44	38"	OAK	
T45	18"	OAK	
T46	10"	OAK	
T47	30"	OAK	
T48	28"	PINE	
T49	34"	PINE	
T50	30"	PINE	
T51	20"	PINE	
T52	18"	OAK	
T53	20"	OAK	
T54	18"	OAK	
T55	18"	OAK	
T56	16"	OAK	
T57	22"	OAK	
T58	20"	OAK	
T59	26"	OAK	X
T60	36"	PINE	X
T61	28"	PINE	X
T62	30"	PINE	X
T63	24"	PINE	X
T64	28"	PINE	X
T65	14"	PINE	X
T66	28"	PINE	X
T67	8"	OAK	X
T68	16"	OAK	X
T69	20"	OAK	
T70	20"	OAK	
T71	10"	OAK	
T72	14"	OAK	

TREE LIST			
NO.	DIAMETER	SPECIES	T.B.R.
T73	30"	PINE	
T74	26"	OAK	X
T75	12"	OAK	X
T76	12"	OAK	X
T77	18"	OAK	X
T78	22"	OAK	X
T79	10"	SPRUCE	X
T80	10"	SPRUCE	X
T81	22"	OAK	X
T82	14"	OAK	X
T83	24"	PINE	X
T84	16"	OAK	X
T85	26"	PINE	X
T86	8"	MAPLE	
T87	10"	BIRCH	
T88	18"	OAK	
T89	10"	TWIN	BIRCH
T90	12"	PINE	
T91	22"	OAK	X
T92	10"	OAK	
T93	14"	OAK	
T94	16"	OAK	
T95	8"	PINE	
T96	28"	PINE	
T97	12"	PINE	
T98	30"	PINE	X
T99	10"	SPRUCE	
T100	8"	PINE	X
T101	20"	OAK	
T102	24"	PINE	
T103	14"	PINE	

TREE LIST			
NO.	DIAMETER	SPECIES	T.B.R.
T104	16"	BIRCH	X
T105	30"	BIRCH	X
T106	28"	PINE	
T107	52"	PINE	X
T108	16"	SPRUCE	X
T109	36"	PINE	X
T110	18"	PINE	X
T111	18"	SPRUCE	X
T112	30"	SPRUCE	X
T113	40"	PINE	
T114	14"	CEDAR	
T115	14"	SPRUCE	
T116	14"	SPRUCE	
T117	12"	SPRUCE	
T118	12"	SPRUCE	
T119	28"	SPRUCE	
T120	30"	SPRUCE	
T121	26"	SPRUCE	
T122	26"	OAK	
T123	20"	BIRCH	
T124	28"	BIRCH	X
T125	16"	BIRCH	
T126	24"	TWIN	BIRCH
T127	30"	TULIP	
T128	12"	BIRCH	
T129	16"	BIRCH	
T130	18"	BIRCH	
T131	20"	BIRCH	X
T132	26"	BIRCH	X
T133	20"	OAK	X

TREE LIST			
NO.	DIAMETER	SPECIES	T.B.R.
T134	16"	BIRCH	X
T135	30"	BIRCH	X
T136	36"	PINE	X
T137	34"	PINE	X
T138	14"	CEDAR	X
T139	12"	CEDAR	X
T140	24"	CEDAR	X
T141	8"	MAPLE	X
T142	10"	CEDAR	X
T143	36"	MAPLE	X
T144	20"	BIRCH	X
T145	26"	BIRCH	X
T146	8"	CHERRY	X
T147	24"	OAK	X
T148	18"	OAK	X
T149	12"	MAPLE	X
T150	8"	OAK	X
T151	12"	DOGWOOD	X
T152	16"	HICKORY	
T153	26"	PINE	
T154	12"	PINE	
T155	8"	OAK	
T156	18"	MAPLE	X
T157	16"	MAPLE	X
T158	16"	OAK	X
T159	52"	BIRCH	X

TREE LIST			
NO.	DIAMETER	SPECIES	T.B.R.
T160	30"	BIRCH	X
T161	20"	OAK	X
T162	8"	BIRCH	X
T163	38"	MAPLE	X
T164	18"	MAPLE	
T165	16"	TWIN	MAPLE
T166	12"	MAPLE	
T167	10"	MAPLE	
T168	8"	MAPLE	
T169	14"	TULIP	
T170	14"	MAPLE	
T171	14"	MAPLE	
T172	22"	OAK	
T173	22"	OAK	
T174	20"	MAPLE	
T175	10"	MAPLE	
T176	10"	MAPLE	
T177	8"	MAPLE	
T178	24"	TWIN	BIRCH
T179	18"	BIRCH	
T180	16"	BIRCH	
T181	24"	BIRCH	
T182	26"	BIRCH	

TEST HOLE DATA					
(DATE OF TESTING: 6/24/25)					
HOLE NO.	EXIST. ELEV.	PERC TIME	PERC ELEV.	BOTTOM ELEV.	HOLE CONDITION
TH#1	568.0	N/A	N/A	556.25	HARD RED ROCK
TH#2	548.0	538.0	N/A	536.0	NO ROCK, NO WATER
TH#3	532.9	528.9	N/A	526.9	RED ROCK, NO WATER
TH#4	534.9	532.9	24.50	528.9	NO ROCK, NO WATER
TH#5	534.6	532.6	NG	528.6	NO ROCK, NO WATER

*WITNESSED BY ROCKLAND COUNTY DRAINAGE AGENCY

LOT 2 DISTURBANCE AREA = 32,578 S.F.
LOT 3 DISTURBANCE AREA = 20,553 S.F.
TOTAL DISTURBANCE AREA = 53,131 S.F.

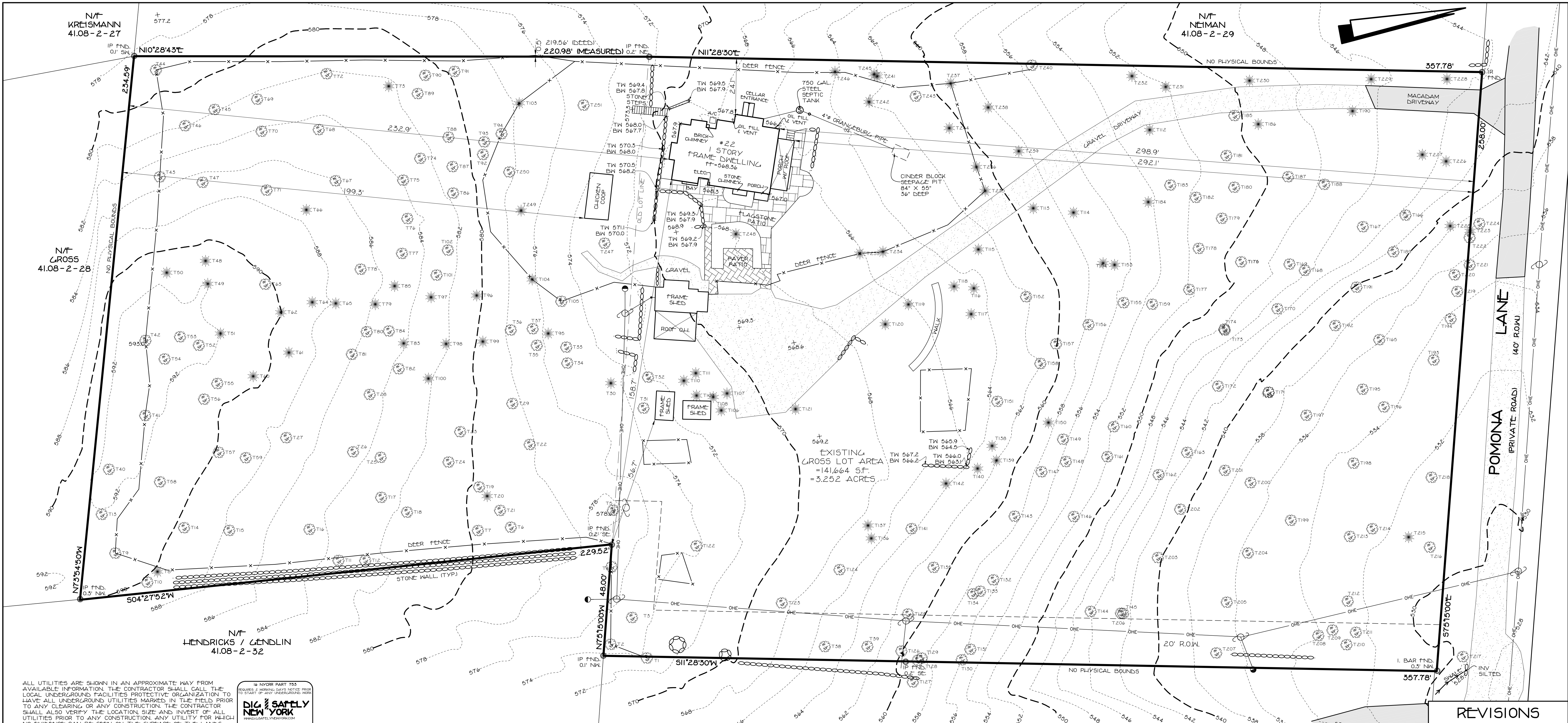
REVISIONS

3 LOT SUBDIVISION
GRADING & UTILITY
AND EROSION & SEDIMENT CONTROL PLAN OF
22 POMONA LANE
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE
20 10 0 20 40 60

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

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SITE PLANNING
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FAX: (845) 782-5901
SPARACO.STEVE@SELSNY.COM WBYLST@GMAIL.COM

5Y-1861
AUG. 11, 2026
1" = 20'
4 OF 7



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

16 NYSDR PART 703
REQUIRED 2 WORKING DAYS NOTICE PRIOR TO START OF ANY EXCAVATION WORK
DIC SAFETY NEW YORK
1-800-962-7962

TREE LIST		
NO.	DIAMETER	SPECIES
T1	14"	BIRCH
T2	18"	BIRCH
T3	10"	BIRCH
T4	24"	HICKORY
T5	46"	OAK
T6	22"	BIRCH
T7	16" TWIN	BIRCH
T8	8"	PINE
T9	6"	OAK
T10	36"	OAK
T11	32"	OAK
T12	18"	OAK
T13	20"	OAK
T14	26"	OAK
T15	20" TWIN	OAK
T16	36"	OAK
T17	12"	OAK
T18	24"	OAK
T19	10"	OAK
T20	10"	BIRCH
T21	16"	BIRCH
T22	14"	OAK
T23	24"	BIRCH
T24	12"	OAK
T25	24"	OAK
T26	14"	OAK
T27	20"	OAK
T28	14"	OAK
T29	12"	MAPLE
T30	16"	SPRUCE
T31	28"	BIRCH
T32	48"	TULIP
T33	24"	OAK
T34	24"	BIRCH
T35	10"	BIRCH
T36	26"	OAK
T37	18"	OAK

TREE LIST		
NO.	DIAMETER	SPECIES
T38	30"	OAK
T39	26"	OAK
T40	26"	OAK
T41	16"	OAK
T42	12"	OAK
T43	12"	OAK
T44	38"	OAK
T45	18"	OAK
T46	10"	OAK
T47	30"	OAK
T48	28"	OAK
T49	34"	PINE
T50	30"	PINE
T51	20"	PINE
T52	18"	OAK
T53	20"	OAK
T54	18"	OAK
T55	20"	OAK
T56	16"	OAK
T57	22"	OAK
T58	20"	OAK
T59	26"	OAK
T60	36"	PINE
T61	28"	PINE
T62	30"	PINE
T63	24"	OAK
T64	28"	PINE
T65	14"	PINE
T66	28"	PINE
T67	8"	OAK
T68	16"	OAK
T69	20"	OAK
T70	20"	OAK
T71	10"	OAK
T72	14"	OAK

TREE LIST		
NO.	DIAMETER	SPECIES
T73	30"	OAK
T74	24"	OAK
T75	12"	OAK
T76	12"	OAK
T77	18"	OAK
T78	22"	OAK
T79	10"	SPRUCE
T80	10"	SPRUCE
T81	18"	PINE
T82	14"	OAK
T83	24"	PINE
T84	16"	OAK
T85	26"	PINE
T86	8"	MAPLE
T87	10"	BEECH
T88	18"	OAK
T89	10" TWIN	BEECH
T90	12"	OAK
T91	22"	OAK
T92	10"	OAK
T93	14"	OAK
T94	10"	OAK
T95	8"	PINE
T96	28"	PINE
T97	12"	PINE
T98	30"	PINE
T99	10"	SPRUCE
T100	8"	PINE
T101	12"	OAK
T102	10"	OAK
T103	24"	PINE
T104	14"	PINE

TREE LIST		
NO.	DIAMETER	SPECIES
T105	20"	BIRCH
T106	28"	PINE
T107	32"	PINE
T108	16"	SPRUCE
T109	30"	SPRUCE
T110	18"	PINE
T111	18"	SPRUCE
T112	30"	SPRUCE
T113	40"	PINE
T114	14"	CEDAR
T115	14"	SPRUCE
T116	14"	CEDAR
T117	12"	SPRUCE
T118	12"	SPRUCE
T119	28"	SPRUCE
T120	30"	SPRUCE
T121	26"	SPRUCE
T122	26"	OAK
T123	20"	BIRCH
T124	28"	BIRCH
T125	16"	BIRCH
T126	24" TWIN	BIRCH
T127	30"	TULIP
T128	12"	BIRCH
T129	16"	BIRCH
T130	16"	OAK
T131	20"	BIRCH
T132	26"	BIRCH
T133	20"	OAK

TREE LIST		
NO.	DIAMETER	SPECIES
T134	16"	BIRCH
T135	36"	PINE
T136	34"	PINE
T137	34"	PINE
T138	14"	CEDAR
T139	12"	CEDAR
T140	24"	CEDAR
T141	8"	MAPLE
T142	10"	MAPLE
T143	36"	MAPLE
T144	20"	BIRCH
T145	26"	BIRCH
T146	8"	CHERRY
T147	24"	BIRCH
T148	18"	OAK
T149	12"	MAPLE
T150	8"	CEDAR
T151	12"	DOGWOOD
T152	16"	HICKORY
T153	26"	PINE
T154	12"	PINE
T155	8"	OAK
T156	18"	MAPLE
T157	18"	MAPLE
T158	16"	OAK
T159	32"	BIRCH

TREE LIST		
NO.	DIAMETER	SPECIES
T160	50"	BIRCH
T161	20"	OAK
T162	8"	BIRCH
T163	38"	MAPLE
T164	18"	MAPLE
T165	14" TWIN	SPRUCE
T166	12"	MAPLE
T167	10"	MAPLE
T168	8"	MAPLE
T169	14"	TULIP
T170	14"	MAPLE
T171	14"	MAPLE
T172	14"	MAPLE
T173	22"	OAK
T174	20"	MAPLE
T175	10"	MAPLE
T176	10"	MAPLE
T177	8"	MAPLE
T178	24" TWIN	BIRCH
T179	20"	OAK
T180	16"	BIRCH
T181	24"	BIRCH
T182	26"	BIRCH

TREE LIST		
NO.	DIAMETER	SPECIES
T183	16"	SASSAFRAS
T184	18"	PINE
T185	50"	BIRCH
T186	28"	SPRUCE
T187	8"	MAPLE
T188	28"	BIRCH
T189	14"	MAPLE
T190	50"	SPRUCE
T191	20"	MAPLE
T192	10"	MAPLE
T193	18"	MAPLE
T194	24"	MAPLE
T195	12"	MAPLE
T196	40"	MAPLE
T197	36"	BIRCH
T198	8"	MAPLE
T199	14"	OAK
T200	8"	OAK
T201	50"	MAPLE
T202	36"	MAPLE
T203	24"	BIRCH

TREE LIST		
NO.	DIAMETER	SPECIES
T204	22"	MAPLE
T205	36"	BIRCH
T206	8"	CEDAR
T207	50"	SASSAFRAS
T208	12"	MAPLE
T209	28"	OAK
T210	12"	BIRCH
T211	10"	MAPLE
T212	36"	MAPLE
T213	30"	SASSAFRAS
T214	14"	OAK
T215	14"	PINE
T216	28"	OAK
T217	40"	MAPLE
T218	22" TWIN	MAPLE
T219	16"	MAPLE
T220	28"	MAPLE
T221	14"	MAPLE
T222	20"	MAPLE
T223	12"	CEDAR

TREE LIST		
NO.	DIAMETER	SPECIES
T224	8"	MAPLE
T225	8"	CEDAR
T226	12" TWIN	CEDAR
T227	50"	SPRUCE
T228	30"	SPRUCE
T229	30"	SPRUCE
T230	28"	SPRUCE
T231	26"	SPRUCE
T232	30"	PINE
T233	10"	CEDAR
T234	12"	CEDAR
T235	14"	CEDAR
T236	28"	SPRUCE
T237	10"	CEDAR
T238	12"	CEDAR
T239	10"	PINE
T240	30"	BASSWOOD
T241	36"	PINE
T242	16"	CEDAR
T243	20"	BIRCH

TREE LIST		
NO.	DIAMETER	SPECIES
T244	14"	LEMLOCK
T245	40"	PINE
T246	38"	PINE
T247	36"	OAK
T248	28"	CEDAR
T249	12"	PINE
T250	18"	OAK
T251	30"	OAK

I HEREBY CERTIFY THAT THIS SITE PLAN WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 9/22/25

UNAUTHORIZED REPRODUCTION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE ENGINEERING LAW. COPIES OF THIS MAP NOT BE LOANED OR REPRODUCED WITHOUT THE SURVEYOR'S PERMISSION.

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

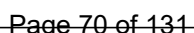
3 LOT SUBDIVISION
EXISTING CONDITIONS
OF
22 POMONA LANE
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

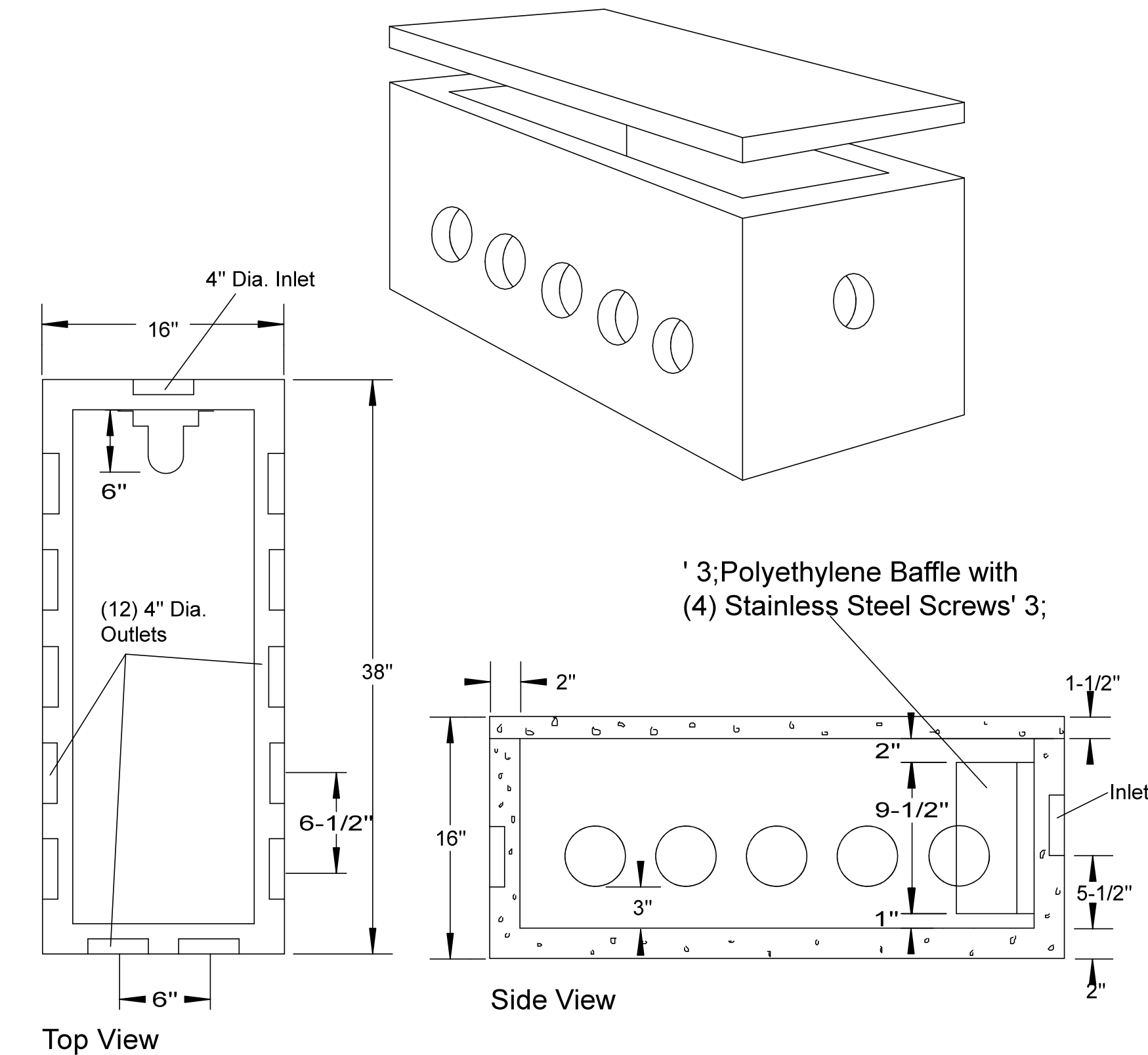
GRAPHIC SCALE
20 10 0 20 40 60

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING • LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 818
HARRISMAN, NY 10926
TEL: (845) 782-6543
FAX: (845) 782-5901
SPARACO.STEVE@GMAIL.COM WBYLST@GMAIL.COM

5Y-1861
AUG. 11, 2026
1" = 20'
5 OF 7

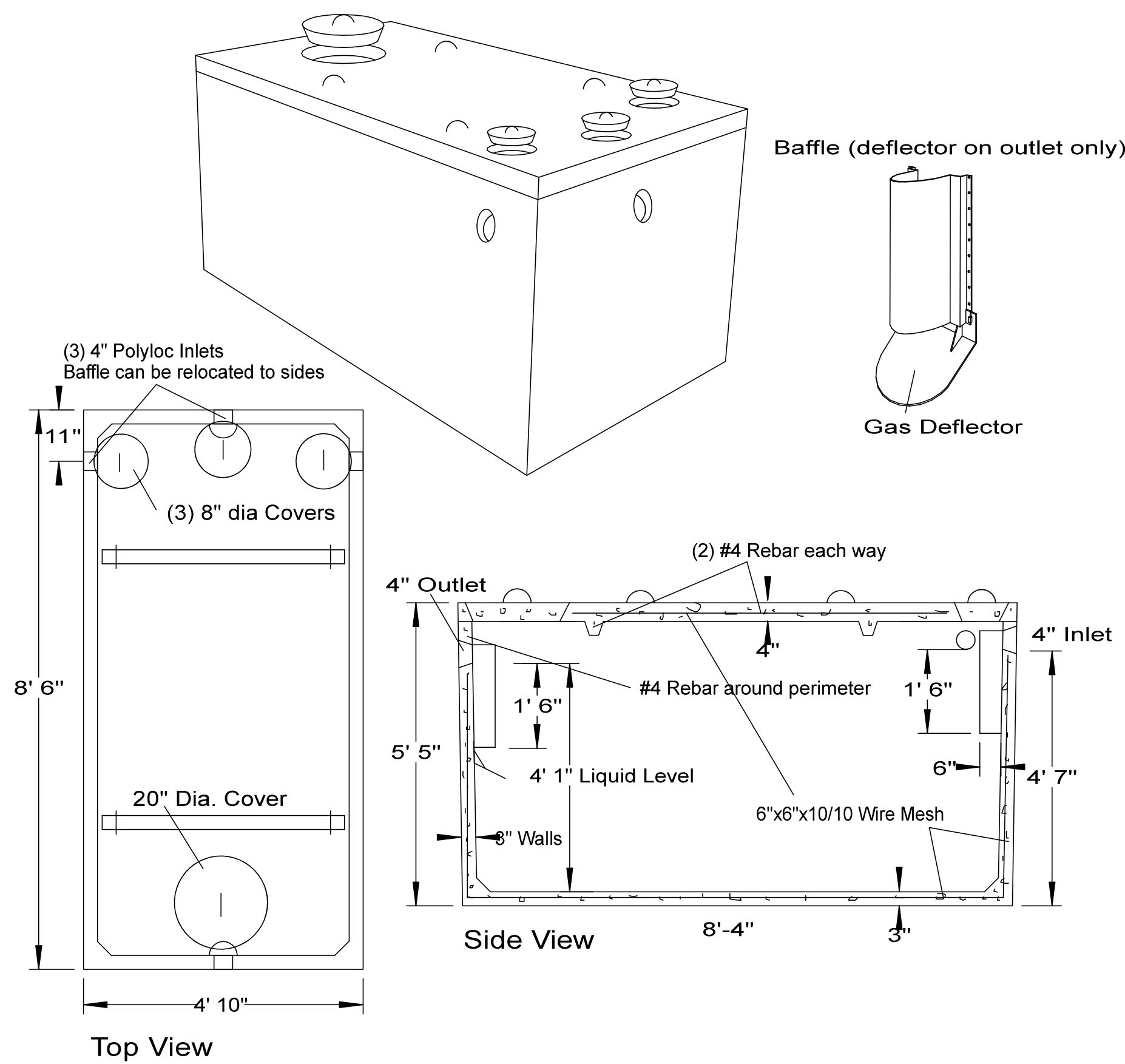
REVISIONS





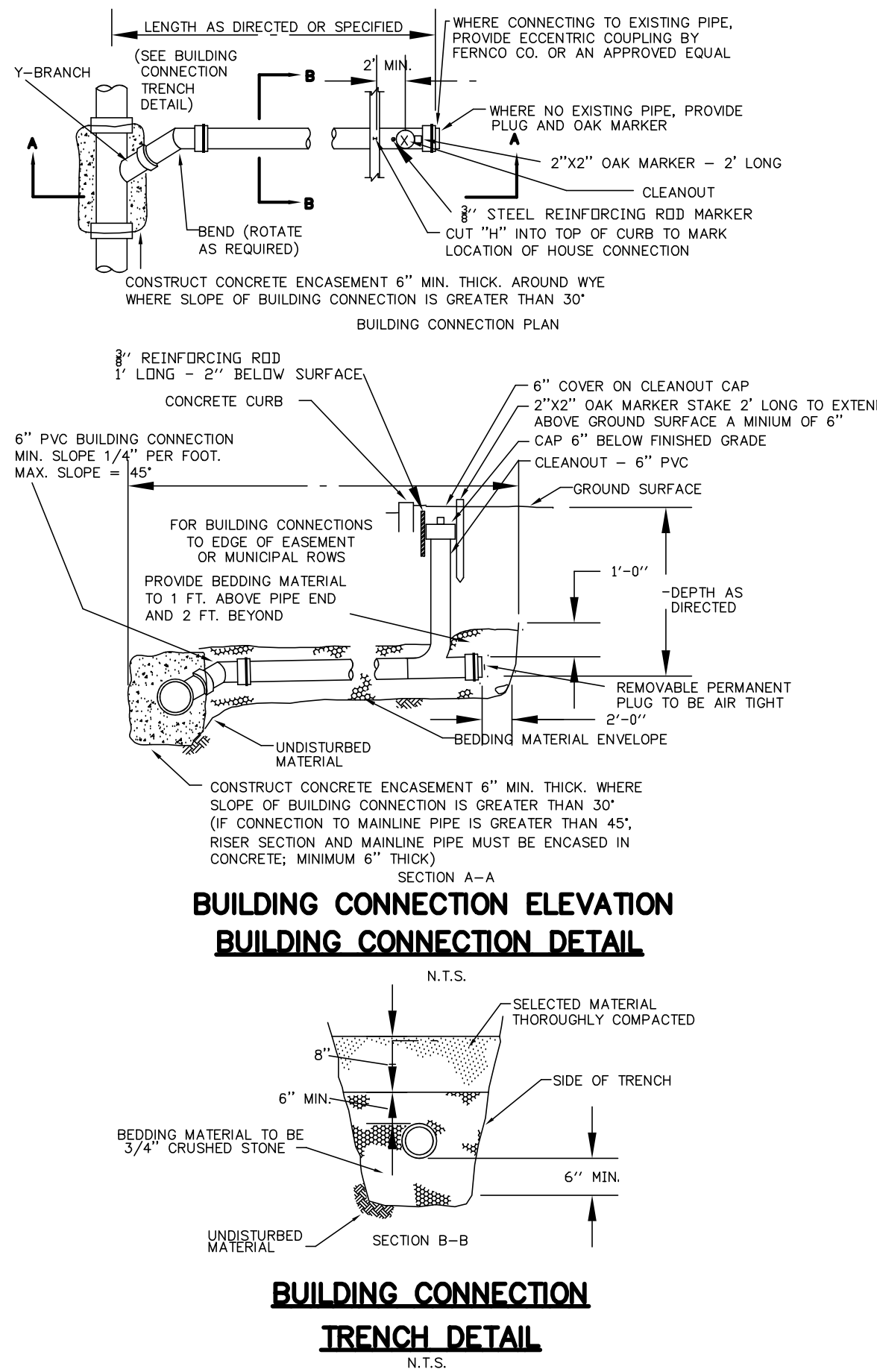
SPECIFICATIONS	PRECAST DISTRIBUTION BOXES MODEL DB-12 / 12 OUTLETS WITH BAFFLE
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: Fiber, 10ga. wire mesh Air Entrainment: 5% Pipe Connection: Polylok Seal (patented) Load Rating: 300 psf Weight = 325 lbs	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050
	Page 6B 1/9/03

www.woodardsconcrete.com



SPECIFICATIONS	PRECAST SEPTIC TANKS MODEL ST-1000 / 1000 GALLONS
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #4 Rebar, 6x6x10ga. WWM Air Entrainment: 5% Construction Joint: Butyl Rubber Sealant Pipe Connection: Polylok Seal (patented) Weight = 8,700 lbs Load Rating: 300 psf	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050
	Page 2A 6/10/03

www.woodardsconcrete.com



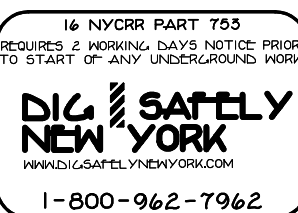
REVISIONS

3 LOT SUBDIVISION
DETAILS (SHEET 2)
OF
22 POMONA LANE
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING • LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-8901
SPARACO.STEVE@SELSNY.COM WBYLS1@GMAIL.COM

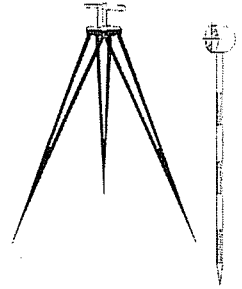


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P.O. Box #818; 18 N. Main Street Harriman, N.Y. 10926
(845) 782-8543 Fax (845) 782-5901
sparaco.steve@selsny.com
wdyls1@gmail.com



August 11, 2026

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

Attn: Alena Guckian, P.E.

Re: 22 Pomona Lane, Wesley Hills, NY –Drainage Report (SY #1861)
Section 41.08, Block 2, Lot #30

Dear Ms. Guckian:

We have prepared an hydrologic analysis of the 3.25-acre 22 Pomona Road project located in the Village of Wesley Hills, Town of Ramapo, NY.

The applicant is proposing to subdivide this parcel into 3 lots. Lot #1 will retain the existing building and driveway. It is proposed to construct a new 2,880 sf structure (footprint) with wood deck on both Lots #2 and #3.

The applicant is proposing a new paved driveway to Pomona Road for Lot #2 road access. However, for Lot #3, it is proposed to utilize the existing driveway on Lot #1 via a new access easement and then to extend the driveway to the proposed house on Lot #3 from the terminus of the shared easement area. This proposal is beneficial by design in reducing potential offsite peak discharges as this proposal reduces the amount of pavement otherwise necessary to access Lot #3 if a separate driveway were proposed.

This project disturbs over an acre of project area (approximately 1.22 acres) and therefore will require preparation of a Stormwater Pollution Prevention Plan (SWPPP) for erosion control purposes only when plans have progressed in the approval process.

We have determined that drainage on this site generally drains from South to Northeast offsite and drains towards one general collection point (Study Point #1) downstream.

We have reviewed the Rockland County Soil Survey conditions for this area and also performed deep hole and percolation testing and it appears that the soils where the drainage systems will be located will be amenable to underground infiltration system designs.

Discharges from the new house and driveway for Lot #2 will be mitigated via a series of (7) seven, 8-foot diameter dry wells interconnected with 12-inch pipes that will be fed by building runoff and overland flows to the driveway area. Portions of the driveway will contain curbing to control the runoff so it may be directed to the dry well system for mitigation. A conservative soil percolation rate of 5 minutes (actual <5 minutes) was utilized in our Hec-1 models based on our testing data to evaluate the proposed dry wells up to the 100-year design storm.

Discharges from the new house and driveway for Lot #3 will be mitigated via a series of (3) three, 8-foot diameter dry wells interconnected with 12-inch pipes that will be fed by building runoff and driveway runoff to the catchbasin at the end of the driveway. Portions of the driveway will contain curbing to control the runoff so it may be directed to the dry well system for mitigation. A soil percolation rate of 5 minutes (based upon testing performed for Lot #2) was utilized in our Hec-1 models to evaluate the proposed dry wells up to the 100-year design storm.

Our analysis includes storms ranging from the 1-year to the 100-year design. Design frequencies were based upon Extreme Precipitation tables for the Northeast (reference: www.precip.eas.cornell.edu.com) for this site location.

Refer to the Summary Table below for a comparison of Existing and Developed Conditions Discharges from the site.

Summary Table # 1 – 22 Pomona Road Lane Discharges just offsite to the North and East (Pt. #1) for Existing and Developed Conditions:

Conditions	Storm Frequency (in years)					
	1	2	5	10	25	100
Pre-Dev.t Discharges (cfs)	0.79	1.52	2.75	4.05	6.41	11.89
Post-Dev. Discharges (cfs)	0.70	1.34	2.38	3.48	5.43	11.25
Net Change:	-0.09	- 0.18	- 0.37	- 0.57	- 0.98	- 0.64

Attached are drainage area maps, drainage calculations and backup Hec-1 output data in support of our analysis.

Very truly yours,

SPARACO & YOUNGBLOOD, PLLC



cc.: client

TABLE OF CONTENTS:

- Drainage Narrative dated 8-11-26
- Table of Contents ^insert^

Appendix:

- 1.) Methodology
- 2.) Figure A: Existing Conditions Drainage Area Map at 1"=20' scale
- 3.) Figure B: Developed Conditions Drainage Area Map at 1"=20' scale
- 4.) Figure #1: Lot #2 Plan View - Drainage System at 1"=20' scale
- 5.) Figure #2: Lot #3 Plan View - Drainage System at 1"=20' scale
- 6.) Figure #3: Dry Well Detail
- 7.) Rockland County Soils Information
- 8.) Site Deep Hole and Percolation Results
- 9.) Curve Number Calculations
- 10.) Dry Well Volume and Seepage Calculations for Lot #2 Drainage System
- 11.) Dry Well Volume and Seepage Calculations for Lot #3 Drainage System

Hec-1 Analyses:

- 1.) Extreme Precipitation reference
- 2.) Existing Conditions Hec-1 Model
- 3.) Developed Conditions Hec-1 Model

ENGINEERING METHODOLOGY:

Area Hydrology:

We have prepared an hydrologic analysis of the 3.25-acre 22 Pomona Road project located in the Village of Wesley Hills, Town of Ramapo, NY.

Methodology:

One study point where discharges exit the site was analyzed (Study Point 1 -see attached drainage area maps) to evaluate site runoff under pre- and post-development conditions.

All drainage area delineations and any changes from existing to proposed conditions are indicated graphically on Drainage Area Maps provided in the Appendix.

A hydrologic analysis was performed utilizing procedures outlined in the Soil Conservation Service (SCS) publication Technical Report 55 (TR-55). SCS hydrographs were developed utilizing hydrographs consisting of a 24-hour rainfall event using an SCS Type-III rainfall distribution and unit hydrograph parameters, including drainage area, curve number (CN), time of concentration, and percent impervious.

Onsite time of concentration travel paths were insignificant and diminimus as they pertain to this project upon review of the area hydrology thru this site. A 10-minute minimum was used for existing and developed conditions for subarea "Site-1" and a 5-minute minimum time of concentration was used for all other subareas on site.

Curve number calculations were based on hydrologic soil data obtained from available Rockland County Soils Maps. Refer to the Appendix for supporting soils data.

The Army Corps of Engineers hydrologic analysis computer program HEC-1 was utilized to generate runoff hydrographs for the 1, 2, 5, 10, 25 and 100-year frequency storms for pre and post-development conditions. This program was also utilized to perform hydrograph routings and additions to design the required mitigative facilities for developed conditions.

Our analysis includes storms ranging from the 1-year to the 100-year design. Design frequencies were based upon Extreme Precipitation tables for the Northeast (reference: www.precip.eas.cornell.edu.com) for this site location.

Stormwater Analysis and proposed mitigation:

The applicant is proposing to subdivide this parcel into 3 lots. Lot #1 will retain the existing building and driveway. It is proposed to construct a new 2,880 sf structure (footprint) with wood deck on both Lots #2 and #3.

The applicant is proposing a new paved driveway to Pomona Road for Lot #2 road access. However, for Lot #3, it is proposed to utilize the existing driveway on Lot #1 via a new access easement and then to extend the driveway to the proposed house on Lot #3 from the terminus of the shared easement area. This proposal is beneficial by design in reducing potential offsite peak discharges as this proposal reduces the amount of pavement otherwise necessary to access Lot #3 if a separate driveway were proposed.

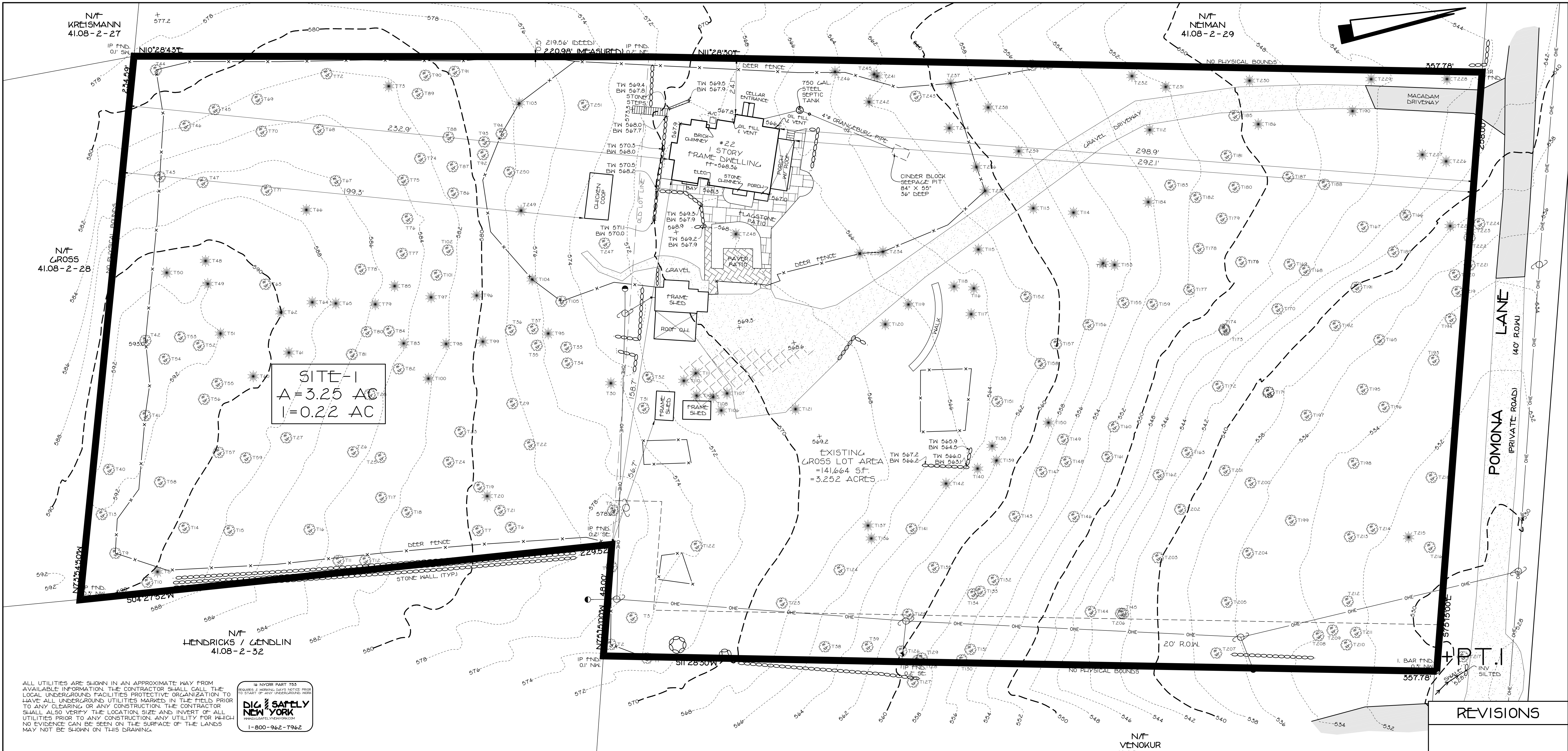
This project disturbs over an acre of project area (approximately 1.22 acres) and therefore will require preparation of a Stormwater Pollution Prevention Plan (SWPPP) for erosion control purposes only when plans have progressed in the approval process.

We have determined that drainage on this site generally drains from South to Northeast offsite and drains towards one general collection point (Study Point #1) downstream.

We have reviewed the Rockland County Soil Survey conditions for this area and also performed deep hole and percolation testing and it appears that the soils where the drainage systems will be located will be amenable to underground infiltration system designs.

Discharges from the new house and driveway for Lot #2 will be mitigated via a series of (7) seven, 8-foot diameter dry wells interconnected with 12-inch pipes that will be fed by building runoff and overland flows to the driveway area. Portions of the driveway will contain curbing to control the runoff so it may be directed to the dry well system for mitigation. A conservative soil percolation rate of 5 minutes (actual <5 minutes) was utilized in our Hec-1 models based on our testing data to evaluate the proposed dry wells up to the 100-year design storm.

Discharges from the new house and driveway for Lot #3 will be mitigated via a series of (3) three, 8-foot diameter dry wells interconnected with 12-inch pipes that will be fed by building runoff and driveway runoff to the catchbasin at the end of the driveway. Portions of the driveway will contain curbing to control the runoff so it may be directed to the dry well system for mitigation. A soil percolation rate of 5 minutes (based upon testing performed for Lot #2) was utilized in our Hec-1 models to evaluate the proposed dry wells up to the 100-year design storm.



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16 NYCRR PART 703
REQUIRED 2 WORKING DAYS NOTICE PRIOR TO START OF ANY EXCAVATION WORK
DIC SAFETY NEW YORK
1-800-962-7962

REVISIONS

EXISTING CONDITIONS DRAINAGE AREA MAP
OF
22 POMONA LANE
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

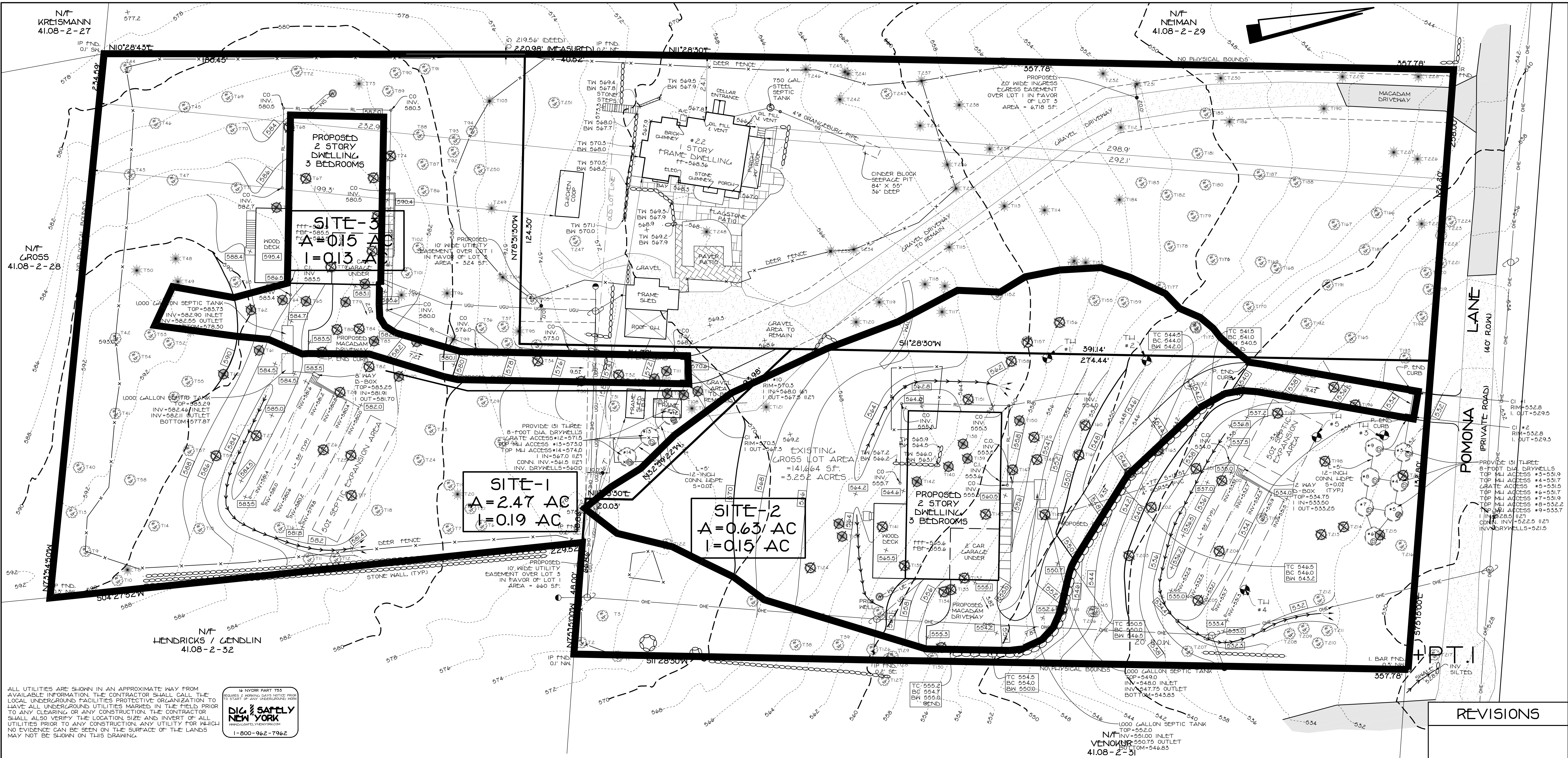
GRAPHIC SCALE
20 10 0 20 40 60

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SPARACO.STEVE@SELSNY.COM WBYLS1@GMAIL.COM

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

STATE OF NEW YORK
SEVEN MICHAEL SPARACO
079513
LICENSED PROFESSIONAL ENGINEER

FILE # 5Y-1861
DATE AUG. 11, 2026
SCALE 1" = 20'
SHEET # FIGURE A



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

16 NYCRR PART 705
REQUIRES 2 HOURS DATA BEFORE
TO START OF ANY UNDERGROUND WORK

DIG SAFELY NEW YORK
WWW.DIGSAFELYNEWYORK.COM
1-800-962-7962

TEST HOLE DATA					
(DATE OF TESTING: 6/24/25)					
HOLE NO.	EXIST. ELEV.	PERC. ELEV.	PERC. TIME	BOTTOM ELEV.	HOLE CONDITION
TH#1	558.0	N/A	N/A	556.25	WARD RED ROCK
TH#2	548.0	538.0	N/A	536.0	NO ROCK, NO WATER
TH#3	532.9	528.9	N/A	526.9	RED ROCK, NO WATER
TH#4	534.9	532.9	24:50	528.9	NO ROCK, NO WATER
TH#5	534.6	532.6	NG	528.6	NO ROCK, NO WATER

*WITNESSED BY ROCKLAND COUNTY DRAINAGE AGENCY

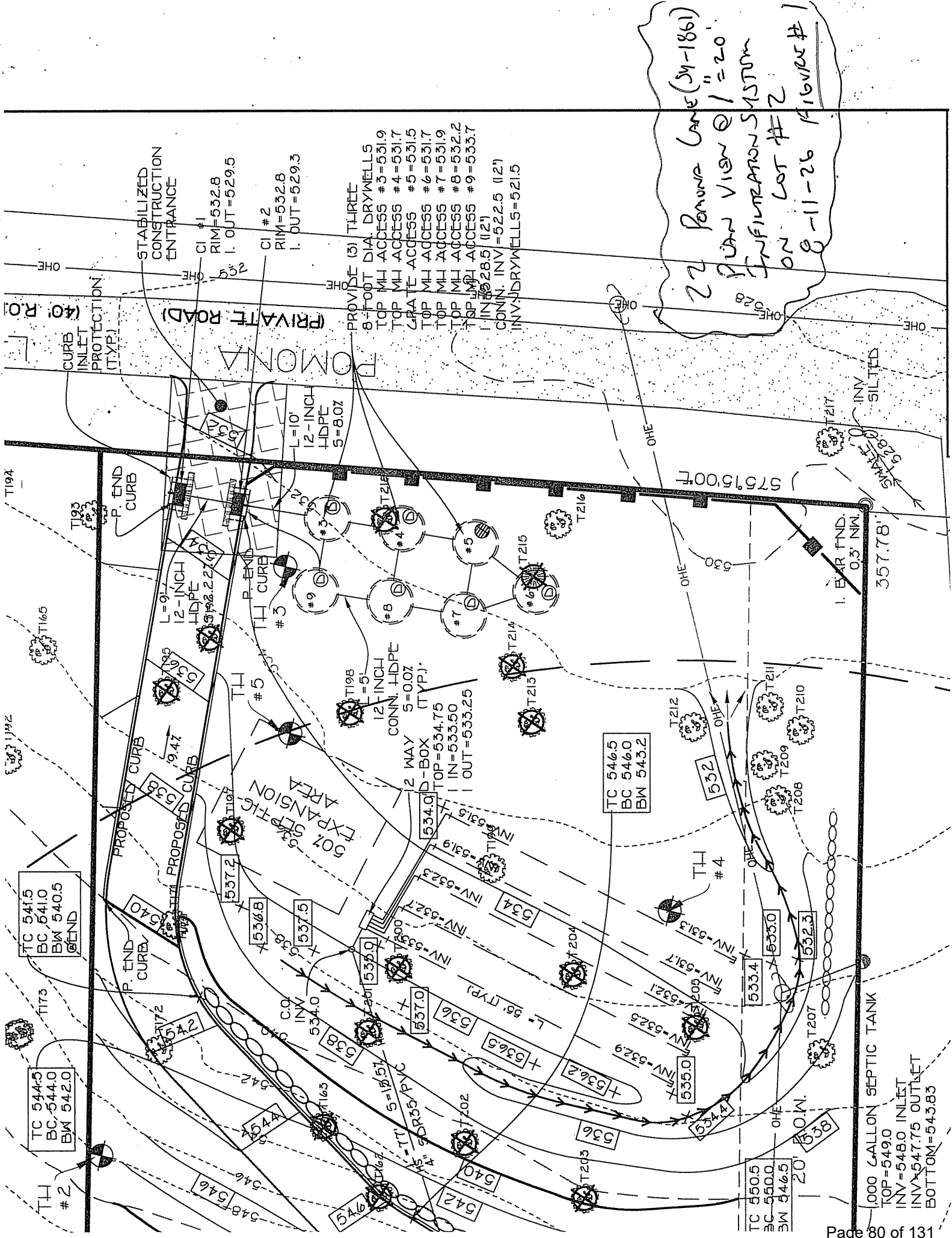
DISTURBANCE AREA = 39,449 SF.
= 0.91 AC



DEVELOPED CONDITIONS
DRAINAGE AREA MAP
22 POMONA LANE
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE
20 10 0 20 40 60

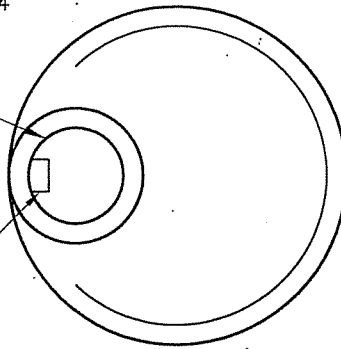
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SPARACO.STEVE@GMAIL.COM WBYLS1@GMAIL.COM

5Y-1861
AUG. 11, 2026
1" = 20'
FIGURE B



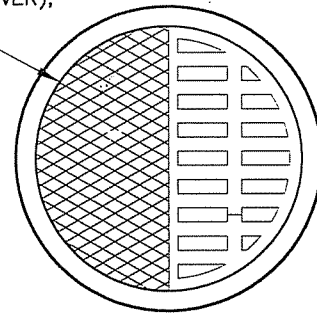
FRAME AND GRATE OR COVER:
CAMPBELL CASTING #1304
(MANHOLE COVER) OR
APPROVED EQUAL.
(SEE DETAIL)

MANHOLE RUNGS
@ 12" O.C.

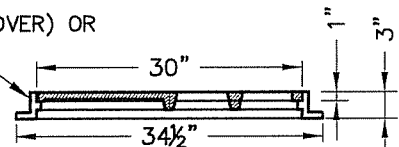


PLAN VIEW

CAMPBELL CASTING
#1304 (MANHOLE COVER),
#1354 (GRATE) OR
APPROVED EQUAL.

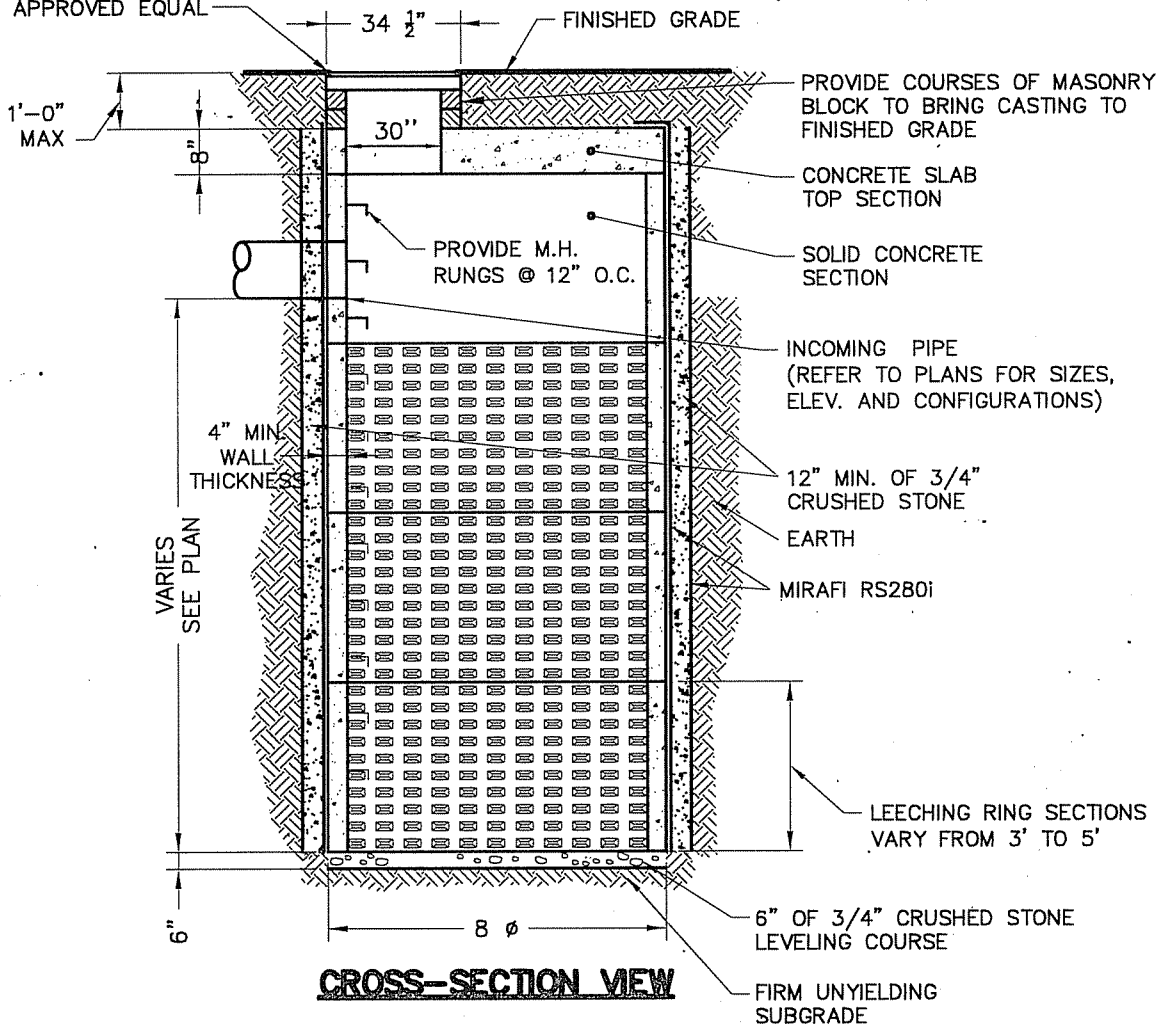


CAMPBELL FOUNDRY
#1304 (MANHOLE COVER) OR
#1354 (GRATE)



**CAMPBELL FOUNDRY
FRAME AND COVER DETAIL**

FRAME AND GRATE OR COVER:
CAMPBELL CASTING #1304
(MANHOLE COVER) OR
APPROVED EQUAL



CROSS-SECTION VIEW

NOTES:

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

STORM DRY WELL DETAIL

N.T.S.

Figure # 3

Soils Data:

- 1.) Rockland County Soil Survey*
- 2.) Deep Hole and Percolation testing on 11-3-25*

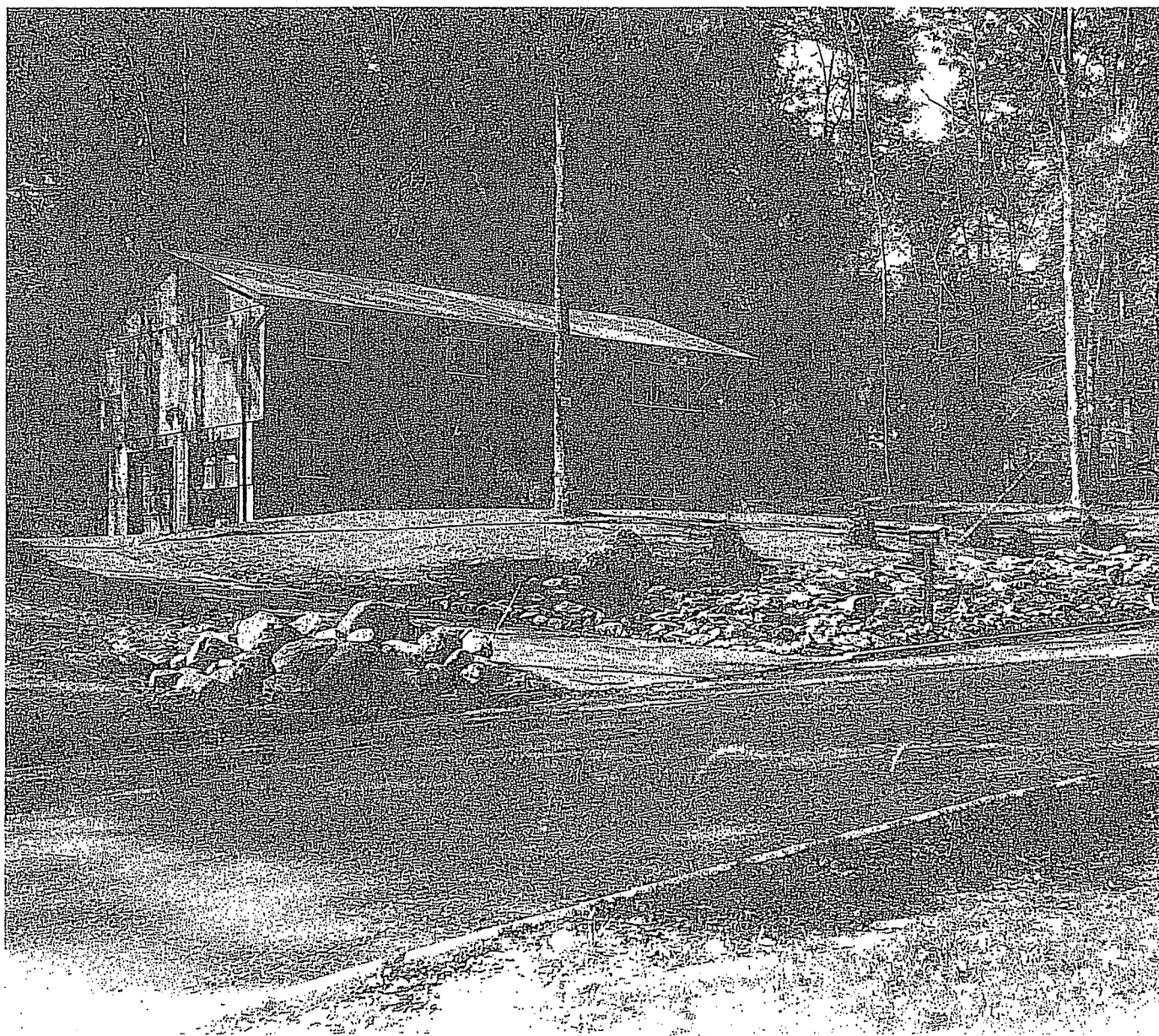
United States
Department of
Agriculture

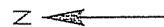
Soil
Conservation
Service

In cooperation with
Cornell University
Agricultural Experiment
Station

Soil Survey of Rockland County, New York

54-1861 - 22. PONDING CANE





13

("Flooding" and "water table" and terms such as "occasional," "brief," "apparent," and "perched" are explained in the text. The symbol < means less than; > means more than. Absence of an entry indicates that the feature is not a concern or that data were not estimated.)

Soil name and map symbol	Hydro-logic group	Flooding			High water table			Bedrock		Potential frost action	Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness		Uncoated steel	Concrete
Aa-----	A/D	None-----	---	---	Fe	---	Nov-May	In	---	High-----	High-----	Moderate.
Adrian					+1-1.0	Apparent		>60				
Ad-----	D	None-----	---	---	+1-0.5	Apparent	Nov-Jun	>60	---	High-----	High-----	Low.
Alden												
Ca-----	A/D	None-----	---	---	+5-1.0	Apparent	Sep-Jun	>60	---	High-----	High-----	Low.
Carlisle												
CeB, CeC, CeD, ChC, ChE, ChF, Charlton	B	None-----	---	---	>6.0	---	---	>60	---	Low-----	Low-----	High.
CkC*, CkD*: Charlton-----	B	None-----	---	---	>6.0	---	---	>60	---	Low-----	Low-----	High.
Rock outcrop.												
CmB*, CmD*: Charlton-----	B	None-----	---	---	>6.0	---	---	>60	---	Low-----	Low-----	High.
Urban land.												
CoC*, CoD*: Chatfield-----	B	None-----	---	---	>6.0	---	---	20-40	Hard	Moderate	Low-----	Moderate.
Rock outcrop.												
*CrB, CrC----- Cheshire	B	None-----	---	---	>6.0	---	---	>60	---	Low-----	Low-----	High.
CuB*, CuC*: Cheshire-----	B	None-----	---	---	>6.0	---	---	>60	---	Low-----	Low-----	High.
Urban land.												
Fh*: Fluvaquents. Medisapristis.												

See footnote at end of table.



Test Hole Log

Site: 22 POMONA LANE
 Job # SY-1861
 Date: 11/3/25
 Name: GW/MYJ

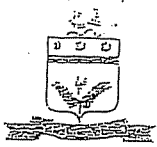
Weather Cond.: CLOUDY 53°

WITNESSED
 BY R.C. HD - B. DURANTE

Sheet No: 1 | 2

DEPTH		TH 1	TH 2	TH 3	TH 4	TH 5	TH 6
FEET	INCHES	TEST HOLE	TEST HOLE	TEST HOLE	TEST HOLE	TEST HOLE	TEST HOLE
1	3	HUMUS	HUMUS	HUMUS	HUMUS	HUMUS	HUMUS
	6						
	9	↑ RED SAND GRAVELLY LOAM	↑ RED SANDY LOAM	↑ HUMUS BOULDER	↑ BROWN SANDY LOAM	↑ BROWN SANDY LOAM	↑ RED SANDY LOAM
2	12						
	15			↑ BROWN SANDY	↑ SOME BOULDERS		
	18						
3	21	↓ HARD RED ROCK					
	24						
	27						
4	30						
	33						
	36						
5	39						
	42		RED GRAV. SANDY LOAM	↓ TAN SANDY LOAM	↓ TAN SAND LOAM		
	45		W/SOME FRACTURE SHAKE				
6	48						
	51						
	54						
7	57						
	60		↑ HARD SANDY RED LOAM			↑ HARD PAN DENCE GREY SOIL	
	63						
8	66						
	69						
	72						
9	75						
	78						
	81						
10	84						
				RED ROCK	BOTTOM NO ROCK NO WATER	BOTTOM NO ROCK NO WATER	
PERC. RATE							
DEPTH TO G. W.							

Notes:



Test Hole Log

Site: 22 Pomona Lane
Job #: SY-1861
Date: 11/3/25
Name: WMT

Weather Cond.: CLOUDY 53°

Sheet No: 2 | 2

DEPTH		TEST HOLE	TEST HOLE	TEST HOLE	TEST HOLE	TEST HOLE	TEST HOLE
FEET	INCHES						
8	87						
	90						
	93						
	96						
9	99						
	102						
	105						
	108						
10	111						
	114						
	117						
	120						
11	123						
	126						
	129						
	132						
12	135						
	138						
	141						
	144						
13	147						
	150						
	153						
	156						
14	159						
	162						
	165						
	168						
PERC. RATE							
DEPTH TO G. W.							

Notes: _____

NEW YORK STATE DEPARTMENT OF HEALTH

Bureau of Community Sanitation and Food Protection

See instructions on reverse side.

Development/Site: 22 Pembroke Lane

(TDC) Wesley Hills

County: Rockland

Percolation Test Data

Date :

Test Conducted By: WMT

Test Hole No.	Test Hole Depth (Inches)	Lot No.	Soil Profile	Presoaking Date & Time	Time	Percolation Test Runs					
						1	2	3	4	5	6
4	24"	2	SEE SOIL LOG 25 GAL.	11/3/25 1:00 PM	END						
					BEGIN						
					RESULT						
					END	SW					
5	24"	2	"	11/3/25 3 PM	BEGIN						
					RESULT	19:45	23:05	24:50	25:11		
					END						
					BEGIN	NG	To	FAST			
					RESULT						
					END						
					BEGIN						
					RESULT						
					END						
					BEGIN						
					RESULT						
					END						
					BEGIN						
					RESULT						
					END						
					BEGIN						
					RESULT						
					END						
					BEGIN						
					RESULT						

1. Begin time, end time and result in minutes for a water elevation change from 6" to 5" above the bottom of the test hole.

INFILTRATION TESTS PER NYSDEC

Site: 22. POMONA LAKE

Weather Cond.: Cloudy 53°

Job # SY-1861

Date: 11/3/25

Name: W M U

[illegible]

SPARACO & YOUNGBLOOD, PLLC
 18 NORTH MAIN STREET
 HARRIMAN, NY 10926
 845-782-8543

Worksheet 2: Runoff Curve Number and Runoff

Project: 22 Pomona Lane
 Job Number: SY-1861
 Location: Wesley Hills, NY
 Shade one: ☒ Existing ☐ Developed

By: SMS
 Checked:
 CN for Sub-basin: SITE-1

Date: 11-Aug-26
 Date:

1. Runoff Curve Number (CN)

Soil name and hydrologic group (appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected / connected impervious area ratio)	CN			Area ☒ acres ☐ mi ² ☐ %	Product of CN X AREA
		Table 2-2	Figure 2.3	Figure 2.4		
B	Woods - Good Condition	55			2.53	139.15
B	Lawn / Open Space - Good Condition	61			0.5	30.5
C	Woods - Good Condition	70			0	0
C	Lawn / Open Space - Good Condition	74			0	0
D	Woods - Good Condition	77			0	0
D	Lawn / Open Space - Good Condition	80			0	0
	Impervious Surfaces	98			0.22	21.56
Totals =					3.25	191.21

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{191.21}{3.25} = 58.83384615$$

Use CN = **59**

2. Runoff

Frequency yr.
 Rainfall, P (24 - hour) in.
 Runoff, Q in.

(Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

Storm #1	Storm #2	Storm #3

SPARACO & YOUNGBLOOD, PLLC
 18 NORTH MAIN STREET
 HARRIMAN, NY 10926
 845-782-8543

Worksheet 2: Runoff Curve Number and Runoff

Project: 22 Pomona Lane
 Job Number: SY-1861
 Location: Wesley Hills, NY

By: SMS

Date: 11-Aug-26

Checked:

Date:

Shade one: Existing ☐ Developed ☒

CN for Sub-basin: SITE-1

1. Runoff Curve Number (CN)

Soil name and hydrologic group (appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected / connected impervious area ratio)	CN			Area ■ acres □ mi ² □ %	Product of CN X AREA
		Table 2-2	Figure 2-3	Figure 2-4		
B	Woods - Good Condition	55			0.5	27.5
B	Lawn / Open Space - Good Condition	61			1.78	108.58
C	Woods - Good Condition	70			0	0
C	Lawn / Open Space - Good Condition	74			0	0
D	Woods - Good Condition	77			0	0
D	Lawn / Open Space - Good Condition	80			0	0
	Impervious Surfaces	98			0.19	18.62
Totals =					2.47	154.7

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{154.7}{2.47} = 62.63157895$$

Use CN = 63

2. Runoff

Frequency yr.
 Rainfall, P (24 - hour) in.
 Runoff, Q in.

(Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

Storm #1	Storm #2	Storm #3

SPARACO & YOUNGBLOOD, PLLC
18 NORTH MAIN STREET
HARRIMAN, NY 10926
845-782-8543

Worksheet 2: Runoff Curve Number and Runoff

Project: 22 Pomona Lane
Job Number: SY-1861
Location: Wesley Hills, NY

By: SMS

Date: 11-Aug-26

Checked:

Date:

Shade one: Existing ☐ Developed ☐

CN for Sub-basin: Site-2

1. Runoff Curve Number (CN)

Soil name and hydrologic group (appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected / connected impervious area ratio)	CN			Area ■ acres □ mi ² □ %	Product of CN X AREA
		Table 2-2	Figure 2.3	Figure 2.4		
B	Woods - Good Condition	55			0.1	5.5
B	Lawn / Open Space - Good Condition	61			0.38	23.18
C	Woods - Good Condition	70			0	0
C	Lawn / Open Space - Good Condition	74			0	0
D	Woods - Good Condition	77			0	0
D	Lawn / Open Space - Good Condition	80			0	0
	Impervious Surfaces	98			0.15	14.7
Totals =					0.63	43.38

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{43.38}{0.63} = 68.85714286$$

Use CN = 69

2. Runoff

Frequency yr.
Rainfall, P (24 - hour) in.
Runoff, Q in.

(Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

Storm #1	Storm #2	Storm #3

SPARACO & YOUNGBLOOD, PLLC

18 NORTH MAIN STREET
HARRIMAN, NY 10926
845-782-8543

Worksheet 2: Runoff Curve Number and Runoff

Project: 22 Pomona Lane

By: SMS

Date: 11-Aug-26

Job Number: SY-1861

Location: Wesley Hills, NY

Checked:

Date:

Shade one: Existing ☐ Developed ☐

CN for Sub-basin: Site-3

1. Runoff Curve Number (CN)

Soil name and hydrologic group (appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected / connected impervious area ratio)	CN			Area ☐ acres ☐ mi ² ☐ %	Product of CN X AREA
		Table 2-2	Figure 2.3	Figure 2.4		
B	Woods - Good Condition	55			0	0
B	Lawn / Open Space - Good Condition	61			0.02	1.22
C	Woods - Good Condition	70			0	0
C	Lawn / Open Space - Good Condition	74			0	0
D	Woods - Good Condition	77			0	0
D	Lawn / Open Space - Good Condition	80			0	0
	Impervious Surfaces	98			0.13	12.74
Totals =					0.15	13.96

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{13.96}{0.15} = 93.06666667$$

Use CN = **93**

2. Runoff

Frequency yr.
Rainfall, P (24 - hour) in.
Runoff, Q in.

(Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

Storm # 1	Storm # 2	Storm # 3

SPARACO & YOUNGBLOOD, PLLC

18 North Main Street
Harriman, NY 10926
845-782-8543

Job: 22 Pomona Lane, Wesley Hills, NY
Sub-Area: Site-2
Date: 8/11/2026 Job # 1861

Calculate Number of Dry Wells required for Total Storage Volume Required:**AREA OF DRY WELLS:**

Proposed number of dry well(s): 7
Proposed diameter of dry well(s): 8
Proposed Depth of dry wells: 8
Base area of (1) dry well: 50.27
Total area of dry well(s): 351.86 ft² 0.0081 ac-ft

STAGE (elev. in ft.)	Area of dry well (sq. feet)	Area System per foot (ac-ft)	Volume per foot (cf)	Cumulative Volume (cf)	Cumulative Volume (ac-ft)
521.50	351.86	0.0081	351.86	351.86	0.0081
522.50	351.86	0.0081	351.86	703.72	0.0162
523.50	351.86	0.0081	351.86	1055.57	0.0242
524.50	351.86	0.0081	351.86	1407.43	0.0323
525.50	351.86	0.0081	351.86	1759.29	0.0404
526.50	351.86	0.0081	351.86	2111.15	0.0485
527.50	351.86	0.0081	351.86	2463.01	0.0565
528.50	351.86	0.0081	351.86	2814.86	0.0646
529.50	351.86	0.0081	351.86	3166.72	0.0727

SEEPAGE BASIN DATA (DRY WELLS):**Outflow:****Stage 0.1 Only**

Seepage Area (A) = Exterior Area of Base

Stages 1-6

Seepage Area (A) = Sum (Previous Seepage Area)

Basin Outflow:

Percolation Rate (V) = 1 inch per 5 Minutes
= 0.000278 ft/sec

Outflow Rate (Q) = Seepage Area (A) x Percolation Rate (V)

SEEPAGE BASIN STAGE VS. OUTFLOW

Stage	Elev	Seepage Area (ft. ²)	Percolatio n Rate (feet/sec)	Outflow Rate (cfs)
0.00	521.50	351.9	0.000278	0.09774
1	522.50	351.9	0.000278	0.09774
2	523.50	351.9	0.000278	0.09774
3	524.50	351.9	0.000278	0.09774
4	525.50	351.9	0.000278	0.09774
5	526.50	351.9	0.000278	0.09774
6	527.50	351.9	0.000278	0.09774
7	528.50	351.9	0.000278	0.09774
8	529.50	351.9	0.000278	0.09774

*Use the bottom of Basin only for Outflow Rate for conservative result.

SPARACO & YOUNGBLOOD, PLLC

Project: 22 Pomona Lane, Wesley Hills, NY
Location: Village of Wesley Hills, NY
JOB # 1861

By: SMS
Date: 11-Aug-26
Sub-Area: Site-2

Outlet Structure - Elevation vs. Discharge Calculations

Known Data:

Orifice #1:

Orifice Dia.: 0.00 in.
Invert El.: 521.50 ft.
Centerline El.: 521.50 ft.
A= 0.000 ft²

Orifice #2:

Orifice Dia.: 0.00 in.
Invert El.: 521.50 ft.
Centerline El.: 521.50 ft.
A= 0.000 ft²

Orifice #3 & 4:

Orifice Dia.: 0.00 in.
Invert El.: 521.50 ft.
Centerline El.: 521.50 ft.
A= 0.000 ft²

Spillway #1 (Weir):

Spillway Inv. Elev.: 531.50 ft.
Spillway Top Elev.: n/a ft.
Spillway Length: 7.85 ft.

Spillway #2 (Top Struct):

Spillway Inv. Elev.: 530.00 ft.
Spillway Top Elev.: n/a ft.
Spillway Length: 0.00 ft.

In Orifice Flow Eq. ;
 $Q=cA[sq. rt. (2gH)]$

c= 0.61 (orifice #1)
c= 0.61 (orifice #2)
c= 0.61 (orifice #3)
c= 0.61 (orifice #4)
c= 0.61 (orifice #5)
g= 32.2
H= (See Below)

In Weir Flow Eq. ;
 $Q=cLH^{3/2}$

c= 3.0
use L= 7.9 > than el. 531.50 ft.
H_w= (See Below)

* c=0.61 for square-edged orifice
** c=0.98 for orifice with well-rounded entry
(Oct., 1959 Seelye Data Book for Civil Engineers)

H₁= Height over orifice centerline
H₂= Height over orifice #2 centerline
H₃= Height over orifice #3 centerline
H₄= Height over orifice #4 invert
H₁₀= Height over spillway #1 elevation
H₁₁= Height over spillway #2 elevation

Elevation vs. Discharge

Elev. (ft.)	Orifice Flows to Orifice #1		Orifice Flows to Orifice #2		Orifice Flows to Orifil #3 & #4			Percolation Flows			Weir Flows over Spillway #1		Weir Flows over Spillway #2		Totals
	H ₁ (ft.)	Flow (cfs)	H ₂ (ft.)	Flow (cfs)	H ₃ (ft.)	(mult. by 2)		H ₅ (ft.)			H ₁₀ (ft.)	Flow (cfs)	H ₁₁ (ft.)	Flow (cfs)	Cumulative Flow (cfs)
						One Pipe Flow (cfs)	Dual Pipes Flow (cfs)			Flow (cfs)					
521.50										0.0000					0.00
521.70										0.0000					0.00
521.90										0.0000					0.00
528.70										0.0000					0.00
528.90										0.0000					0.00
529.10										0.0000					0.00
529.30										0.0000					0.00
529.50										0.0000					0.00
529.70										0.0000					0.00
529.80										0.0000					0.00
530.00										0.0000					0.00
530.20										0.0000					0.00
530.40										0.0000					0.00
531.50										0.0000					0.00
531.60										0.0000	0.10	0.745			0.74
531.70										0.0000	0.20	2.106			2.11
531.75										0.0000	0.25	2.944			2.94
531.95										0.0000	0.45	7.109			7.11
532.15										0.0000	0.65	12.341			12.34
532.35										0.0000	0.85	18.455			18.46
532.55										0.0000	1.05	25.338			25.34

SPARACO & YOUNGBLOOD, PLLC

18 North Main Street
Harriman, NY 10926
845-782-8543

Job: 22 Pomona Lane, Wesley Hills, NY
Sub-Area: Site-3
Date: 8/11/2026 Job # 1861

Calculate Number of Dry Wells required for Total Storage Volume Required:**AREA OF DRY WELLS:**

Proposed number of dry well(s): 3
Proposed diameter of dry well(s): 8
Proposed Depth of dry wells: 8
Base area of (1) dry well: 50.27
Total area of dry well(s): 150.80 ft² 0.0035 ac-ft

STAGE (elev. in ft.)	Area of dry well (sq. feet)	Area System per foot (ac-ft)	Volume per foot (cf)	Cumulative Volume (cf)	Cumulative Volume (ac-ft)
560.00	150.80	0.0035	150.80	150.80	0.0035
561.00	150.80	0.0035	150.80	301.59	0.0069
562.00	150.80	0.0035	150.80	452.39	0.0104
563.00	150.80	0.0035	150.80	603.19	0.0138
564.00	150.80	0.0035	150.80	753.98	0.0173
565.00	150.80	0.0035	150.80	904.78	0.0208
566.00	150.80	0.0035	150.80	1055.57	0.0242
567.00	150.80	0.0035	150.80	1206.37	0.0277
568.00	150.80	0.0035	150.80	1357.17	0.0312

SEEPAGE BASIN DATA (DRY WELLS):**Outflow:****Stage 0.1 Only**

Seepage Area (A) = Exterior Area of Base

Stages 1-6

Seepage Area (A) = Sum (Previous Seepage Area)

Basin Outflow:

Percolation Rate (V) = 1 inch per 5 Minutes
= 0.000278 ft/sec

Outflow Rate (Q) = Seepage Area (A) x Percolation Rate (V)

SEEPAGE BASIN STAGE VS. OUTFLOW

Stage	Elev	Seepage Area (ft ²)	Percolation Rate (feet/sec)	Outflow Rate (cfs)
0.00	560.00	150.8	0.000278	0.04189
1	561.00	150.8	0.000278	0.04189
2	562.00	150.8	0.000278	0.04189
3	563.00	150.8	0.000278	0.04189
4	564.00	150.8	0.000278	0.04189
5	565.00	150.8	0.000278	0.04189
6	566.00	150.8	0.000278	0.04189
7	567.00	150.8	0.000278	0.04189
8	568.00	150.8	0.000278	0.04189

*Use the bottom of Basin only for Outflow Rate for conservative result.

SPARACO & YOUNGBLOOD, PLLC

Project: 22 Pomona Lane, Wesley Hills, NY
Location: Village of Wesley Hills, NY
JOB # 1861

By: SMS
Date: 11-Aug-26
Sub-Area: Site-3

Outlet Structure - Elevation vs. Discharge Calculations

Known Data:

Orifice #1:

Orifice Dia.: 0.00 in.
Invert El.: 560.00 ft.
Centerline El.: 560.00 ft.
A= 0.000 ft²

Orifice #2:

Orifice Dia.: 0.00 in.
Invert El.: 560.00 ft.
Centerline El.: 560.00 ft.
A= 0.000 ft²

Orifice #3 & 4:

Orifice Dia.: 0.00 in.
Invert El.: 560.00 ft.
Centerline El.: 560.00 ft.
A= 0.000 ft²

Spillway #1 (Weir):

Spillway Inv. Elev.: 571.50 ft.
Spillway Top Elev.: n/a ft.
Spillway Length: 7.85 ft.

Spillway #2 (Top Struct):

Spillway Inv. Elev.: 530.00 ft.
Spillway Top Elev.: n/a ft.
Spillway Length: 0.00 ft.

In Orifice Flow Eq. ;
 $Q=cA\sqrt{2gh}$

c= 0.61 (orifice #1)
c= 0.61 (orifice #2)
c= 0.61 (orifice #3)
c= 0.61 (orifice #4)
c= 0.61 (orifice #5)
g= 32.2
H= (See Below)

c= 0.61 (orifice #6)
c= 0.61 (orifice #7)
c= 0.61 (orifice #8)
c= 0.61 (orifice #9)

In Weir Flow Eq. ;
 $Q=cLH^{3/2}$

c= 3.0
use L= 7.9 > than el. 571.50 ft.
H_a= (See Below)

H₁= Height over orifice centerline
H₂= Height over orifice #2 centerline
H₃= Height over orifice #3 centerline
H₄= Height over orifice #4 invert
H₁₀= Height over spillway #1 elevation
H₁₁= Height over spillway #2 elevation

* c=0.61 for square-edged orifice
** c=0.98 for orifice with well-rounded entry
(Oct., 1959 Seelye Data Book for Civil Engineers)

Elevation vs. Discharge

Elev. (ft.)	Orifice Flows to Orifice #1		Orifice Flows to Orifice #2		Orifice Flows to Orifice #3 & #4		Percolation Flows		Weir Flows over Spillway #1		Weir Flows over Spillway #2		Totals Cumulative Flow (cfs)
	H ₁ (ft.)	Flow (cfs)	H ₂ (ft.)	Flow (cfs)	H ₃ (ft.)	(mult. by 2) One Pipe Flow (cfs) Dual Pipes Flow (cfs)	H ₅ (ft.)	Flow (cfs)	H ₁₀ (ft.)	Flow (cfs)	H ₁₁ (ft.)	Flow (cfs)	
560.00								0.0000					0.00
560.20								0.0000					0.00
560.40								0.0000					0.00
567.20								0.0000					0.00
567.40								0.0000					0.00
567.60								0.0000					0.00
567.80								0.0000					0.00
568.00								0.0000					0.00
568.20								0.0000					0.00
568.30								0.0000					0.00
568.50								0.0000					0.00
568.70								0.0000					0.00
568.90								0.0000					0.00
571.50								0.0000					0.00
571.60								0.0000	0.10	0.745			0.74
571.70								0.0000	0.20	2.106			2.11
571.75								0.0000	0.25	2.944			2.94
571.95								0.0000	0.45	7.109			7.11
572.15								0.0000	0.65	12.341			12.34
572.35								0.0000	0.85	18.455			18.46
572.55								0.0000	1.05	25.338			25.34

Hec-1 Analyses:

- 1.) 24-hour Extreme Precipitation reference*
- 2.) Existing Conditions Hec-1 Model*
- 3.) Developed Conditions Hec-1 Model*

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point

Smoothing
State
Yes

Location

41.168 degrees North

Latitude

74.063 degrees West

Longitude

150 feet

Elevation

Wed May 06 2026 15:09:00 GMT-0400 (Eastern Daylight Time)

Date/Time

54-1861

22 Ramapo Road
Western Hills, NY

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min	1hr	2hr	3hr	6hr	12hr	24hr	48hr	1day	2day
1yr	0.33	0.51	0.63	0.83	1.04	1.29	0.90	1.22	1.48	1.83	2.25	2.75	3.16	1yr	3.04
2yr	0.41	0.62	0.77	1.01	1.26	1.57	1.09	1.48	1.80	2.22	2.73	3.36	3.79	2yr	3.65
5yr	0.46	0.72	0.91	1.21	1.55	1.96	1.34	1.82	2.26	2.80	3.44	4.21	4.80	5yr	4.62
10yr	0.52	0.81	1.03	1.39	1.81	2.31	1.56	2.13	2.67	3.32	4.09	5.00	5.74	10yr	5.52
25yr	0.59	0.95	1.21	1.67	2.22	2.87	1.92	2.63	3.34	4.17	5.15	6.28	7.28	25yr	7.00
50yr	0.67	1.08	1.38	1.94	2.60	3.39	2.25	3.08	3.96	4.95	6.12	7.47	8.72	50yr	8.38
100yr	0.75	1.22	1.58	2.24	3.05	4.00	2.63	3.62	4.69	5.89	7.28	8.89	10.44	100yr	10.0
200yr	0.86	1.40	1.82	2.60	3.58	4.72	3.09	4.25	5.55	6.99	8.65	10.59	12.51	200yr	12.0
500yr	1.02	1.68	2.18	3.16	4.43	5.89	3.82	5.27	6.95	8.78	10.90	13.35	15.91	500yr	15.3

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min	1hr	2hr	3hr	6hr	12hr	24hr	48hr	1day	2day
1yr	0.28	0.44	0.54	0.72	0.89	1.14	0.77	1.11	1.30	1.63	2.05	2.34	2.66	1yr	2.56

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1-----
*
* FLOOD HYDROGRAPH PACKAGE (HEC-1)
*
* MAY 1991
*
* VERSION 4.0.1U
*
* Lahey F77L-EM/32 version 5.01
*
* Dodson & Associates, Inc.
*
* RUN DATE 08/11/26 TIME 13:01:02
*
*-----

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*
* U.S. ARMY CORPS OF ENGINEERS
*
* HYDROLOGIC ENGINEERING CENTER
*
* 609 SECOND STREET
*
* DAVIS, CALIFORNIA 95616
*
* (916) 551-1748
*

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22 POMONA LANE #SY-1861 : EXISTING CONDITIONS HEC-1 ANALYSIS

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X X XXXXXX XXXX X
X X X X X XX
X X X X X
XXXXXX XXXX X XXXX X
X X X X X
X X X X X
X X XXXXXX XXXX XXX

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THIS PROGRAM REPLACES ALL PREVIOUS VERSIONS OF HEC-1 KNOWN AS HEC1 (JAN 73), HEC1GS, HEC1DB, AND HEC1KW.

THE DEFINITIONS OF VARIABLES -RTIMP- AND -RTIOR- HAVE CHANGED FROM THOSE USED WITH THE 1973-STYLE INPUT STRUCTURE. THE DEFINITION OF -AMSKK- ON RM-CARD WAS CHANGED WITH REVISIONS DATED 28 SEP 81. THIS IS THE FORTRAN77 VERSION. NEW OPTIONS: DAMBREAK OUTFLOW SUBMERGENCE, SINGLE EVENT DAMAGE CALCULATION, DSS:WRITE STAGE FREQUENCY, DSS:READ TIME SERIES AT DESIRED CALCULATION INTERVAL LOSS RATE:GREEN AND AMPT INFILTRATION KINEMATIC WAVE: NEW FINITE DIFFERENCE ALGORITHM

1 HEC-1 INPUT PAGE 1

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LINE ID.....1.....2.....3.....4.....5.....6.....7.....8.....9.....10
1 ID -----input file:EX.ihl-----
2 ID
3 ID HYDROLOGY FOR: 22 POMONA LANE, WESLEY HILLS, NY (SY #1861)
4 ID TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK
5 ID DATE: 8-11-26
6 ID
7 ID ANALYSIS PREPARED BY: SPARACO & YOUNGBLOOD, PLLC
8 ID
9 ID ANALYSIS PARAMETERS:
10 ID EXISTING CONDITIONS RUN
11 ID STORM RECURRENCE INTERVALS = 1, 2, 5, 10, 25 & 100 YEAR
12 ID HYDROGRAPH METHOD: SCS
13 ID RAINFALL DISTRIBUTION: SCS TYPE III
14 ID
15 ID 24 HOUR RAINFALL DATA:
16 ID 1 YEAR: 2.75 INCHES
17 ID 2 YEAR: 3.36 INCHES
18 ID 5 YEAR: 4.21 INCHES
19 ID 10 YEAR: 5.00 INCHES
20 ID 25 YEAR: 6.28 INCHES
21 ID 100 YEAR: 8.89 INCHES
22 ID
23 ID
24 ID *DIAGRAM
25 ID IT 6 0 0 300
26 ID IO 3 0
27 ID JR PREC 2.75 3.36 4.21 5 6.28 8.89
27 KK SITE-1SITE-1 RUNOFF TO PT.1
28 KM
29 KM *****
30 KM * DRAINAGE AREA = 3.25 AC = 0.0051 SQ. MI. CN=59 *
31 KM * TIME OF CONCENTRATION = 10 MIN = 0.167 HR x 0.6 (SCS LAG) = 0.100 *
32 KM *****
33 KM
34 BA 0.0051
35 PB 1
36 IN 6
37 PC 0 0.001 0.002 0.003 0.004 0.005 0.006 0.007 0.008 0.009
38 PC 0.010 0.011 0.012 0.013 0.014 0.015 0.016 0.017 0.018 0.019
39 PC 0.020 0.021 0.022 0.023 0.024 0.026 0.027 0.028 0.029 0.030
40 PC 0.0305 0.031 0.032 0.034 0.035 0.036 0.037 0.038 0.040 0.041
41 PC 0.042 0.043 0.045 0.046 0.047 0.049 0.050 0.051 0.053 0.054
42 PC 0.055 0.057 0.058 0.060 0.061 0.063 0.064 0.066 0.067 0.069
43 PC 0.070 0.072 0.074 0.075 0.077 0.079 0.080 0.082 0.084 0.085
44 PC 0.087 0.089 0.091 0.093 0.095 0.097 0.100 0.103 0.106 0.109

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45	PC	0.112	0.115	0.118	0.121	0.124	0.127	0.130	0.134	0.137	0.140
46	PC	0.144	0.148	0.151	0.155	0.159	0.163	0.167	0.171	0.176	0.180
47	PC	0.185	0.189	0.194	0.199	0.205	0.210	0.216	0.222	0.228	0.235
48	PC	0.242	0.250	0.258	0.266	0.276	0.287	0.298	0.312	0.328	0.363
49	PC	0.416	0.500	0.584	0.638	0.673	0.689	0.702	0.714	0.725	0.734
50	PC	0.743	0.751	0.758	0.766	0.772	0.779	0.785	0.790	0.796	0.801
51	PC	0.806	0.811	0.816	0.821	0.825	0.829	0.834	0.838	0.842	0.845
52	PC	0.849	0.853	0.857	0.860	0.864	0.867	0.870	0.874	0.877	0.880
53	PC	0.886	0.889	0.892	0.895	0.898	0.900	0.903	0.906	0.908	0.910

HEC-1 INPUT

LINE	ID	1	2	3	4	5	6	7	8	9	10
54	PC	0.911	0.913	0.915	0.917	0.919	0.920	0.922	0.924	0.925	0.927
55	PC	0.929	0.930	0.932	0.933	0.935	0.936	0.938	0.939	0.941	0.942
56	PC	0.944	0.945	0.946	0.948	0.949	0.951	0.952	0.953	0.955	0.956
57	PC	0.957	0.958	0.960	0.961	0.962	0.963	0.965	0.966	0.967	0.968
58	PC	0.969	0.971	0.972	0.973	0.974	0.975	0.976	0.977	0.978	0.979
59	PC	0.981	0.982	0.983	0.984	0.985	0.986	0.987	0.988	0.989	0.990
60	PC	0.991	0.992	0.993	0.994	0.995	0.996	0.997	0.998	0.999	1.000
61	LS	1	59								
62	UD	0.1									
63	ZZ										

SCHEMATIC DIAGRAM OF STREAM NETWORK

INPUT LINE (V) ROUTING (--->) DIVERSION OR PUMP FLOW

NO. (.) CONNECTOR (<---) RETURN OF DIVERTED OR PUMPED FLOW

27 SITE-1

(***) RUNOFF ALSO COMPUTED AT THIS LOCATION

```

*****
*
* FLOOD HYDROGRAPH PACKAGE (HEC-1) *
*
* MAY 1991 *
*
* VERSION 4.0.1U *
*
* Lahey F77L-EM/32 version 5.01 *
*
* Dodson & Associates, Inc. *
*
* RUN DATE 08/11/26 TIME 13:01:02 *
*****
  
```

U.S. ARMY CORPS OF ENGINEERS
HYDROLOGIC ENGINEERING CENTER
609 SECOND STREET
DAVIS, CALIFORNIA 95616
(916) 551-1748

input file:EX.ih1

HYDROLOGY FOR: 22 POMONA LANE, WESLEY HILLS, NY (SY #1861)
TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK
DATE: 8-11-26

ANALYSIS PREPARED BY: SPARACO & YOUNGBLOOD, PLLC

ANALYSIS PARAMETERS:
EXISTING CONDITIONS RUN
STORM RECURRENCE INTERVALS = 1, 2, 5, 10, 25 & 100 YEAR
HYDROGRAPH METHOD: SCS
RAINFALL DISTRIBUTION: SCS TYPE III

24 HOUR RAINFALL DATA:
1 YEAR: 2.75 INCHES
2 YEAR: 3.36 INCHES
5 YEAR: 4.21 INCHES
10 YEAR: 5.00 INCHES
25 YEAR: 6.28 INCHES
100 YEAR: 8.89 INCHES

25 10 OUTPUT CONTROL VARIABLES

IPRNT	3	PRINT CONTROL
IPLOT	0	PLOT CONTROL
QSCAL	0.	HYDROGRAPH PLOT SCALE

IT HYDROGRAPH TIME DATA

NMIN	6	MINUTES IN COMPUTATION INTERVAL
IDATE	1	STARTING DATE
ITIME	0000	STARTING TIME
NQ	300	NUMBER OF HYDROGRAPH ORDINATES
NDDATE	2	ENDING DATE
NDTIME	0554	ENDING TIME
ICENT	19	CENTURY MARK

COMPUTATION INTERVAL 0.10 HOURS

TOTAL TIME BASE 29.90 HOURS

ENGLISH UNITS

DRAINAGE AREA SQUARE MILES
PRECIPITATION DEPTH INCHES
LENGTH, ELEVATION FEET
FLOW CUBIC FEET PER SECOND
STORAGE VOLUME ACRE-Feet
SURFACE AREA ACRES
TEMPERATURE DEGREES FAHRENHEIT

JP MULTI-PLAN OPTION
NPLAN 1 NUMBER OF PLANS

JR MULTI-RATIO OPTION
RATIOS OF PRECIPITATION
2.75 3.36 4.21 5.00 6.28 8.89

*
27 KK. * SITE-1 * SITE-1 RUNOFF TO PT.1
*

* DRAINAGE AREA = 3.25 AC = 0.0051 SQ. MI. CN=59 *
* TIME OF CONCENTRATION = 10 MIN = 0.167 HR x 0.6 (SCS LAG) = 0.100 *

36 IN TIME DATA FOR INPUT TIME SERIES
JXMIN 6 TIME INTERVAL IN MINUTES
JXDATE 1 0 STARTING DATE
JXTIME 0 STARTING TIME

SUBBASIN RUNOFF DATA

34 BA SUBBASIN CHARACTERISTICS
TAREA 0.01 SUBBASIN AREA

PRECIPITATION DATA

35 PB STORM 1.00 BASIN TOTAL PRECIPITATION

37 PI INCREMENTAL PRECIPITATION PATTERN
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
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0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
0.00 0.01 0.00 0.01 0.00 0.01 0.01 0.01 0.01 0.01
0.01 0.01 0.01 0.01 0.01 0.01 0.01 0.01 0.02 0.03
0.08 0.08 0.05 0.03 0.02 0.01 0.01 0.01 0.01 0.01
0.01 0.01 0.01 0.01 0.01 0.01 0.00 0.01 0.00 0.00
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.01
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
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0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

61 LS SCS LOSS RATE
STRTL 1.00 INITIAL ABSTRACTION
CRVNBR 59.00 CURVE NUMBER
RTIMP 0.00 PERCENT IMPERVIOUS AREA

62 UD SCS DIMENSIONLESS UNITGRAPH
TLAG 0.10 LAG

UNIT HYDROGRAPH
7 END-OF-PERIOD ORDINATES
12. 14. 5. 2. 1. 0. 0.

TOTAL RAINFALL = 1.00, TOTAL LOSS = 1.00, TOTAL EXCESS = 0.00

PEAK FLOW TIME MAXIMUM AVERAGE FLOW
+ (CFS) (HR) 6-HR 24-HR 72-HR 29.90-HR

	(CFS)				
+	0.	0.10	0.	0.	0.
	(INCHES)	0.000	0.000	0.000	0.000
	(AC-FT)	0.	0.	0.	0.

CUMULATIVE AREA = 0.01 SQ MI

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 2.75

TOTAL RAINFALL =		2.75, TOTAL LOSS =		2.40, TOTAL EXCESS =		0.35
PEAK FLOW	TIME	6-HR	MAXIMUM AVERAGE FLOW		29.90-HR	
			24-HR	72-HR		
+	(CFS)	(CFS)				
	(HR)					
+	1.	12.30	0.	0.	0.	
			0.281	0.352	0.352	
	(INCHES)		0.	0.	0.	
	(AC-FT)					

CUMULATIVE AREA = 0.01 SQ MI

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 3.36

TOTAL RAINFALL =		3.36, TOTAL LOSS =		2.76, TOTAL EXCESS =		0.60
PEAK FLOW	TIME	6-HR	MAXIMUM AVERAGE FLOW		29.90-HR	
			24-HR	72-HR		
+	(CFS)	(CFS)				
	(HR)					
+	2.	12.30	0.	0.	0.	
			0.488	0.598	0.598	
	(INCHES)		0.	0.	0.	
	(AC-FT)					

CUMULATIVE AREA = 0.01 SQ MI

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 4.21

TOTAL RAINFALL =		4.21, TOTAL LOSS =		3.20, TOTAL EXCESS =		1.01
PEAK FLOW	TIME	6-HR	MAXIMUM AVERAGE FLOW		29.90-HR	
			24-HR	72-HR		
+	(CFS)	(CFS)				
	(HR)					
+	3.	12.30	0.	0.	0.	
			0.835	1.014	1.014	
	(INCHES)		0.	0.	0.	
	(AC-FT)					

CUMULATIVE AREA = 0.01 SQ MI

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 5.00

TOTAL RAINFALL =		5.00, TOTAL LOSS =		3.54, TOTAL EXCESS =		1.46
PEAK FLOW	TIME	6-HR	MAXIMUM AVERAGE FLOW		29.90-HR	
			24-HR	72-HR		
+	(CFS)	(CFS)				
	(HR)					
+	4.	12.30	1.	0.	0.	
			1.205	1.461	1.461	
	(INCHES)		0.	0.	0.	
	(AC-FT)					

CUMULATIVE AREA = 0.01 SQ MI

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 6.28

TOTAL RAINFALL =		6.28, TOTAL LOSS =		4.00, TOTAL EXCESS =		2.28
PEAK FLOW	TIME	6-HR	MAXIMUM AVERAGE FLOW		29.90-HR	
			24-HR	72-HR		
+	(CFS)	(CFS)				
	(HR)					
+	6.	12.30	1.	0.	0.	
			1.875	2.280	2.280	
	(INCHES)		1.	1.	1.	
	(AC-FT)					

CUMULATIVE AREA = 0.01 SQ MI

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 8.89

TOTAL RAINFALL = 8.89, TOTAL LOSS = 4.69, TOTAL EXCESS = 4.20

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	12.	12.20	(CFS)			
			2.	1.	0.	0.
		(INCHES)	3.432	4.195	4.195	4.195
		(AC-FT)	1.	1.	1.	1.

CUMULATIVE AREA = 0.01 SQ MI

1

PEAK FLOW AND STAGE (END-OF-PERIOD) SUMMARY FOR MULTIPLE PLAN-RATIO ECONOMIC COMPUTATIONS
FLOWS IN CUBIC FEET PER SECOND, AREA IN SQUARE MILES
VOLUME IN ACRE-FEET, TIME TO PEAK IN HOURS

OPERATION	STATION	AREA	PLAN	RATIOS APPLIED TO PRECIPITATION						
				RATIO 1	RATIO 2	RATIO 3	RATIO 4	RATIO 5	RATIO 6	
				2.75	3.36	4.21	5.00	6.28	8.89	
HYDROGRAPH AT										
+	SITE-1	0.005	1	FLOW	0.79	1.52	2.75	4.05	6.41	11.89
				TIME	12.30	12.30	12.30	12.30	12.30	12.20
				VOLUME	0.10	0.16	0.28	0.40	0.62	1.14

*** NORMAL END OF HEC-1 ***

```

1-----*
*
* FLOOD HYDROGRAPH PACKAGE (HEC-1) *
*
* MAY 1991 *
*
* VERSION 4.0.1U *
*
* Lahey F77L-EM/32 version 5.01 *
*
* Dodson & Associates, Inc. *
*
* RUN DATE 08/11/26 TIME 13:17:49 *
*
*-----*

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* U.S. ARMY CORPS OF ENGINEERS
*
* HYDROLOGIC ENGINEERING CENTER
*
* 609 SECOND STREET
*
* DAVIS, CALIFORNIA 95616
*
* (916) 551-1748
*

```

22 POMONA LANE #SY-1861: DEVELOPED CONDITIONS HEC-1 ANALYSIS

```

X X XXXXXX XXXX X
X X X X X XX
X X X X X
XXXXXXX XXXX X XXXXX X
X X X X X
X X X X X
X X XXXXXX XXXX XXX

```

THIS PROGRAM REPLACES ALL PREVIOUS VERSIONS OF HEC-1 KNOWN AS HEC1 (JAN 73), HEC1GS, HEC1DB, AND HEC1KW.

THE DEFINITIONS OF VARIABLES -RTIMP- AND -RTIOR- HAVE CHANGED FROM THOSE USED WITH THE 1973-STYLE INPUT STRUCTURE. THE DEFINITION OF -AMSKK- ON RM-CARD WAS CHANGED WITH REVISIONS DATED 28 SEP 81. THIS IS THE FORTRAN77 VERSION. NEW OPTIONS: DAMBREAK OUTFLOW SUBMERGENCE, SINGLE EVENT DAMAGE CALCULATION, DSS:WRITE STAGE FREQUENCY, DSS:READ TIME SERIES AT DESIRED CALCULATION INTERVAL, LOSS RATE:GREEN AND AMPT INFILTRATION. KINEMATIC WAVE: NEW FINITE DIFFERENCE ALGORITHM.

1

HEC-1 INPUT

PAGE 1

```

LINE ID.....1.....2.....3.....4.....5.....6.....7.....8.....9.....10
1 ID -----input file:DEV-R.ih1-----
2 ID
3 ID HYDROLOGY FOR: 22 POMONA LANE, WESLEY HILLS, NY (SY #1861)
4 ID TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK
5 ID DATE: 8-11-26
6 ID
7 ID ANALYSIS PREPARED BY: SPARACO & YOUNGBLOOD, PLLC
8 ID
9 ID ANALYSIS PARAMETERS:
10 ID DEVELOPED CONDITIONS RUN
11 ID STORM RECURRENCE INTERVALS = 1, 2, 5, 10, 25 & 100 YEAR
12 ID HYDROGRAPH METHOD: SCS
13 ID RAINFALL DISTRIBUTION: SCS TYPE III
14 ID
15 ID 24 HOUR RAINFALL DATA:
16 ID 1 YEAR: 2.75 INCHES
17 ID 2 YEAR: 3.36 INCHES
18 ID 5 YEAR: 4.21 INCHES
19 ID 10 YEAR: 5.00 INCHES
20 ID 25 YEAR: 6.28 INCHES
21 ID 100 YEAR: 8.89 INCHES
22 ID
23 ID
24 ID *DIAGRAM
25 ID IT 6 0 0 300
26 ID IO 3 0
27 ID JR PREC 2.75 3.36 4.21 5 6.28 8.89
27 KK SITE-1SITE-1 RUNOFF TO PT.1
28 KM
29 KM *****
30 KM * DRAINAGE AREA = 2.47 AC = 0.0039 SQ. MI. CN=63
31 KM * TIME OF CONCENTRATION = 10 MIN = 0.167 HR x 0.6 (SCS LAG) = 0.100 *
32 KM *****
33 KM
34 BA 0.0039
35 PB 1
36 IN 6
37 PC 0 0.001 0.002 0.003 0.004 0.005 0.006 0.007 0.008 0.009
38 PC 0.010 0.011 0.012 0.013 0.014 0.015 0.016 0.017 0.018 0.019
39 PC 0.020 0.021 0.022 0.023 0.024 0.026 0.027 0.028 0.029 0.030
40 PC 0.0305 0.031 0.032 0.034 0.035 0.036 0.037 0.038 0.040 0.041
41 PC 0.042 0.043 0.045 0.046 0.047 0.049 0.050 0.051 0.053 0.054
42 PC 0.055 0.057 0.058 0.060 0.061 0.063 0.064 0.066 0.067 0.069
43 PC 0.070 0.072 0.074 0.075 0.077 0.079 0.080 0.082 0.084 0.085
44 PC 0.087 0.089 0.091 0.093 0.095 0.097 0.100 0.103 0.106 0.109

```

1

1

45	PC	0.112	0.115	0.118	0.121	0.124	0.127	0.130	0.134	0.137	0.140
46	PC	0.144	0.148	0.151	0.155	0.159	0.163	0.167	0.171	0.176	0.180
47	PC	0.185	0.189	0.194	0.199	0.205	0.210	0.216	0.222	0.228	0.235
48	PC	0.242	0.250	0.258	0.266	0.276	0.287	0.298	0.312	0.328	0.363
49	PC	0.416	0.500	0.584	0.638	0.673	0.689	0.702	0.714	0.725	0.734
50	PC	0.743	0.751	0.758	0.766	0.772	0.779	0.785	0.790	0.796	0.801
51	PC	0.806	0.811	0.816	0.821	0.825	0.829	0.834	0.838	0.842	0.845
52	PC	0.849	0.853	0.857	0.860	0.864	0.867	0.870	0.874	0.877	0.880
53	PC	0.886	0.889	0.892	0.895	0.898	0.900	0.903	0.906	0.908	0.910

HEC-1 INPUT

PAGE 2

LINE	ID	1	2	3	4	5	6	7	8	9	10
54	PC	0.911	0.913	0.915	0.917	0.919	0.920	0.922	0.924	0.925	0.927
55	PC	0.929	0.930	0.932	0.933	0.935	0.936	0.938	0.939	0.941	0.942
56	PC	0.944	0.945	0.946	0.948	0.949	0.951	0.952	0.953	0.955	0.956
57	PC	0.957	0.958	0.960	0.961	0.962	0.963	0.965	0.966	0.967	0.968
58	PC	0.969	0.971	0.972	0.973	0.974	0.975	0.976	0.977	0.978	0.979
59	PC	0.981	0.982	0.983	0.984	0.985	0.986	0.987	0.988	0.989	0.990
60	PC	0.991	0.992	0.993	0.994	0.995	0.996	0.997	0.998	0.999	1.000
61	LS	1	63								
62	UD	0.1									
63	KK	SITE-2SITE-2 RUNOFF FROM DEVELOPED LOT 2 AREA TO PROP. DW THEN TO PT.1									
64	KM										
65	KM	*****									
66	KM	* DRAINAGE AREA = 0.63 AC = 0.001 SQ. MI. CN=69 *									
67	KM	* TIME OF CONCENTRATION = 5 MIN = 0.083 HR x 0.6 (SCS LAG) = 0.050 *									
68	KM	*****									
69	KM										
70	BA	0.001									
71	LS	1	69								
72	UD	0.05									
73	KK	SUB2APPLY 5 MINUTE PERC RATE FROM TESTING 6-24-25									
74	DT	PERC2	0.1								
75	DI	0.24	0.47	0.83	1.2	1.85	3.26				
76	DQ	0.14	0.37	0.73	1.1	1.75	3.16				
77	KK	ROUTE2ROUTING IN UNDERGROUND (7) 8-FOOT DIA. DRY WELLS, 8-FOOT DEEP									
78	KM										
79	KM	OUTLET STRUCTURE DATA: PERMEABLE STONE SUBBASE									
80	KM	*****									
81	KM	* OUTFLOW: PERCOLATION ONLY: 5 MIN PERC RATE = 0.0977 CFS *									
82	KM	* OVERFLOW: 30-INCH DIAMETER CIRCULAR FIELD GRATE (7.85 FT) at 530.0 *									
83	KM	*****									
84	KM										
85	RS	1	ELEV	521.5							
86	SA	0.0081	0.0081	0.0081							
87	SE	521.5	531.5	532							
88	SQ	0	0	0.74	2.11	2.94					
89	SE	521.5	531.5	531.6	531.7	531.75					
90	KK	SITE-3SITE-2 RUNOFF FROM DEVELOPED LOT 3 AREA TO PROP. DW THEN TO PT.1									
91	KM										
92	KM	*****									
93	KM	* DRAINAGE AREA = 0.15 AC = 0.0002 SQ. MI. CN=93 *									
94	KM	* TIME OF CONCENTRATION = 5 MIN = 0.083 HR x 0.6 (SCS LAG) = 0.050 *									
95	KM	*****									
96	KM										
97	BA	0.0002									
98	LS	1	93								
99	UD	0.05									

HEC-1 INPUT

PAGE 3

LINE	ID	1	2	3	4	5	6	7	8	9	10
100	KK	SUB3APPLY 5 MINUTE PERC RATE FROM TESTING 6-24-25									
101	DT	PERC3	0.04								
102	DI	0.17	0.26	0.38	0.47	0.62	0.92				
103	DQ	0.13	0.22	0.34	0.43	0.58	0.88				
104	KK	ROUTE3ROUTING IN UNDERGROUND (3) 8-FOOT DIA. DRY WELLS, 8-FOOT DEEP									
105	KM										
106	KM	OUTLET STRUCTURE DATA: PERMEABLE STONE SUBBASE									
107	KM	*****									
108	KM	* OUTFLOW: PERCOLATION ONLY: 5 MIN PERC RATE = 0.0419 CFS *									
109	KM	* OVERFLOW: 30-INCH DIAMETER CIRCULAR FIELD GRATE (7.85 FT) at 530.0 *									
110	KM	*****									
111	KM										
112	RS	1	ELEV	560							
113	SA	0.0035	0.0035	0.0035							
114	SE	560	571.5	572							
115	SQ	0	0	0.74	2.11	2.94					
116	SE	560	571.5	571.6	571.7	571.75					
117	KK	PT.1COMBINE SITE-1, ROUTE-2 & ROUTE-3 HYDROGRAPHS									
118	HC	3									
119	ZZ										

SCHEMATIC DIAGRAM OF STREAM NETWORK

INPUT
LINE (V) ROUTING (--->) DIVERSION OR PUMP FLOW


```

NO.      (.) CONNECTOR      (<---) RETURN OF DIVERTED OR PUMPED FLOW

27      SITE-1
      .
63      .      SITE-2
      .
74      .      -----> PERC2
73      .      SUB2
      .      V
      .      V
77      .      ROUTE2
      .
90      .      SITE-3
      .
101     .      -----> PERC3
100     .      SUB3
      .      V
      .      V
104     .      ROUTE3
      .
117     PT.1.....

```

(***) RUNOFF ALSO COMPUTED AT THIS LOCATION

```

*****
*
* FLOOD HYDROGRAPH PACKAGE (HEC-1) *
*
* MAY 1991 *
*
* VERSION 4.0.1U *
*
* Lahey F77L-EM/32 version 5.01 *
*
* Dodson & Associates, Inc. *
*
* RUN DATE 08/11/26 TIME 13:17:49 *
*
*****

```

```

*
* U.S. ARMY CORPS OF ENGINEERS
*
* HYDROLOGIC ENGINEERING CENTER
*
* 609 SECOND STREET
*
* DAVIS, CALIFORNIA 95616
*
* (916) 551-1748
*

```

-----input file:DEV-R.ih1-----

HYDROLOGY FOR: 22 POMONA LANE, WESLEY HILLS, NY (SY #1861)
TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK
DATE: 8-11-26

ANALYSIS PREPARED BY: SPARACO & YOUNGBLOOD, PLLC

ANALYSIS PARAMETERS:
DEVELOPED CONDITIONS RUN
STORM RECURRENCE INTERVALS = 1, 2, 5, 10, 25 & 100 YEAR
HYDROGRAPH METHOD: SCS
RAINFALL DISTRIBUTION: SCS TYPE III

24 HOUR RAINFALL DATA:
1 YEAR: 2.75 INCHES
2 YEAR: 3.36 INCHES
5 YEAR: 4.21 INCHES
10 YEAR: 5.00 INCHES
25 YEAR: 6.28 INCHES
100 YEAR: 8.89 INCHES

```

25 IO      OUTPUT CONTROL VARIABLES
          IPRNT      3      PRINT CONTROL
          IPLOT      0      PLOT CONTROL
          QSCAL      0.      HYDROGRAPH PLOT SCALE

IT      HYDROGRAPH TIME DATA
          NMIN      6      MINUTES IN COMPUTATION INTERVAL
          IDATE      1      0      STARTING DATE
          ITIME      0000      STARTING TIME
          NQ      300      NUMBER OF HYDROGRAPH ORDINATES
          NDDATE      2      0      ENDING DATE
          NDTIME      0554      ENDING TIME
          ICENT      19      CENTURY MARK

          COMPUTATION INTERVAL      0.10 HOURS
          TOTAL TIME BASE      29.90 HOURS

ENGLISH UNITS
DRAINAGE AREA      SQUARE MILES
PRECIPITATION DEPTH      INCHES

```

LENGTH, ELEVATION FEET
 FLOW CUBIC FEET PER SECOND
 STORAGE VOLUME ACRE-FEET
 SURFACE AREA ACRES
 TEMPERATURE DEGREES FAHRENHEIT

JP MULTI-PLAN OPTION
 NPLAN 1 NUMBER OF PLANS

JR MULTI-RATIO OPTION
 RATIOS OF PRECIPITATION
 2.75 3.36 4.21 5.00 6.28 8.89

27 KK * *
 * SITE-1 * SITE-1 RUNOFF TO PT.1
 * *

 * DRAINAGE AREA = 2.47 AC = 0.0039 SQ. MI. CN=63
 * TIME OF CONCENTRATION = 10 MIN = 0.167 HR x 0.6 (SCS LAG) = 0.100

36 IN TIME DATA FOR INPUT TIME SERIES
 JXMIN 6 TIME INTERVAL IN MINUTES
 JXDATE 1 0 STARTING DATE
 JXTIME 0 STARTING TIME

SUBBASIN RUNOFF DATA

34 BA SUBBASIN CHARACTERISTICS
 TAREA 0.00 SUBBASIN AREA

PRECIPITATION DATA

35 PB STORM 1.00 BASIN TOTAL PRECIPITATION

37 PI INCREMENTAL PRECIPITATION PATTERN
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.01 0.00 0.01 0.00 0.01 0.01 0.01 0.01 0.01
 0.01 0.01 0.01 0.01 0.01 0.01 0.01 0.01 0.02 0.03
 0.08 0.08 0.05 0.03 0.02 0.01 0.01 0.01 0.01 0.01
 0.01 0.01 0.01 0.01 0.01 0.01 0.00 0.01 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.01
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

61 LS SCS LOSS RATE
 STRTL 1.00 INITIAL ABSTRACTION
 CRVNR 63.00 CURVE NUMBER
 RTIMP 0.00 PERCENT IMPERVIOUS AREA

62 UD SCS DIMENSIONLESS UNITGRAPH
 TLAG 0.10 LAG

UNIT HYDROGRAPH
 7 END-OF-PERIOD ORDINATES
 10. 10. 3. 1. 0. 0. 0.
 TOTAL RAINFALL = 1.00, TOTAL LOSS = 1.00, TOTAL EXCESS = 0.00
 PEAK FLOW TIME MAXIMUM AVERAGE FLOW
 + (CFS) (HR) 6-HR 24-HR 72-HR 29.90-HR
 + 0. 0.10 0. 0. 0. 0.
 (CFS) 0.000 0.000 0.000 0.000
 (INCHES) 0. 0. 0. 0.
 (AC-FT) 0. 0. 0. 0.

CUMULATIVE AREA = 0.00 SQ MI

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 2.75

TOTAL RAINFALL = 2.75, TOTAL LOSS = 2.35, TOTAL EXCESS = 0.40

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
(CFS)	(HR)	(CFS)				
+	1.	12.30	0.	0.	0.	0.
		(INCHES)	0.322	0.402	0.402	0.402
		(AC-FT)	0.	0.	0.	0.

CUMULATIVE AREA = 0.00 SQ MI

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 3.36

TOTAL RAINFALL = 3.36, TOTAL LOSS = 2.68, TOTAL EXCESS = 0.68

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
(CFS)	(HR)	(CFS)				
+	1.	12.30	0.	0.	0.	0.
		(INCHES)	0.554	0.676	0.676	0.676
		(AC-FT)	0.	0.	0.	0.

CUMULATIVE AREA = 0.00 SQ MI

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 4.21

TOTAL RAINFALL = 4.21, TOTAL LOSS = 3.08, TOTAL EXCESS = 1.13

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
(CFS)	(HR)	(CFS)				
+	2.	12.30	0.	0.	0.	0.
		(INCHES)	0.937	1.134	1.134	1.134
		(AC-FT)	0.	0.	0.	0.

CUMULATIVE AREA = 0.00 SQ MI

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 5.00

TOTAL RAINFALL = 5.00, TOTAL LOSS = 3.38, TOTAL EXCESS = 1.62

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
(CFS)	(HR)	(CFS)				
+	3.	12.30	1.	0.	0.	0.
		(INCHES)	1.340	1.621	1.621	1.621
		(AC-FT)	0.	0.	0.	0.

CUMULATIVE AREA = 0.00 SQ MI

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 6.28

TOTAL RAINFALL = 6.28, TOTAL LOSS = 3.78, TOTAL EXCESS = 2.50

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
(CFS)	(HR)	(CFS)				
+	5.	12.30	1.	0.	0.	0.
		(INCHES)	2.062	2.500	2.500	2.500
		(AC-FT)	0.	1.	1.	1.

CUMULATIVE AREA = 0.00 SQ MI

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HYDROGRAPH AT STATION SITE-2
FOR PLAN 1, RATIO = 2.75

TOTAL RAINFALL = 2.75, TOTAL LOSS = 2.26, TOTAL EXCESS = 0.49

PEAK FLOW    TIME
+ (CFS)      (HR)
+ 0.         12.20
(CFS)
(INCHES)     0.396
(AC-FT)      0.
6-HR         0.
MAXIMUM AVERAGE FLOW
24-HR        0.
72-HR        0.
29.90-HR     0.
0.491
0.

CUMULATIVE AREA = 0.00 SQ MI

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HYDROGRAPH AT STATION SITE-2
FOR PLAN 1, RATIO = 3.36

TOTAL RAINFALL = 3.36, TOTAL LOSS = 2.55, TOTAL EXCESS = 0.81

PEAK FLOW    TIME
+ (CFS)      (HR)
+ 0.         12.20
(CFS)
(INCHES)     0.670
(AC-FT)      0.
6-HR         0.
MAXIMUM AVERAGE FLOW
24-HR        0.
72-HR        0.
29.90-HR     0.
0.813
0.

CUMULATIVE AREA = 0.00 SQ MI

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HYDROGRAPH AT STATION SITE-2
FOR PLAN 1, RATIO = 4.21

TOTAL RAINFALL = 4.21, TOTAL LOSS = 2.87, TOTAL EXCESS = 1.34

PEAK FLOW    TIME
+ (CFS)      (HR)
+ 1.         12.20
(CFS)
(INCHES)     1.112
(AC-FT)      0.
6-HR         0.
MAXIMUM AVERAGE FLOW
24-HR        0.
72-HR        0.
29.90-HR     0.
1.338
0.

CUMULATIVE AREA = 0.00 SQ MI

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HYDROGRAPH AT STATION SITE-2
FOR PLAN 1, RATIO = 5.00

TOTAL RAINFALL = 5.00, TOTAL LOSS = 3.12, TOTAL EXCESS = 1.88

PEAK FLOW    TIME
+ (CFS)      (HR)
+ 1.         12.20
(CFS)
(INCHES)     1.568
(AC-FT)      0.
6-HR         0.
MAXIMUM AVERAGE FLOW
24-HR        0.
72-HR        0.
29.90-HR     0.
1.864
0.

CUMULATIVE AREA = 0.00 SQ MI

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HYDROGRAPH AT STATION SITE-2
FOR PLAN 1, RATIO = 6.28

TOTAL RAINFALL = 6.28, TOTAL LOSS = 3.43, TOTAL EXCESS = 2.85

PEAK FLOW    TIME
+ (CFS)      (HR)
+ 2.         12.20
(CFS)
(INCHES)     2.367
(AC-FT)      0.
6-HR         0.
MAXIMUM AVERAGE FLOW
24-HR        0.
72-HR        0.
29.90-HR     0.
2.853
0.

CUMULATIVE AREA = 0.00 SQ MI

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HYDROGRAPH AT STATION SITE-2
FOR PLAN 1, RATIO = 8.89

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TOTAL RAINFALL = 8.89, TOTAL LOSS = 3.86, TOTAL EXCESS = 5.03

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW 24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	3.	12.20	(CFS)	0.	0.	0.
			(INCHES)	4.134	5.027	5.027
			(AC-FT)	0.	0.	0.
			CUMULATIVE AREA =	0.00 SQ MI		

73 KK *****
* SUB2 * APPLY 5 MINUTE PERC RATE FROM TESTING 6-24-25

DT	DIVERSION ISTAD	PERC2	DIVERSION HYDROGRAPH IDENTIFICATION			
DI	INFLOW	0.24	0.47	0.83	1.20	1.85
DQ	DIVERTED FLOW	0.14	0.37	0.73	1.10	1.75

DIVERSION HYDROGRAPH PERC2
FOR PLAN 1, RATIO = 2.75

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW 24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	0.	12.10	(CFS)	0.	0.	0.
			(INCHES)	0.333	0.428	0.428
			(AC-FT)	0.	0.	0.
			CUMULATIVE AREA =	0.00 SQ MI		

HYDROGRAPH AT STATION SUB2
FOR PLAN 1, RATIO = 2.75

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW 24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	0.	12.20	(CFS)	0.	0.	0.
			(INCHES)	0.063	0.063	0.063
			(AC-FT)	0.	0.	0.
			CUMULATIVE AREA =	0.00 SQ MI		

DIVERSION HYDROGRAPH PERC2
FOR PLAN 1, RATIO = 3.36

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW 24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	0.	12.00	(CFS)	0.	0.	0.
			(INCHES)	0.475	0.617	0.617
			(AC-FT)	0.	0.	0.
			CUMULATIVE AREA =	0.00 SQ MI		

HYDROGRAPH AT STATION SUB2
FOR PLAN 1, RATIO = 3.36

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW 24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	0.	12.20	(CFS)	0.	0.	0.
			(INCHES)	0.195	0.195	0.195
			(AC-FT)	0.	0.	0.

CUMULATIVE AREA = 0.00 SQ MI

DIVERSION HYDROGRAPH PERC2
FOR PLAN 1, RATIO = 4.21
PEAK FLOW TIME
(CFS) (HR)
+ 0. 11.90
(CFS)
(INCHES) 0.640 0.865 0.865 0.865
(AC-FT) 0. 0. 0. 0.
CUMULATIVE AREA = 0.00 SQ MI

HYDROGRAPH AT STATION SUB2
FOR PLAN 1, RATIO = 4.21
PEAK FLOW TIME
(CFS) (HR)
+ 1. 12.20
(CFS)
(INCHES) 0.472 0.472 0.472 0.472
(AC-FT) 0. 0. 0. 0.
CUMULATIVE AREA = 0.00 SQ MI

DIVERSION HYDROGRAPH PERC2
FOR PLAN 1, RATIO = 5.00
PEAK FLOW TIME
(CFS) (HR)
+ 0. 11.80
(CFS)
(INCHES) 0.763 1.079 1.079 1.079
(AC-FT) 0. 0. 0. 0.
CUMULATIVE AREA = 0.00 SQ MI

HYDROGRAPH AT STATION SUB2
FOR PLAN 1, RATIO = 5.00
PEAK FLOW TIME
(CFS) (HR)
+ 1. 12.20
(CFS)
(INCHES) 0.805 0.805 0.805 0.805
(AC-FT) 0. 0. 0. 0.
CUMULATIVE AREA = 0.00 SQ MI

DIVERSION HYDROGRAPH PERC2
FOR PLAN 1, RATIO = 6.28
PEAK FLOW TIME
(CFS) (HR)
+ 0. 11.50
(CFS)
(INCHES) 0.881 1.366 1.366 1.366
(AC-FT) 0. 0. 0. 0.
CUMULATIVE AREA = 0.00 SQ MI

HYDROGRAPH AT STATION SUB2
FOR PLAN 1, RATIO = 6.28
PEAK FLOW TIME
(CFS) (HR)
+ 2. 12.20
(CFS)
(INCHES) 1.486 1.486 1.486 1.486

(AC-FT) 0. 0. 0. 0.
CUMULATIVE AREA = 0.00 SQ MI

DIVERSION HYDROGRAPH PERC2
FOR PLAN 1, RATIO = 8.89

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
(CFS)	(HR)					
+	0.	10.60	0.	0.	0.	0.
		(INCHES)	0.930	1.820	1.820	1.820
		(AC-FT)	0.	0.	0.	0.
CUMULATIVE AREA =			0.00 SQ MI			

HYDROGRAPH AT STATION SUB2
FOR PLAN 1, RATIO = 8.89

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
(CFS)	(HR)					
+	3.	12.20	0.	0.	0.	0.
		(INCHES)	3.204	3.207	3.207	3.207
		(AC-FT)	0.	0.	0.	0.
CUMULATIVE AREA =			0.00 SQ MI			

77 KK ROUTE2 ROUTING IN UNDERGROUND (7) 8-FOOT DIA. DRY WELLS, 8-FOOT DEEP

OUTLET STRUCTURE DATA: PERMEABLE STONE SUBBASE

* OUTFLOW: PERCOLATION ONLY: 5 MIN PERC RATE = 0.0977 CFS *
* OVERFLOW: 30-INCH DIAMETER CIRCULAR FIELD GRATE (7.85 FT) at 530.0 *

HYDROGRAPH ROUTING DATA

85 RS	STORAGE ROUTING					
	NSTPS	1	NUMBER OF SUBREACHES			
	ITYP	ELEV	TYPE OF INITIAL CONDITION			
	RSVRIC	521.50	INITIAL CONDITION			
	X	0.00	WORKING R AND D COEFFICIENT			
86 SA	AREA	0.0	0.0	0.0		
87 SE	ELEVATION	521.50	531.50	532.00		
88 SQ	DISCHARGE	0.	0.	1.	2.	3.
89 SE	ELEVATION	521.50	531.50	531.60	531.70	531.75

COMPUTED STORAGE-ELEVATION DATA

STORAGE	0.00	0.08	0.09
ELEVATION	521.50	531.50	532.00

COMPUTED STORAGE-OUTFLOW-ELEVATION DATA

STORAGE	0.00	0.08	0.08	0.08	0.08	0.09
OUTFLOW	0.00	0.00	0.74	2.11	2.94	7.09
ELEVATION	521.50	531.50	531.60	531.70	531.75	532.00

*** WARNING *** MODIFIED PULS ROUTING MAY BE NUMERICALLY UNSTABLE FOR OUTFLOWS BETWEEN 0. TO 7.
THE ROUTED HYDROGRAPH SHOULD BE EXAMINED FOR OSCILLATIONS OR OUTFLOWS GREATER THAN PEAK INFLOWS.
THIS CAN BE CORRECTED BY DECREASING THE TIME INTERVAL OR INCREASING STORAGE (USE A LONGER REACH.)

HYDROGRAPH AT STATION ROUTE2
FOR PLAN 1, RATIO = 2.75

PEAK FLOW	TIME	MAXIMUM AVERAGE FLOW
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			6-HR	24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	0.	0.10	(CFS)	0.	0.	0.
			(INCHES)	0.000	0.000	0.000
			(AC-FT)	0.	0.	0.
PEAK STORAGE	TIME		6-HR	24-HR	72-HR	29.90-HR
+	(AC-FT)	(HR)				
	0.	12.50	0.	0.	0.	0.
PEAK STAGE	TIME		6-HR	24-HR	72-HR	29.90-HR
+	(FEET)	(HR)				
	521.91	12.60	521.91	521.80	521.74	521.74
CUMULATIVE AREA =			0.00 SQ MI			

HYDROGRAPH AT STATION ROUTE2
FOR PLAN 1, RATIO = 3.36

			6-HR	24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	0.	0.10	(CFS)	0.	0.	0.
			(INCHES)	0.000	0.000	0.000
			(AC-FT)	0.	0.	0.
PEAK STORAGE	TIME		6-HR	24-HR	72-HR	29.90-HR
+	(AC-FT)	(HR)				
	0.	12.50	0.	0.	0.	0.
PEAK STAGE	TIME		6-HR	24-HR	72-HR	29.90-HR
+	(FEET)	(HR)				
	522.79	12.90	522.79	522.44	522.26	522.26
CUMULATIVE AREA =			0.00 SQ MI			

HYDROGRAPH AT STATION ROUTE2
FOR PLAN 1, RATIO = 4.21

			6-HR	24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	0.	0.10	(CFS)	0.	0.	0.
			(INCHES)	0.000	0.000	0.000
			(AC-FT)	0.	0.	0.
PEAK STORAGE	TIME		6-HR	24-HR	72-HR	29.90-HR
+	(AC-FT)	(HR)				
	0.	13.20	0.	0.	0.	0.
PEAK STAGE	TIME		6-HR	24-HR	72-HR	29.90-HR
+	(FEET)	(HR)				
	524.61	13.60	524.61	523.78	523.33	523.33
CUMULATIVE AREA =			0.00 SQ MI			

HYDROGRAPH AT STATION ROUTE2
FOR PLAN 1, RATIO = 5.00

			6-HR	24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	0.	0.10	(CFS)	0.	0.	0.
			(INCHES)	0.000	0.000	0.000
			(AC-FT)	0.	0.	0.
PEAK STORAGE	TIME		6-HR	24-HR	72-HR	29.90-HR
+	(AC-FT)	(HR)				
	0.	13.50	0.	0.	0.	0.
PEAK STAGE	TIME		6-HR	24-HR	72-HR	29.90-HR
+	(FEET)	(HR)				
	526.80	16.10	526.80	525.37	524.61	524.61

CUMULATIVE AREA = 0.00 SQ MI

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***          ***          ***          ***          ***
HYDROGRAPH AT STATION ROUTE2
FOR PLAN 1, RATIO = 6.28

PEAK FLOW      TIME      MAXIMUM AVERAGE FLOW
+ (CFS)        (HR)      6-HR      24-HR      72-HR      29.90-HR
+ 0.          0.10      (CFS)
                        (INCHES) 0.000    0.000    0.000    0.000
                        (AC-FT) 0.        0.        0.        0.

PEAK STORAGE   TIME      MAXIMUM AVERAGE STORAGE
+ (AC-FT)      (HR)      6-HR      24-HR      72-HR      29.90-HR
+ 0.          15.40      0.        0.        0.        0.

PEAK STAGE     TIME      MAXIMUM AVERAGE STAGE
+ (FEET)      (HR)      6-HR      24-HR      72-HR      29.90-HR
+ 531.29      16.20      531.29    528.60    527.20    527.20

CUMULATIVE AREA = 0.00 SQ MI
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***          ***          ***          ***          ***
HYDROGRAPH AT STATION ROUTE2
FOR PLAN 1, RATIO = 8.89

PEAK FLOW      TIME      MAXIMUM AVERAGE FLOW
+ (CFS)        (HR)      6-HR      24-HR      72-HR      29.90-HR
+ 3.          12.40      (CFS)
                        (INCHES) 1.689    1.689    1.689    1.689
                        (AC-FT) 0.        0.        0.        0.

PEAK STORAGE   TIME      MAXIMUM AVERAGE STORAGE
+ (AC-FT)      (HR)      6-HR      24-HR      72-HR      29.90-HR
+ 0.          12.30      0.        0.        0.        0.

PEAK STAGE     TIME      MAXIMUM AVERAGE STAGE
+ (FEET)      (HR)      6-HR      24-HR      72-HR      29.90-HR
+ 531.73      12.40      531.52    528.95    527.48    527.48

CUMULATIVE AREA = 0.00 SQ MI
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*****
*
90 KK * SITE-3 * SITE-2 RUNOFF FROM DEVELOPED LOT 3 AREA TO PROP. DW THEN TO PT.1
*
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*****
* DRAINAGE AREA = 0.15 AC = 0.0002 SQ. MI. CN=93 *
* TIME OF CONCENTRATION = 5 MIN = 0.083 HR x 0.6 (SCS LAG) = 0.050 *
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SUBBASIN RUNOFF DATA

97 BA SUBBASIN CHARACTERISTICS
TAREA 0.00 SUBBASIN AREA

PRECIPITATION DATA

35 PB STORM 1.00 BASIN TOTAL PRECIPITATION

37 PI INCREMENTAL PRECIPITATION PATTERN

0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.01	0.00	0.01	0.00	0.01	0.01	0.01	0.01	0.01
0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.05

HYDROGRAPH AT STATION SITE-3
FOR PLAN 1, RATIO = 5.00

TOTAL RAINFALL = 5.00, TOTAL LOSS = 1.63, TOTAL EXCESS = 3.37

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
(CFS)	(HR)	(CFS)				
0.	12.20	0.	0.	0.	0.	0.
		(INCHES)	2.896	3.367	3.367	3.367
		(AC-FT)	0.	0.	0.	0.

CUMULATIVE AREA = 0.00 SQ MI

HYDROGRAPH AT STATION SITE-3
FOR PLAN 1, RATIO = 6.28

TOTAL RAINFALL = 6.28, TOTAL LOSS = 1.66, TOTAL EXCESS = 4.62

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
(CFS)	(HR)	(CFS)				
1.	12.20	0.	0.	0.	0.	0.
		(INCHES)	3.911	4.621	4.621	4.621
		(AC-FT)	0.	0.	0.	0.

CUMULATIVE AREA = 0.00 SQ MI

HYDROGRAPH AT STATION SITE-3
FOR PLAN 1, RATIO = 8.89

TOTAL RAINFALL = 8.89, TOTAL LOSS = 1.69, TOTAL EXCESS = 7.20

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
(CFS)	(HR)	(CFS)				
1.	12.20	0.	0.	0.	0.	0.
		(INCHES)	5.899	7.203	7.203	7.203
		(AC-FT)	0.	0.	0.	0.

CUMULATIVE AREA = 0.00 SQ MI

100 KK *****
* SUB3 * APPLY 5 MINUTE PERC RATE FROM TESTING 6-24-25
*

DT	DIVERSION	ISTAD	PERC3	DIVERSION	HYDROGRAPH	IDENTIFICATION
DI	INFLOW	0.17	0.26	0.38	0.47	0.62
DQ	DIVERTED FLOW	0.13	0.22	0.34	0.43	0.58

DIVERSION HYDROGRAPH PERC3
FOR PLAN 1, RATIO = 2.75

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
(CFS)	(HR)	(CFS)				
0.	12.10	0.	0.	0.	0.	0.
		(INCHES)	0.737	0.922	0.922	0.922
		(AC-FT)	0.	0.	0.	0.

CUMULATIVE AREA = 0.00 SQ MI

HYDROGRAPH AT STATION SUB3
FOR PLAN 1, RATIO = 2.75

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW		
+	(CFS)	(HR)		24-HR	72-HR	29.90-HR
+	0.	12.20	(CFS)	0.	0.	0.
			(INCHES)	0.302	0.302	0.302
			(AC-FT)	0.	0.	0.
CUMULATIVE AREA =			0.00 SQ MI			

DIVERSION HYDROGRAPH PERC3
FOR PLAN 1, RATIO = 3.36

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW		
+	(CFS)	(HR)		24-HR	72-HR	29.90-HR
+	0.	12.00	(CFS)	0.	0.	0.
			(INCHES)	0.931	1.176	1.176
			(AC-FT)	0.	0.	0.
CUMULATIVE AREA =			0.00 SQ MI			

HYDROGRAPH AT STATION SUB3
FOR PLAN 1, RATIO = 3.36

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW		
+	(CFS)	(HR)		24-HR	72-HR	29.90-HR
+	0.	12.20	(CFS)	0.	0.	0.
			(INCHES)	0.613	0.613	0.613
			(AC-FT)	0.	0.	0.
CUMULATIVE AREA =			0.00 SQ MI			

DIVERSION HYDROGRAPH PERC3
FOR PLAN 1, RATIO = 4.21

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW		
+	(CFS)	(HR)		24-HR	72-HR	29.90-HR
+	0.	11.80	(CFS)	0.	0.	0.
			(INCHES)	1.172	1.525	1.525
			(AC-FT)	0.	0.	0.
CUMULATIVE AREA =			0.00 SQ MI			

HYDROGRAPH AT STATION SUB3
FOR PLAN 1, RATIO = 4.21

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW		
+	(CFS)	(HR)		24-HR	72-HR	29.90-HR
+	0.	12.20	(CFS)	0.	0.	0.
			(INCHES)	1.075	1.075	1.075
			(AC-FT)	0.	0.	0.
CUMULATIVE AREA =			0.00 SQ MI			

DIVERSION HYDROGRAPH PERC3
FOR PLAN 1, RATIO = 5.00

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW		
+	(CFS)	(HR)		24-HR	72-HR	29.90-HR
+	0.	11.60	(CFS)	0.	0.	0.
			(INCHES)	1.378	1.849	1.849
			(AC-FT)	0.	0.	0.
CUMULATIVE AREA =			0.00 SQ MI			

HYDROGRAPH AT STATION SUB3
FOR PLAN 1, RATIO = 5.00

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW 24-HR	72-HR	29.90-HR
+ (CFS)	(HR)					
+ 0.	12.20	(CFS)	0.	0.	0.	0.
		(INCHES)	1.518	1.518	1.518	1.518
		(AC-FT)	0.	0.	0.	0.
CUMULATIVE AREA =			0.00 SQ MI			

DIVERSION HYDROGRAPH PERC3
FOR PLAN 1, RATIO = 6.28

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW 24-HR	72-HR	29.90-HR
+ (CFS)	(HR)					
+ 0.	11.10	(CFS)	0.	0.	0.	0.
		(INCHES)	1.626	2.336	2.336	2.336
		(AC-FT)	0.	0.	0.	0.
CUMULATIVE AREA =			0.00 SQ MI			

HYDROGRAPH AT STATION SUB3
FOR PLAN 1, RATIO = 6.28

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW 24-HR	72-HR	29.90-HR
+ (CFS)	(HR)					
+ 1.	12.20	(CFS)	0.	0.	0.	0.
		(INCHES)	2.285	2.285	2.285	2.285
		(AC-FT)	0.	0.	0.	0.
CUMULATIVE AREA =			0.00 SQ MI			

DIVERSION HYDROGRAPH PERC3
FOR PLAN 1, RATIO = 8.89

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW 24-HR	72-HR	29.90-HR
+ (CFS)	(HR)					
+ 0.	10.20	(CFS)	0.	0.	0.	0.
		(INCHES)	1.839	3.144	3.144	3.144
		(AC-FT)	0.	0.	0.	0.
CUMULATIVE AREA =			0.00 SQ MI			

HYDROGRAPH AT STATION SUB3
FOR PLAN 1, RATIO = 8.89

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW 24-HR	72-HR	29.90-HR
+ (CFS)	(HR)					
+ 1.	12.20	(CFS)	0.	0.	0.	0.
		(INCHES)	4.059	4.059	4.059	4.059
		(AC-FT)	0.	0.	0.	0.
CUMULATIVE AREA =			0.00 SQ MI			

104 KK *****
* ROUTE3 * ROUTING IN UNDERGROUND (3) 8-FOOT DIA. DRY WELLS, 8-FOOT DEEP
*

OUTLET STRUCTURE DATA: PERMEABLE STONE SUBBASE

* OUTFLOW: PERCOLATION ONLY: 5 MIN PERC RATE = 0.0419 CFS *
* OVERFLOW: 30-INCH DIAMETER CIRCULAR FIELD GRATE (7.85 FT) at 530.0 *

HYDROGRAPH ROUTING DATA

```

112 RS      STORAGE ROUTING
           NSTPS      1  NUMBER OF SUBREACHES
           ITYP      ELEV TYPE OF INITIAL CONDITION
           RSVRIC    560.00 INITIAL CONDITION
           X          0.00 WORKING R AND D COEFFICIENT

113 SA      AREA      0.0      0.0      0.0

114 SE      ELEVATION  560.00   571.50   572.00

115 SQ      DISCHARGE   0.       0.       1.       2.       3.

116 SE      ELEVATION  560.00   571.50   571.60   571.70   571.75

```

COMPUTED STORAGE-ELEVATION DATA

```

STORAGE      0.00      0.04      0.04
ELEVATION    560.00   571.50   572.00

```

COMPUTED STORAGE-OUTFLOW-ELEVATION DATA

```

STORAGE      0.00      0.04      0.04      0.04      0.04      0.04
OUTFLOW      0.00      0.00      0.74      2.11      2.94      7.09
ELEVATION    560.00   571.50   571.60   571.70   571.75   572.00

```

*** WARNING *** MODIFIED PULS ROUTING MAY BE NUMERICALLY UNSTABLE FOR OUTFLOWS BETWEEN 0. TO 7.
 THE ROUTED HYDROGRAPH SHOULD BE EXAMINED FOR OSCILLATIONS OR OUTFLOWS GREATER THAN PEAK INFLOWS.
 THIS CAN BE CORRECTED BY DECREASING THE TIME INTERVAL OR INCREASING STORAGE (USE A LONGER REACH.)

HYDROGRAPH AT STATION ROUTE3
FOR PLAN 1, RATIO = 2.75

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PEAK FLOW    TIME      MAXIMUM AVERAGE FLOW
+ (CFS)      (HR)      6-HR      24-HR      72-HR      29.90-HR
+ 0.         0.10      (CFS)
                        0.         0.         0.         0.
                        (INCHES) 0.000    0.000    0.000    0.000
                        (AC-FT)  0.         0.         0.         0.

PEAK STORAGE TIME      MAXIMUM AVERAGE STORAGE
+ (AC-FT)      (HR)      6-HR      24-HR      72-HR      29.90-HR
+ 0.         12.40      0.         0.         0.         0.

PEAK STAGE    TIME      MAXIMUM AVERAGE STAGE
+ (FEET)      (HR)      6-HR      24-HR      72-HR      29.90-HR
+ 560.92      12.70      560.92   560.68   560.54   560.54

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CUMULATIVE AREA = 0.00 SQ MI

HYDROGRAPH AT STATION ROUTE3
FOR PLAN 1, RATIO = 3.36

```

PEAK FLOW    TIME      MAXIMUM AVERAGE FLOW
+ (CFS)      (HR)      6-HR      24-HR      72-HR      29.90-HR
+ 0.         0.10      (CFS)
                        0.         0.         0.         0.
                        (INCHES) 0.000    0.000    0.000    0.000
                        (AC-FT)  0.         0.         0.         0.

PEAK STORAGE TIME      MAXIMUM AVERAGE STORAGE
+ (AC-FT)      (HR)      6-HR      24-HR      72-HR      29.90-HR
+ 0.         12.80      0.         0.         0.         0.

PEAK STAGE    TIME      MAXIMUM AVERAGE STAGE
+ (FEET)      (HR)      6-HR      24-HR      72-HR      29.90-HR
+ 561.87      12.90      561.87   561.37   561.10   561.10

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CUMULATIVE AREA = 0.00 SQ MI

HYDROGRAPH AT STATION ROUTE3
FOR PLAN 1, RATIO = 4.21

```

PEAK FLOW    TIME      MAXIMUM AVERAGE FLOW
+ (CFS)      (HR)      6-HR      24-HR      72-HR      29.90-HR
+ 0.         0.10      (CFS)
                        0.         0.         0.         0.

```

		(INCHES)	0.000	0.000	0.000	0.000
		(AC-FT)	0.	0.	0.	0.
PEAK STORAGE	TIME		6-HR	MAXIMUM AVERAGE STORAGE	24-HR	72-HR
+	(AC-FT)	(HR)			29.90-HR	
	0.	12.60	0.	0.	0.	0.
PEAK STAGE	TIME		6-HR	MAXIMUM AVERAGE STAGE	24-HR	72-HR
+	(FEET)	(HR)			29.90-HR	
	563.28	13.20	563.28	562.41	561.94	561.94
CUMULATIVE AREA =			0.00 SQ MI			

HYDROGRAPH AT STATION ROUTE3
FOR PLAN 1, RATIO = 5.00

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW	24-HR	72-HR	29.90-HR
+	(CFS)	(HR)					
	0.	0.10	(CFS)	0.	0.	0.	0.
			(INCHES)	0.000	0.000	0.000	0.000
			(AC-FT)	0.	0.	0.	0.
PEAK STORAGE	TIME		6-HR	MAXIMUM AVERAGE STORAGE	24-HR	72-HR	29.90-HR
+	(AC-FT)	(HR)					
	0.	12.80	0.	0.	0.	0.	0.
PEAK STAGE	TIME		6-HR	MAXIMUM AVERAGE STAGE	24-HR	72-HR	29.90-HR
+	(FEET)	(HR)					
	564.63	13.60	564.63	563.40	562.73	562.73	562.73
CUMULATIVE AREA =			0.00 SQ MI				

HYDROGRAPH AT STATION ROUTE3
FOR PLAN 1, RATIO = 6.28

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW	24-HR	72-HR	29.90-HR
+	(CFS)	(HR)					
	0.	0.10	(CFS)	0.	0.	0.	0.
			(INCHES)	0.000	0.000	0.000	0.000
			(AC-FT)	0.	0.	0.	0.
PEAK STORAGE	TIME		6-HR	MAXIMUM AVERAGE STORAGE	24-HR	72-HR	29.90-HR
+	(AC-FT)	(HR)					
	0.	13.90	0.	0.	0.	0.	0.
PEAK STAGE	TIME		6-HR	MAXIMUM AVERAGE STAGE	24-HR	72-HR	29.90-HR
+	(FEET)	(HR)					
	566.96	16.10	566.96	565.12	564.11	564.11	564.11
CUMULATIVE AREA =			0.00 SQ MI				

HYDROGRAPH AT STATION ROUTE3
FOR PLAN 1, RATIO = 8.89

PEAK FLOW	TIME		6-HR	MAXIMUM AVERAGE FLOW	24-HR	72-HR	29.90-HR
+	(CFS)	(HR)					
	0.	13.30	(CFS)	0.	0.	0.	0.
			(INCHES)	0.287	0.287	0.287	0.287
			(AC-FT)	0.	0.	0.	0.
PEAK STORAGE	TIME		6-HR	MAXIMUM AVERAGE STORAGE	24-HR	72-HR	29.90-HR
+	(AC-FT)	(HR)					
	0.	13.30	0.	0.	0.	0.	0.
PEAK STAGE	TIME		6-HR	MAXIMUM AVERAGE STAGE	24-HR	72-HR	29.90-HR
+	(FEET)	(HR)					
	571.51	13.30	571.50	568.50	566.82	566.82	566.82
CUMULATIVE AREA =			0.00 SQ MI				

117 KK PT.1 COMBINE SITE-1, ROUTE-2 & ROUTE-3 HYDROGRAPHS

118 HC HYDROGRAPH COMBINATION
ICOMP 3 NUMBER OF HYDROGRAPHS TO COMBINE

HYDROGRAPH AT STATION PT.1
FOR PLAN 1, RATIO = 2.75

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	1.	12.30	(CFS)	0.	0.	0.
			(INCHES)	0.246	0.307	0.307
			(AC-FT)	0.	0.	0.
CUMULATIVE AREA =			0.01 SQ MI			

HYDROGRAPH AT STATION PT.1
FOR PLAN 1, RATIO = 3.36

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	1.	12.30	(CFS)	0.	0.	0.
			(INCHES)	0.424	0.517	0.517
			(AC-FT)	0.	0.	0.
CUMULATIVE AREA =			0.01 SQ MI			

HYDROGRAPH AT STATION PT.1
FOR PLAN 1, RATIO = 4.21

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	2.	12.30	(CFS)	0.	0.	0.
			(INCHES)	0.717	0.868	0.868
			(AC-FT)	0.	0.	0.
CUMULATIVE AREA =			0.01 SQ MI			

HYDROGRAPH AT STATION PT.1
FOR PLAN 1, RATIO = 5.00

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	3.	12.30	(CFS)	1.	0.	0.
			(INCHES)	1.025	1.239	1.239
			(AC-FT)	0.	0.	0.
CUMULATIVE AREA =			0.01 SQ MI			

HYDROGRAPH AT STATION PT.1
FOR PLAN 1, RATIO = 6.28

PEAK FLOW	TIME		6-HR	24-HR	72-HR	29.90-HR
+	(CFS)	(HR)				
+	5.	12.30	(CFS)	1.	0.	0.
			(INCHES)	1.577	1.911	1.911
			(AC-FT)	0.	1.	1.
CUMULATIVE AREA =			0.01 SQ MI			

HYDROGRAPH AT STATION PT.1
FOR PLAN 1, RATIO = 8.89

PEAK FLOW	TIME	6-HR	24-HR	72-HR	29.90-HR
(CFS)	(HR)	(CFS)	(CFS)	(CFS)	(CFS)
11.	12.30	2.	1.	0.	0.
		(INCHES)	3.178	3.801	3.801
		(AC-FT)	1.	1.	1.

CUMULATIVE AREA = 0.01 SQ MI

1

PEAK FLOW AND STAGE (END-OF-PERIOD) SUMMARY FOR MULTIPLE PLAN-RATIO ECONOMIC COMPUTATIONS
FLOWS IN CUBIC FEET PER SECOND, AREA IN SQUARE MILES
VOLUME IN ACRE-FEET, TIME TO PEAK IN HOURS

OPERATION	STATION	AREA	PLAN		RATIOS APPLIED TO PRECIPITATION					
					RATIO 1 2.75	RATIO 2 3.36	RATIO 3 4.21	RATIO 4 5.00	RATIO 5 6.28	RATIO 6 8.89
HYDROGRAPH AT	SITE-1	0.004	1	FLOW	0.70	1.34	2.38	3.48	5.43	9.93
TIME				12.30	12.30	12.30	12.30	12.30	12.20	
VOLUME				0.08	0.14	0.24	0.34	0.52	0.94	
HYDROGRAPH AT	SITE-2	0.001	1	FLOW	0.24	0.47	0.83	1.20	1.85	3.26
TIME				12.20	12.20	12.20	12.20	12.20	12.20	
VOLUME				0.03	0.04	0.07	0.10	0.15	0.27	
DIVERSION TO	PERC2	0.001	1	FLOW	0.10	0.10	0.10	0.10	0.10	0.10
TIME				12.10	12.00	11.90	11.80	11.50	10.60	
VOLUME				0.02	0.03	0.05	0.06	0.07	0.10	
HYDROGRAPH AT	SUB2	0.001	1	FLOW	0.14	0.37	0.73	1.10	1.75	3.16
TIME				12.20	12.20	12.20	12.20	12.20	12.20	
VOLUME				0.00	0.01	0.03	0.04	0.08	0.17	
ROUTED TO	ROUTE2	0.001	1	FLOW	0.00	0.00	0.00	0.00	0.00	2.57
TIME				0.10	0.10	0.10	0.10	0.10	12.40	
VOLUME				0.00	0.00	0.00	0.00	0.00	0.09	
** PEAK STAGES IN FEET **										
	1	STAGE	521.91	522.79	524.61	526.80	531.29	531.73		
		TIME	12.60	12.90	13.60	16.10	16.20	12.40		
HYDROGRAPH AT	SITE-3	0.000	1	FLOW	0.17	0.26	0.38	0.47	0.62	0.92
TIME				12.20	12.20	12.20	12.20	12.20	12.20	
VOLUME				0.01	0.02	0.03	0.04	0.05	0.08	
DIVERSION TO	PERC3	0.000	1	FLOW	0.04	0.04	0.04	0.04	0.04	0.04
TIME				12.10	12.00	11.80	11.60	11.10	10.20	
VOLUME				0.01	0.01	0.02	0.02	0.02	0.03	
HYDROGRAPH AT	SUB3	0.000	1	FLOW	0.13	0.22	0.34	0.43	0.58	0.88
TIME				12.20	12.20	12.20	12.20	12.20	12.20	
VOLUME				0.00	0.01	0.01	0.02	0.02	0.04	
ROUTED TO	ROUTE3	0.000	1	FLOW	0.00	0.00	0.00	0.00	0.00	0.05
TIME				0.10	0.10	0.10	0.10	0.10	13.30	
VOLUME				0.00	0.00	0.00	0.00	0.00	0.00	
** PEAK STAGES IN FEET **										
	1	STAGE	560.92	561.87	563.28	564.63	566.96	571.51		
		TIME	12.70	12.90	13.20	13.60	16.10	13.30		
3 COMBINED AT	PT.1	0.005	1	FLOW	0.70	1.34	2.38	3.48	5.43	11.25
TIME				12.30	12.30	12.30	12.30	12.30	12.30	
VOLUME				0.08	0.14	0.24	0.34	0.52	1.03	

*** NORMAL END OF HEC-1 ***

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Commissioner

Adam Carsen
Deputy Commissioner

September 01, 2026

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

Tax Data: 41.07-1-2

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 08/03/2026

Date Review Received: 08/07/2026

Item: *5 Powder Horn Drive (GML-26-0403)*

Clearing, Filling and Excavation permit for disturbances made to the rear yard of an existing single-family dwelling located on 0.92 acres in the R-50 zoning district. Disturbances include the installation of an in-ground pool and subsequent grading.

Southeast side of Powder Horn Drive, approximately 655 feet south of Ari Drive

Reason for Referral:

Lime Kiln Rd (County Route 84)

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

Remand for Local Decision

The proposed action is deemed to have no significant county-wide or inter-community impact under New York State General Municipal Law § 239; therefore, the action is a local decision.



Douglas Schuetz
Commissioner of Planning

5 Powder Horn Drive (GML-26-0403)

cc: Mayor Marshall Katz, Wesley Hills
Rockland County Department of Health
Rockland County Highway Department
Rockland County Planning Board
Rockland County Sewer District No. 1
Atzl, Nasher & Zigler P.C.

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

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

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of final action it has taken with the County of Rockland Department of Planning within thirty (30) days after final action.



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340

Orangeburg, New York 10962

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Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

August 28, 2026

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

Re: 5 Powder Horn Drive, Suffern
Tax Lot 11/41.07-1-2 (formerly 3./24/A2A28, a portion of ESA lot 9./4C)

Dear Ms. Caputo:

Our office has received and reviewed a site plan that was last revised on August 3, 2026, which Atzl, Nasher & Zigler P.C., prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. The sanitary sewers from this project would connect to the District's sewer system.
 - a. Upon review of this application, the District has determined that an impact fee is not required, in accordance with Sections 502A and 1317 of the Rockland County *Sewer Use Law* as last amended in 2010.
 - b. Approval of this application and the variances to regrade a property to install a swimming pool on a lot with an area of 40,068 square feet in the RR-50 District will result in no additional sewer units.
 - c. **If the use or occupancy of the property exceeds one (1) unit (e.g., with additional dwelling units, guest suites, a house of worship, a school, a daycare center, or home occupations), the District will require further review and the owner will have to pay an impact fee.**
2. Please advise the property owner that Section 902(B)(19) of the *Sewer Use Law* specifically prohibits the discharge of swimming pool drainage (not filter backwash) into the sanitary sewer system.
3. The project under review lies wholly or partly within former Tax Lot 4./4C, which the United States Environmental Protection Agency (EPA) has designated as an Environmentally Sensitive Area (ESA). The developer failed to complete the Environmentally Sensitive Area (ESA) waiver prior to the construction of the residence.
 - a. Prior to connecting any pool filter backwash to sanitary sewers or modifying the residence, the developer must obtain a waiver of the EPA's grant condition, which

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restricts sewer connections from ESA lots. Any sewer application for these parcels cannot be approved until the EPA and New York State Department of Environmental Conservation (DEC) approve the waiver. Attached please find an ESA waiver application.

- b. An ESA waiver request must be submitted to this office **along with the correct number of plans and narratives** as indicated below. The District cannot forward an ESA waiver request to the EPA and DEC until **four (4)** copies of the information outlined below are submitted to this office:
- i. **PROJECT PLANS:** Please provide a detailed site plan of the existing and proposed topography, drainage, soils, etc., and other features of the site.
 - ii. **ESA BOUNDARY DELINEATION:** Please provide a precise delineation of the ESA boundary on the same scale as the aforementioned site plan. Also, provide a brief written report that delineates the boundaries of both the wetland and the 100-year flood plain boundaries.
 - iii. **EROSION AND SEDIMENTATION CONTROL (E&SC) PLANS:** Please provide a complete erosion and sediment control plan for the entire site to protect the ESA wetland and floodplain both during and after construction (include standard notes and details).
 - iv. **ESA CHARACTERIZATION AND EVALUATION:** Please describe the current wetland features of the ESA wetland areas on the site in terms of the following parameters: acreage, flora, fauna, wildlife habitat, soils, rock, flood control, and the surrounding setting. Please also evaluate the wetland values in accordance with the latest available U.S. Army Corps of Engineers Wetland Evaluation Manual. Also, please quantify the floodplain characteristics and evaluate the effects of your project on it.
 - v. **EFFECTS OF MODIFICATIONS:** Please explain how the proposed site disturbances would affect the site features and values discussed in response to Item 4 above.
 - vi. **ESA MITIGATION:** Please provide a detailed narrative discussion of your proposed mitigation plan in order to comply with the standards for waiver approval listed below. As necessary, the plan should include the creation of new wetland acreage of, at a minimum, equal size and value to that which would be lost.
 - vii. **STANDARDS FOR WAIVER APPROVAL:** The standards applied by the EPA and DEC for ESA Waiver Approval are similar to the DEC standards for a Freshwater Wetland Permit. There will be a sufficient demonstration of:
 - (1) no net loss of wetland acreage or wetland values;
 - (2) no reasonable non-wetland alternate locations existing on the site for this development;
 - (3) minimization of loss of wetland and wetland values;
 - (4) mitigation of any loss of wetland acreage or wetland values;
 - (5) no appreciable increase in turbidity or sedimentation in the wetland or any watercourses above background levels; and
 - (6) no net increase in downstream flooding during storm events.

- c. The *Procedural Rules for Working on Rockland County Sewer District No. 1 Sewers* impose a fee of three hundred fifty dollars (\$350.00) to process an application for an ESA waiver.
 - d. Once the above requirements have been met, our office will forward the required information to the EPA and DEC. It should be noted that three (3) of the four (4) sets as requested above are required for EPA and DEC purposes.
4. Details for sanitary sewer construction, if any, must comply with the District's construction standards and be shown on the plans.
 5. Details for the sanitary sewer connections, if any, are subject to approval by the Town of Ramapo.
 6. Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete.

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

Very truly yours,



Lorelei Greene Tinston
Engineer I

Attachments

cc: M. Saber W. Giron D. Gregory
Michael Lepori, P.E. – Town of Ramapo DPW
Ed Moran, P.E. – Town of Ramapo DPW
Nikolaus Wirth – USEPA, 290 Broadway, 25th Floor, New York, NY 10007-1866
John R. Atzl, P.L.S. – Atzl, Nasher & Zigler P.C., 232 North Main Street, New City, NY
10956-5302
Yaakov Jankelovits – 5 Powder Horn Drive, Suffern, NY 10901

File: TOR 41.07-1-2 – 5 Powder Horn Drive
ESA
Reader

ROCKLAND COUNTY SEWER DISTRICT NO. 1
ENVIRONMENTALLY SENSITIVE AREAS (ESA)

WAIVER REQUEST

Town Of: _____

Tax/Lot/Block No.: _____

Owners' Name: _____

Telephone No.: _____

Owner's Address: _____

EXISTING CONDITIONS

Lot Size (in acres): _____

Approximate Area of ESA (in acres) _____

Approximate Area of ESA which is (in acres)

A. Floodplain _____ B. Wetland _____

Structure(s) on property _____

Structure(s) connected to Sewers _____

THE WAIVER REQUESTED IS BASED ON THE FOLLOWING:

(Please Check if Applicable and attach all Pertinent Details in QUADRUPLICATE)

1. The Infrastructure is already in place which is intended to service undeveloped lots:

☐ Roads ☐ Water Mains ☐ Gas Mains ☐ Electrical Service ☐ Sewers ☐ Other

2. Area of Vacant Parcel(s) is less then or Equal to 1.5 Hectares (3.7 ± Acres) ☐

3. Vacant Parcel(s) are totally surrounded by developed parcels ☐

4. Vacant Parcel(s) are totally surrounded by developed parcels ☐

5. Location within the Floodplain (e.g. areas at lower elevations are more susceptible to flood losses) ☐

6. Other (Please list):

SIGNATURE (OWNER) DATE

Village of DATE

Approved

Approved Subject to

Disapproved

Town of DATE

Approved

Approved Subject to

Disapproved

Rockland County Sewer District No 1 DATE

Approved

Approved Subject to

Disapproved

N.Y.S. Department of Environmental Conservation DATE

Approved

Approved Subject to

Disapproved

U.S. Environmental Protection Agency DATE

Approved

Approved Subject to

Disapproved