



## ZONING BOARD OF APPEALS MEETING AGENDA

April 17, 2024 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

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### CALL TO ORDER

### PUBLIC HEARING

1. Application submitted by Avrom and Bastzion Pancer for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence having a front yard of 37.8 feet instead of the minimum required of 50 feet.

The subject premises are situated on the west side of Villa Lane 0 feet from the intersection with Ardley Place, known as 1 Villa Lane, designated on the Tax Map as Section 41.10 Block 1 Lot 10, in an R-35 Zoning District.

2. Application submitted by David Buchinger for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence having a front yard on Terrace Road of 23.1 feet instead of the minimum required of 50 feet, a front yard on Serven Road of 24.5 feet instead of the minimum required of 50 feet, front yard impervious surface ratio on Terrace Road of .159 instead of the maximum permitted of .15 and building coverage of .125 instead of the maximum permitted of .10.

The subject premises are situated on the north side of Terrace Road 0 feet from the intersection with Serven Road, known as 6 Terrace Road, designated on the Tax Map as Section 32.19 Block 1 Lot 53, in an R-50 Zoning District.

3. Application submitted by Norman Pomeranz for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence having a front yard of 40 feet instead of the minimum required of 50 feet, side yard of 20 feet instead of the minimum required of 25 feet, total side yard of 53.6 feet instead of the minimum required of 60 feet and building coverage of .122 instead of the maximum permitted of .115.

The subject premises are situated on the north side of Glenbrook Road approximately 260 feet west of Van Winkle Lane, known as 5 Glenbrook Road, designated on the Tax Map as Section 41.11 Block 1 Lot 57, in an R-35 Zoning District.

### CONTINUED PUBLIC HEARING

4. Application submitted by Goldy Rosenfeld for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) of the Code of the Village of Wesley Hills, to permit the maintenance and use of an inground swimming pool having, impervious surface ratio of .30

instead of the maximum permitted of .25 and rear yard for the pool of 11.5 feet instead of the minimum required of 15 feet.

The subject premises are situated on the north side of Ardley Place at the intersection with Wilder Road, known as 2 Ardley Place, designated on the Tax Map as Section 41.10 Block I Lot 20, in an R 35 Zoning District.

- 5.** Application submitted by Nancy Rubin on behalf of Mark Schwartz and Goldie Slater for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) to permit the maintenance and use of a single-family residence, inground swimming pool, cabana, circular driveway and other structures having front yard impervious surface ratio of .46 instead of the maximum permitted of .20, impervious surface ratio of .36 instead of the maximum permitted of .25, side yard of 19.9 feet instead of the minimum required of 25 feet, cabana side yard of 14.8 feet instead of the minimum required of 25 feet and the variance previously granted of 18 feet and cabana rear yard of 17 feet instead of the minimum required of 50 feet and the variance previously granted of 18 feet.

The subject premises are situated on the south side of Ardley Place approximately 700 feet west of Wilder Road, known as 7 Ardley Place, designated on the Tax Map as Section 41.1·0 Block 1 Lot 24. in an R-35 Zoning District.

- 6.** Application submitted by Bassie Hurwitz for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the maintenance and use of a driveway to a single-family residence having impervious surface ratio of .29 instead of the prior variance granted of .26.

The subject premises are situated on the west side of Spook Rock Road at the intersection with Oren Court, known as 89 Spook Rock Road, designated on the Tax Map as Section 40.16 Block 1 Lot 10.21, in an R-50 Zoning District.

- 7.** Application submitted by Shalom Moskowitz, for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a front porch to a single-family residence having building coverage of .13 instead of the maximum permitted of .10 and front yard of 43' instead of the minimum required of 50'.

The subject premises are situated on the northerly side of Grandview Avenue, 270 feet west of Sansberry Lane, known as 53 Grandview Avenue, designated on the Tax Map as Section 41.16 Block 2 Lot 23, in an R-35 Zoning District.

- 8.** Application submitted by Issac Wieder for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single-family residence having a front yard of 46.7 feet instead of the minimum required of 50 feet and front yard impervious surface ratio of .228 instead of the maximum permitted of .20.

The subject premises are situated on the west side of Tranquility Road approximately 1000 feet south of Joy Road, known as 49 Tranquility Road, designated on the Tax Map as Section 41.09 Block 1 Lot 28, in an R-50 Zoning District.

## **APPROVAL OF MINUTES**

- 9.** March 20, 2024

## **ADJOURNMENT**

**File Attachments for Item:**

1. Application submitted by Avrom and Bastzion Pancer for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence having a front yard of 37.8 feet instead of the minimum required of 50 feet.

The subject premises are situated on the west side of Villa Lane 0 feet from the intersection with Ardley Place, known as 1 Villa Lane, designated on the Tax Map as Section 41.10 Block 1 Lot 10, in an R-35 Zoning District.

# VILLAGE OF WESLEY HILLS

432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Dated: February 2, 2024

Tax Parcel ID: 41.10-1-10

Address: 1 Villa Lane

Applicant: Avrom Pancer

## BUILDING AND ZONING DEPARTMENT:

Please be advised that your application for a building permit for the construction of an addition to a single-family home, is denied. The requirements of the Zoning Law of the Village of Wesley Hills have not been satisfied. The following variances are required:

- Minimum Front Yard (Ardley Place): 50' required, 37.8' proposed.

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



John Layne  
Building Inspector

cc: Zoning Board of Appeals



**CONSTRUCTION EXPEDITING**  
AND CONSULTANTS

Step by Step Guidance from Planning ... to Reality

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Village of Wesley Hills  
Building & Zoning  
432 Route 306  
Wesley Hills, NY 10952

RE 1 Villa Lane  
Monsey NY 10952  
Tax Lot: 41.10-1-10

SUBJECT: Narrative

Dear Sir / Madam;

Attached are Plans for an addition to a Single-Family Dwelling.

The applicant wants to add addition to his single-family dwelling. As a result, a variance will be required for the following.

The following variance will be requested:  
Front Yard Ardley 50' required, 37.8' provided.

Sincerely  
Kalman Herskovits

CONSTRUCTION EXPEDITING  
AND CONSULTANTS



**Tax Map Designation:**

Section 41.10 Block 1 Lot(s) 10  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

**Location:** On the West side of Villa Lane,  
0 feet South of Ardley Place.

**Acreage of Parcel** 0.83 **Zoning District** r-35  
**School District** \_\_\_\_\_ **Postal District** \_\_\_\_\_

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

Addition to a single family dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**If subdivision:**

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

**Project History:** Has this project ever been reviewed before?   N/A  

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

\_\_\_\_\_  
\_\_\_\_\_

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.   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  
\_\_\_\_\_ Long Path  
\_\_\_\_\_ Municipal Boundary

\_\_\_\_\_ State or County Park  
\_\_\_\_\_ County Stream  
\_\_\_\_\_ County Facility

List name(s) of facility checked above. NA

**Applicant's Signature and Certification**

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

I, AVROM & BASTZION PANCER, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

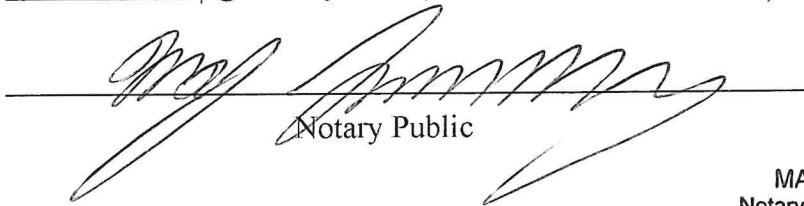


Mailing Address

1 Villa Ln Monsey, NY 10952

SWORN to before this

13 day of FEB, 2024

  
Notary Public

MAYER JACOBOWITZ  
Notary Public, State of New York  
No. 01JA6351978  
Qualified in Rockland County  
Commission Expires Dec 19, 2024



# Affidavit of Ownership/Owner's Consent

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

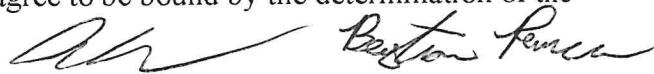
I, AVROM & BASTZION PANCER being duly sworn, hereby  
depose and say that I reside at: \_\_\_\_\_  
1 Villa Ln Monsey, NY 10952  
in the county of Rockland in the state of NY.

I am the \* sole owner in fee simple of premises located at:  
1 Villa Ln Monsey, NY 10952

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

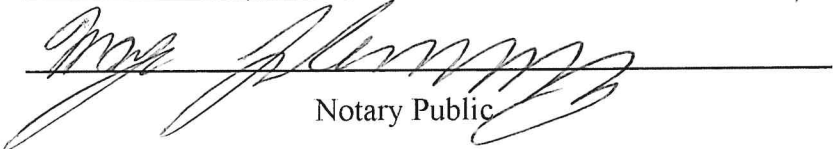
Said premises have been in my/its possession since 19\_\_\_\_\_. Said premises are  
also known and designated on the Town of \_\_\_\_\_ Tax Map as:  
section 41.10 block 1 lot(s) 10

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 1 Villa Ln Monsey, NY 10952

SWORN to before this  
13 day of FEB, 2024

  
Notary Public

MAYER JACOBOWITZ  
Notary Public, State of New York  
No. 01JA6351978  
Qualified in Rockland County  
Commission Expires Dec 19, 2024

\* 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, AVROM & BASTZION PANCER, 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

AVROM & BASTZION PANCER  
1 Villa Ln Monsey, NY 10952  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of \_\_\_\_\_  
Addition to single family dwelling  
\_\_\_\_\_

3. Premises affected are in a R-35 zone and from the town of \_\_\_\_\_ tax map, the property is know as Section \_\_\_\_\_, Block, 41.10, Lot(s) 1-10.

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

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

(if none, so state)

a. Name and address of officer or employee NA

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, AVROM & BASTZION PANCER, 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.

*[Signature]* *[Signature]*

Mailing Address 1 Villa Ln Monsey, NY 10952

SWORN to before this

13 day of FEB, 2024  
*[Signature]*  
Notary Public

MAYER JACOBOWITZ  
Notary Public, State of New York  
No. 01JA6351978  
Qualified in Rockland County  
Commission Expires Dec 19, 2024

# 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 }

AVROM & BASTZION PANCER being duly sworn, deposes and  
says that he/she resides at 1 Villa Ln 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. 41.10 Lot No. 1-10 and that he/she hereby  
authorizes the attached application to be submitted in his/her behalf and  
that the statements of fact contained in said application are true.

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

Owner: 

Address: 1 Villa Ln Monsey, NY 10952 1 Villa Ln Monsey, NY 10952

Sworn to before me this

13 day of FEB 20 24

  
Notary Public

MAYER JACOBOWITZ  
Notary Public, State of New York  
No. 01JA6351978  
Qualified in Rockland County  
Commission Expires Dec 19, 2024



**DISCLAIMER**

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

  
\_\_\_\_\_  
APPLICANT

2/13/24  
\_\_\_\_\_  
DATED

MAYER JACOBOWITZ  
Notary Public, State of New York  
No. 01JA6351978  
Qualified in Rockland County  
Commission Expires Dec 49, 2024

**PART II**

**Application before the Zoning Board of Appeals**

Application, petition or request is hereby submitted for:

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

\_\_\_\_\_

To permit construction, maintenance and use of \_\_\_\_\_

Addition to a single family dwelling \_\_\_\_\_

\_\_\_\_\_

AS APPLICABLE, COMPLETE THE FOLLOWING:

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

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

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

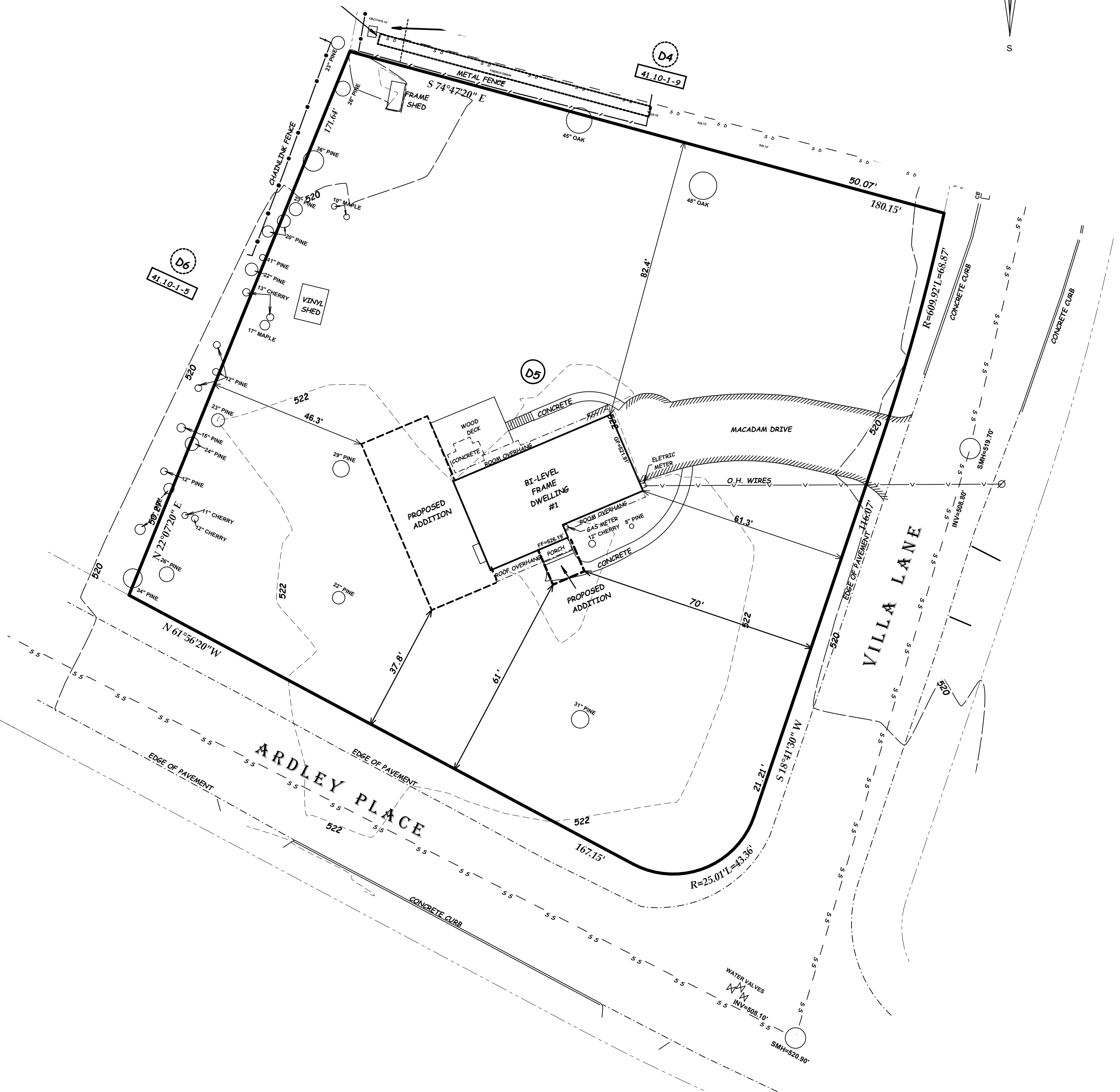
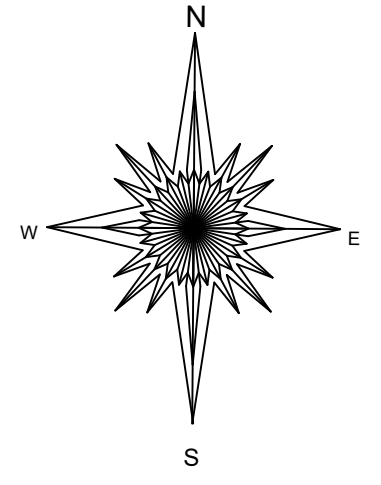
**INSTRUCTIONS**

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

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

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





LOT AREA= 36,206.66 SQUARE FEET  
 BEING LOT 5 BLOCK D ON A CERTAIN MAP ENTITLED  
 "OVERLOOK ESTATES IN WESLEY CHAPEL"  
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE  
 AS MAP #3252 BOOK #68 PAGE #41 ON 07/08/1964.

TAX MAP DESIGNATION: 41.10-1-10  
 PROPOSED ADDITION FOR  
**1 VILLA LN.**

**BULK REQUIREMENTS**

**ZONE: R-35**

USE GROUP	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH ARDLEY	LOT WIDTH VILLA	EFFECTIVE SQUARE	FRONT YARD ARDLEY	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAXIMUM BUILDING COVERAGE	IMPERVIOUS SURFACE RATIO	FRONT YARD IMPERVIOUS RATIO ARDLEY	FRONT YARD IMPERVIOUS RATIO VILLA	MAXIMUM HEIGHT		MAXIMUM EXPOSED BUILDING HEIGHT
														STORIES	FEET	
REQUIRED	35,000 S.F.	100'	125'	125'	125'	50'	25'	60'	50'	0.13	0.25	0.20	0.20	2 1/2	25	40'
PROVIDED	36,206 S.F.	395.45'	193.6'	196.46'	170'	37.8"	46.3'	N/A	82.4'	0.09	0.14	0.01	0.10	2	<25	<40'

\*VARIANCE REQUIRED

**BUILDING COVERAGE 3084 SF/36,206 SF=0.09**

**IMPERVIOUS SURFACE RATIO:**  
 1. HOUSE, OVERHANG, PORCH AND DECK= 3084 SF  
 2. DRIVEWAY AND WALKWAY= 1,782 SF  
 3. SHEDS=118  
**TOTAL= 4,984 SF**

**FRONT YARD VILLA IMPERVIOUS:**  
 1,024 SF / 10,244 SF=0.10 OR 10%

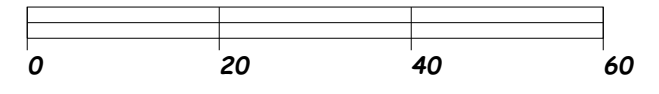
**FRONT YARD ARDLEY IMPERVIOUS:**  
 140 SF / 9,560 SF= 0.015 OR 1.5%

REV 1/22/24



TOWN OF RAMAPO, ROCKLAND COUNTY  
 WESLEY HILLS, NEW YORK

MAY 24, 2023 SCALE : 1" = 20'



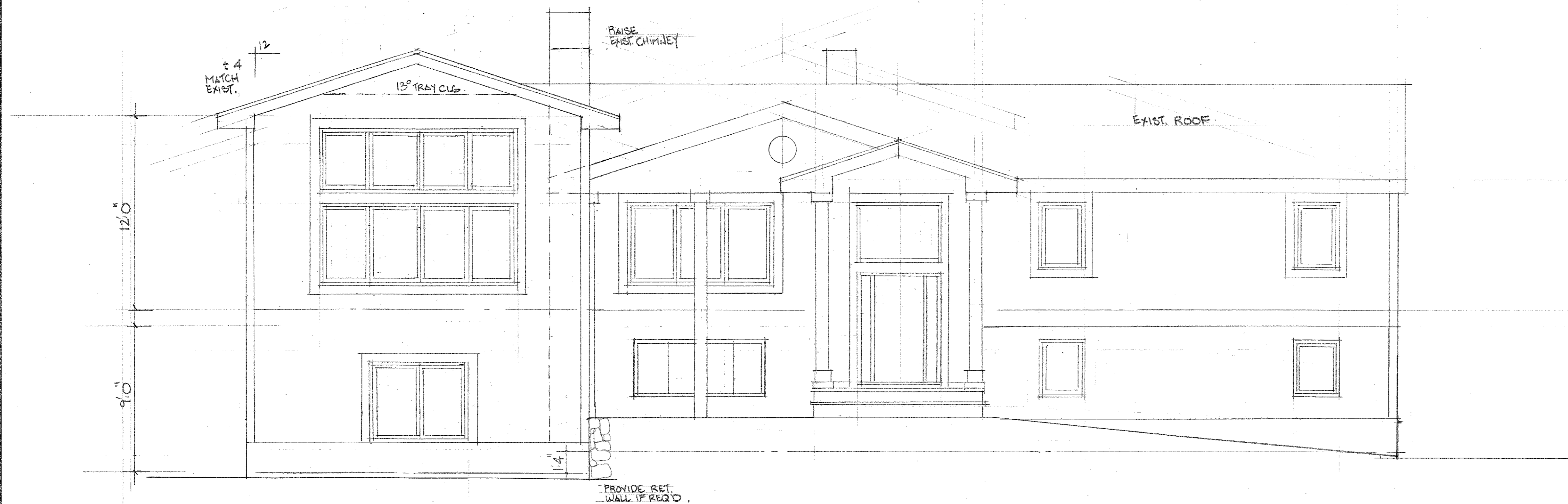
**ANTHONY R. CELENTANO P.E.**  
 31 ROSMAN ROAD  
 THIELLS, N.Y. 10984  
 845 429 5290 FAX 429 5974

*Anthony R. Celetano* LIC#76244



### REAR ELEV

SCALE 1/4" = 1'-0"



### FRONT ELEVATION

SCALE 1/4" = 1'-0"

DATE 3-3-06 REVISED 24 AUG. 13 SEPT.

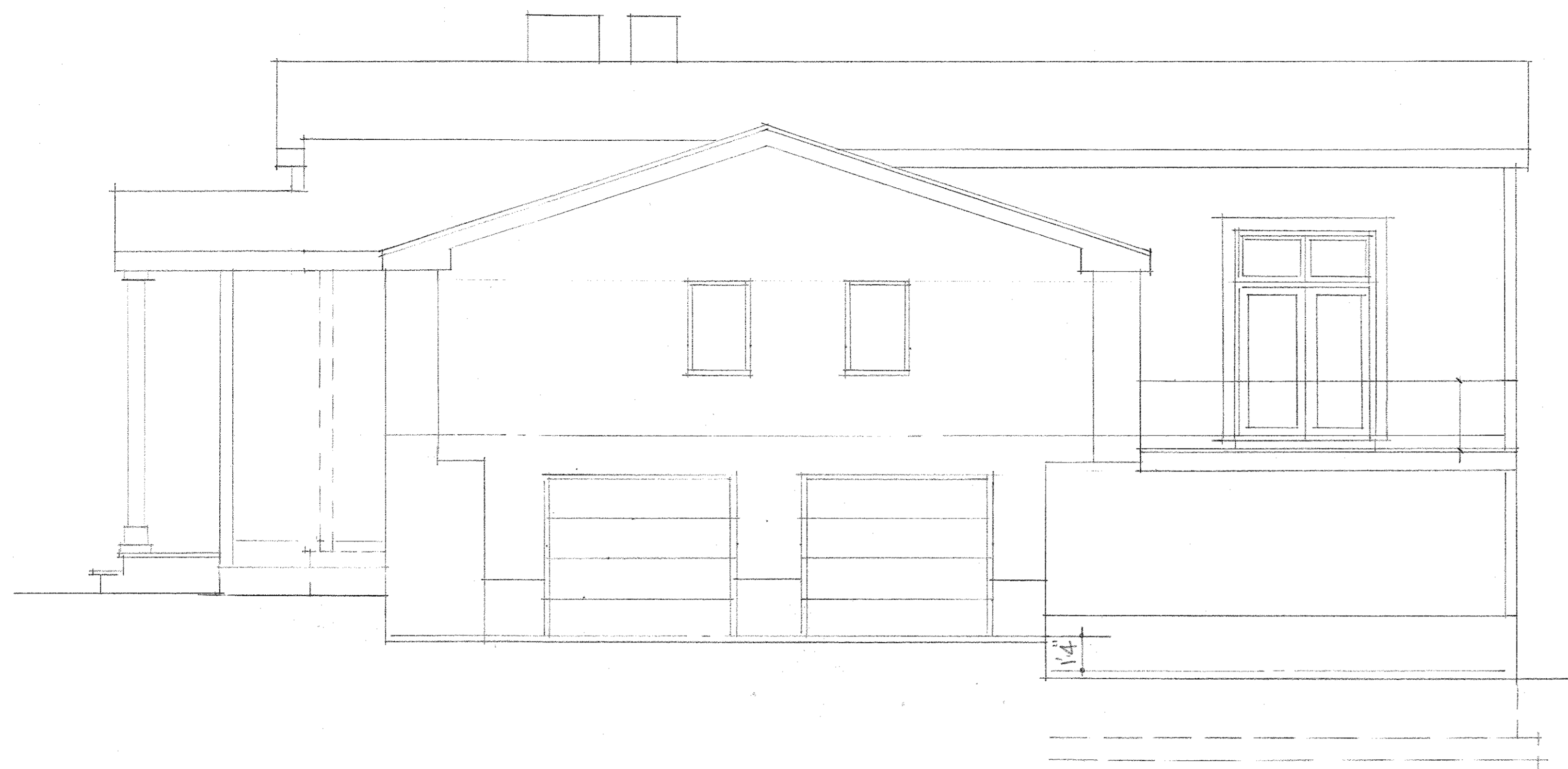
AN ADDITION TO THE PANCER RESIDENCE  
 WESLEY HILLS, NY  
 1 VILLS LAKE

NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER
9894	4697	20412	1142

**FRED KLENK**  
 684 Route 208 • Franklin Lakes, N.J. 07417  
 Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174  
 ARCHITECT • ENGINEER • PLANNER

JOB	SHEET
8201	1
2023	OF

GENERAL REPRODUCTION PRODUCTS



RIGHT SIDE



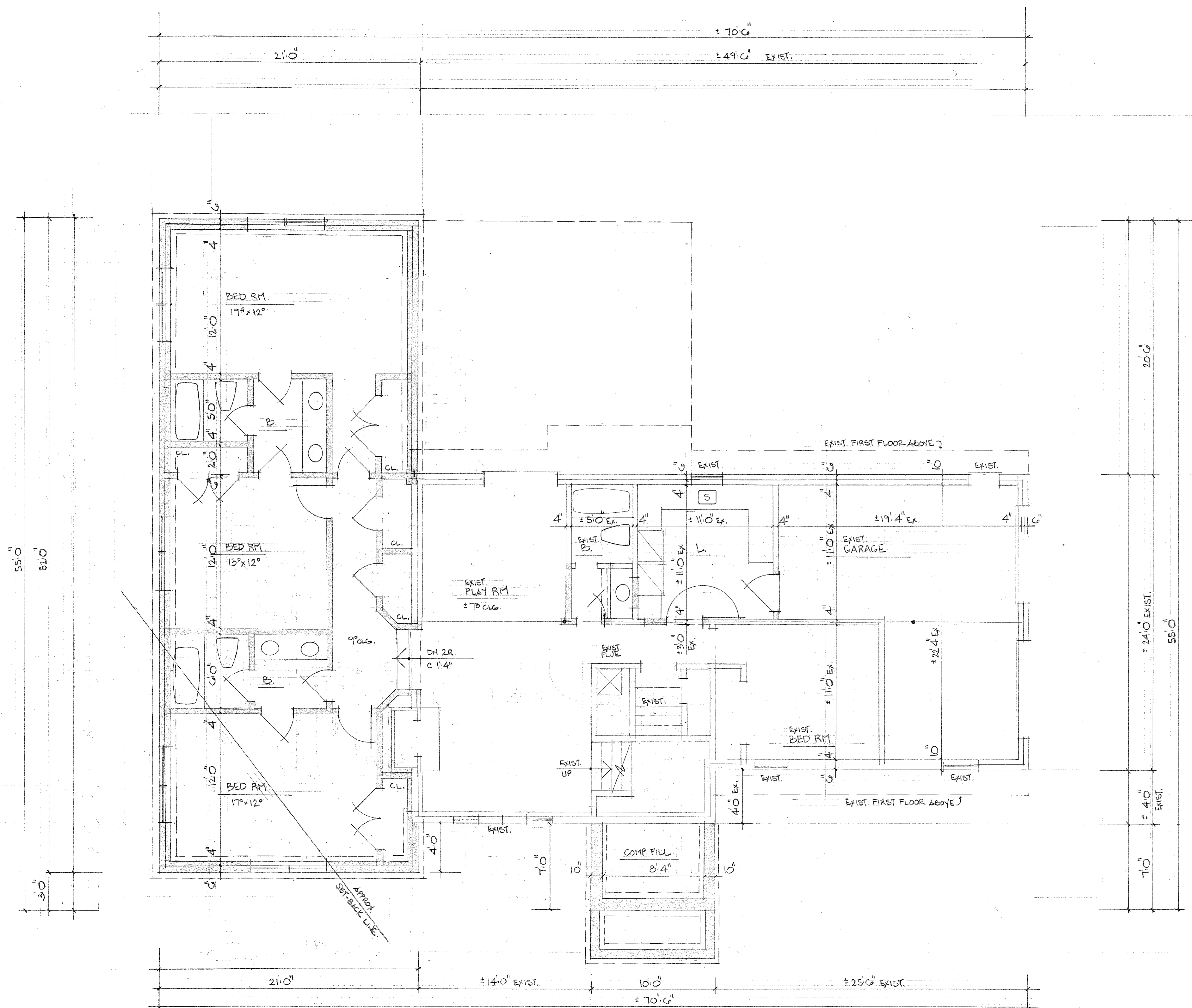
LEFT SIDE

SCALE 1/4" = 1'-0"

REVISED 24 AUG 13 SEPT. DATE

GENERAL REPRODUCTION PRODUCTS

	NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER	<b>FRED KLENK</b> 684 Route 208 • Franklin Lakes, N.J. 07417 Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174	JOB 8201	SHEET 2
	9894	4697	20412	1142	ARCHITECT • ENGINEER • PLANNER	2023	OF



**LEGEND**

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL

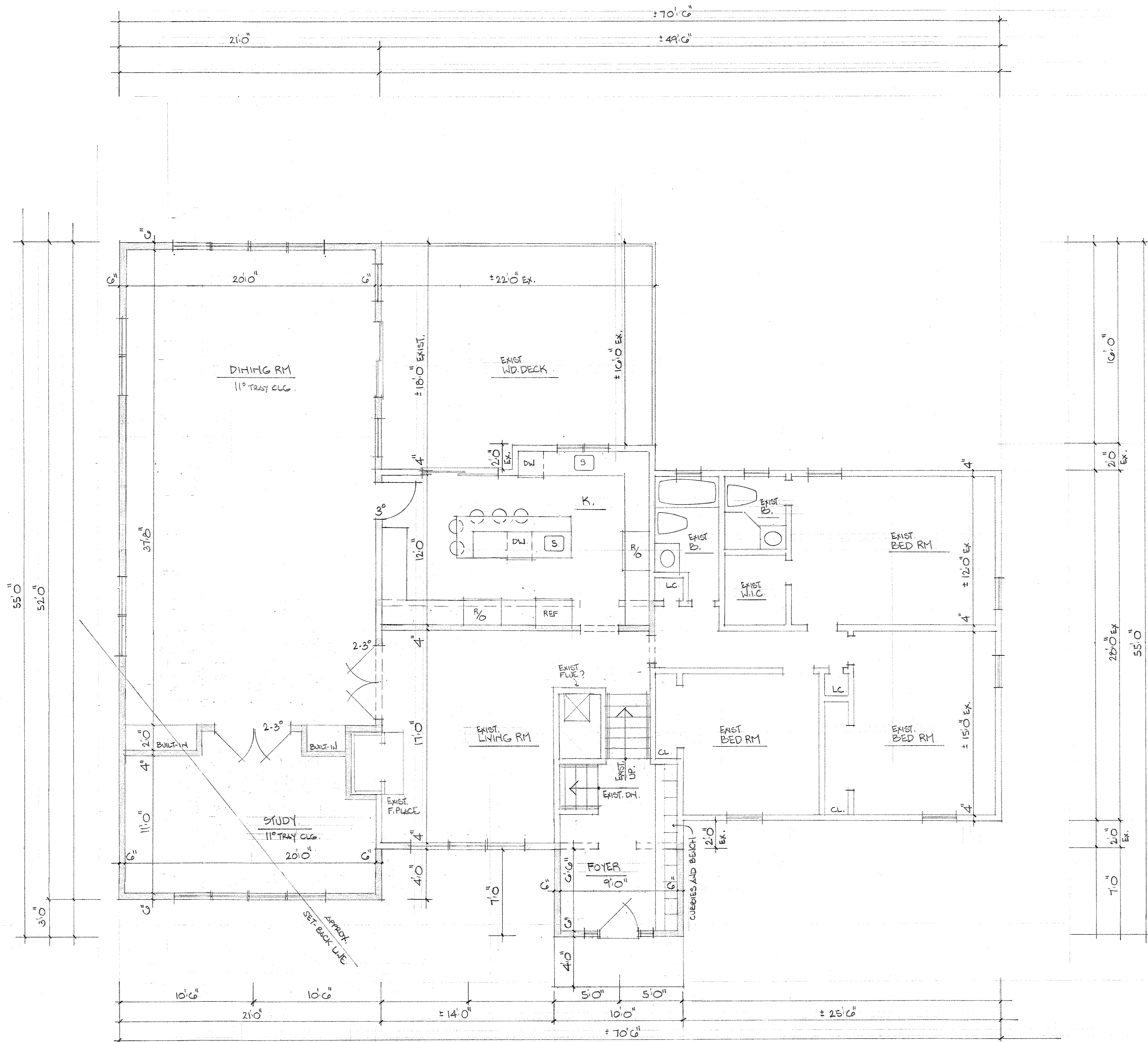
**FOUNDATION**  
 SCALE 1/4" = 1'-0"  
 LIVING AREA 10,777 SQ. FT. (NEW) ± 922 SQ. FT. (EXIST.) ± 1999 SQ. FT. (TOTAL)  
 GARAGE ± 370 SQ. FT. (EXIST.)

NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER
<b>9894</b>	<b>4697</b>	<b>20412</b>	<b>1142</b>

**FRED KLENK**  
 684 Route 208 • Franklin Lakes, N.J. 07417  
 Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174  
**ARCHITECT • ENGINEER • PLANNER**

JOB	SHEET
8201	3
2023	OF

DATE 3.4.06. REVISED 24 AUG. 13 SEPT.



**LEGEND**

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL

**FIRST FLOOR**  
 SCALE 1/4" = 1'-0"  
 LIVING AREA 1147 SQ. FT. (NEW) ± 1471 SQ. FT. (EXIST.)  
 TOTAL - 2618 SQ. FT.

NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER
<b>9894</b>	<b>4697</b>	<b>20412</b>	<b>1142</b>

**FRED KLENK**  
 684 Route 208 • Franklin Lakes, N.J. 07417  
 Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174  
**ARCHITECT • ENGINEER • PLANNER**

JOB	SHEET
8201	4
2023	OF

DATE 3.24.06. REVISED 24 AUG. 13 SEPT.

## 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 1 Villa Lane Monsey NY 10952			
Project Location (describe, and attach a location map): 1 VILLA LANE, Monsey NY 10952			
Brief Description of Proposed Action: PROPOSED ADDITION TO EXISTING FAMILY DWELLING			
Name of Applicant or Sponsor: Avrom & Bastion Pancer		Telephone:	
		E-Mail:	
Address: 1 Villa Lane			
City/PO: Monsey		State: NY	Zip Code: 10952
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: ZONING BOARD, BUILDING DEPARTMENT			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.83 acres	
b. Total acreage to be physically disturbed?		0.13 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.83 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

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
Timber Rattlesnake	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
DRAINAGE IN VILLA AVENEU		


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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ZERO NET		

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

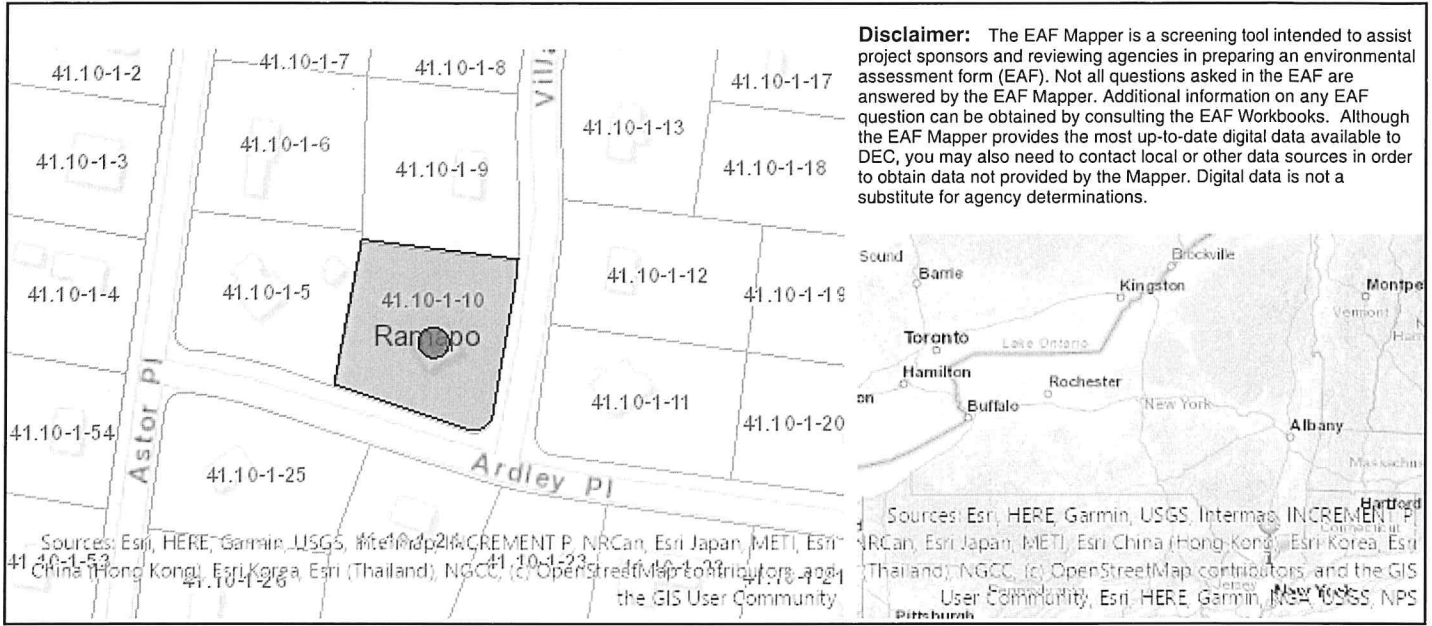
Applicant/sponsor/name: CELENTANO Date: 2/21/24

Signature:  Title: PE



# EAF Mapper Summary Report

Wednesday, February 21, 2024 2:45 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

11/41.10-1-25  
STERNBUCH MICHEL & TZIPPY  
9 ARDLEY PLACE  
MONSEY, NY 10952

11/41.10-1-13  
KLEIN JEFFREY A & CHERYL  
6 VILLA LA  
MONSEY, NY 10952

11/41.10-1-30  
HERSZFELD JEROME & EILENE  
4 WOODCREST RD  
MONSEY, NY 10952

11/41.10-1-31  
GREENBLATT JACOB & RACHEL  
2 WOODCREST RD  
MONSEY, NY 10952

11/41.10-1-29  
REISS DANIEL P & BLANCHE  
6 WOODCREST RD  
MONSEY, NY 10952

11/41.10-1-27  
MATHIOS RACHELLE  
10 WOODCREST RD  
WESLEY HILLS, NY 10952

11/41.10-1-28  
HAAS JOSEPH & BATSHEVA  
8 WOODCREST RD  
MONSEY, NY 10952

11/41.10-1-52  
GOLDBRENNER ASHER &  
ALIZA  
19 ASTOR PLACE  
MONSEY, NY 10952

11/41.10-1-20  
ROSENFELD YITZCHOK  
2 ARDLEY PL  
MONSEY, NY 10952

11/41.10-1-54  
SUN CAPITAL PROPERTIES  
LLC  
C/O ROBET RAVIT  
23 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-11  
DOBERMAN ALAN & CHERYL  
4 ARDLEY PL  
MONSEY, NY 10952

11/41.10-1-26  
BALBAN MORTON & HILDA  
22 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-21  
MELOHN JOSEPH ALEXANDER  
& ROSEMARIE RICKY  
1 ARDLEY PL  
MONSEY, NY 10952

11/41.10-1-22  
MARKOWITZ BARRY & IDA  
3 ARDLEY PL  
WESLEY HILLS, NY 10952

11/41.10-1-23  
FELBERMAN SARA D  
5 ARDLEY PL  
MONSEY, NY 10952

11/41.10-1-53  
STILLMAN NORMAN A +  
MARILYN  
21 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-24  
SCHWARTZ MARK &  
SLATER GOLDIE  
7 ARDLEY PL  
MONSEY, NY 10952

11/41.10-1-10  
PANCER AVROM & BASTZION  
1 VILLA LANE  
MONSEY, NY 10952

11/41.10-1-19  
ROSENFELD YITZCHOK  
4 CARTER LANE  
MONSEY, NY 10952

11/41.10-1-5  
LAST IRA & VIVIAN  
26 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-4  
RUBINSTEIN ARYE  
25 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-12  
JACOBS SANFORD & STACY  
4 VILLA LA  
MONSEY, NY 10952

11/41.10-1-6  
EGENHAUSER JACK & LINDA  
28 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-18  
BALLOU MARY K  
C/O KASEY SCHMID  
70 NELON RD  
MONROE, NY 10950

11/41.10-1-3  
WOLFSET BRADLEY S &  
ESTHER  
27 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-9  
NACHFOLGER ISRAEL &  
MIRIAM  
3 VILLA LANE  
MONSEY, NY 10952

11/41.10-1-17  
BALLOU MARY K  
C/O KACEY SCHMID  
70 NELSON RD  
MONROE, NY 10950

11/41.10-1-16  
BALLOU MARY K  
C/O KASEY SCHMID  
70 NELSON RD  
MONROE, NY 10950

11/41.10-1-2  
LNMD GROUP REALTY LLC  
C/O ROBET RAVIT  
23 ASTOR PLACE  
MONSEY, NY 10952

11/41.10-1-8  
KOPCIEL ELIEZER TRUST  
7 VILLA LA  
MONSEY, NY 10952

11/11/10

11/41.10-1-7  
GREENSTEIN-DEUTSCH ALIZA  
30 ASTOR PLACE  
MONSEY, NY 10952

11/41.10-1-15  
HOLTZBERG SHLOMO A &  
MOLLIE N  
35 WILDER RD  
MONSEY, NY 10952-7126

11/41.10-1-14  
GARTENBERG GARY N & MALKI  
A  
8 VILLA LA  
MONSEY, NY 10952-1020

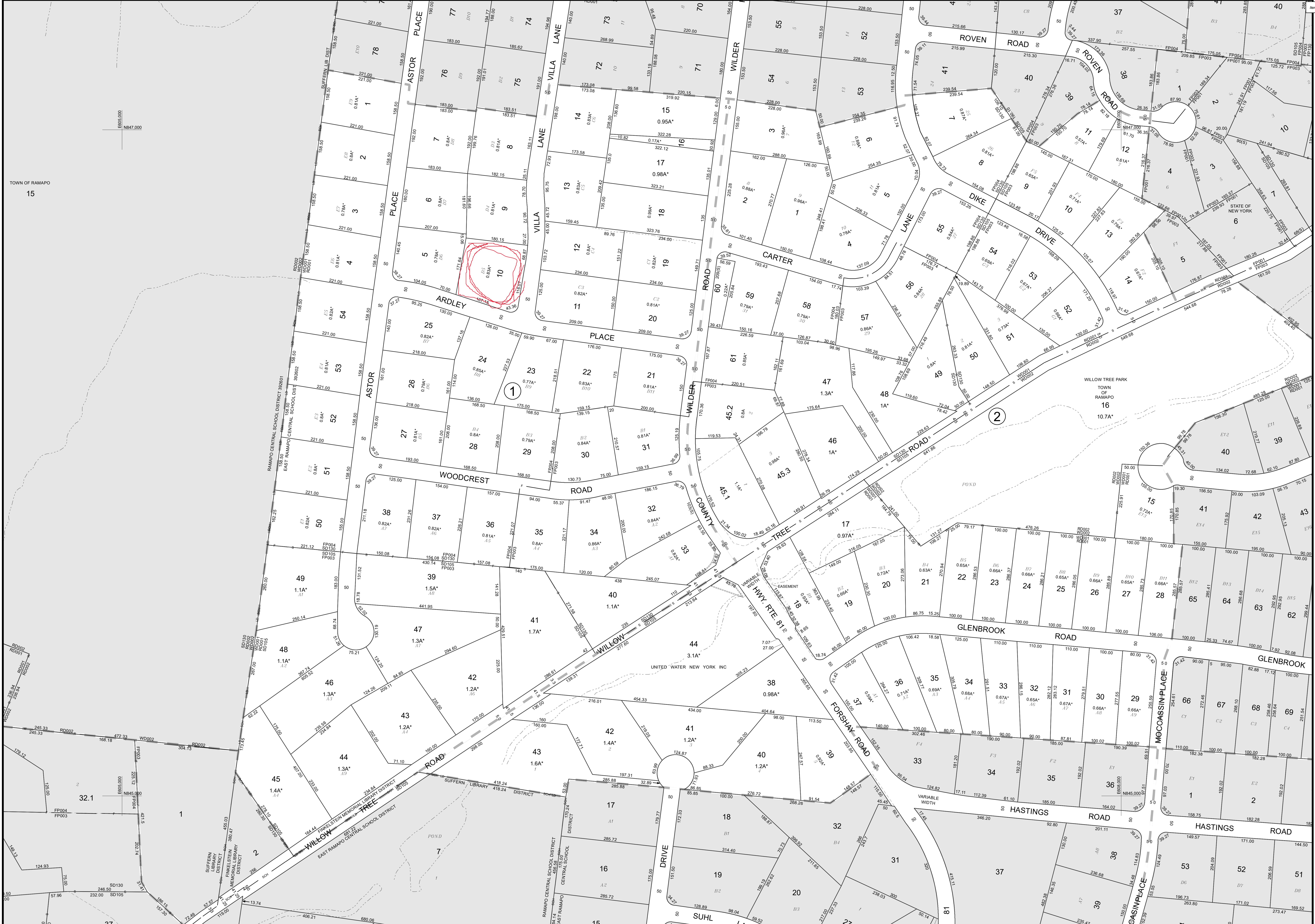
11/41.10-1-1  
WIEDER DEVORAH  
31 ASTOR PL  
MONSEY, NY 10952

11/41.06-1-75  
TWERSKY GITTEL  
9 VILLA LA  
MONSEY, NY 10952

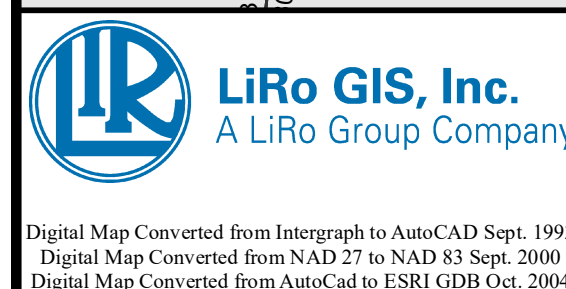
11/41.06-1-76  
34 ASTOR PLACE REALTY LLC  
32 ASTOR PL  
MONSEY, NY 10952

11/41.06-1-72  
LEBOVICS JACOB & DEBORAH  
10 VILLA LANE  
MONSEY, NY 10952

11/41.09-1-15  
RAMAPO TOWN OF  
237 RT 59  
SUFFERN, NY 10901



TOWN OF RAMAPO  
15



MAP REVISIONS			
DATE	MADE BY	REVISIONS	DATE
4/20/2015	LLB	SPLIT 41.10-24-5.2 NEW 45.4 PER SV 8250 & SKL	

SCHOOL AND SPECIAL DISTRICTS			
SCHOOL	SEWER	AMB	REVISIONS
SCHOOL - R RAMAPO CENTRAL 392002	SEWER - RC SD130	AMB - #1 AD001	
SCHOOL - RAMAPO CENTRAL 392001	SEWER - PR SD105		
FIRE - TALLMAN FP004			
FIRE - MONREY FP004	REFUSE - #2 RD002		
WATER - NR 1 WD001	LIBRARY - SUFFERN MEM		
WATER - NR 2 WD002	LIBRARY - FINKELSTEIN		

COUNTY OF ROCKLAND	
AMBULANCE DIST.	PROPERTY LINE
FIRE DIST.	ROAD ROW
SEWER DIST.	UNSPECIFIED/RR ROW
WATER DIST.	BLOCK LIMIT LINE
SCHOOL DIST.	GASWORKER
REFUSE DIST.	SEWER EASEMENT
LIBRARY DIST.	WATER COURSE
LIGHTING DIST.	EASEMENT LINE

LEGEND	
HISTORIC SUBDIV. LINE	TAX MAP BLOCK NUMBER
SENIOR COMMON OWNER	RELATED DIMENSION
COUNTY LINE	CALCULATED ACREAGE
TOWN LINE	DEED DIMENSION
VILLAGE LINE	SCALED DIMENSION
TAX MAP PARCEL NO.	ADD. REFERENCE DIMS.
COORD. VALUES (not to scale)	HISTORIC SUBDIV. LOT NO.

41.05	41.06	41.07
41.09	41.11	
41.13	41.14	41.15

**REVISED THROUGH**  
**FEBRUARY 28, 2021**

This map was prepared for TAX PURPOSES only and is not to be reproduced or used for surveying or conveyancing.

TAX MAP  
**VILLAGE OF WELSEY HILLS**  
ROCKLAND COUNTY, NEW JERSEY

0 100 200 Feet

41.10

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 17<sup>th</sup> day of April, 2024 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Avrom and Bastzian Pancer for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence having a front yard of 37.8 feet instead of the minimum required of 50 feet.

The subject premises are situated on the west side of Villa Lane 0 feet from the intersection with Ardley Place, known as 1 Villa Lane, designated on the Tax Map as Section 41.10 Block 1 Lot 10, in an R-35 Zoning District.

Copies of the aforesaid application are available for public review at the office of the Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, New York 10952 between the hours of 9 A.M. and 4 P.M. Mondays through Fridays, exclusive of holidays.

Dated: Wesley Hills, New York  
March 25, 2024

Camille Guido-Downey  
Village Clerk/Treasurer  
Village of Wesley Hills

**File Attachments for Item:**

2. Application submitted by David Buchinger for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence having a front yard on Terrace Road of 23.1 feet instead of the minimum required of 50 feet, a front yard on Serven Road of 24.5 feet instead of the minimum required of 50 feet, front yard impervious surface ratio on Terrace Road of .159 instead of the maximum permitted of .15 and building coverage of .125 instead of the maximum permitted of .10.

The subject premises are situated on the north side of Terrace Road 0 feet from the intersection with Serven Road, known as 6 Terrace Road, designated on the Tax Map as Section 32.19 Block 1 Lot 53, in an R-50 Zoning District.

**VILLAGE OF WESLEY HILLS**  
**432 Route 306**  
**Wesley Hills, N.Y. 10952-1221**  
Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.org

**Dated:** March 20, 2024  
**Tax Parcel ID:** 32.19-1-53  
**Address:** 6 Terrace Road  
**Applicant:** David Buchinger

**BUILDING AND ZONING DEPARTMENT:**

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

- Maximum building coverage of 0.125 when 0.11 is required.
- Maximum front yard impervious surface ratio of 0.159 when 0.15 is required.

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



**John Layne**  
**Building Inspector**

**cc: Zoning Board of Appeals**



03/13/2024

## 6 Terrace Rd, Suffern, NY 10901 32.19-1-53

### PROJECT DESCRIPTION

---

The applicant proposes to demolish the existing house and construct a new single-family home of 3,808 sf. The first floor will include a dining room, living room, kitchen, and a 1 car garage. The second floor will include 5 bedrooms.

The lot is non-conforming as it's only 24,914 sf and 50,000 sf is required. Furthermore, it's a corner lot and therefore has 2 front yards. The existing house is an existing non-conforming condition as it is closer to the front property lines than allowed in the R-50 zone. Per Wesley Hills zoning, any changes to an existing non-conforming condition requires a variance, thereby forcing the applicant to seek variances regardless of the proposal.

The applicant seeks the following variances:

- 1. Required Lot Size:** 50,000 sf  
Provided lot size: 24,914 sf (Existing)
- 2. Required Effective Square:** 150 ft  
Provided Effective Square: 55 ft (Existing)
- 3. Required Front Yard (Serpen):** 50 ft  
Proposed Front Yard: 24.2 ft (Existing)
- 4. Required Front Yard (Terrace):** 50 ft  
Proposed Front Yard: 23.1 ft (Existing)
- 5. Maximum Front Yard Impervious Surface:** 15%  
Proposed Front Yard Impervious Surface: 15.9%
- 6. Maximum Building Coverage:** 11%  
Proposed Building Coverage: 12.5%



**PART I**

Name of Municipality VILLAGE OF WESLEY HILLS Date 02/28/2024

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Architectural Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Municipal Board	
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Zone Change
<input checked="" type="checkbox"/> Variance * (Fill out <b>Part II</b> of this form.)	

**Project Name:** 6 Terrace

Applicant: David Buchinger Phone # 845-248-7975

Address 6 Terrace Rd, Wesley Hills, NY 10901  
Street Name & Number (Post Office) State Zip code

Property Owner: Same as applicant Phone # \_\_\_\_\_

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

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

Address 633 Woodmont Ln, Sloatsburg, NY 10974  
Street Name & Number (Post Office) State Zip code

Attorney: Kevin Conway Phone # 845-729-2096

Address 7 Stokum Ln, New City, NY 10956  
Street Name & Number (Post Office) State Zip code

**Contact Person:** Hannah - Fast Forward Permits Phone # 845-533-4473

Address PO Box 141, Tallman, NY 10982 Hannah@fastforwardpermit.com  
Street Name & Number (Post Office) State Zip code

**Tax Map Designation:**

Section 32.19 Block 1 Lot(s) 53

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

**Location:** On the North side of Terrace Rd,  
0 feet left of Serven Rd.

**Acreage of Parcel** .56 **Zoning District** R-50

**School District** East Ramapo **Postal District** 10901

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

Applicant is proposign to construct a new single family home.

The existing lot is non-conforming and the applicant seeks to remain within the existing non-conforming setbacks.

**If subdivision:**

- 1) Is any variance from the subdivision regulations required? \_\_\_\_\_
- 2) Is any open space being offered? \_\_\_ If so, what amount? \_\_\_\_\_

**Project History:** Has this project ever been reviewed before? \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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


List name(s) of facility checked above. State Rt 306, County Rd 86 (Pomona Rd), Village of Pomona

### Applicant's Signature and Certification

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


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

Mailing Address

X   
6 Terrace Rd, Suffern, NY 10901

SWORN to before this

28 day of February, 2024

  
Notary Public

Yoel Klein  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KL6406105  
Qualified in Rockland County  
Commission Expires 3/23/2024



# Affidavit of Ownership/Owner's Consent

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

I, David Buchinger being duly sworn, hereby  
depose and say that I reside at: 6 Terrace Rd, Suffern, NY 10901

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

I am the \* David Buchinger owner in fee simple of premises located at:  
6 Terrace Rd, Suffern, NY 10901

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\_\_\_\_\_. Said premises are  
also known and designated on the Town of Ramapo Tax Map as:  
section 32.19 block 1 lot(s) 53

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

X 

Mailing Address

6 Terrace Rd, Suffern, NY 10901

SWORN to before this

28 day of February, 2024

Notary Public

Yoel Klein  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KL6406105  
Qualified in Rockland County  
Commission Expires 3/23/2024

\* *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, David Buchinger, 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

David Buchinger  
6 Terrace 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 Zoning Board of the Town/Village of Wesley Hills, Rockland County, New York:  
(Board, Commission or Agency)

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of A new single family home with less than required front yard, front yard impervious surface, and building coverage

3. Premises affected are in a R-50 zone and from the town of Ramapo tax map, the property is know as Section 32.19, Block, 1, Lot(s) 53.

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

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

(if none, so state)

a. Name and address of officer or employee None

b. Nature of interest \_\_\_\_\_

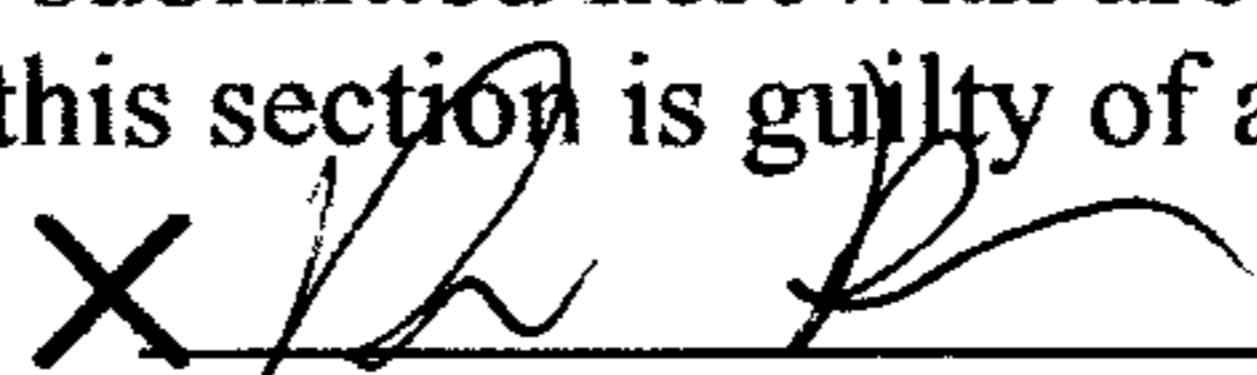
c. If stockholder, number of shares \_\_\_\_\_

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

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

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


I, David Buchinger, 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 Terrace Rd, Suffern, NY 10901

SWORN to before this

28 day of February, 2024

  
Notary Public

Yoel Klein  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KL6406105  
Qualified in Rockland County  
Commission Expires 3/23/2024

**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 }

David Buchinger being duly sworn, deposes and  
says that he/she resides at 6 Terrace 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. 32.19 Lot No. 53 and that he/she hereby  
authorizes the attached application to be submitted in his/her behalf and  
that the statements of fact contained in said application are true.

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

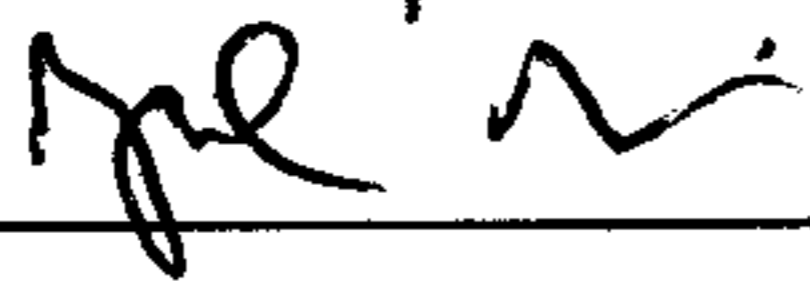
Owner:  

Address: \_\_\_\_\_

6 Terrace Rd, Suffern, NY 10901

Sworn to before me this

2 day of February 2024



Notary Public

Yoel Klein  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KL6406105  
Qualified in Rockland County  
Commission Expires 3/23/2024



**AFFIDAVIT**

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

I, David Buchinger being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the Zoning Board (board) in the town/village of Wesley Hills affecting property located at 6 Terrace Rd, Suffern, NY 10901, Rockland County, New York.

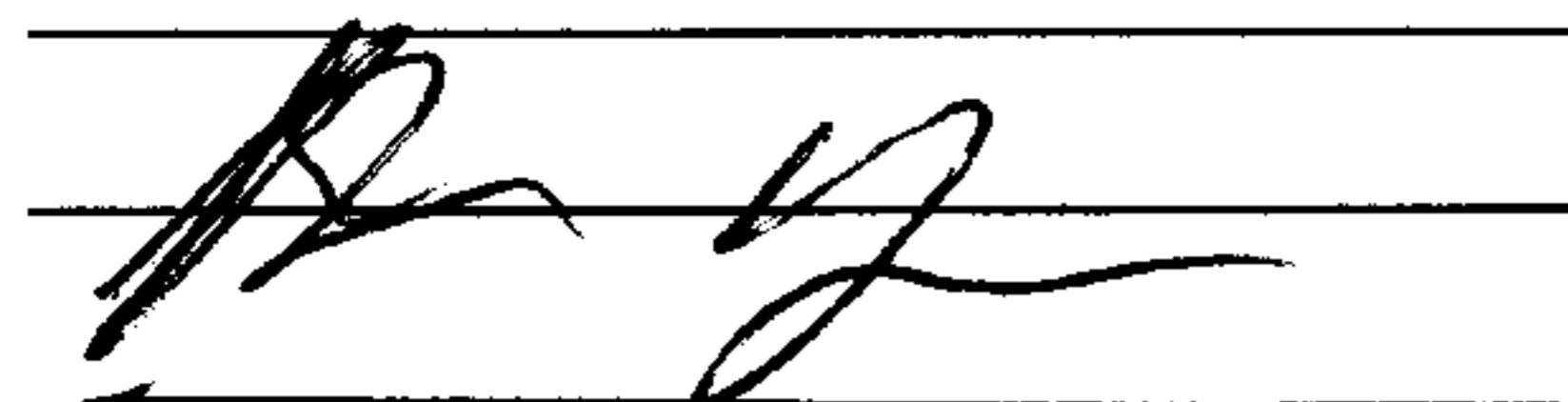
That the following are all of the owners of property 750 feet (distance) from the premises as to which this application is being taken.

SECTION/BLOCK/LOT                      NAME    ADDRESS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

See attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



SWORN to before this

28 day of February, 2024



Notary Public

Yoel Klein  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KL6406105  
Qualified in Rockland County





**DISCLAIMER**

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

*David Buchinger*  
\_\_\_\_\_  
APPLICANT

2/26/24  
\_\_\_\_\_  
DATED

**PART II**

**Application before the Zoning Board of Appeals**

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of \_\_\_\_\_  
 A new single family home with less than required front yard, front yard impervious surface,  
 \_\_\_\_\_  
 and building coverage \_\_\_\_\_

## PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 17<sup>th</sup> day of April, 2024 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by David Buchinger for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence having a front yard on Terrace Road of 23.1 feet instead of the minimum required of 50 feet, a front yard on Serven Road of 24.5 feet instead of the minimum required of 50 feet, front yard impervious surface ratio on Terrace Road of .159 instead of the maximum permitted of .15 and building coverage of .125 instead of the maximum permitted of .10.

The subject premises are situated on the north side of Terrace Road 0 feet from the intersection with Serven Road, known as 6 Terrace Road, designated on the Tax Map as Section 32.19 Block 1 Lot 53, in an R=50 Zoning District.

Copies of the aforesaid application are available for public review at the office of the Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, New York 10952 between the hours of 9 A.M. and 4 P.M. Mondays through Fridays, exclusive of holidays.

Dated: Wesley Hills, New York  
March 25, 2024

Camille Guido-Downey  
Village Clerk/Treasurer  
Village of Wesley Hills

# VILLAGE OF WESLEY HILLS

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

## AFFIDAVIT OF POSTING

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

Charlie Brown 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 6 Terrace Rd, Wesley Hills, Town of Ramapo, Rockland County, New York.

That on the 5<sup>th</sup> day of April 2024, 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.



Sworn to before me this 5<sup>th</sup> day of April 2024

(Chaya Ullman)  
Notary Public

CHAYA ULLMAN  
Notary Public - State of New York  
No. 02UL6417496  
Qualified in Rockland County  
My Commission Expires 05/17/2024



March 22, 2024

Village of Wesley Hills  
Building Dept.  
432 Rte 306  
Wesley Hills, NY 10952  
Att: Alicia Schultz-Deputy Village Clerk

**RE: 6 Terrace Road  
Suffern, NY**

Dear Alicia:

The New York State Department of Transportation (NYSDOT) has received a General Municipal Law Review Referral Form for the above subject project and has conducted a review of the information received. NYSDOT does not anticipate direct impacts to the State's highway system associated with the subject project at this time.

A Highway Work Permit (HWP) is required for any work within the State Highway Right-of-Way. If future work is proposed within the State Highway Right-of-Way as part of this project, the applicant is encouraged to review the permit process and all required HWP forms on the NYSDOT website: <https://www.dot.ny.gov/divisions/operating/oom/transportation-systems/traffic-operations-section/highway-permits>.

We appreciate the Town's effort in involving the NYSDOT in the review process.

Thank you and if you have any questions, please contact me at: 845-634-4661;  
[ralph.tarulli@dot.ny.gov](mailto:ralph.tarulli@dot.ny.gov)

Sincerely,

Ralph Tarulli, PE (DOT Consultant)  
Permit Engineer  
NYSDOT, Rockland County Residency  
Region 8, 275 Ridge Road, New City, NY 10956 | [www.dot.ny.gov](http://www.dot.ny.gov)

**File Attachments for Item:**

3. Application submitted by Norman Pomeranz for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence having a front yard of 40 feet instead of the minimum required of 50 feet, side yard of 20 feet instead of the minimum required of 25 feet, total side yard of 53.6 feet instead of the minimum required of 60 feet and building coverage of .122 instead of the maximum permitted of .115.

The subject premises are situated on the north side of Glenbrook Road approximately 260 feet west of Van Winkle Lane, known as 5 Glenbrook Road, designated on the Tax Map as Section 41.11 Block I Lot 57, in an R-35 Zoning District.

## PUBLIC HEARING NOTICE

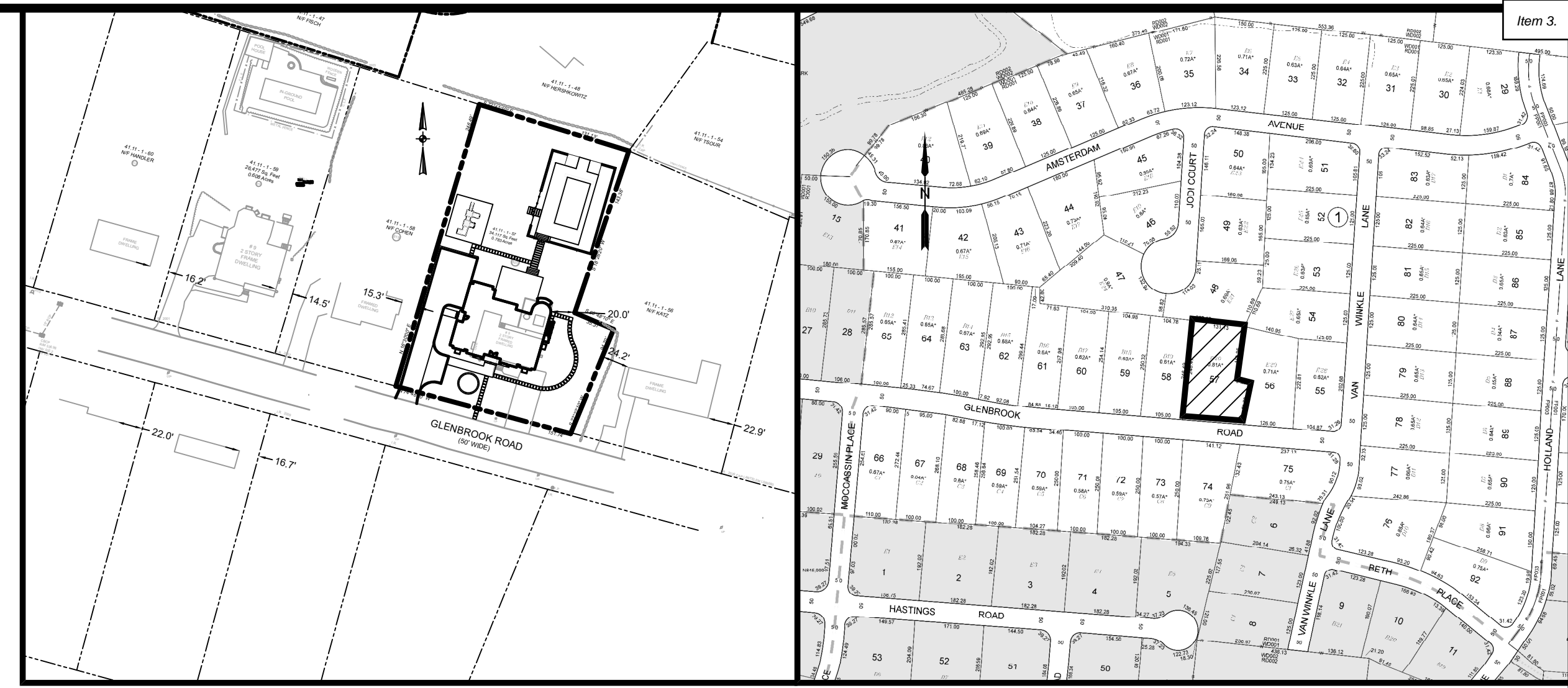
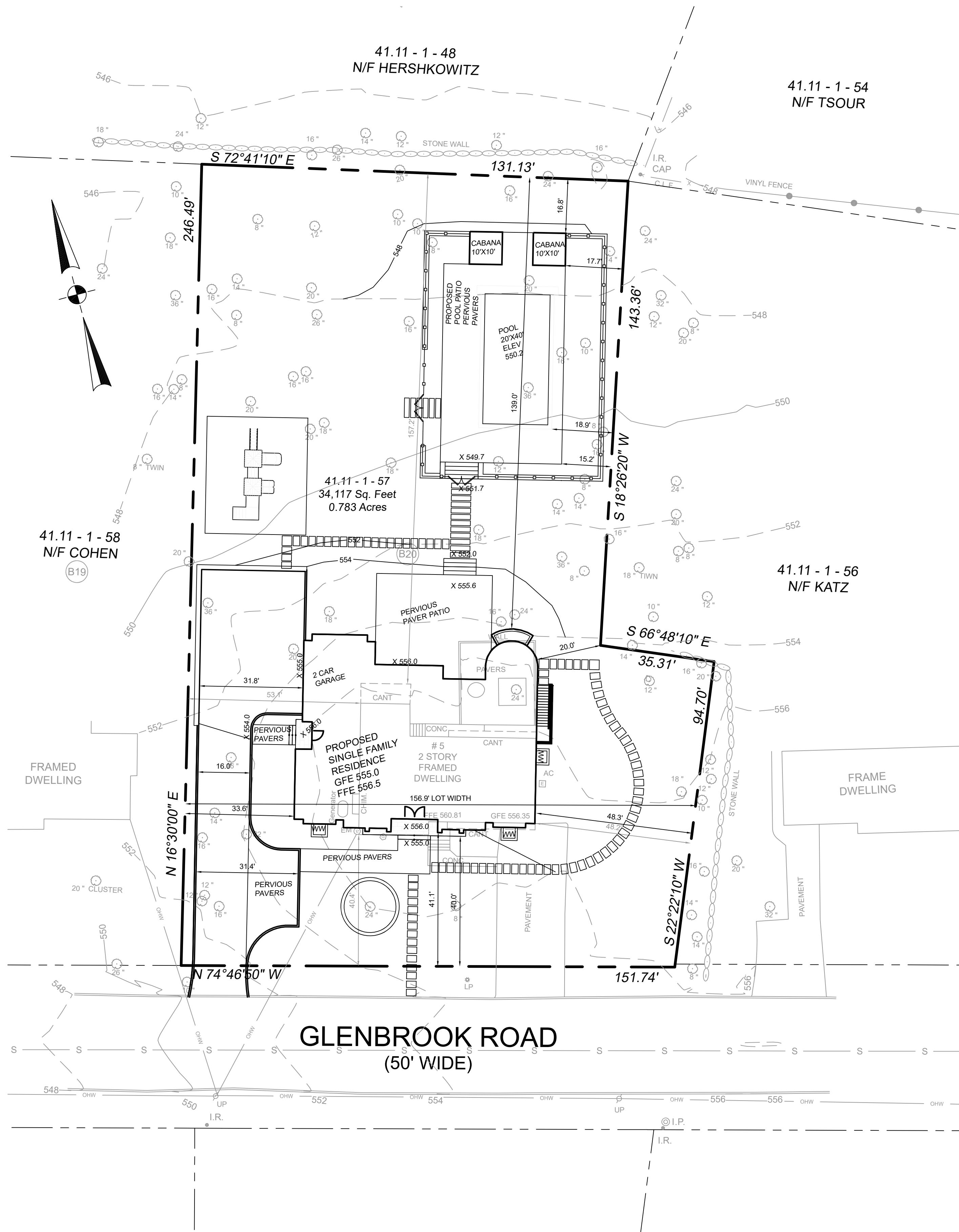
PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 17<sup>th</sup> day of April, 2024 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Norman Pomeranz for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence having a front yard of 40 feet instead of the minimum required of 50 feet, side yard of 20 feet instead of the minimum required of 25 feet, total side yard of 53.6 feet instead of the minimum required of 60 feet and building coverage of .122 instead of the maximum permitted of .115.

The subject premises are situated on the north side of Glenbrook Road approximately 260 feet west of Van Winkle Lane, known as 5 Glenbrook Road, designated on the Tax Map as Section 41.11 Block 1 Lot 57, in an R-35 Zoning District.

Copies of the aforesaid application are available for public review at the office of the Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, New York 10952 between the hours of 9 A.M. and 4 P.M. Mondays through Fridays, exclusive of holidays.

Dated: Wesley Hills, New York  
March 25, 2024

Camille Guido-Downey  
Village Clerk/Treasurer  
Village of Wesley Hills



**SCHEMATIC MAP**  
1" = 100'

**VICINITY MAP**  
1" = 300'

Lot Coverage		Front Yard Impervious	
Driveway (excluding pervious pavers)	2640 SF	Driveway	688 SF
Dwelling	3803 SF	Walkways + Stairs	44 SF
Walkways + Stairs	170 SF	Window Wells	20 SF
Window Wells	60 SF	Walls	53 SF
Side stairs to basement	87 SF		
Patio stairs	50 SF	Total	805 SF
Rear Building Projection	51 SF	Front Yard Area	6327 SF
Cabanas	200 SF		
Pool	800 SF	Coverage	0.127
Wells/stairs to pool	536 SF		
<b>Total</b>	<b>8397 SF</b>		
<b>Coverage</b>	<b>0.246</b>		

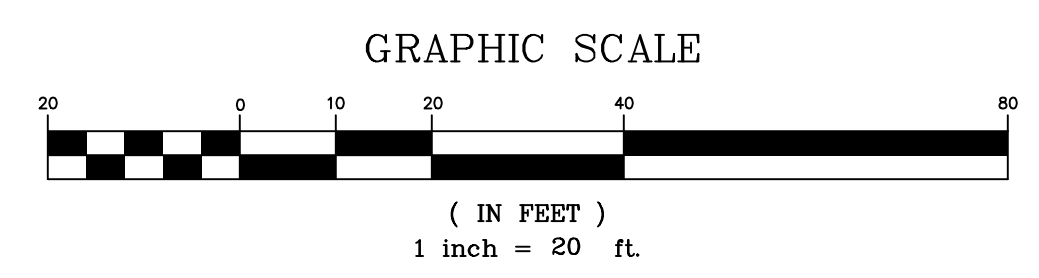
**BUILDING COVERAGE CALCULATION FROM ARCHITECT:**  
 1.5 STORY @ 1,957 SF + 2.5 STORY @ 2,895 SF TOTAL = 4,852 SF  
 $4,852 \text{ SF} = \text{ACTUAL BUILDING COVERAGE}$   
 $1,957 \times 0.05 = 0.02 + 0.10 = 0.12$   
 $36,542 \text{ SF} \times 0.12 = 4,385 \text{ MAXIMUM ALLOWABLE BUILDING COVERAGE}$   
**PROVIDED BUILDING COVERAGE**  
 HOUSE 4,151 SF + CABANA & COVERED AREA 645 SF = 4,796 SF  
 $4,796 \text{ SF} / 36,542 \text{ SF} = 0.131$   
**VARIANCE WAS GRANTED FOR 0.134**  
 $0.131 < 0.134$  SO OK

Bulk Requirements: R-35 Single Family Residence																	
	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square, Side	Min Front Yard	Min Side Yard	Min Side Pool	Min Side Accessory	Min Total Side Yard	Min Rear Yard	Min Rear Pool	Min Rear Accessory	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Building Height	Max Exposed Building Height
Required	35,000 SF	100 FT	125 FT	125 FT	40 FT*	25 FT	15 FT	8.3 FT	60 FT	50 FT	15 FT	16.7 FT	0.25	0.2	0.115	2.5 stories/25 FT	40 FT
Existing	34,117 SF	151.7 FT	156.9 FT		40.4 FT	48.2 FT	N/A	N/A	101.3 FT	157.2 FT	N/A	N/A	0.11	0.16	0.05		
Provided	34,117 SF	151.7 FT	156.9 FT		40 FT	20 FT	15.2 FT	17.7 FT	53.6 FT	139 FT	16.8 FT	16.8 FT	0.246	0.127	0.122	22 FT	35 FT
Variance						Yes			Yes						Yes		

\* Established by the original plot plan

**REFERENCES**

- BEING SECTION 41.11, BLOCK 1, LOT 57 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2022 AT PAGE 43099 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- BEING LOT 20 IN BLOCK B ON A MAP ENTITLED "GLENBROOK KNOLLS EAST SECTION IN VIOLA", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MARCH 31, 1959 IN BOOK 60 ON PAGE 6 AS MAP NUMBER 2646.
- TOTAL AREA = 34,117 SQUARE FEET OR 0.783 ACRES.



DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 41.11 - 1-57 <b>SKETCH FOR 5 GLENBROOK ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK</b>	
		<b>CIVIL TEC Engineering &amp; Surveying PC</b>	DATE: 3/5/24
		139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243	DRAWN BY: RB/LT
		111 Main Street Chester, NY 10918 845.610.3621	CHKD BY: RB/LT
		Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com	JOB No. 4294
		Rachel B. Barese, P.E. N.Y. Lic. No. 90143	SCALE: 1"=20'
			DWG No. 1 OF 48



**File Attachments for Item:**

4. Application submitted by Goldy Rosenfeld for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) of the Code of the Village of Wesley Hills, to permit the maintenance and use of an inground swimming pool having, impervious surface ratio of .30 instead of the maximum permitted of .25 and rear yard for the pool of 11.5 feet instead of the minimum required of 15 feet.

The subject premises are situated on the north side of Ardley Place at the intersection with Wilder Road, known as 2 Ardley Place, designated on the Tax Map as Section 41.10 Block I Lot 20, in an R 35 Zoning District.

DEC. 27 2023

PART I

VILLAGE OF WESLEY HILLS

Name of Municipality VILLAGE OF WESLEY HILLS Date 12/13/23

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Architectural Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Municipal Board	
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Zone Change
<input checked="" type="checkbox"/> Variance * (Fill out Part II of this form.)	

Project Name: 2 Ardley Place

Applicant: Goldy Rosenfeld Phone # \_\_\_\_\_

Address 2 Ardley Place Monsey NY 10952  
Street Name & Number (Post Office) State Zip code

Property Owner: Yitzchok Rosenfeld Phone # \_\_\_\_\_

Address 2 Ardley Place Monsey NY 10952  
Street Name & Number (Post Office) State Zip code

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

Address 633 Woodmont Lane Sloatsburg NY 10974  
Street Name & Number (Post Office) State Zip code

Attorney: Paul S. Baum, Esq., Sarajian & Baum PLLC Phone # 845-206-4556

Address 155 North Main Street New City NY 10956  
Street Name & Number (Post Office) State Zip code

Contact Person: Attorney Phone # \_\_\_\_\_

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



**Tax Map Designation:**

Section 41.10 Block 1 Lot(s) 20

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

**Location:** On the north side of Ardley Place,  
at the intersection feet of Wilder Road Road.

**Acreeage of Parcel** 34,695 SF **Zoning District** R-35

**School District** East Ramapo **Postal District** Monsey

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

See attached narrative summary.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**If subdivision:**

- 1) Is any variance from the subdivision regulations required? \_\_\_\_\_
- 2) Is any open space being offered? \_\_\_ If so, what amount? \_\_\_\_\_

**Project History:** Has this project ever been reviewed before? \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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



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

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

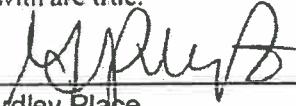
- State or County Road
- State or County Park
- Long Path
- County Stream
- Municipal Boundary
- County Facility

List name(s) of facility checked above. Wilder Road (County Highway 81)

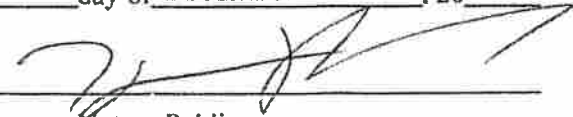
**Applicant's Signature and Certification**

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

I, Goldy Rosenfeld - Schwartz, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address   
2 Ardley Place  
Monsey, NY 10952

SWORN to before this  
14 day of December, 2023

  
Notary Public

HIRSCH ROSENZWEIG  
Notary Public, State of New York  
Reg. No. 01RO0002288  
Qualified in Rockland County  
Commission Expires 03/06/2027



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

I, Yitzchok Rosenfeld being duly sworn, hereby  
depose and say that I reside at: \_\_\_\_\_

in the county of Rockland in the state of NY

I am the \* \_\_\_\_\_ owner in fee simple of premises located at:  
2 Ardley Place, Monsey, NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's  
Office in Liber <sup>Instrument #2019-20120</sup> \_\_\_\_\_ of conveyances, page \_\_\_\_\_.

Said premises have been in my/its possession since 19 2019. Said premises are  
also known and designated on the Town of Ramapo Tax Map as:  
section 41.10 block 1 lot(s) 20

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 2 Ardley Place  
Monsey, NY 10952

SWORN to before this  
14 day of December, 2023

\_\_\_\_\_  
Notary Public **HIRSCH ROSENZWEIG**  
Notary Public, State of New York  
Reg. No. 01RO0002288  
Qualified in Rockland County  
Commission Expires 03/06/2027

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

### Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, Yitzchok Rosenfeld, 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  
Yitzchok Rosenfeld  
2 Ardley Place  
Monsey, NY 10952

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

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

Application, petition or request is hereby submitted for:

- Variance or modification from the requirement of Section 230-17 and 230-14(O)(4)(a) ;
- Special permit per the requirements of Section \_\_\_\_\_;
- Review and approval of proposed subdivision plat;
- Exemption from a plat or official map;
- An order to issue a certificate, permit or license;
- An amendment to the Zoning Ordinance or Official Map or change thereof;
- Other (*explain*) \_\_\_\_\_;

To permit construction, maintenance and use of a single family home and pool. See narrative

3. Premises affected are in a R-35 zone and from the town of Ramapo tax map, the property is know as Section 41.10, Block, 1, Lot(s) 20.



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, Yitzchok Rosenfeld, 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

2 Ardley Place  
Monsey, NY 10952

SWORN to before this

14 day of December, 2023

Notary Public

[Signature]  
HIRSCH ROSENZWEIG  
Notary Public, State of New York  
Reg. No. 01RO0002288  
Qualified in Rockland County  
Commission Expires 03/06/2027

**VILLAGE OF WESLEY HILLS**

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

**AFFIDAVIT OF OWNERSHIP**


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

Yitzchok Rosenfeld being duly sworn, deposes and  
says that he/she resides at 2 Ardley Place, Monsey, NY 10952

\_\_\_\_\_

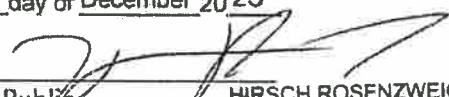
in the County of Rockland, State of New York; that he/she is the owner in  
fee of all that certain lot, piece or parcel of land situated, lying and being  
in the Village of Wesley Hills, and designated on the Town of Ramapo  
Map as Section No. 41.10 Lot No. 1-20 and that he/she hereby  
authorizes the attached application to be submitted in his/her behalf and  
that the statements of fact contained in said application are true.

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

Owner:   
Address: 2 Ardley Place  
Monsey, NY 10952

Sworn to before me this

14 day of December 2023

  
Notary Public **HIRSCH ROSENZWEIG**  
Notary Public, State of New York  
Reg. No. 01RO0002288  
Qualified in Rockland County  
Commission Expires 03/06/2027





### Affidavit of Ownership/Owner's Consent

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

I, Yitzchok Rosenfeld being duly sworn, hereby  
depose and say that I reside at: \_\_\_\_\_

\_\_\_\_\_ in the county of Rockland in the state of NY

I am the \* \_\_\_\_\_ owner in fee simple of premises located at:  
2 Ardley Place, Monsey, NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's  
Office in Liber Instrument #2019-20120 of conveyances, page \_\_\_\_\_.

Said premises have been in my/its possession since 192019. Said premises are  
also known and designated on the Town of Ramapo Tax Map as:  
section 41.10 block 1 lot(s) 20

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 2 Ardley Place  
Monsey, NY 10952

SWORN to before this  
14 day of December, 2023

\_\_\_\_\_  
Notary Public

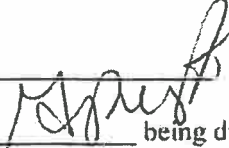
HIRSCH ROSENZWEIG  
Notary Public, State of New York  
Reg. No. 01RO0002288  
Qualified in Rockland County  
Commission Expires 03/06/2027

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



**AFFIDAVIT**

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

I, Goldy Rosenfeld - Schwartz  being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the Zoning Board of Appeals (board) in the town/village of Wesley Hills affecting property located at 2 Ardley Place, Rockland County, New York.

Monsey, NY 10952

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

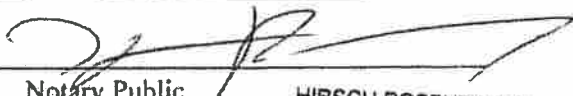
SECTION/BLOCK/LOT                      NAME                                      ADDRESS

TO BE PROVIDED UNDER SEPARATE COVER

Table with 3 columns: SECTION/BLOCK/LOT, NAME, ADDRESS. The table is currently empty, with only the header row filled in.

SWORN to before this

14 day of December, 2023

  
\_\_\_\_\_  
Notary Public

HIRSCH ROSENZWEIG  
Notary Public, State of New York  
Reg. No. 01RO0002288  
Qualified in Rockland County  
Commission Expires 03/05/2027

**DISCLAIMER**

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

*M. Puente*  
APPLICANT

12/14/23  
DATED



**PART II**

**Application before the Zoning Board of Appeals**

Application, petition or request is hereby submitted for:

- Variance from the requirement of Section 230-17 and 230-14(O)(4)(a) \_\_\_\_\_;
- Special permit per the requirements of Section \_\_\_\_\_;
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (*explain*) \_\_\_\_\_;

To permit construction, maintenance and use of a single family home and pool. See narrative

\_\_\_\_\_  
\_\_\_\_\_



**NARRATIVE SUMMARY  
FOR  
2 ARDLEY PLACE  
S/B/L: 41.10-1-20**

**INTRODUCTION**

This narrative summary is submitted in support of the within application by Goldy Rosenfeld, the owner of the single-family dwelling located at 2 Ardley Place (the "Property"). The applicant is seeking variances in order to legalize the construction of a new single-family home and pool (the "Project"). The Project will require variances from the Table of Dimensional Requirements for the R-35 Zone as follows:

	Permitted	Proposed
Maximum Building Height	25 ft	26.18 ft.
Max. Impervious Surface Ratio	.25	.30
Rear Yard for Pool	15 ft.	11.5 ft.

The applicant has constructed a new single-family dwelling and inground swimming pool on the Property. A building permit for the construction of the home was issued on October 2, 2020. A copy of the building permit is attached as Exhibit A. A copy of the plot plan is attached as Exhibit B. Thereafter, an inground swimming pool was added. A permit for the pool was issued on January 10, 2022. A copy of the building permit is attached as Exhibit C. A copy of the plot plan is attached as Exhibit D.

Upon the final inspection to close out the permits and obtain the final certificates of occupancy for the house and pool, it was discovered that the due to the grading of the property, the elevation of the house exceeded the 25-foot height requirement by 1.18 feet. It was further determined that the patio area around the pool was constructed 3.5 feet closer to the rear yard than the 15 feet permitted by the code. Further, upon the final calculation of the impervious surface ratio, the final calculation determined the ratio was .30.

The applicant seeks the variances to legalize these existing conditions.

**SEQRA**

The action is a Type II pursuant to 6 NYCRR 617.5(c)(2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site); (11) construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections); (12) construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density; (16) granting of individual setback and lot line variances and adjustments) and; (17) granting of an area variance for a single-family, two-family or three-family residence. It is not subject to environmental review pursuant to SEQRA. An SEAF Part 1 has been submitted.

**GML**

The property is within 500' of Wilder Road (County Highway 81). Pursuant to General

Page 2

Municipal Law Section 239-m, a referral to the Rockland County Department of Planning is required.

### VARIANCES

The requested variances will not impact any of the neighbors, will not change the character of the neighborhood or create any detriment to neighboring properties, nor will they cause an adverse effect or impact on the physical or environmental conditions of the neighborhood or district. The height of the home is only 22.95'. However, due to a high-water table, the first floor elevation was set at 525.23' instead of the originally proposed 524'. Because the average existing grade is 522' the house is considered to be 26.18' high instead of the 24.95' originally proposed in the plans so that the final building height, measured from average grade, exceeds the 25-foot height requirement by a minimal 1.8'. The deficiency is so slight that it will be undetectable from anyone viewing the home.

The deficiency in the rear yard for the pool is also minimal. The pool itself is set back more than the 15' required by the code, but the patio around the pool encroaches into the rear yard by 3.5'. The applicant also owns the property to the north that is most impacted by the pool variance.

At the time of the issuance of the pool permit, the impervious surface ratio was proposed to be .238 based on an area of 8,317 SF. The final calculated impervious area is 10,409 SF for a ratio of .30. The increase in impervious area is due to an increase in the actual size of the driveway/front walk from 1,627 SF to 2,121 SF (a gain of 494 SF), an increase in the pool area from 2,194 SF to 3,790 SF (a gain of 1596 SF), and a slight increase in the house from 4,204 to 4,318 (a gain of 114 SF). The additional impervious surface will be addressed by an appropriate storm water management system to be approved by the Village's Engineering Consultant so that there will be no net increase in the peak rate of runoff. The water will be appropriately detained and will not impact any neighbors.

There are no other feasible alternatives to the variances other than to tear off the roof of the house or tear out the additional pool patio in the rear yard. That would not be a practical approach based on the limited impacts these conditions have on the neighborhood. There is no other reasonable manner in which the property can be brought into compliance other than granting the variances.

Under the particular circumstances of this case, the benefit to the applicant from the grant of the variances significantly outweighs any detriment to the health, safety and welfare of the neighborhood. It is therefore respectfully requested that the Zoning Board grant the variances requested.

Dated: December 13, 2023

**EXHIBIT A**

**BUILDING PERMIT FOR DWELLING**

2 Ardley Pl  
(Address)

Yitzchok Rosenfeld  
(Owner)

VILLAGE OF WESLEY HILLS BUILDING ZONE ORDINANCE

THIS **PERMIT**

NOTICE

To be fastened on a part of

it may be plainly seen by all

PERMIT  
ISSUED  
BY  
BUILDING DEPARTMENT  
VILLAGE OF WESLEY HILLS

This notice shall not be removed from Building  
of Occupancy by

Building shall not be used until a Certificate  
Building Inspector.

Date: 10.02.20  
Permit expires one year from above date.

[Signature]  
Building Inspector  
Village of Wesley Hills  
845.354.0700

BY LAW THIS CARD MUST BE VISIBLE FROM THE ROAD DURING CONSTRUCTION



**EXHIBIT B**

**PLOT PLAN FOR DWELLING**



**EXHIBIT C**

**BUILDING PERMIT FOR POOL**

2 Ardley Pl  
(Address)

Yitzhak Rosenfeld  
(Owner)

VILLAGE OF WESLEY HILLS BUILDING ZONE ORDINANCE

THIS **PERMIT** NOTICE

To be fastened on a part of building for which it is issued where it may be plainly seen by all

PERMIT NO. 4714 HAS BEEN  
ISSUED FOR THIS BUILDING



This notice shall not be removed from Building to which it is attached and Building shall not be used until a Certificate of Occupancy has been issued by the Building Inspector.

Date: 01-10-21  
Permit expires one year from above date.

  
Building Inspector  
Village of Wesley Hills  
845-354-0400

BY LAW THIS CARD MUST BE VISIBLE FROM THE ROAD DURING CONSTRUCTION

**EXHIBIT D**

**POOL PLOT PLAN**

TAX SECTION 4110 BLOCK 1 LOT 20

REFERENCES:

ALL DIMENSIONS & TOLERANCES UNLESS OTHERWISE SPECIFIED SHALL BE IN ACCORDANCE WITH THE DIMENSIONING PRACTICES OF THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) DIMENSIONING STANDARDS, 11TH EDITION, 2003. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.

DATE OF PREPARATION: 08/14/2020

DATE OF REVISION: 08/14/2020

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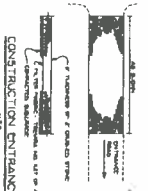
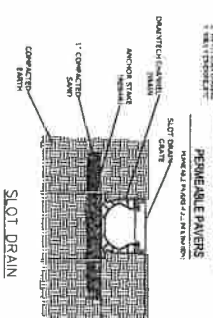
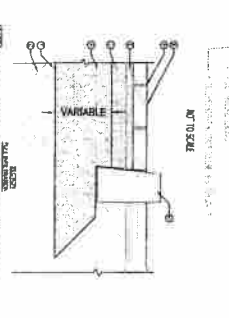
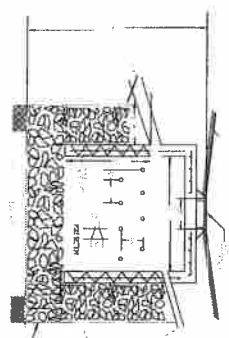
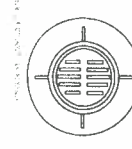
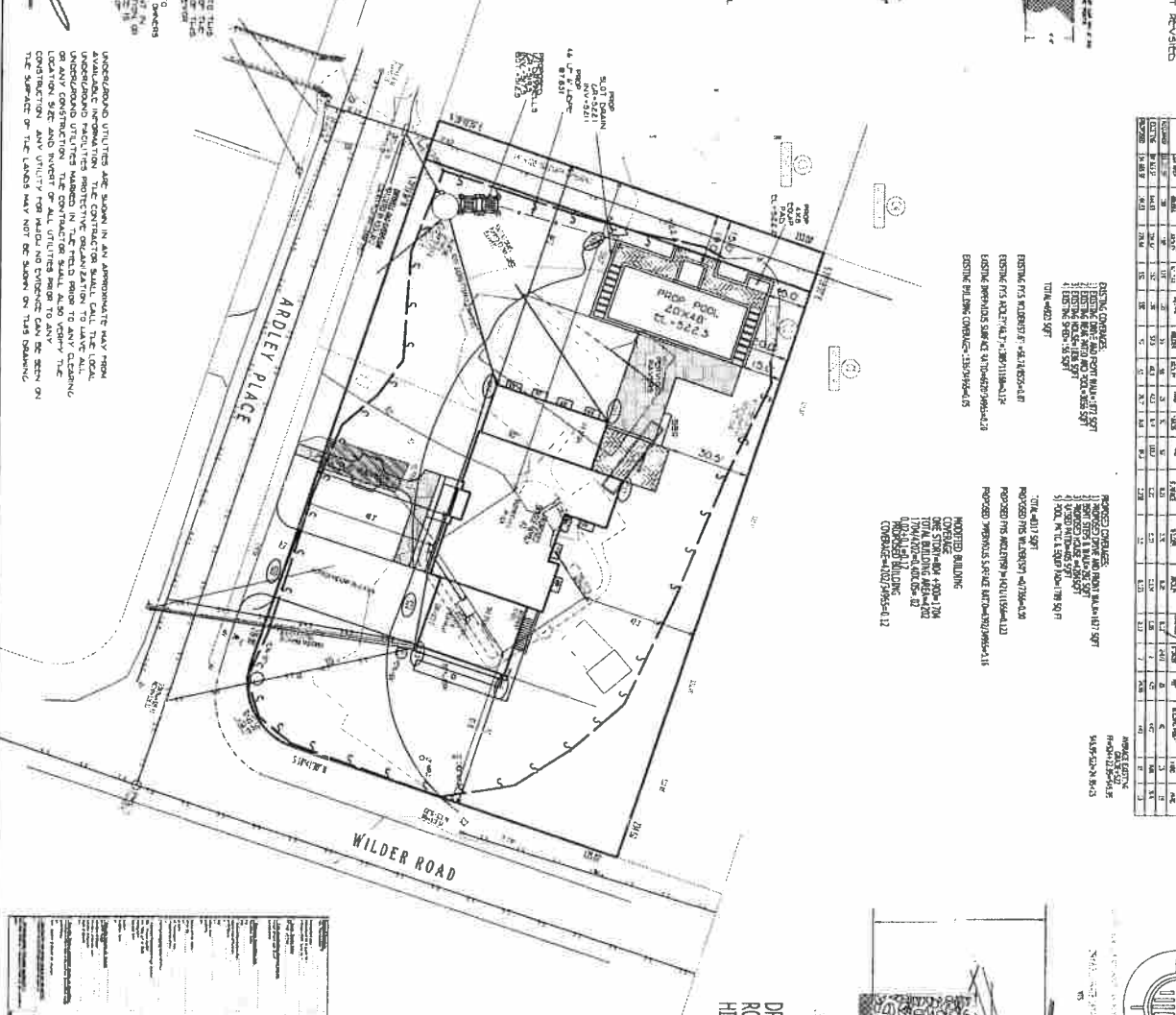
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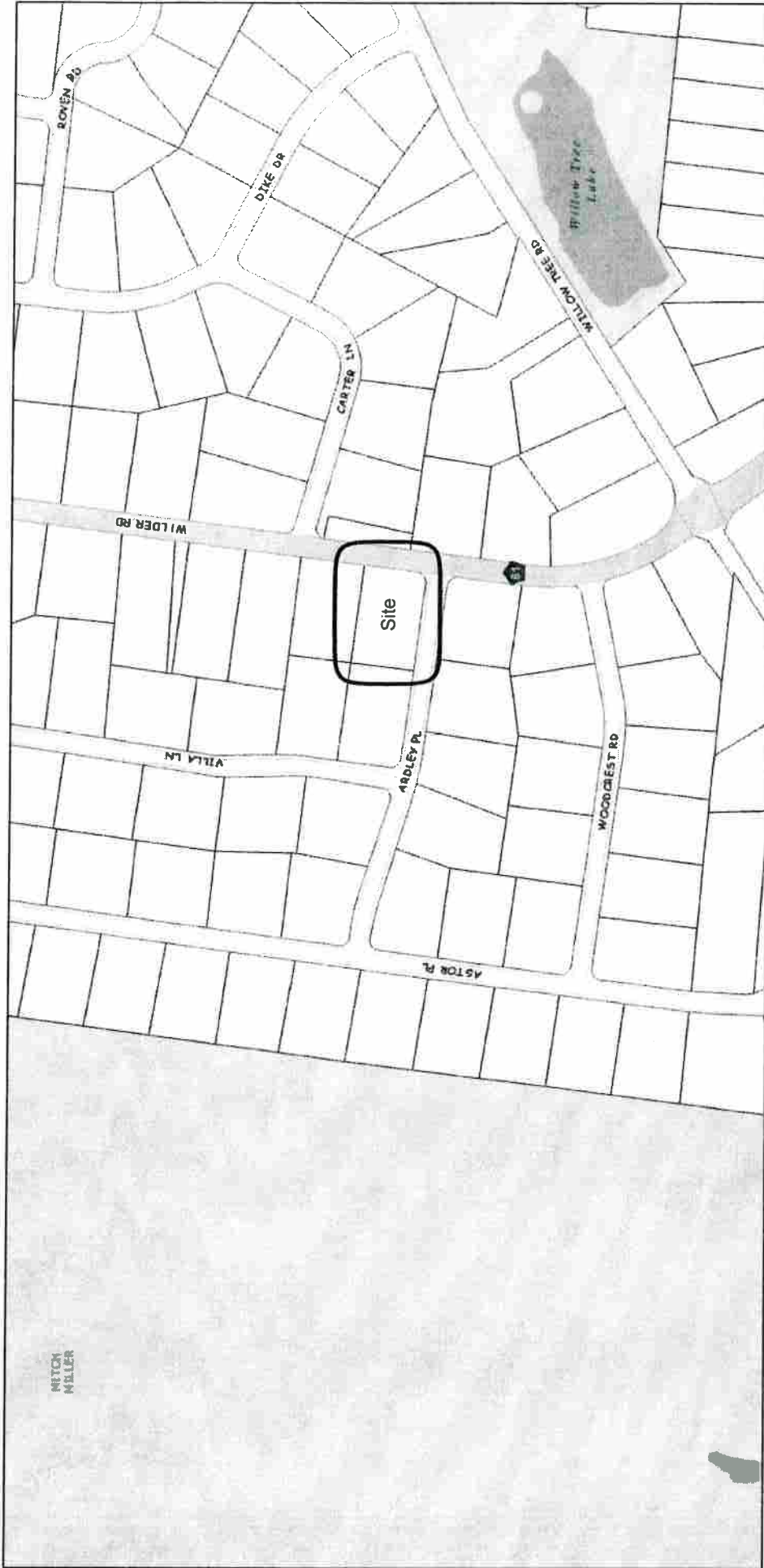
DATE OF REVISION: 08/14/2020

AREA SCHEDULES		ZONE B33 SINGLE-FAMILY RESIDENTIAL	
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2	MINIMUM LOT AREA	10,000	100%
3	MINIMUM LOT WIDTH	100	100%
4	MINIMUM LOT DEPTH	100	100%
5	MINIMUM FRONT YARD SETBACK	10	100%
6	MINIMUM SIDE YARD SETBACK	5	100%
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87	REVISION	08/14/2020
88	REVISION	08/14/2020
89	REVISION	08/14/2020
90	REVISION	08/14/2020
91	REVISION	08/14/2020
92	REVISION	08/14/2020
93	REVISION	08/14/2020
94	REVISION	08/14/2020
95	REVISION	

# ArcGIS Web Map



12/22/2023, 2:02:04 PM

- ROW County Highway
- Parcel Layer

2 Ardley Place Vicinity Map

BUILDING DEPT.

DEC 27 2023

VILLAGE OF WESLEY HILLS

Web AppBuilder for ArcGIS

Item 4.

# Short Environmental Assessment Form

## Part 1 - Project Information

BUILDING DEPT.

Item 4.

DEC 29 2023

**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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 2 Ardley Place			
Project Location (describe, and attach a location map): 2 Ardley Place, Wesley Hills, NY 10952			
Brief Description of Proposed Action: Variances for height, rear yard and maximum impervious surface ratio			
Name of Applicant or Sponsor: Yitzchok Rosenfeld		Telephone:	
		E-Mail:	
Address: 2 Ardley Place			
City/PO: Wesley Hills		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 <input type="checkbox"/>
			YES <input type="checkbox"/>
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 34,965 SF acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



		NO	YES	Item 4.
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing potable water: _____ _____				
11. Will the proposed action connect to existing wastewater utilities?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input type="checkbox"/>	<input type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: Yitzchok Rosenfeld Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

# VILLAGE OF WESLEY HILLS

432 Route 306

Wesley Hills, N.Y. 10952-1221

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

Dated: December 27, 2023

Tax Parcel ID: 41.10-1-20

Address: 2 Ardley Place

Applicant: Goldy Rosenfeld

### BUILDING AND ZONING DEPARTMENT:

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

- Maximum impervious surface ratio of 0.30 when 0.25 is required.
- Maximum building height of 26.18' when 25' is required.
- Maximum rear yard for pool of 11.5' when 15' is required.

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



John Layne  
Building Inspector

Cc: Zoning Board of Appeals

Mayor: Marshall Katz Deputy Mayor: Edward McPherson

Trustees: Ruth Ivey, Yisroel Cherns, Milton Schwartz

Village Clerk: Camille Guido-Downey Village Attorneys: Frank Brown, Benjamin Selig

ROCKLAND COUNTY DEPARTMENT OF PLANNING  
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality: Village of Wesley Hills

Date Sent: 12/28/2023

Board: \_\_\_ Planning  ZBA \_\_\_ Town/Village Meeting Date: 1/17/2024

File Name Goldv Rosenfeld  
Contact Person Alicia Schultz, Deputy Village Clerk  
Address 432 Route 306  
Wesley Hills, NY 10952

Referral Agencies

(Please indicate the agencies that have also received copies of this application)

- RC Highway Department
- RC Division of Environmental Resources
- RC Drainage Agency
- RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
- RC Sewer District #1
- NYS Department of Environmental Conservation
- NYS Department of Transportation
- NYS Thruway Authority
- NY-NJ Trail Conference (Long Path)
- Palisades Interstate Park Commission
- US Army Corps of Engineers
- Cornell Cooperative Extension of Rockland County
- Adjacent Municipality (Village of New Hempstead)
- Other \_\_\_\_\_

Pursuant to the General Municipal Law Article 12-B, Section

239 (n): \_\_\_ Subdivision  
239 (l) & (m): \_\_\_ Site Plan  Variance \_\_\_ Special Permit \_\_\_ Zone Change/Amendment  
\_\_\_ Other – Please list \_\_\_\_\_

Location of Parcel(s) 2 Ardley Place

Acreeage of Parcel (s) 0.806

Existing Sq. Footage \_\_\_\_\_ Proposed Sq. Footage \_\_\_\_\_

The Property in Question Lies Within 500 Feet of:

- County Road
- County Stream
- County Park
- County or State Facility
- State Road, Thruway, or Parkway
- State Park
- Village, Town, or County Boundary (Vill. of New Hemp.)
- The Long Path

Map 41.10 Block 1 Lot(s) 20 Map Date: 3/10/2023

Current Zoning: R-35

**Brief Project Description: APPLICATION FOR VARIANCES PERMITTING THE MAINTAINENCE AND USE OF A SINGLE-FAMILY RESIDENCE AND INGROUND SWIMMING POOL.**

<b>Variances Needed (if applicable)</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Maximum impervious surface ratio	0.25	0.20	0.30
Maximum building height	25'	<25'	26.18'
Maximum rear yard for pool	15'	N/A	11.5'

*Rockland County Department of Planning 9/13*      {G:\All\GML\GML Referral Form}

# GML Report

## Property Information:

Parcel IDI: 41.10-1-20	Date Parcel: February 2023
OLD ID: 9-30CC2	Address: 2 ARDLEY PL
Address 2:	Alternative:
City: MONSEY	State: NY
Zip: 10952	Book Page:
Deed Date: 10/2/2019 12:00:00 AM	Instrument: 2019-00028120
Municipality: Wesley Hills	Deed Acres: 0
GIS Acres: 0.806	

## GML Criteria:

GML Review: YES	Palisades Parkway: NO
Thruway: NO	County Road: YES
State Road: NO	County Regulated Streams: NO
Long Path: NO	County Park: NO
State Park: NO	State Property: NO
County Property: NO	Village Boundary: NO
Town Boundary: NO	Orange County Boundary: NO
X Coordinate: 606596	Y Coordinate: 846459

**HIGHWAY DEPARTMENT**

23 New Hempstead Road  
New City, New York 10956  
Phone: (845) 638-5060 Fax: (845) 638-5037  
Email: highway@co.rockland.ny.us

**Charles H. "Skip" Vezzetti**  
*Superintendent of Highways*

January 16, 2024

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

**Re: Site Plan Review for Single-Family Residence and In-Ground Pool  
2 Ardley Place in Wesley Hills, NY  
Tax Lot #41.10-1-20; R-35 Zoning District**

Dear Ms. Schultz:

The Rockland County Highway Department ("RCHD") was in receipt of the above application along with a site plan prepared by Anthony R. Celentano, P.L.S., dated 03.10.23, as part of the GML review process. The review has been complete now and we offer the following comments.

1. It appears the evergreen hedge/trees planted in the Rockland County Right of Way ("ROW") is causing a traffic safety issue at the intersection as the line of sight is restricted. The trees/hedge shall be removed, and the line of sight shall be enhanced to promote traffic safety at the intersection.
2. A drainage report shall be prepared to demonstrate that the existing/proposed drainage system in the parcel is adequately designed to produce no net increase in the peak rate of discharge from the site at all design points.
3. A road work permit must be secured from the RCHD prior to starting any construction work in the site.

We appreciate you for the opportunity to review the site plan. Please feel free to contact us at 845 638 5060 with any question or concern you may have regarding this matter.

Thank you.



Dyan Rajasingham  
Engineer III

CC: Rockland County Department of Planning  
Anthony R. Celentano, P.L.S. – Professional Land Surveyor



RECEIVED

JAN 25 2024

VILLAGE OF WESLEY HILLS

**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**  
*Acting Commissioner*

**Richard M. Schiafo**  
*Deputy Commissioner*

January 19, 2024

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

**Tax Data:** 41.10-1-20

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

**Map Date:** 12/04/2023

**Date Review Received:** 01/02/2024

**Item:** *GOLDY ROSENFELD/2 ARDLEY PLACE (Whi-204)*

Variations to legalize an existing single-family dwelling with a pool located on 0.80 acres in the R-35 zoning district. The requested variations include building height, rear yard to the pool, and maximum impervious surface ratio.

Northwest corner of Wilder Road and Ardley Place

**Reason for Referral:**

Wilder Road (CR 81)

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

***\*Recommend the following modifications***

It is normally our policy to advise caution when granting a variance for impervious surface ratio that exceeds the maximum standard by 20 percent. However, the site features have already been constructed and appear to be consistent with other lots in the immediate vicinity. We therefore offer the following comments on the requested variations.

1 The applicant shall comply with the comments made by the Rockland County Highway Department in their letter dated January 16, 2024.

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

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

4 The bulk table indicates a variance is needed from Section 230-14L for fence height. This is not indicated anywhere else in the application materials. This variance must be confirmed and, if required, the materials must be revised so that all application materials remain consistent. If the public hearing notice did not contain all required variations, it must be revised and reissued.

**GOLDY ROSENFELD/2 ARDLEY PLACE (Whi-204)**

5 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

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

7 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:

7.1 This application was officially received by the Rockland County Planning Department on January 2, 2024. The application materials indicate that the public hearing was held on January 17, 2024. As a reminder, State General Municipal Law, Section 239 (m) 4.(b) states that "Such county planning agency or regional planning council, or an authorized agent of said agency or council, shall have thirty days after receipt of a full statement of such proposed action, or such longer period as may have been agreed upon by the county planning agency or regional planning council and the referring body, to report its recommendations to the referring body, accompanied by a statement of the reasons for such recommendations." Adequate time must be provided to the Rockland County Planning Department in order for us to do our review before the public hearing is scheduled and the matter heard before the board.

7.2 The bulk table shall not include estimations. The actual exposed building height must be indicated on the bulk table.

7.3 The site plan shall contain map notes that list all appropriate information, including the district details and parcel specific information such as lot area, zoning designation, owner, and existing and proposed use. The applicant's engineer has been reminded of this requirement, and the importance of providing these details.

7.4 The site plan must contain a vicinity map that has a north arrow and scale.

7.5 A revision table must be provided on the site plan. The revision dates shall be listed chronologically.

  
\_\_\_\_\_  
Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills  
Rockland County Department of Health  
Rockland County Highway Department  
Rockland County Sewer District No. 1  
Anthony R. Celentano P.L.S.

Rockland County Planning Board Members

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the County of Rockland Department of Planning is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

**GOLDY ROSENFELD/2 ARDLEY PLACE (Whi-204)**

*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.*

*Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.*

*Pursuant to New York State General Municipal Law §239-m(6), 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. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.*

**CENTER FOR ENVIRONMENTAL HEALTH**

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building D  
Pomona, New York 10970  
Phone: (845) 364-2608 Fax: (845) 364-2025



**Public Health**  
Prevent. Promote. Protect.

**EDWIN J. DAY**  
County Executive

**SAMUEL RULLI, PE**  
Director, Environmental Health

January 26, 2024

Alicia Schultz, Deputy Village Clerk  
Village of Wesley Hills  
432 Route 306  
Wesley Hills, New York 10952

RECEIVED

FEB - 1 2024

VILLAGE OF WESLEY HILLS

Re: Municipal Referral  
2 Ardley Place  
Variances for a Single-Family Dwelling  
Tax lot 41.10-1-20

Dear Ms. Schultz:

We have received an application and plans as prepared by Anthony R. Celentano, PLS, revised through December 04, 2023, for the above referenced project. Comments are as follows:

1. Application is to be made to the RCDOH for review of the storm water management system for compliance with the County Mosquito Code. The drainage structures on the final survey differ from the original approval issued by this office.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,



Brandon Durant  
Assistant Public Health Engineer  
(845) 364-2642

cc: Michael Kezner, Rockland County Department of Planning  
Anthony R. Celentano, PLS  
MBSP (via email)



NY OFFICE  
74 Lafayette Avenue, Suite 501 845.357.4  
Suffern, NY 10901 845.357.1896 Fax

Item 4.

NJ OFFICE  
22 Paris Avenue, Suite 105 201.750.3527 Tel  
Rockleigh, NJ 07647

June 9, 2023

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

Attn: Alicia Shultz, Building Department

Re: 2 Ardley Place  
As-built Review (x2)

Dear Ms. Schultz,

Our office has reviewed the "Final Survey for 2 Ardley Pl", prepared by Anthony Celentano, P.L.S. last revised May 10, 2023. A site visit was last performed on June 6, 2023. At this time, we do not recommend the issuance of a Certificate of Occupancy. It is noted that the two properties are under the same ownership, however, they're still considered two separate lots which may cause issues with zoning and the approval for the adjacent neighborhood gathering based on how the overall site is being utilized. We offer the following comments:

1. Swing set/play area to be shown on survey. Material of play area to be indicated. Trampoline and playset improvements are not consistent with the adjacent neighborhood gathering's special permit. Location of accessory structure(s) may require a variance for side setback and front yard setback.
2. Existing drainage easement on the north side of 29 Wilder should be labeled. The filed subdivision Map #3252 indicates that this 15' drainage easement is to the County of Rockland.
3. Please note that our office did not have the opportunity to review the pool plan. It is noted that a building permit was issued from the Village in January 2022. A swale was proposed in the location of the constructed pool/patio. Applicant shall demonstrate equivalent measure to replace the proposed swale to mitigate any negative impacts to the adjacent neighbors. Additional topography information in the northwesterly corner and pool/patio area shall be provided.
4. Due to the as-built impervious surface ratio and, Applicant to confirm that the installed drywell system provides sufficient volume to demonstrate a net decrease in peak runoff rates for the 100-year, 24-hour storm. Additional drainage mitigation may be required.
5. The maximum building height calculation has been corrected and is measured at 26.18' as noted in the Bulk Table. This requires a variance and is referred to the Zoning Board of Appeals for further consideration.
6. The pool patio encroaches the 15' pool setback requirements along the northern property line. This requires a variance and is referred to the Zoning Board of Appeals for further consideration.
7. The Bulk Table has been updated to indicate a maximum impervious surface ratio of 0.30, exceeding the allowable ratio of 0.25. This requires a variance and is referred to the Zoning Board of Appeals for further consideration.
8. The installed 4"/6" SDR-35 drainage pipes on the north side of building are shown encroaching into the adjacent property to the North (29 Wilder) and daylighting into a 15'-wide drainage easement on the North side of 29 Wilder. Drainage pipes to be removed/modified or appropriate easements shall be filed. Applicant to review the potential of rerouting the drainage pipes to the existing catch basin on the South side of the property.
9. During the site visit, it was found that the 4" and 6" SDR-35 drainage pipes are installed on top of the other at the point of daylight. Applicant to provide additional information on how these pipes were

installed and where the secondary line is from. Standing water was found in all four of the installed catch basins on the north side of the building. Inverts of the pipes to be provided on the survey and positive conveyance of runoff through the installed pipes to be demonstrated.

10. Fence and hedges appear to be located within the westerly 15' wide drainage easement on top of an existing drainage pipe. Fence & hedges shall be relocated east outside of the easement.
11. Fence, hedges, and grading along eastern property line to be relocated within the property or Applicant to seek approval from the Village Board. Please note that the allowable height for a fence along the front lot line is 4 feet. A 6-foot fence in the front yard must be setback at least 4 feet (2/3rds its height) from the property line to be in conformance. In the most recent site visit, it appears the fence has been relocated to the west side of the fence. Survey shall be updated to reflect this and confirm appropriate setbacks. Based upon field measurements, the fence appears to encroach within the allowable setback, possibly the R.O.W., and is not in conformance. Furthermore, a concern was raised for fence/hedge location as it relates to sufficient sight distance. The setbacks required per code will assist with this issue.
12. Soil to be removed from the existing catch basin in the Wilder Road R.O.W.
13. Signoff from the Town of Ramapo for sewer connection to be provided.
14. During the site visit, the water service curb box could not be found. Contractor to confirm location and curb box to be brought to grade if not done so already.
15. Roof leader inverts to be provided once drywells are cleaned of accumulated soil.
16. It appeared that the ripped inlet protection and accumulated soil remain within the two drywells. Drywell shall be cleaned of sediment, as necessary. Inlet protection for the two drywells to be removed.
17. Disturbed areas with the Wilder Road R.O.W. are to be repaired with topsoil and seed. Remains of the concrete base for fence poles to be removed.

Our office will continue our review upon submission of a revised survey and satisfaction to the outstanding comments above.

Very truly yours,



Matthew Trainor, P.E.

Project Engineer

**BROOKER ENGINEERING, PLLC**

Y:\VILLAGES\WH Wesley Hills\WH0171 - 2020 Plot Plans\2 Ardley Place\2023-06-09 As-Built Survey Review x2.docx

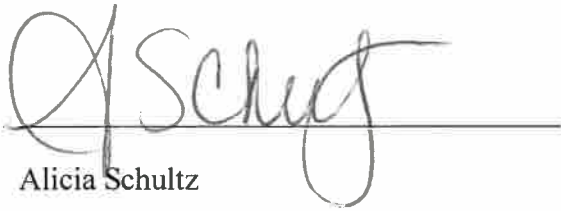


**Village of Wesley Hills  
432 Route 306  
Wesley Hills, NY 10952**

Applicant Name: 2 Ardley Drive

**CERTIFICATION**

I, Alicia Schultz, Deputy Village Clerk of the Village of Wesley Hills, hereby certify that on the 2nd day of Jan., 2024, I mailed the attached notice by regular first class mail in all envelopes submitted to me by the Applicant addressed to all those names appearing on the affidavit of Property Owners by depositing same in an official depository under exclusion care and custody of the United States Postal Office within the State of New York.



Alicia Schultz

Deputy Village Clerk



# ACTUAL SIZE

## PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 17th day of January, 2024 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Goldy Rosenfeld for variances from the provisions of Sections 230-17 Attachment I and 230-140(4)(a) to permit the maintenance and use of a single family residence and inground swimming pool having building height of 26.18 feet instead of the maximum permitted of 25 feet, impervious surface ratio of .30 instead of the maximum permitted of .25 and rear yard for the pool of 11.5 feet instead of the minimum required of 15 feet.

The subject premises are situated on the north side of Ardley Place at the intersection with Wilder Road, known as 2 Ardley Place, designated on the Tax Map as Section 41.10 Block 1 Lot 20, in an R-35 Zoning District.

Copies of the aforesaid application are available for public review at the office of the Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, New York 10952 between the hours of 9 A.M. and 4 P.M. Mondays through Fridays, exclusive of holidays.

Dated: Wesley Hills, New York  
January 3, 2024

Camille Guido-Downey  
Village Clerk/Treasurer  
Village of Wesley Hills

1x1-4/27179

## PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 17<sup>th</sup> day of January, 2024 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Mark Maidique/Bridger AAD for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of non-building site improvements having impervious surface ratio of .23 instead of the maximum permitted of .20.

The subject premises are situated on the north side of Grandview Avenue and on the west side of Fieldcrest Drive, known as 191 Grandview Avenue, designated on the Tax Map as Section 41.14 Block 1 Lot 12, in an R-50 Zoning District.

Copies of the aforesaid application are available for public review at the office of the Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, New York 10952 between the hours of 9 A.M. and 4 P.M. Mondays through Fridays, exclusive of holidays.

Dated: Wesley Hills, New York  
January 3, 2024

Camille Guido-Downey  
Village Clerk/Treasurer  
Village of Wesley Hills

**File Attachments for Item:**

5. Application submitted by Nancy Rubin on behalf of Mark Schwartz and Goldie Slater for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) to permit the maintenance and use of a single-family residence, inground swimming pool, cabana, circular driveway and other structures having front yard impervious surface ratio of .46 instead of the maximum permitted of .20, impervious surface ratio of .36 instead of the maximum permitted of .25, side yard of 19.9 feet instead of the minimum required of 25 feet, cabana side yard of 14.8 feet instead of the minimum required of 25 feet and the variance previously granted of 18 feet and cabana rear yard of 17 feet instead of the minimum required of 50 feet and the variance previously granted of 18 feet.

The subject premises are situated on the south side of Ardley Place approximately 700 feet west of Wilder Road, known as 7 Ardley Place, designated on the Tax Map as Section 41.1-0 Block 1 Lot 24. in an R-35 Zoning District.

**PART I**

Name of Municipality VILLAGE OF WESLEY HILLS Date 11/13/23

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Architectural Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Municipal Board	
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Zone Change
<input checked="" type="checkbox"/> Variance * (Fill out Part II of this form.)	

Project Name: \_\_\_\_\_

Applicant: Nancy Rubin, Project Manager Phone # 845-424-0244  
 Address 16 Squadron Blvd, New City NY 10956  
Street Name & Number (Post Office) State Zip code

Property Owner: Mark Schwartz + Goldie Slater Phone # 718-288-1653  
 Address 7 Ardley Place, Monsey NY 10952  
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Civil Tec Phone # 845-547-2241  
 Address 139 Lafayette Ave, Suffern NY 10901  
Street Name & Number (Post Office) State Zip code

Attorney: N/A Phone # \_\_\_\_\_  
 Address \_\_\_\_\_  
Street Name & Number (Post Office) State Zip code

Contact Person: Nancy Rubin Phone # 845-424-0244  
 Address 16 Squadron Blvd, New City NY 10956  
Street Name & Number (Post Office) State Zip code

**Tax Map Designation:**

Section 41-10 Block 1 Lot(s) 24  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

**Location:** On the South side of Ardley,  
700 feet left of Wilder.

**Acreage of Parcel** 36,542 SF **Zoning District** R-35  
**School District** East Ramapo **Postal District** 10952

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

We are applying to the ZBA for variances for the following:  
side yard for accessory structure, rear yard for accessory  
structure, side yard and impervious surface ratio.  
The narrative attached goes into deeper detail.

**If subdivision:**

- 1) Is any variance from the subdivision regulations required? \_\_\_\_\_
- 2) Is any open space being offered? \_\_\_ If so, what amount? \_\_\_\_\_

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

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

This project appeared twice previously before the ZBA.  
See attached resolutions. The public hearings were held on

5/19/21,  
6/16/21,  
and  
11/16/22.

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

\_\_\_\_\_  
\_\_\_\_\_

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



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

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

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

List name(s) of facility checked above. \_\_\_\_\_  
\_\_\_\_\_

**Applicant's Signature and Certification**

State of New York  
County of ~~Rockland~~ <sup>Jefferson</sup> SS.:  
Town/Village of Wesley Hills

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

Mailing Address Nancy Rubin  
16 Squadron Blvd  
New City, NY 10956  
NR

SWORN to before this  
16th day of November, 2022

[Signature]  
Notary Public

YEHUDA ABOUDI  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JUNE 17, 2025  
COMMISSION: #50017921

### Affidavit of Ownership/Owner's Consent

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

I, Mark Schwart being duly sworn, hereby  
depose and say that I reside at: 7 Ardley Place, Monsey, NY 10952  
\_\_\_\_\_

in the county of Rockland in the state of NY.

I am the \* \_\_\_\_\_ owner in fee simple of premises located at:  
7 Ardley Place, Monsey, NY 10952  
\_\_\_\_\_

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

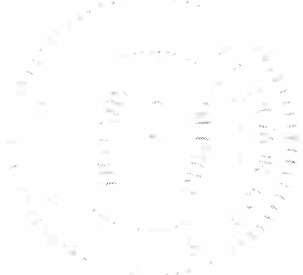
Said premises have been in my/its possession since 19 2020. Said premises are  
also known and designated on the Town of Ramapo Tax Map as:  
section 41.10 block 1 lot(s) 24

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 7 Ardley Place  
Monsey, NY 10952

SWORN to before this  
10<sup>th</sup> day of October, 20 23

Virginia M Smith  
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  
the class of stock.*

VIRGINIA M SMITH  
Notary Public, State of New York  
My Commission Expires Dec 15, 2026

### Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, Nancy Rubin, 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

nr

Nancy Rubin  
16 Squadron Blvd Suite 104  
New City, NY 10956

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

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

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of We are requesting variances due to fact that we are looking for less side yard, rear yard for accessory structure, side yard for accessory structure and additional impervious surface ratio.

3. Premises affected are in a R-35 zone and from the town of Westey Hills tax map, the property is know as Section 41.10, Block, 1, Lot(s) 24.



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 N/A
- 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. \_\_\_\_\_

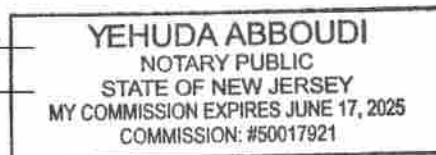
f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village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

I, Nancy Rubin, 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 Nancy Rubin  
16 Squadron Blvd  
New City, NY 10952 *NR*

SWORN to before this

16th day of March, 2023  
[Signature]  
Notary Public



**VILLAGE OF WESLEY HILLS**

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

**AFFIDAVIT OF OWNERSHIP**

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

Mark Schurz being duly sworn, deposes and

says that he/she resides at 7 Ardley Place

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. 41.10 Lot No. 24 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.

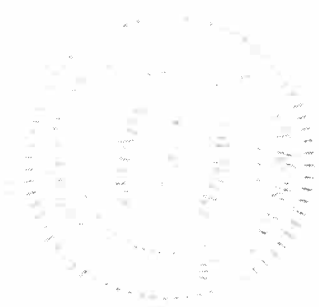
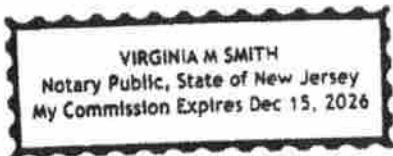
Owner: [Signature]

Address: 7 Ardley Place  
Monsey, NY 10952

Sworn to before me this

10th day of October 2023

[Signature]  
Notary Public





**DISCLAIMER**

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Nancy Rubin  
APPLICANT

11/13/23  
DATED

**PART II**

**Application before the Zoning Board of Appeals**

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of \_\_\_\_\_  
For additional impervious surface ratio and for loss  
near to accessory side to accessory and side yard.





11/41.10-1-41  
SHIMOFF WARREN & ROBIN  
188 WILLOW TREE RD  
MONSEY, NY 10952

11/41.10-1-42  
WILLOW TREE TRUST  
PH1203  
9401 COLLINS AVENUE  
SURFSIDE, FL 33154

11/41.10-1-40  
KING ARICKA  
186 WILLOW TREE RD  
MONSEY, NY 10952

11/41.10-2-2  
HAMERMAN JACOB  
32 WILDER ROAD  
MONSEY, NY 10952

11/41.10-1-35  
MARKOWITZ HILLEL & RUTH  
5 WOODCREST RD  
MONSEY, NY 10952

11/41.10-1-36  
SCHWARTZ ARON Z  
6 SOUNDVIEW DR  
SPRING VALLEY, NY 10977

11/41.10-1-38  
OFFMAN FREDERICK &  
DEBORAH  
16 ASTOR PL  
MONSEY, NY 10952

11/41.10-2-45.3  
ONE HUNDRED FIFTY SIX  
WILLOW TREE ROAD LLC  
2 WILDER ROAD  
MONSEY, NY 10952

11/41.10-1-29  
REISS DANIEL P & BLANCHE  
6 WOODCREST RD  
MONSEY, NY 10952

11/41.10-1-52  
GOLDBRENNER ASHER &  
ALIZA  
19 ASTOR PLACE  
MONSEY, NY 10952

11/41.10-1-49  
KATZ ISRAEL & DASYA  
13 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-48  
HIDALGO NELSON D &  
GARCENIA G  
11 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-25  
STERNBUCH MICHEL & TZIPPY  
9 ARDLEY PLACE  
MONSEY, NY 10952

11/41.10-1-13  
KLEIN JEFFREY A & CHERYL  
6 VILLA LA  
MONSEY, NY 10952

11/41.10-1-34  
LIPSCHITZ NEAL & SUSAN J  
3 WOODCREST RD  
MONSEY, NY 10952

11/41.10-1-32  
RIEDER SHIMON  
1 WOODCREST RD  
WESLEY HILLS, NY 10952

11/41.10-2-45.1  
LEVINSON SAM & MICHELLE  
2 WILDER ROAD  
MONSEY, NY 10952

11/41.10-1-30  
HERSZFELD LEGACY TRUST  
4 WOODCREST RD  
MONSEY, NY 10952

11/41.10-1-27  
MATHIOS RACHELLE  
10 WOODCREST RD  
WESLEY HILLS, NY 10952

11/41.10-2-45.2  
CSYKB 1-20 TRUST  
8 WILDER RD  
MONSEY, NY 10952

11/41.10-1-39  
RIEDER SHIMON &  
FRIEDMAN NICOLE  
14 ASTOR PLACE  
MONSEY, NY 10952

11/41.10-1-47  
WIZMAN KAREN ANNE &  
WIZMAN ELIEZER JOEL  
12 ASTOR PL  
MONSEY, NY 10952

11/41.10-2-59  
ACS REAL ESTATE TRUST  
1 CARTER LA  
MONSEY, NY 10952

11/41.10-1-33  
1 WILDER LLC  
C/O BEN LEV  
18039 BURBANK BLVD  
ENCINO, CA 90316

11/41.10-1-50  
ROSENBERG SAMUEL L  
15 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-37  
STEWART JEFFREY M &  
ELIZABETH  
9 WOODCREST RD  
MONSEY, NY 10952

11/41.10-1-51  
MITTEL YAAKOV & REBECCA  
17 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-31  
GREENBLATT JACOB & RACHEL  
2 WOODCREST RD  
MONSEY, NY 10952

11/41.10-1-28  
HAAS JOSEPH & BATSHEVA  
8 WOODCREST RD  
MONSEY, NY 10952

11/41.10-1-20  
ROSENFELD YITZCHOK  
2 ARDLEY PL  
MONSEY, NY 10952

11/41.10-1-54  
SUN CAPITAL PROPERTIES  
LLC  
C/O ROBOT RAVIT  
23 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-26  
BALBAN MORTON & HILDA  
22 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-23  
FELBERMAN SARA D  
5 ARDLEY PL  
MONSEY, NY 10952

11/41.10-1-24  
SCHWARTZ MARK &  
SLATER GOLDIE  
7 ARDLEY PL  
MONSEY, NY 10952

11/41.10-1-5  
LAST IRA & VIVIAN  
26 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-6  
EGENHAUSER JACK & LINDA  
28 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-9  
NACHFOLGER ISRAEL &  
MIRIAM  
3 VILLA LANE  
MONSEY, NY 10952

11/41.10-1-2  
LNMD GROUP REALTY LLC  
C/O ROBOT RAVIT  
23 ASTOR PLACE  
MONSEY, NY 10952

11/41.10-1-15  
HOLTZBERG SHLOMO A &  
MOLLIE N  
35 WILDER RD  
MONSEY, NY 10952-7126

11/41.06-1-75  
TWERSKY GITTEL  
9 VILLA LA  
MONSEY, NY 10952

11/41.10-2-58  
WEINER ALFRED J + DORIS R  
3 CARTER LA  
MONSEY, NY 10952

11/41.10-1-21  
MELOHN JOSEPH ALEXANDER  
& ROSEMARIE RICKY  
1 ARDLEY PL  
MONSEY, NY 10952

11/41.10-1-53  
STILLMAN NORMAN A +  
MARILYN  
21 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-10  
PANCER AVROM & BASTZION  
1 VILLA LANE  
MONSEY, NY 10952

11/41.10-1-4  
RUBINSTEIN ARYE  
25 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-18  
BALLOU MARY K  
C/O KASEY SCHMID  
70 NELSON RD  
MONROE, NY 10950

11/41.10-1-17  
BALLOU MARY K  
C/O KACEY SCHMID  
70 NELSON RD  
MONROE, NY 10950

11/41.10-1-8  
KOPCIEL ELIEZER TRUST  
7 VILLA LA  
MONSEY, NY 10952

11/41.10-1-14  
GARTENBERG GARY N & MALKI  
A  
8 VILLA LA  
MONSEY, NY 10952-1020

11/41.06-1-76  
34 ASTOR PLACE REALTY LLC  
32 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-11  
DOBERMAN ALAN & CHERYL  
4 ARDLEY PL  
MONSEY, NY 10952

11/41.10-1-22  
MARKOWITZ BARRY & IDA  
3 ARDLEY PL  
WESLEY HILLS, NY 10952

11/41.10-2-61  
GOLD ABRAHAM  
1 CARTER LANE  
WESLEY HILLS, NY 10952

11/41.10-1-19  
ROSENFELD YITZCHOK  
4 CARTER LANE  
MONSEY, NY 10952

11/41.10-1-12  
JACOBS SANFORD & STACY  
4 VILLA LA  
MONSEY, NY 10952

11/41.10-1-3  
WOLFSET BRADLEY S &  
ESTHER  
27 ASTOR PL  
MONSEY, NY 10952

11/41.10-1-16  
BALLOU MARY K  
C/O KASEY SCHMID  
70 NELSON RD  
MONROE, NY 10950

11/41.10-1-7  
GREENSTEIN-DEUTSCH ALIZA  
30 ASTOR PLACE  
MONSEY, NY 10952

11/41.10-1-1  
WIEDER DEVORAH  
31 ASTOR PL  
MONSEY, NY 10952

11/41.06-1-72  
LEBOVICS JACOB & DEBORAH  
10 VILLA LANE  
MONSEY, NY 10952



04A-U1

label size 1" x 2-5/8" compatible with Avery® 5160/8160

11/41.06-1-78  
NUSSEN MARK & GILA T  
33 ASTOR PL  
MONSEY, NY 10952

11/41.09-1-15  
RAMAPO TOWN OF  
237 RT 59  
SUFFERN, NY 10901

**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 }

Nancy Rubin being <sup>affirm</sup> ~~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 7 Ardley Place, Wesley Hills, Town of Ramapo, Rockland County, New York.

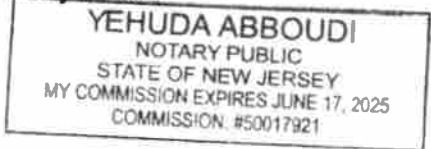
That on the 29<sup>th</sup> day of November 2023, he/she posted the posters provided by the Planning Board of the Village of Wesley Hills giving notice of the hearing on this application in a conspicuous place visible from every street along the frontage of the plot affected by this application.

[Signature]

Sworn to before me this

29<sup>th</sup> day of November 2023

[Signature]  
Notary Public



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

1. That the variances are not substantial, each one being less than 20% of the requirement;
2. That there is no feasible alternative to granting the variances since the architect has testified that the entire design of the residence would be changed if the height were reduced;
3. That the reason for the variance is the flat roof, i.e., if the residence had a gabled roof the Village definition of height would be complied with;
4. That the benefit to the applicant by granting the variances is substantial whereas no detriment to neighboring properties or to the environment has been identified.

**Item #9 –Public Hearing- Mark Schwartz and Goldie Slater  
7 Ardley Place**

Chairman Schwab read the public hearing notice into the record. Mark Schwartz, homeowner, was present and affirmed to tell the truth. Mr. Schwartz stated that there had been a site visit of his property last weekend. Mr. Schwartz agreed that the driveway should not be 20 feet wide. Mr. Schwartz stated that the current plan states that the driveway is 15.9 feet wide.

Doris Ulman asked why the need for the four (4) additional feet than currently exist. Mr. Schwartz stated that it is current difficult to get out of the driveway, requiring a K-turn to exit in many situations. Mr. Schwartz stated that this request is purely a practical matter.

Chairman Schwab asked if anyone from the public wished to be heard. No one wished to be heard.

Chairman Schwab asked if anyone from the Board wished to be heard. Stefanie Collantes-Bouvry stated that this seemed to be a reasonable request.

Chairman Schwab made a motion to close the public hearing, seconded by Stefanie Collantes-Bouvry. Upon vote, this motion carried unanimously.

Dennis Dale made a motion to approve this application, seconded by Carole Anderson. Upon vote, this motion carried unanimously.

In the Matter of the Application of  
Nancy Rubin as Project Manager for  
Mark Schwartz and Goldie Slater  
Premises situated on the south side of Ardley Place  
Approximately 700 feet west of Wilder Road, known  
As 7 Ardley Place, designated on the Tax Map as  
Section 41.10 Block 1 Lot 24, in an R-35 Zoning District

WHEREAS, application had been made to the Zoning Board of Appeals of the Village of Wesley Hills by Nancy Rubin as Project Manager for Mark Schwartz and Goldie Slater for a variance from the provisions of Section 230-34(D)(4) to permit a new circular driveway that is 20 feet wide instead of the maximum permitted of 12 feet wide, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on October 19, 2022, which hearing was continued on November 16, 2022, and

WHEREAS, the applicant, Mark Schwartz, appeared in person and testified as follows:

That the driveway is bordered by a wall on each side so that the maximum width of 12 feet is less than 12 and makes it difficult for cars to turn around to leave the driveway;

That applicant has reduced the request for the variance and is now requesting that the circular driveway be permitted at 16 feet wide;

That members of the Zoning Board of Appeals visited the site and noted that the existing 12 foot wide driveway does not permit vehicles to turnaround in order to exit the property; and

WHEREAS, no one appeared in opposition to the application,

NOW, THEREFORE, IT IS HEREBY DETERMINED that the proposed action is a Type II action and that no SEQRA determination is required, and be it further

RESOLVED, that the application submitted by Nancy Rubin as Project manager for Mark Schwartz and Goldie Slater for a variance from the provisions of Section 230-34(D)(4) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a circular driveway having a width of 16 feet instead of the maximum permitted of 12 feet is hereby approved, and be it further

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

1. That the way this driveway is constructed, the 12-foot width impedes the ability to turnaround to drive out of the property;
2. That there is no feasible alternative to granting the variance because of the safety issue;
3. That the benefit to the applicant by granting the variance is substantial whereas no detriment to adjoining properties or to the neighborhood has been identified.

**Item #8 –Public Hearing- Gartenberg  
8 Villa Lane**

INSET B

In the Matter of the Application of  
 Mark and Goldie Schwartz  
 Premises situated on the south side of Ardley Place  
 approximately 250 feet east of Astor Place, known as  
 7 Ardley Place, designated on the Tax Map as Section  
 41.20 Block 1 Lot 24, in an R-35 Zoning District

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Mark and Goldie Schwartz for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence and cabana having a side yard of 20.3 feet instead of the minimum required of 25 feet on the west side of the property, a side yard of 15.9 feet instead of the minimum required of 25 feet on the east side of the property, rear yard of 16.2 feet instead of the minimum required of 50 feet, total side yard of 58.4 feet instead of the minimum required of 60 feet, building coverage of .134 instead of the maximum permitted of .12 and front yard impervious surface ratio of .28 instead of the maximum permitted of .20, and

WHEREAS, after due notice, a public hearing was held by the Zoning Board of Appeals on May 19, 2021, which hearing was continued on June 16, 2021, and

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

That after the site visit and at the request of the Board, the applicant has revised the site plan 1) to install pervious pavers in the majority of the driveway so that the variance for front yard impervious surface ratio has been eliminated and 2) to move the cabana two feet further from the side and rear property lines so that the variances for the cabana have been reduced to 18 feet from the side property line and 18 feet from the rear property line;

That applicant has retained Yost Design Landscape Architects who have prepared a landscaping plan to reduce or eliminate any potential impacts on adjacent properties;

That the cabana is only 450 square feet of which 175 square feet is open porch so that the impact of the building will be minimal since there will be substantial open space within the side and rear yards;

That the next door neighbor has requested that the cabana be placed in the proposed location so that it is not intrusive;

That only one corner of the cabana is 18 feet from the property lines since the building will be placed on an angle; and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed the placement of the structures; and

WHEREAS, no one appeared in opposition to the application and applicant submitted several letters in support;

NOW, THEREFORE, IT IS HEREBY DETERMINED that the proposed action is a Type II action and that no SEQRA determination is required, and be it further

RESOLVED, that the application submitted by Mark and Goldie Schwartz for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence and cabana having one side yard of 20.3 feet for an open decorative archway instead of the minimum required of 25 feet, having the other side yard of 18 feet instead of the minimum required of 25 feet for a cabana, rear yard of 18 feet instead of the minimum required of 50 feet for the cabana, total side yard of 58.4 feet instead of the minimum required of 60 feet and building coverage of .134 instead of the maximum permitted of .12 is hereby approved, subject to the condition that applicants install and maintain landscaping in accordance with the landscaping plan prepared by Yost Design Landscape Architecture dated November 16, 2020, and be it further

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

1. That none of the variances are substantial except for the rear yard variance for the cabana and, because the cabana will be constructed on a slant, only one corner of the cabana will be 18 feet from the property line; in addition the entire front on the cabana will be open porch so that only 275 square feet of the cabana will encroach into the rear yard;
2. That because of the clearing limit line that prevents construction throughout much of the rear yard of the property and the need to have the cabana in close proximity to the pool, the space within which the cabana can be placed is very limited;
3. That the landscaping plan provides adequate screening to limit the impacts on adjacent properties;
4. That the Zoning Board of Appeals appreciates applicants' efforts to reduce the size and number of variances and the submission of a revised site plan that eliminates the need for the front yard impervious surface variance and reduces the size of the side and rear yard variances for the cabana;
5. That the benefit to the applicant by granting the variances is substantial whereas no evidence of detriment to adjacent properties or to the community has been identified.

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

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

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

List name(s) of facility checked above. \_\_\_\_\_

**Applicant's Signature and Certification**

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

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

Mailing Address Nancy Rubin  
16 Squadron Blvd  
New City, NY 10956  
NR

SWORN to before this  
16th day of November, 2022

[Signature]  
Notary Public

YEHUDA ABOUDI  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JUNE 17, 2025  
COMMISSION: #50017921

# ACTUAL SIZE

## PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 20th day of December, 2023 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Nancy Rubin on behalf of Mark Schwartz and Goldie Slater for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4) (a) to permit the maintenance and use of a single family residence, inground swimming pool, cabana, circular driveway and other structures having front yard impervious surface ratio of .46 instead of the maximum permitted of .20, impervious surface ratio of .36 instead of the maximum permitted of .25, side yard of 19.9 feet instead of the minimum required of 25 feet, cabana side yard of 14.8 feet instead of t

minimum required of 25 feet and the variance previously granted of 18 feet and cabana rear yard of 17 feet instead of the minimum required of 50 feet and the variance previously granted of 18 feet.

The subject premises are situated on the south side of Ardley Place approximately 700 feet west of Wilder Road, known as 7 Ardley Place, designated on the Tax Map a

Section 41.1-0 Block 1 Lot 24. in an R-35 Zoning District.

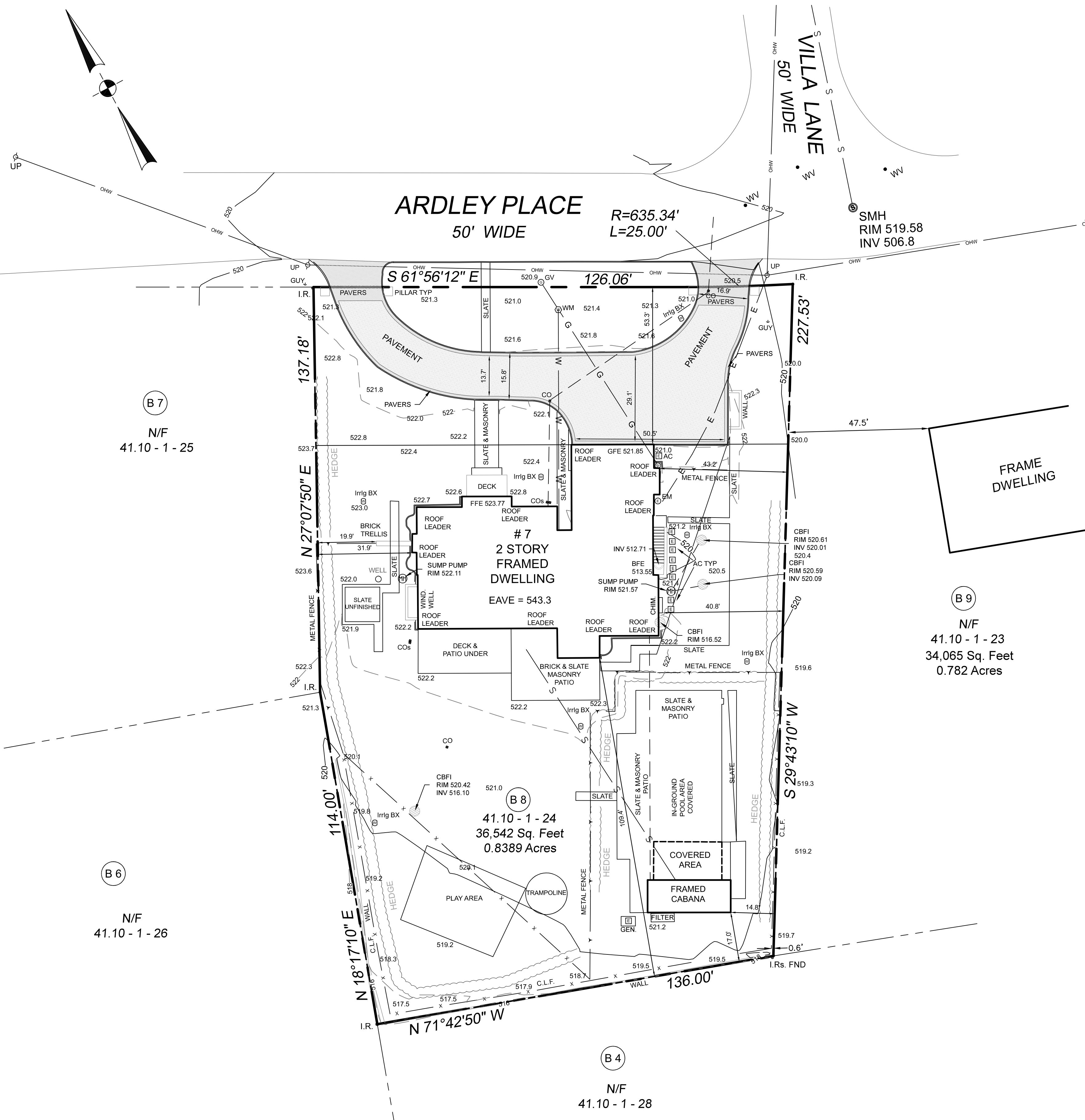
Copies of the aforesaid application are available for public review at the office of the Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, Ne

York 10952 between the hours of 9 A.M. and 4 P.M. Mondays through Fridays, exclusive of holidays.

Dated: Wesley Hills New York  
November 29, 2023  
Camille Guido-Downey  
Village Clerk/Treasurer  
Village of Wesley Hills

1x12-7/27147





VICINITY MAP  
1" = 300'

**SURVEY NOTES:**

- 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 PURPOSE 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 HOLDS THE SURVEYOR HARMLESS 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.
- THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC PURPOSE AND IS BASED ON SPECIFIC CONTRACTUAL REQUIREMENTS FOR THIS TRANSACTION. USE OF THIS MAP FOR SURVEY INSPECTION UPDATES IS STRICTLY PROHIBITED. THIS MAP MAY NOT BE COPIED IN WHOLE OR IN PART. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, ENLARGED, REDUCED, TRACED OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF A CIVIL TEC ENGINEERING & SURVEYING PC REPRESENTATIVE WHO'S SIGNATURE & SEAL APPEAR HEREON.
- VERTICAL DATUM IS NAVD88.
- ALL NONE VISIBLE UNDERGROUND UTILITIES (SUCH AS GAS, ELECTRIC, WATER AND OTHERS), SANITARY CONNECTIONS AND DRAINAGE CONNECTIONS ARE SHOWN AS PER CONTRACTOR, AND OR SHOWN AS PER PROPOSED PLAN AS PER THE TOWN ENGINEER'S REQUEST.

**REFERENCES**

- BEING SECTION 41.10, BLOCK 1, LOT 24 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2006 AT PAGE 59187 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- BEING LOT 8 IN BLOCK B ON A MAP ENTITLED "SECTION ONE OVERLOOK ESTATES", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JULY 8, 1964 IN BOOK 68 ON PAGE 41 AS MAP NUMBER 3252.
- TOTAL AREA = 36,542 SQUARE FEET OR 0.838 ACRES.

Lot Coverage	
Driveway (pavers)	512 SF
Driveway (pavement)	3,031 SF
Dwelling	4,151 SF
Decks	575 SF
Brick & Slate Patio	585 SF
Stairs	120 SF
Pool/Pool Patio	1,924 SF
Cabana/Covered Area	645 SF
Walkways & Arch	1,336 SF
Pool Equipment	137 SF
Garbage & Utilities	58 SF
Pillars	36 SF
<b>Total</b>	<b>13,074 SF</b>
Total Impervious Coverage	
13,074 SF/36,542 SF	0.36

IMPERVIOUS IN FRONT YARD:  
3,955 SF

AREA OF FRONT YARD: 8,583 SF

FRONT YARD IMPERVIOUS RATIO:  
3,955 SF IMPERVIOUS/8,583 SF AREA OF FRONT YARD = 0.46  
0.46 > 0.2

BUILDING COVERAGE CALCULATION FROM ARCHITECT:  
1.5 STORY @ 1,957 SF + 2.5 STORY @ 2,895 SF TOTAL = 4,852 SF

4,852 SF = ACTUAL BUILDING COVERAGE  
1,957/8,582 = 0.4 X 0.05 = 0.02 + 0.10 = 0.12  
36,542 SF X 0.12 = 4,385 MAXIMUM ALLOWABLE BUILDING COVERAGE

PROVIDED BUILDING COVERAGE  
HOUSE 4,151 SF + CABANA & COVERED AREA 645 SF = 4,796 SF

4,796 SF/36,542 SF = 0.131  
VARIANCE WAS GRANTED FOR 0.134  
0.131-0.134 SO OK

NO STEEP SLOPES

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

Bulk Requirements: R-35 Single Family Residence																
	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Side Accessory >100 SF	Min. Side Pool	Min. Total Side Yards	Min. Rear Yard	Min. Rear Accessory >100 SF	Min. Rear Pool	Max. Impervious Surface Ratio	Max. Front Yard Impervious Surface Ratio	Max. Building Coverage	Max. Building Height	Max. Exposed Building Height
Required	35,000 SF	100 FT	125 FT	50 FT	25 FT	25 FT	15 FT	60 FT	50 FT	15 FT	15 FT	0.25	0.2	0.12	2.5 stories/25 FT	40 FT
Actual	36,542 SF	162.2 FT	159.9 FT	53.3 FT	19.9 FT	14.8 FT	16.6 FT	60.7 FT	109.4 FT	17 FT	15.3 FT	0.36	0.46	0.131	22 FT	37 FT
Variance	No	No	No	No	Granted 20.3 FT/ Variance Required	Granted 18 FT/ Variance Required	No	Granted 58.4 FT	No	Granted 18 FT/ Variance Required	No	Yes	Yes	Granted 0.134	No	No

VARIANCES GRANTED BY ZBA ON JUNE 16, 2021

DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 41.10-1-23 & 24	
<b>ZBA PLAN FOR 7 ARDLEY PLACE</b>			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
<b>CIVIL TEC Engineering &amp; Surveying PC</b>			DATE: 11/27/23
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		111 Main Street Chester, NY 10918 845.610.3521	
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			
			DRAWN BY: WPD
			CHKD BY: SPD/RB
			JOB No. 3779
			SCALE: 1"=20'
			DWG No. 10

# VILLAGE OF WESLEY HILLS

432 Route 306

Wesley Hills, N.Y. 10952-1221

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

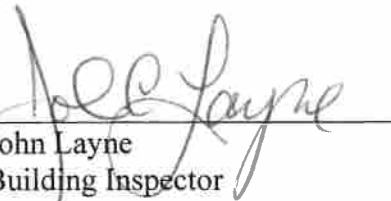
Dated: October 24, 2023  
 Tax Parcel ID: 41.10-1-24  
 Address: 7 Ardley Place  
 Applicant: Rubin/Schwartz & Slater

## BUILDING AND ZONING DEPARTMENT:

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

- Minimum side yard of 25 feet, proposing 19.9 feet
- Minimum side yard for accessory structure of 25 feet, proposing 14.8 feet
- Minimum rear yard for accessory structure of 50 feet, proposing 17 feet
- Maximum impervious surface ratio of 0.25, proposing 0.36
- Maximum front yard impervious surface ratio of 0.20, proposing 0.46

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

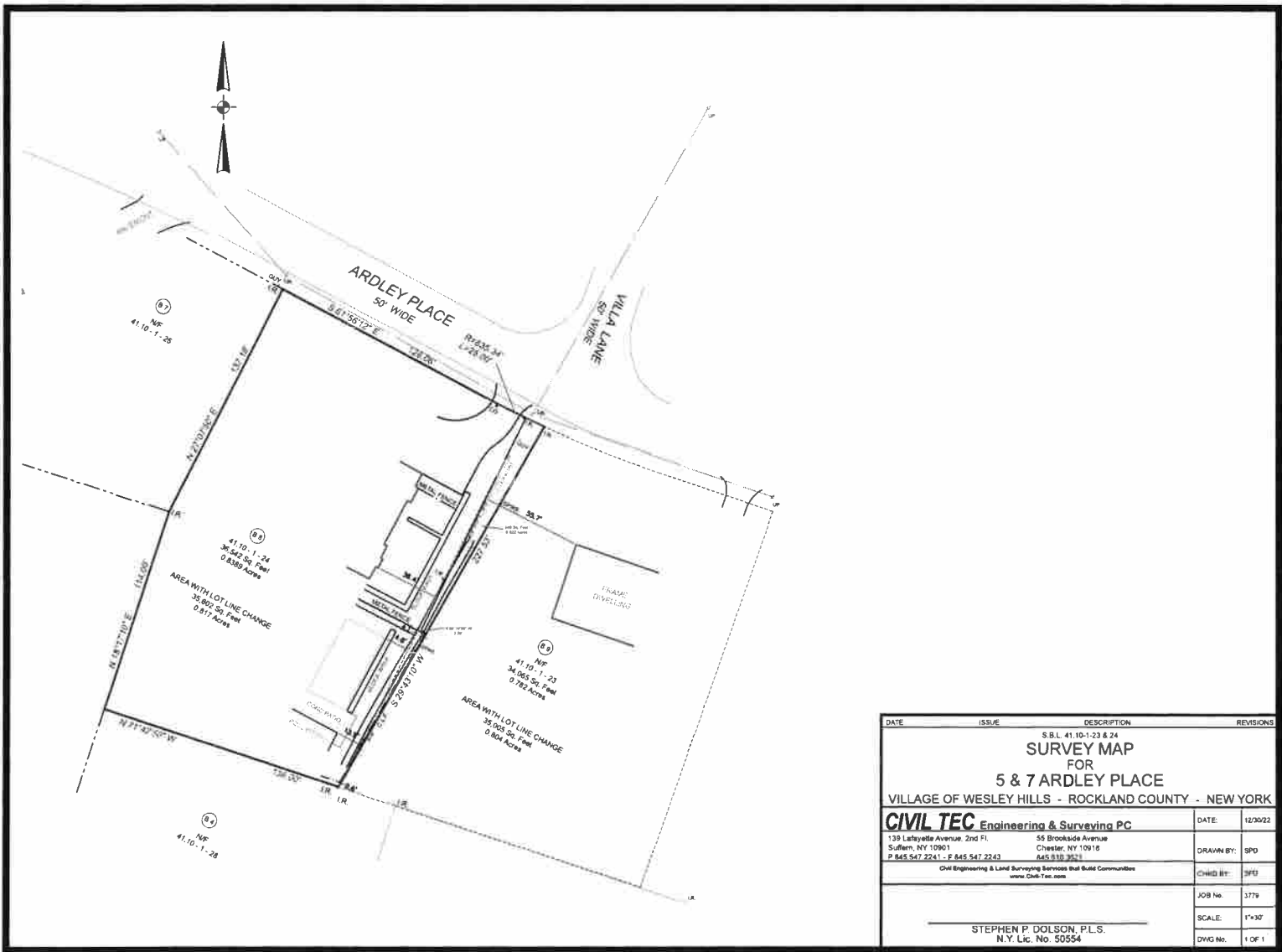
  
 John Layne  
 Building Inspector

Cc: Zoning Board of Appeals

BUILDINGS DEPT.

DEC 6 2023

VILLAGE OF WESLEY HILLS



DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.10-1-23 & 24			
<b>SURVEY MAP</b>			
FOR			
<b>5 &amp; 7 ARDLEY PLACE</b>			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
<b>CIVIL TEC Engineering &amp; Surveying PC</b> 139 Lafayette Avenue, 2nd Fl. Sullam, NY 10901 P 845 547 2241 - F 845 547 2243			DATE: 12/20/22
55 Brookside Avenue Chester, NY 10916 845 810 3571 <small>Civil Engineering &amp; Land Surveying Services that Build Communities www.Civil-Tec.com</small>			DRAWN BY: SPD
STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554			CHIEF BY: SPD
			JOB No. 3779
			SCALE: 1"=30'
			DWG No. 1 OF 1

**File Attachments for Item:**

6. Application submitted by Bassie Hurwitz for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the maintenance and use of a driveway to a single-family residence having impervious surface ratio of .29 instead of the prior variance granted of .26.

The subject premises are situated on the west side of Spook Rock Road at the intersection with Oren Court, known as 89 Spook Rock Road, designated on the Tax Map as Section 40.16 Block 1 Lot 10.21, in an R-50 Zoning District.

ORIGINAL

**Bassie Hurwitz**  
**89 Spook Rock Road**  
**Wesley Hills, New York 10901**  
**917-757-1238**

January 16, 2024

RECEIVED  
VILLAGE OF WESLEY HILLS

JAN 16 2024

BUILDING,  
PLANNING & ZONING

Village of Wesley Hills Zoning Board

Via Hand Delivery

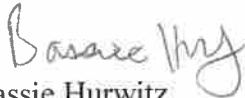
To Whom it May Concern:

I write this letter to you regarding the two-lot subdivision entitled "Subdivision Plat for Hurwitz" already approved by the Planning Board of the Village of Wesley Hills. This created a certain property now known as 91 Spook Rock Road (from my existing property of 89 Spook Rock Road). The approval required the existing driveway to be relocated to the common driveway easement, as well as removing some of my existing driveway on my property.

As part of the agreement that I signed with the Village to issue a C of O prior to the driveway being relocated, I retained my right to appeal to the Zoning Board regarding some of the requirements for the driveway. I agreed to make this application by January 12, 2024, but was advised that I could submit it by January 17, 2024 upon receipt of my Engineer's renderings.

At this time, I respectfully request a variance to allow the original 'cut outs' in my driveway to remain (see attached highlighted in yellow). The current curves of the driveway in front of the garage area have been utilized by me and my now elderly husband for the past 17 years, and create an easy flow from the driveway to the garage that would be difficult for us to make as the approved subdivision plan depicts. For the 'cut outs' to remain, the impervious surface ratio would increase from .26 to .29.

Thank you for your anticipated courtesies.

  
Bassie Hurwitz

# ENGINEER'S COMMENTS

Item 6.

----- Forwarded message -----

From: <sparaco.steve@selsny.com>  
Date: Mon, Jan 15, 2024 at 10:18 AM  
Subject: RE: YB-3089-89 Spook Rock Road, Wesley Hills, NY  
To: Renee Fein <ahfeinpc@gmail.com>  
Cc: Bassie <bassiehurwitz@gmail.com>

Hi Renee,

Yes that is confirmed. Only the impervious on her lot has been indicated to be removed.

The plans clearly indicate the impervious area to be removed. Here is an 8.5" x 11" sheet at larger scale (1"=20') to help clarify the proposed areas to be removed.

As far as a letter, you should just add it to your ZBA narrative. Simply put, previously there was 11,260 sf of impervious area for the approved development at Lot #1 (see approved subdivision set last revised 5-2-18).

The ratio was 11,260 sf / 44,097 sf yielding an impervious area ratio of 0.255 which was rounded up to 0.26 on the plan. For the proposed plan the increase of 1,330 sf (resulting from not sawcutting and removing the pavement in the driveway for Lot #1) makes the total impervious area now 12,590 sf for the proposed ZBA plan. This yields a new ratio of 12,590 sf / 44,097 sf = 0.286 which rounds up to 0.29. This is the number indicated in the plan attached above.

Please let us know if you need anything else.

**Steve Sparaco, P.E.**

SPARACO & YOUNGBLOOD, PLLC

P.O Box #818

18 North Main Street

Harriman, NY 10926

(845)-782-8543 ext 102 (office phone)

(845)-782-5901 (fax)

### PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date \_\_\_\_\_

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Architectural Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Municipal Board	
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Zone Change
<input checked="" type="checkbox"/> Variance * (Fill out Part II of this form.)	

Project Name: Herwitz Drive #1

Applicant: Bessie Herwitz Phone # 917-757-1238  
 Address 89 Spoon Rock Road, Suffern NY 10900  
Street Name & Number (Post Office) State Zip code

Property Owner: SAME Phone # \_\_\_\_\_  
 Address \_\_\_\_\_  
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: STEVE SPALDO, P.E. Phone # 845-782-8543  
 Address P.O. Box 818, 13 North Main St. Halliway NY 10926  
Street Name & Number (Post Office) State Zip code

Attorney: ALAN H. FEIN PC Phone # 845-369-1000  
 Address 2 EXECUTIVE BLVD #303 SUFFERN NY 10901  
Street Name & Number (Post Office) State Zip code

Contact Person: ALAN H. FEIN Phone # 845-369-1000  
 Address 2 EXECUTIVE BLVD #303 SUFFERN NY 10901  
Street Name & Number (Post Office) State Zip code

**Tax Map Designation:**

Section 40.16 Block 1 Lot(s) 10.21. (LOT #1)  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Location: On the WEST side of SPOOK ROCK ROAD.  
\_\_\_\_\_ feet \_\_\_\_\_ of \_\_\_\_\_.

Acreage of Parcel 1.01 Zoning District WESLEY HILLS  
School District SUPERIOR Postal District SUPERIOR

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

ALLOW VARIANCE FOR AGREED UPON DRIVEWAY CUTS TO  
REMAIN THIS INCREASING IMPERVIOUS SURFACE FROM  
.26 TO .29.

**If subdivision:**

- 1) Is any variance from the subdivision regulations required? YES
- 2) Is any open space being offered? NO If so, what amount? \_\_\_\_\_

**Project History:** Has this project ever been reviewed before? YES

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

JANUARY 3, 2024 - PLANNING BOARD MEETING

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

40.16-1-10.22 (LOT #12)

*"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.

- |   |   |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path            | <input type="checkbox"/> County Stream        |
| <input type="checkbox"/> Municipal Boundary   | <input type="checkbox"/> County Facility      |

List name(s) of facility checked above. \_\_\_\_\_  
\_\_\_\_\_

### Applicant's Signature and Certification

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

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

Mailing Address 39 Spook Rock Road  
SUFFERN, NY 10901

x Bessie Hopewitz

SWORN to before this  
15<sup>th</sup> day of JANUARY, 2024.

\_\_\_\_\_  
Notary Public

RENEE E. FEIN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01FE5007340  
Qualified in Rockland County  
Commission Expires January 25, 2027

### Affidavit of Ownership/Owner's Consent

State of New York)  
County of Rockland) SS  
Town/Village of Suffern)

I, Bessie Huguire being duly sworn, hereby  
depose and say that I reside at: 89 Spook Rock Road, Suffern, NY 10901

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

I am the \* me owner in fee simple of premises located at:  
89 Spook Rock Road, Suffern, NY 10901

described in a certain deed of said premises recorded in the Rockland County Clerk's  
Office in Liber \_\_\_\_\_ of conveyances, page INST. CLERK # 2007-00034342

Said premises have been in my/its possession since 19 2007. Said premises are  
also known and designated on the Town of Lamont Tax Map as:  
section 40.16 block 1 lot(s) 10.21 (LOT #1)

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 Bessie Huguire Bessie Huguire  
Mailing Address 89 Spook Rock Road  
Suffern, NY 10901

SWORN to before this  
15<sup>th</sup> day of January, 20 24

[Signature]  
Notary Public

RENEE E. FEIN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01FE5007340  
Qualified in Rockland County  
Commission Expires January 25, 2027

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

### Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, BESSIE HERWITZ, 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

BESSIE HERWITZ  
89 SPOOK ROCK ROAD  
SUFFERN, NEW YORK 10901

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

2. To the ZONING BOARD of the Town/Village of  
(Board, Commission or Agency)  
WESLEY HUIS, Rockland County, New York:

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of \_\_\_\_\_

3. Premises affected are in a R-50 zone and from the town of RAMAPO tax map, the property is know as Section 40.16, Block, 1, Lot(s) 10.21 (LOT#1).

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

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

(if none, so state)

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

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

I, \_\_\_\_\_, 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

Bessie Himm  
89 SPOOK ROCK RD  
SUNBUR, NY 10901

SWORN to before this

15<sup>th</sup> day of JANUARY, 2024

Notary Public

RENEE E. FEIN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01FE5007340  
Qualified in Rockland County  
Commission Expires January 25, 2027

# VILLAGE OF WESLEY HILLS

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

## AFFIDAVIT OF OWNERSHIP

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

Bessie Horowitz being duly sworn, deposes and

says that he/she resides at 89 Spook Rock Road  
Suffron, 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. 40.16 Lot No. 10.21 (LOT #1) 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: Bessie Horowitz  
Address: 89 Spook Rock Road  
Suffron, NY 10901

Sworn to before me this

15 day of April 2024

Notary Public

RENEE E. FEIN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01FE5007340  
Qualified in Rockland County  
Commission Expires January 25, 2027

# VILLAGE OF WESLEY HILLS

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

## AFFIDAVIT OF POSTING

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

Bessie Herwine being duly sworn, deposes and says that he/she is the applicant in the matter of an application before the Village of Wesley Hills Zoning Board affecting property located at 89 Starbuck, Wesley Hills, Town of Ramapo, Rockland County, New York.

That on the 15<sup>th</sup> day of January 2024, he/she posted the posters provided by the Zoning Board of the Village of Wesley Hills giving notice of the hearing on this application in a conspicuous place visible from every street along the frontage of the plot affected by this application.

Bessie Herwine

Sworn to before me this

15<sup>th</sup> day of January 2024  
[Signature]

Notary Public

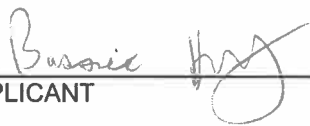
RENEE E. FEIN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01FE5007340  
Qualified in Rockland County  
Commission Expires January 25, 2027

**DISCLAIMER**

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

  
\_\_\_\_\_  
APPLICANT

  
\_\_\_\_\_  
DATED

**PART II**

**Application before the Zoning Board of Appeals**

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**AFFIDAVIT**

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

I, Bessie Hunsy being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the ZONING BOARD (board) in the town/village of WISLEY HILLS affecting property located at 89 SPOOK ROCK RD, Rockland County, New York.

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

SECTION/BLOCK/LOT	NAME	ADDRESS
<u>40.16-1-13</u>	<u>Yosef &amp; Gode Chajmowicz</u>	<u>1 Olden Ct. Wisley Hills, NY 10901</u>
<u>40.16-1-12</u>	<u>Yehoshua Mendel</u>	<u>3 Olden Ct. Wisley Hills, NY 10901</u>
<u>40.16-1-11</u>	<u>Denise &amp; Alan DeTong</u>	<u>5 Olden Ct. Wisley Hills, NY 10901</u>
<u>40.16-1-10.1</u>	<u>Abraham Rutner</u>	<u>87 Spook Rock Rd. Wisley Hills, NY</u>
<u>41.13-1-5</u>	<u>Shasitani Golani</u>	<u>88 Spook Rock Rd. Wisley Hills, NY 10901</u>
<u>41.13-1-3</u>	<u>Christopher &amp; Patricia Rice</u>	<u>86 Spook Rock Rd. Wisley Hills, NY 10901</u>
<u>40.16-1-10.22(#2)</u>	<u>Jacob Fuchs</u>	<u>91 Spook Rock Rd. Wisley Hills, NY 10901</u>
<u>41.13-1-2</u>	<u>Jeremiah L. Fuchs</u>	<u>94 Spook Rock Rd. Wisley Hills, NY 10901</u>
<u>40.16-1-14</u>	<u>Judy Goldring</u>	<u>95 Spook Rock Rd. Wisley Hills, NY 10901</u>

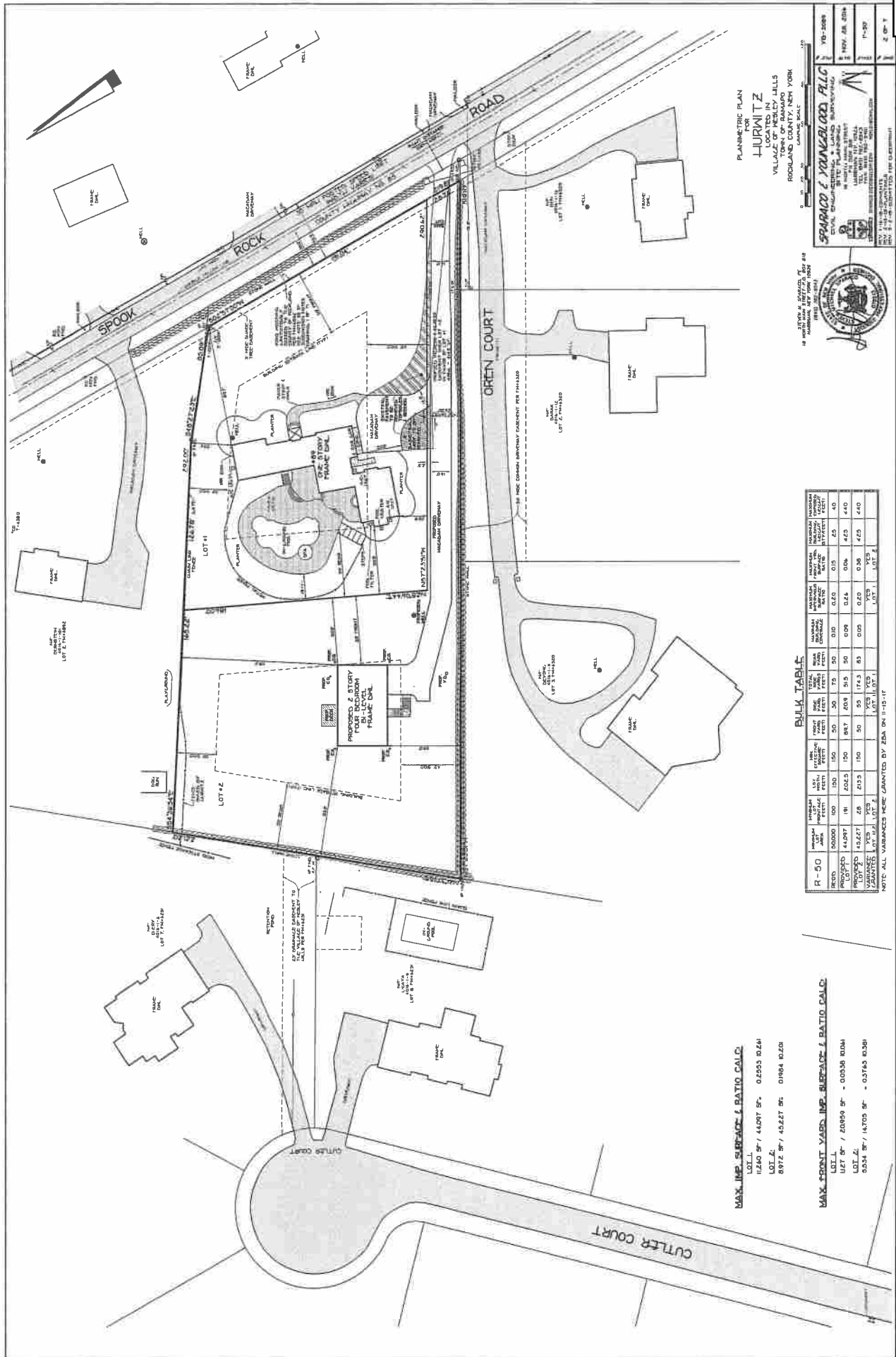
Bessie Hunsy  
SWORN to before this  
15<sup>th</sup> day of January, 20 24

Notary Public

RENEE E. FEIN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01FE5007340  
Qualified in Rockland County  
Commission Expires January 25, 2027







**MAX. IMP. SURFACE & RATIO CALC.**  
 LOT 1  
 $11280 \text{ SF} / 44597 \text{ SF} = 0.2533 \text{ RUM}$   
 LOT 2  
 $8972 \text{ SF} / 43227 \text{ SF} = 0.2084 \text{ RUM}$

**MAX. FRONT YARD IMP. SURFACE & RATIO CALC.**  
 LOT 1  
 $1127 \text{ SF} / 40959 \text{ SF} = 0.0275 \text{ RUM}$   
 LOT 2  
 $9534 \text{ SF} / 43705 \text{ SF} = 0.2181 \text{ RUM}$

**BULK TABLE**

P-ZONE	MAX. PERMITTED GROSS FLOOR AREA (SQ. FT.)	MAX. PERMITTED VOLUME (CU. YD.)	MAX. PERMITTED HEIGHT (FEET)	MAX. PERMITTED NUMBER OF STORIES	MAX. PERMITTED NUMBER OF UNITS	MAX. PERMITTED NUMBER OF PARKING SPACES	MAX. PERMITTED NUMBER OF DRIVEWAYS	MAX. PERMITTED NUMBER OF DRIVEWAYS PER LOT	MAX. PERMITTED NUMBER OF DRIVEWAYS PER LOT	MAX. PERMITTED NUMBER OF DRIVEWAYS PER LOT	MAX. PERMITTED NUMBER OF DRIVEWAYS PER LOT	MAX. PERMITTED NUMBER OF DRIVEWAYS PER LOT
R-50	50,000	100,000	100	100	100	100	100	100	100	100	100	100
PROPOSED	44,097	88,194	100	100	100	100	100	100	100	100	100	100
PROPOSED	18,227	36,454	100	100	100	100	100	100	100	100	100	100
GRANTED	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

NOTE: ALL VARIANCES WERE GRANTED BY ZBA ON 11-15-17

PLANIMETRIC PLAN  
 FOR  
**HURWITZ**  
 LOT 1 & 2  
 VILLAGE OF HESLEY HILLS  
 TOWN OF RAMAPO  
 COULDSVILLE, NEW YORK  
 PLANNING SCALE

**SPARACO & YOUNG, P.C.**  
 CIVIL ENGINEERING & LAND SURVEYING  
 100 WEST 100TH STREET  
 SUITE 200  
 HUNTSVILLE, NY 14465  
 TEL: 716.635.1234  
 FAX: 716.635.1235  
 WWW.SPACOE.COM

DATE: 11/15/17  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN

0-0416

**VILLAGE OF WESLEY HILLS**  
**432 Route 306**  
**Wesley Hills, N.Y. 10952-1221**  
Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.org

Dated: January 17, 2024  
Tax Parcel ID: 40.16-1-10.21  
Address: 89 Spook Rock Road  
Applicant: Bassie Hurwitz

**BUILDING AND ZONING DEPARTMENT:**

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

- Maximum impervious surface ratio of 0.29 when 0.26 was approved, and 0.20 is required.

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



John Layne  
Building Inspector

Cc: Zoning Board of Appeals

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 21<sup>st</sup> day of February, 2024 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Bassie Hurwitz for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the maintenance and use of a driveway to a single family residence having impervious surface ratio of .29 instead of the prior variance granted of .26.

The subject premises are situated on the west side of Spook Rock Road at the intersection with Oren Court, known as 89 Spook Rock Road, designated on the Tax Map as Section 40.16 Block 1 Lot 10.21, in an R-50 Zoning District.

Copies of the aforesaid application are available for public review at the office of the Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, New York 10952 between the hours of 9 A.M. and 4 P.M. Mondays through Fridays, exclusive of holidays.

Dated: Wesley Hills, New York  
February 1, 2024

Camille Guido-Downey  
Village Clerk/Treasurer  
Village of Wesley Hills

ROCKLAND COUNTY DEPARTMENT OF PLANNING  
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality: Village of Wesley Hills

Date Sent: 1/17/2024

Board: \_\_\_ Planning  ZBA \_\_\_ Town/Village

Meeting Date: 2/21/2024

File Name Bassie Hurwitz

Contact Person Alicia Schultz, Deputy Village Clerk

Address 432 Route 306  
Wesley Hills, NY 10952

**Referral Agencies**

(Please indicate the agencies that have also received copies of this application)

- RC Highway Department
- RC Division of Environmental Resources
- RC Drainage Agency
- RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
- RC Sewer District #1
- NYS Department of Environmental Conservation
- NYS Department of Transportation
- NYS Thruway Authority
- NY-NJ Trail Conference (Long Path)
- Palisades Interstate Park Commission
- US Army Corps of Engineers
- Cornell Cooperative Extension of Rockland County
- Adjacent Municipality
- Other \_\_\_\_\_

Pursuant to the General Municipal Law Article 12-B, Section

239 (n): \_\_\_ Subdivision

239 (l) & (m): \_\_\_ Site Plan  Variance \_\_\_ Special Permit \_\_\_ Zone Change/Amendment

\_\_\_ Other – Please list \_\_\_\_\_

Location of Parcel(s) 89 Spook Rock Road

Acreeage of Parcel (s) 1.005

Existing Sq. Footage \_\_\_\_\_ Proposed Sq. Footage \_\_\_\_\_

**The Property in Question Lies Within 500 Feet of:**

- County Road
- County Stream
- County Park
- County or State Facility
- State Road, Thruway, or Parkway
- State Park
- Village, Town, or County Boundary (Vill. of New Hemp.)
- The Long Path

Map 40.16 Block 1 Lot(s) 10.21 Map Date: 5/2/2018

Current Zoning: R-50

**Brief Project Description: APPLICATION FOR A VARIANCE PERMITTING THE DRIVEWAY TO REMAIN AS IS, AS OPPOSED TO THE DRIVEWAY ON THE APPROVED SUBDIVISION PLAN.**

<b>Variances Needed (if applicable)</b>	<b>Required</b>	<b>Approved</b>	<b>Proposed</b>
Maximum impervious surface ratio	0.20	0.26	0.29

*Rockland County Department of Planning 9/13 {G:\All\GML\GML Referral Form}*



# GML Report

## Property Information:

Parcel ID: 40.16-1-10.21	Date Parcel: February 2023
OLD ID:	Address: 89 SPOOK ROCK RD
Address 2:	Alternative:
City: SUFFERN	State: NY
Zip: 10901	Book Page:
Deed Date: 12/4/2007 12:00:00 AM	Instrument: 2007-00062207
Municipality: Wesley Hills	Deed Acres: 1.010
GIS Acres: 1.005	

## GML Criteria:

GML Review: YES	Palisades Parkway: NO
Thruway: NO	County Road: YES
State Road: NO	County Regulated Streams: YES
Long Path: NO	County Park: NO
State Park: NO	State Property: NO
County Property: NO	Village Boundary: NO
Town Boundary: NO	Orange County Boundary: NO
X Coordinate: 602098	Y Coordinate: 844901

# Rockland County

Ed Day, Rockland County Executive

"REVISED"

**HIGHWAY DEPARTMENT**

26 Scotland Hill Road  
Chestnut Ridge, New York 10977  
Phone: (845) 638-5060 Fax: (845) 638-5037  
Email: highway@co.rockland.ny.us

RECEIVED  
VILLAGE OF WESLEY HILLS

JAN 26 2024

BUILDING,  
PLANNING & ZONING

**Charles H. "Skip" Vezzetti**  
*Superintendent of Highways*

January 24, 2024

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

**Re: Site Plan Review for Driveway Configuration  
89 Spook Rock Road in Wesley Hills, NY  
Tax Lot #40.16-1-10.21; R-50 Zoning District**

Dear Ms. Schultz:

The Rockland County Highway Department ("RCHD") was in receipt of the above application along with a site plan prepared by Sparaco & Youngblood, PLLC., dated 01.08.24, as part of the GML review process. The review has been complete now and we offer the following comments.

1. The applicant shall ensure that the existing/proposed drainage system in the parcel is adequately designed to produce no net increase in the peak rate of discharge from the site at all design points.
2. The proposed access easement shall be prepared and recorded in the Rockland County Clerk Office.
3. The existing road work permit must be renewed along with the revised site plan if the proposed amendment is approved by the Village.

We appreciate you for the opportunity to review the site plan. Please feel free to contact us at 845 638 5060 with any question or concern you may have regarding this matter.

Thank you.

**Page 2**



Dyan Rajasingham  
Engineer III

CC: Rockland County Department of Planning  
Sparaco & Youngblood, PLLC. – Consulting Engineers

**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

January 25, 2024

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

RECEIVED  
FEB - 1 2024  
VILLAGE OF WESLEY HILLS

Re: Bassie Hurwitz  
91 Spook Rock Road  
Tax Lot 11/40.16-1-10.21 (formerly a portion of 8./22/A1C5B)

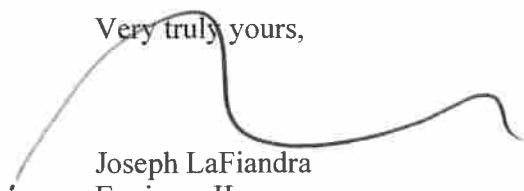
Dear Ms. Schultz:

Our office has received and reviewed a ZBA planimetric plan that was last revised on January 8, 2024, which Sparaco & Youngblood prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Approval of this application and the variances the proposed one-family dwelling on a 45,227 square foot lot in the R-50 District, which was created from the 2-lot subdivision of a 92,431 square foot lot (40.16-1-10.2), does not require the applicant to pay an impact fee, in accordance with the Rockland County *Sewer Use Law* as last amended in 2010. **However, if public sewers are extended to this lot, the District will require further review and the owner will have to pay an impact fee.**
2. Details for septic system construction are subject to approval by the Rockland County Health Department and the Town of Ramapo.
3. If future sanitary sewer lines are extended to this lot, the owner will be required to connect to the sanitary sewer line and pay an impact fee.

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,



Joseph LaFiandra  
Engineer II

cc: M. Saber                    M. Dolphin  
Michael Kezner – Rockland County Department of Planning  
Michael Sadowski, P.E. – Town of Ramapo DPW  
Steven M. Sparaco, P.E. – P.O. Box 818, Harriman, NY 10926-0818  
Bassie Hurwitz – 89 Spook Rock Road, Suffern, NY 10901-2706

File: TOR 40.16-1-10.2 – 89 Spook Rock Road  
Reader

**Rocklandgov.com**

**DRAINAGE AGENCY**  
**DIVISION OF THE HIGHWAY DEPARTMENT**  
26 Scotland Hill Road  
Chestnut Ridge, New York 10977  
Phone: (845) 638-5060; Fax: (845) 638-5037  
Email: [Drainageagency@co.rockland.ny.us](mailto:Drainageagency@co.rockland.ny.us)

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

**Vincent Altieri, Esq.**  
*Executive Director*

**Via email: [buildingdept@wesleyhills.org](mailto:buildingdept@wesleyhills.org)**

January 30, 2024

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

**Re: Hurwitz Driveway**

Location: 89 Spook Rock Road, Suffern  
Parcel ID(s): Section 40.16, Block 1, Lot(s) 10.21  
Municipality Village of Wesley Hills  
**Resource: Willow Tree Brook**

Dear Zoning Board Members:

The Rockland County Drainage Agency (RCDA) has reviewed the above referenced proposal as prepared by Sparaco & Youngblood, PLLC, dated/last revised 01/08/2024, included with the municipal referral dated 1/17/2024. Based on a review, the RCDA offers the following comment(s):

- 1) The above referenced site is outside the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, Chapter 846. Therefore, a Stream Control Act permit from the RCDA is not required for developments within this site. Also, the RCDA has no further comments regarding the proposal, pursuant to the State Environmental Quality Review (SEQR).
- 2) The RCDA recommends that the municipal land use boards and/or departments review all development proposals for this site and ensure that developments with increase in impervious areas and/or land disturbances will not result any increase in stormwater runoff from the site and will have adequate measures to prevent soil erosion and control sediment from leaving the site.

Please contact the undersigned at (845) 638-5060 or by email: [drainageagency@co.rockland.ny.us](mailto: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: Vincent Altieri, Esq., RCDA  
Building Department, Village of Wesley Hills  
Planning Board, Village of Wesley Hills  
Bassie Hurwitz, Owner/Representative  
Steven M. Sparaco, P.E., Sparaco & Youngblood, PLLC  
Rockland County Planning Department  
Rockland County Highway Department  
File

[buildingdept@wesleyhills.org](mailto:buildingdept@wesleyhills.org)  
[buildingdept@wesleyhills.org](mailto:buildingdept@wesleyhills.org)  
[bassiehurwitz@gmail.com](mailto:bassiehurwitz@gmail.com)  
[sparaco.steve@selsny.com](mailto:sparaco.steve@selsny.com)  
(by email)  
(by email)

(File: 24 RGR 0-

Item 6.

# Rockland County

Ed Day, Rockland County Executive

### DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970

Phone: (845) 364-3434 Fax: (845) 364-3435

**Douglas J. Schuetz**  
Acting Commissioner

**Richard M. Schiafo**  
Deputy Commissioner

February 8, 2024

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

Tax Data: 40.16-1-10.21

RECEIVED  
VILLAGE OF WESLEY HILLS

FEB 8 2024

BUILDING,  
PLANNING & ZONING

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M  
**Map Date:** 01/08/2024

**Date Review Received:** 01/22/2024

**Item: BASSIE HURWITZ/89 SPOOK ROCK ROAD (Whi-50D)**

Impervious surface variance to allow a portion of an existing driveway to remain in the side yard of a single-family dwelling after a subdivision was approved by the Planning Board showing these areas were to be removed. The 1.01-acre lot is located in the R-50 zoning district.

West side of Spook Rock Road, approximately 30 feet north of Oren Court


**Reason for Referral:**

Spook Rock Road (CR 85), Willow Tree Brook

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

***\*Recommend the following modifications***

- 1 The applicant must comply with the comments made by the Rockland County Highway Department in their letter dated January 24, 2024.

  
\_\_\_\_\_  
Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills  
Rockland County Drainage Agency  
Rockland County Highway Department  
Sparaco & Youngblood, PLLC

Rockland County Planning Board Members

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

**BASSIE HURWITZ/89 SPOOK ROCK ROAD (Whi-50D)**

*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 does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if 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.*

*Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief*

*Pursuant to New York State General Municipal Law §299-a(8), 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. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.*

**File Attachments for Item:**

7. Application submitted by Shalom Moskowitz, for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a front porch to a single-family residence having building coverage of .13 instead of the maximum permitted of .10 and front yard of 43' instead of the minimum required of 50'.

The subject premises are situated on the northerly side of Grandview Avenue, 270 feet west of Sansberry Lane, known as 53 Grandview Avenue, designated on the Tax Map as Section 41.16 Block 2 Lot 23, in an R-35 Zoning District.





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

Mayerfeld Architecture  
15 Lyncrest Drive  
Monsey, NY 10952

February 19, 2024

Wesley Hills Village Hall Zoning Department  
432 Route 306  
Wesley Hills, NY 10952

Re: Shalom Moskowitz  
53 Grandview Ave  
Village of Wesley Hills

R-35 District  
41.16-02-23

RECEIVED  
VILLAGE OF WESLEY HILLS

FEB 23 2024

BUILDING,  
PLANNING & ZONING

Narrative

Dear Zoning Board Members,

As the project manager at Mayerfeld Architecture, I, Stanley Mayerfeld, am representing Mr. Shalom Moskowitz, the homeowner residing at 53 Grandview Avenue since July of 2016. We have been retained to represent a zoning board of appeals application for the construction of a new covered front porch not complying with the building coverage and front yard regulations of the Village's zoning code.

Grandview Avenue is a busy road with fast-moving vehicular traffic, and the intention of the new front porch is to provide a safe place for the Moskowitz children to wait for their bus and carpool. Being that the house is being extended on its original foundation with a front yard of only 49', it is not feasible to build a front porch without requiring a variance from the zoning board of appeals.

Please note that there are fully grown evergreen trees along the front property line that provides adequate screening along Grandview Avenue.

The new covered porch requires the following variances:

	Required	Provided
Front Yard	50'	43'
Maximum Building Coverage	.10	.13

See submitted drawings dated 12/08/23 by Anthony Celentano P.E.

Sincerely,

Stanley Mayerfeld

**VILLAGE OF WESLEY HILLS**  
**432 Route 306**  
**Wesley Hills, N.Y. 10952-1221**  
Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.org

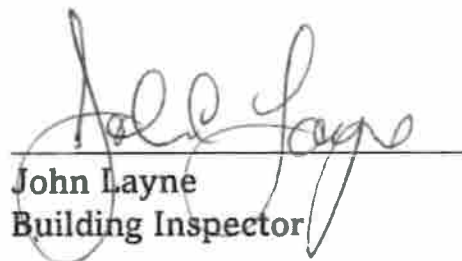
**Dated:** February 22, 2024  
**Tax Parcel ID:** 41.16-2-23  
**Address:** 53 Grandview Avenue  
**Applicant:** Shalom Moskowitz

**BUILDING AND ZONING DEPARTMENT:**

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

- Maximum building coverage of 0.13 when 0.10 is required.
- Front yard of 43' when 50' is required.

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



**John Layne**  
**Building Inspector**

**cc: Zoning Board of Appeals**

---

*Mayor: Marshall Katz Deputy Mayor: Edward McPherson*  
*Trustees: Ruth Ivey, Yisroel Cherns, Milton Schwartz*  
*Village Clerk: Camille Guido-Downey Village Attorneys: Frank Brown, Benjamin Selig*

**PART I**

Name of Municipality VILLAGE OF WESLEY HILLS Date February 18, 2024

*Please check all that apply:*

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Architectural Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Municipal Board	
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Zone Change
<input checked="" type="checkbox"/> Variance * (Fill out Part II of this form.)	

**Project Name:** 53 Grandview Ave Spring Valley NY

**Applicant:** Shalom Moskowitz Phone # \_\_\_\_\_

**Address:** 53 Grandview Ave Spring Valley NY 10977

Street Name & Number (Post Office) State Zip code

**Property Owner:** Shalom Moskowitz Phone # \_\_\_\_\_

**Address:** 53GrandviewAve Spring Valley NY 10977

Street Name & Number (Post Office) State Zip code

**Engineer/Architect/Surveyor:** Anthony R. Celentano Phone # 845 429 5290

**Address:** 31 Roseman Rd Thiells , N.Y. 10984

Street Name & Number (Post Office) State Zip code

**Attorney:** \_\_\_\_\_ Phone # \_\_\_\_\_

**Address:** \_\_\_\_\_

Street Name & Number (Post Office) State Zip code

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

**Address:** 17 Bruck Ct Spring Valley N.Y. 10977

Street Name & Number (Post Office) State Zip code

**Tax Map Designation:**

Section 41.16 Block 2 Lot(s) 23  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

**Location:** On the North side of Grandview Ave,  
270 feet West of Sansberry Ln.

**Acreage of Parcel** 35,024 **Zoning District** R-35  
**School District** East Ramapo **Postal District** 10977

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

**To permit construction, maintenance and use of an addition to an existing single-family residence not complying with minimum front yard and maximum building coverage.**

**See attached narrative.**

**If subdivision:**

- 1) Is any variance from the subdivision regulations required? No
- 2) Is any open space being offered? No If so, what amount? \_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_

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

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.”*

## PART II

### Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

\_\_\_\_\_;

\_\_\_\_\_

To permit construction, maintenance and use of \_\_\_\_\_

**To permit construction, maintenance and use of an addition to an existing single-family residence not complying with minimum front yard and maximum building coverage.**

**See attached narrative.**



# Affidavit of Ownership/Owner's Consent

State of New York  
County of Rockland  
Village of Wesley Hills

I, Shalom Moskowitz being duly sworn, hereby  
depose and say that I reside at: 53 Grandview Ave Spring Valley NY 10977

in the county of Rockland in the state of NY

I am the \* owner in fee simple of premises located at:  
53 Grandview Ave Spring Valley NY 10977

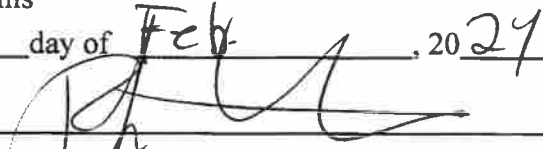
lot described in a certain deed of said premises recorded in the Rockland County Clerk's office  
by deed instrument as map #2778 book #61 page #63 on 06/03/1960.

Said premises have been in my/its possession since July 2016. Said premises are  
also known and designated on the Town of Ramapo Tax Map as:  
section 41.16 block 2 lot(s) 23

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

Owner Shalom Moskowitz  
Mailing Address 53 Grandview Ave  
Spring Valley NY 10977

SWORN to before this  
18 day of Feb, 2021

  
Notary Public **BORUCH LICHTER**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
Registration No. 01LI6206933  
Qualified in Rockland County  
Commission Expires June 08, 2025

\* 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, Shalom Moskowitz,

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.

Shalom Moskowitz  
53 Grandview Ave  
Spring Valley NY 10977

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

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

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of an addition to an existing single-family residence not complying with minimum front yard and maximum building coverage.

See attached narrative.

3. Premises affected are in a R-35 zone and from the town of \_\_\_\_\_ tax map, the property is know as Section 41.16, Block, 2, Lot(s) 23.

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

5. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of 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 \_\_\_\_\_

b. Nature of interest \_\_\_\_\_

c. If stockholder, number of shares \_\_\_\_\_

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

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

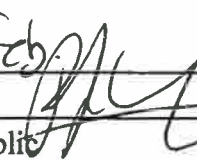
f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village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

I, \_\_\_\_\_, 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 Shalom Moskowitz  
53 Grandview Ave  
Spring Valley NY 1077

SWORN to before this

18 day of Feb, 2021

Notary Public 

**BORUCH LICHTER**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01LI6206933  
Qualified in Rockland County  
Commission Expires June 08, 2025



# 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 }

**Shalom Moskowitz** being duly sworn, deposes and says that he/she resides at  
**53 Grandview Ave**  
**Village of Wesley Hills**

\_\_\_\_\_ in the County of  
Rockland, State of New York; that he/she is the owner in fee of all that certain lot, piece or parcel  
of land situated, lying and being in the Village of Wesley Hills, and designated on the Town of  
Ramapo Map as Section No. 41.16 Lot No. 2-23 and that he/she hereby authorizes the attached  
application to be submitted in his/her behalf and that the statements of fact contained in said  
application are true.

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

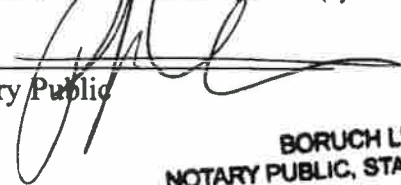
Owner: **Shalom Moskowitz**

Address: **53 Grandview Ave**

**Spring Valley NY 10977**

Sworn to before me this

18 day of Feb. 2024

  
\_\_\_\_\_  
Notary Public

**BORUCH LICHTER**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
Registration No. 01LI6206933  
Qualified in Rockland County  
Commission Expires June 08, 2025



13/41.20-2-34  
GOLDSCHIEDER HILLEL & LORI  
10 PLEASANT RIDGE RD  
SPRING VALLEY, NY 10977

13/41.20-2-45  
KOLINSKY SALLY & ROBERT  
19 BARRIE DR  
SPRING VALLEY, NY 10977

13/41.20-2-36  
BERKOVIC JOSEPH & ITA  
6 PLEASANT RIDGE RD  
SPRING VALLEY, NY 10977

13/41.20-2-43  
KATZ MOSES & DEVORAH  
5TH FLOOR  
436 FLUSHING AVE  
BROOKLYN, NY 11205

13/41.20-2-39  
SOLOMON ELIYAHU  
60 GRANDVIEW AVE  
SPRING VALLEY, NY 10977

11/41.16-2-31  
SWERDLOFF YITZCHOCK  
35 GRANDVIEW AV  
SPRING VALLEY, NY 10977

11/41.16-2-18  
GRINBLAT YOSEF DOV  
12 ZITOMER ST  
SPRING VALLEY, NY 10977

11/41.16-2-23  
MOSKOWITZ SHALOM  
53 GRANDVIEW AV  
SPRING VALLEY, NY 10977

11/42.13-1-23.1  
ALEXANDER ROSELYND  
9 HARRIET LA  
SPRING VALLEY, NY 10977

11/41.16-2-25  
OSTREICHER YAKOV J  
3 SANSBERRY LA  
SPRING VALLEY, NY 10977

13/41.20-2-48  
FRIEDBAUM IRREVOCABLE  
TRUST  
13 BARRIE DR  
SPRING VALLEY, NY 10977

13/41.20-2-47  
PERES MICHAEL R  
15 BARRIE DR  
SPRING VALLEY, NY 10977

13/41.20-2-37  
STAUBER ESTHER TRUST  
OF  
4 PLEASANT RIDGE RD  
SPRING VALLEY, NY 10977

13/41.20-2-42  
WEINSTOCK ZISHA  
38 JILL LANE  
MONSEY, NY 10952

89/41.20-2-40  
CONG RADIN DEVELOPMENT  
INC  
20 KIRYAS DRIVE  
SPRING VALLEY, NY 10977

11/41.16-2-22  
BERKOWITZ SAMUEL NACHMAN  
2 BALDWIN CT  
SPRING VALLEY, NY 10977

11/41.16-2-28  
BONANNO JOHN L & MAUREEN  
41 GRANDVIEW AVE  
SPRING VALLEY, NY 10977

11/41.16-2-24  
FREUNDLICH SHARON M  
1 SANSBERRY LA  
SPRING VALLEY, NY 10977

11/41.16-2-29  
BREUER SAMUEL  
31 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-2-21  
SILBER SELWYN & UDI  
4 BALDWIN CT  
SPRING VALLEY, NY 10977

13/41.20-2-35  
FUERST LEGACY TRUST  
8 PLEASANT RIDGE RD  
SPRING VALLEY, NY 10977

13/41.20-2-46  
LIPSCHITZ SIDNEY & MINDY  
REVOCABLE TRUST  
17 BARRIE DR  
SPRING VALLEY, NY 10977

13/41.20-2-44  
MEIR BRODY  
1481 READ PL  
LAKEWOOD, NJ 08701

13/41.20-2-41  
BAIS MALKA HASC LLC  
55 OLD TURNPIKE RD STE 209  
NANUET, NY 10954

13/41.20-2-38  
ORLIAN ETAN & AVIGAYIL  
TRUST  
2 PLEASANT RIDGE RD  
SPRING VALLEY, NY 10977

11/41.16-2-30  
GRANDVIEW HOUSE SV BSD LL  
48 SOMERS AVENUE  
BEGENFIELD, NJ 07621

11/41.16-2-17  
WEISZ YISROEL  
1 ASHLAWN AVE  
SPRING VALLEY, NY 10977

11/41.16-2-27  
JACOBS YOEL & ROCHEL M  
2 SANSSBERRY LA  
NEW HEMPSTEAD, NY 10977

11/41.16-2-26  
MILLER ABRAHAM & ETTTEL  
4 SANSBERRY LA  
SPRING VALLEY, NY 10977

11/41.16-2-20  
WEISS SHIMON & RAIZL  
6 BALDWIN COURT  
SPRING VALLEY, NY 10977

11/41.16-2-19  
BICK TOBY & NAFTALI  
8 BALDWIN CT  
SPRING VALLEY, NY 10977

11/41.16-2-16  
DAVIS LENORE R  
TRUST DTD 12/19/2001  
4 WILSON CT  
SPRING VALLEY, NY 10977

11/41.16-2-15  
ROSENFELD ZAHAVA &  
JEHOSHUA  
6 WILSON CT  
SPRING VALLEY, NY 10977

11/41.16-1-65  
KOSCHITZKI JACK & FAIGE  
7 HARRIETT LA  
SPRING VALLEY, NY 10977

11/41.16-1-66  
VOGEL DANIEL & FLORENCE  
4 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-67  
WOLF CHAIM M & SARAH S  
6 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-68  
APTER NAFTALI Z & ELAINE  
8 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-70  
ROSEN MORDECHAI & LEAH  
5 SANSBERRY LA  
SPRING VALLEY, NY 10977

11/41.16-1-71  
MARLIN ADAM & RANDI  
14 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-72  
SPIRA YUDA  
45 COLLINS AVE  
SPRING VALLEY, NY 10977

11/41.16-1-73  
GREENBERG AIDY  
65 REAGAN ROAD  
SPRING VALLEY, NY 10977

11/41.16-1-74  
GREENBERG ISRAEL M &  
KAFF RIVKA  
20 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-75  
KOLLEL SHAREI TEFILAH  
22 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-76  
HOLZBERG RONALD & BASYA &  
NEWHOUSE MENASHE  
24 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-54  
BREUER JACOB & SARAH  
26 TAMMY RD  
SPRING VALLEY, NY 10977

11/41.16-1-32  
LANS PERRY  
C/O LISTON LANS  
19 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-55  
WEISS ELIEZER & TOVA  
17 SKYLARK DR  
SRING VALLEY, NY 10977

11/41.16-1-61  
GENTILE LUCAS & ROBERTA  
5 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-62  
BREUER ABRAHAM  
3 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-60  
ROSENBERG JOSEPH & RACHEL  
7 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-59  
COHEN JUDITH IRREVOCABLE  
TRUST  
9 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-58  
PIOTRKOWSKI HOWARD KENT  
& JOY  
11 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-57  
NEUSTADT YEHUDA & LEAH  
13 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-56  
TRUAX TAMARA  
15 SKYLARK DR  
SPRING VALLEY, NY 10977

11/41.16-1-48  
ZIEGLER MIRIAM  
14 TAMMY RD  
SPRING VALLEY, NY 10977

11/41.16-1-49  
KOLESNIK BORIS & LARISA  
& MARIA  
16 TAMMY RD  
SPRING VALLEY, NY 10977

11/41.16-1-50  
ROSENFELD JOSHUA & ASNAT  
A  
18 TAMMY RD  
WESLEY HILLS, NY 10977

11/41.16-1-51  
ZOLDAN ALAN & ELAINE &  
MICHAEL E  
20 TAMMY RD  
SPRING VALLEY, NY 10977

11/41.16-1-52  
KRAMER RENEE  
HARRY  
22 TAMMY RD  
SPRING VALLEY, NY 10977

11/41.16-1-69  
SPIELMAN CHAIM & BEVERLY  
6 SANSBERRY LA  
SPRING VALLEY, NY 10977

Item 7.

13/41.20-2-41.2  
EAST RAMAPO CENTRAL SCHL  
DISTRICT 45-302  
105 SO MADISON AV  
SPRING VALLEY, NY 10977

**DISCLAIMER**

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

**Shalom Moskowitz**  
\_\_\_\_\_  
APPLICANT

February 19, 2024

\_\_\_\_\_  
DATED



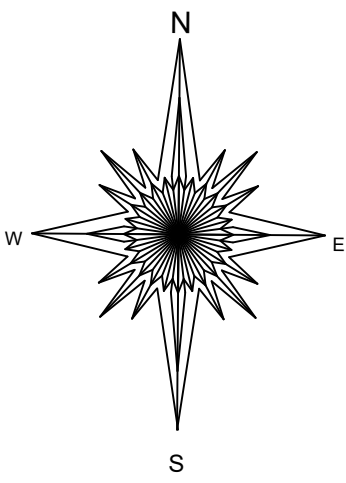
**BULK REQUIREMENTS**

USE GROUP	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH	EFFECTIVE SQUARE	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAXIMUM BUILDING COVERAGE	IMPERVIOUS SURFACE RATIO	FRONT YARD IMPERVIOUS RATIO	MAXIMUM HEIGHT	MAXIMUM EXPOSED BUILDING HEIGHT
REQUIRED	35,000 S.F.	100'	125'	125'	50'	25'	60'	50'	0.10	0.25	0.20	2 1/2	25'
PROVIDED	35,024 S.F.	150	150	150	43'	30'	67.6'	115'	0.13*	0.22	0.09	2 1/2	29'

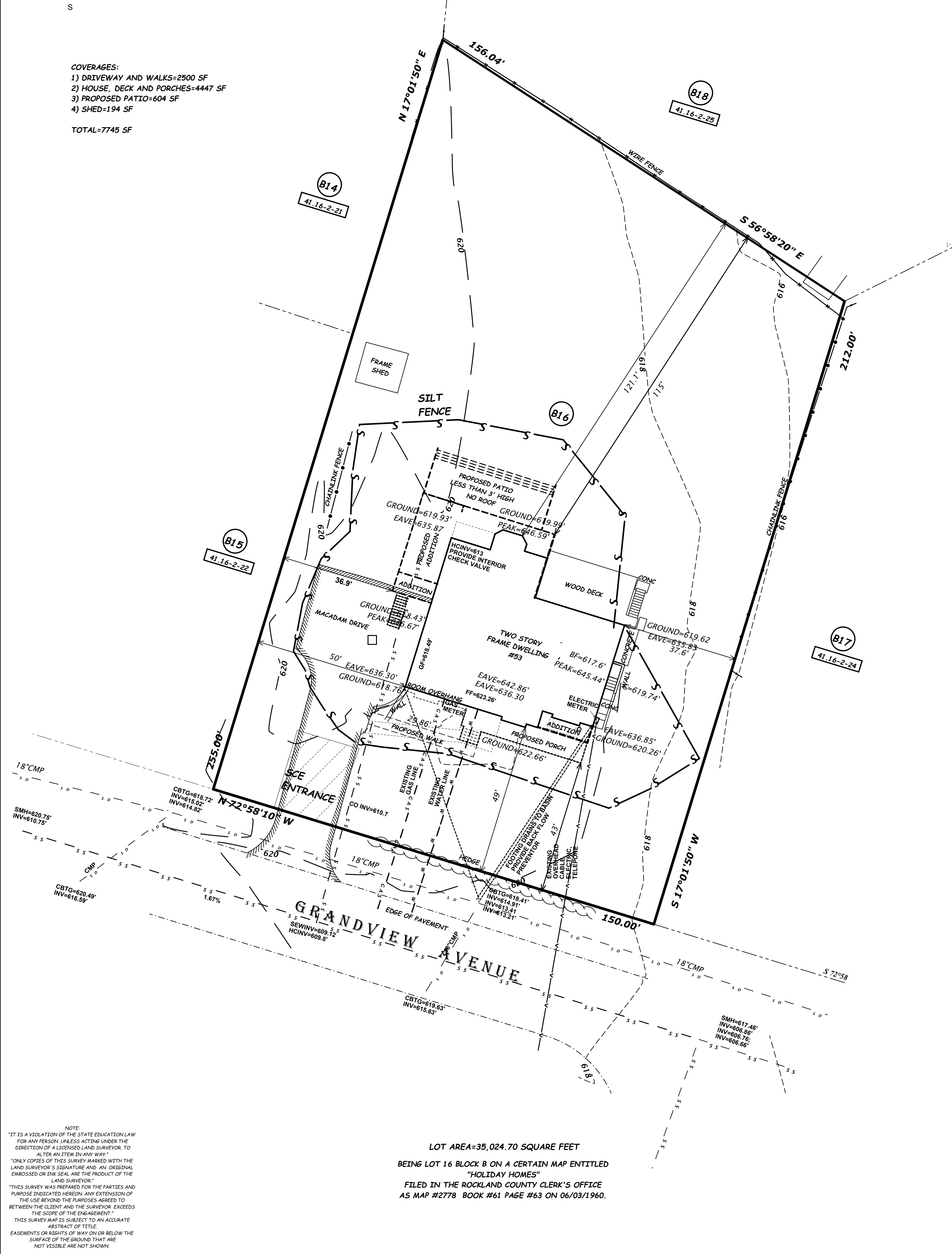
**ZONE: R-35**

TOTAL IMPERVIOUS SURFACE RATIO = 7745/35,024 SF=0.22  
 MAXIMUM FRONT YARD IMPERVIOUS SURFACE AREA RATIO = 641/7500SF=0.09

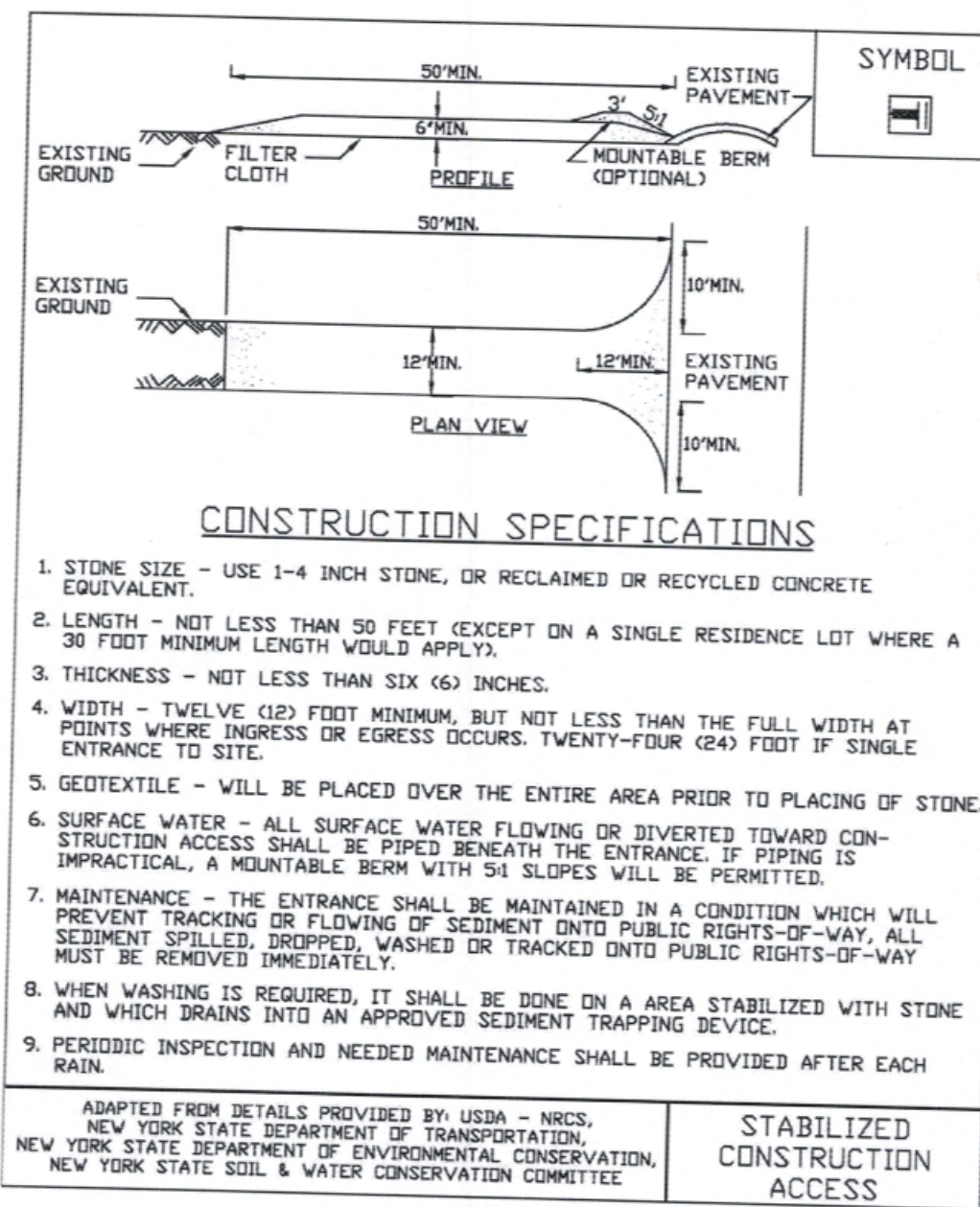
BUILDING COVERAGE(DECKS AND PORCHES) 4447 SF/35,024 SF=0.13



- COVERAGES:**  
 1) DRIVEWAY AND WALKS=2500 SF  
 2) HOUSE, DECK AND PORCHES=4447 SF  
 3) PROPOSED PATIO=604 SF  
 4) SHED=194 SF  
**TOTAL=7745 SF**



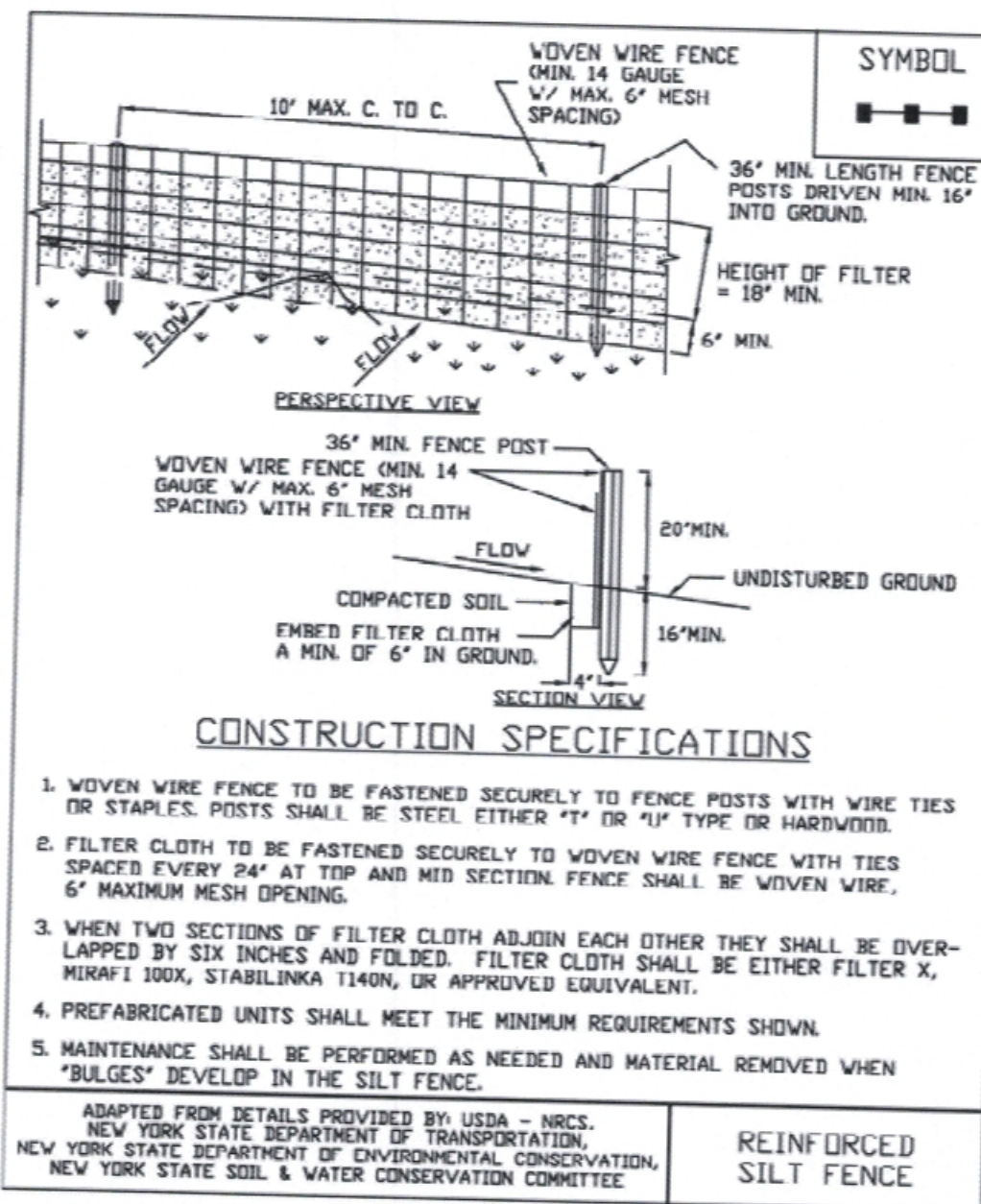
**Figure 2.1**  
Stabilized Construction Access



ADAPTED FROM DETAILS PROVIDED BY USGA - NRCS,  
 NEW YORK STATE DEPARTMENT OF TRANSPORTATION,  
 NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,  
 NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

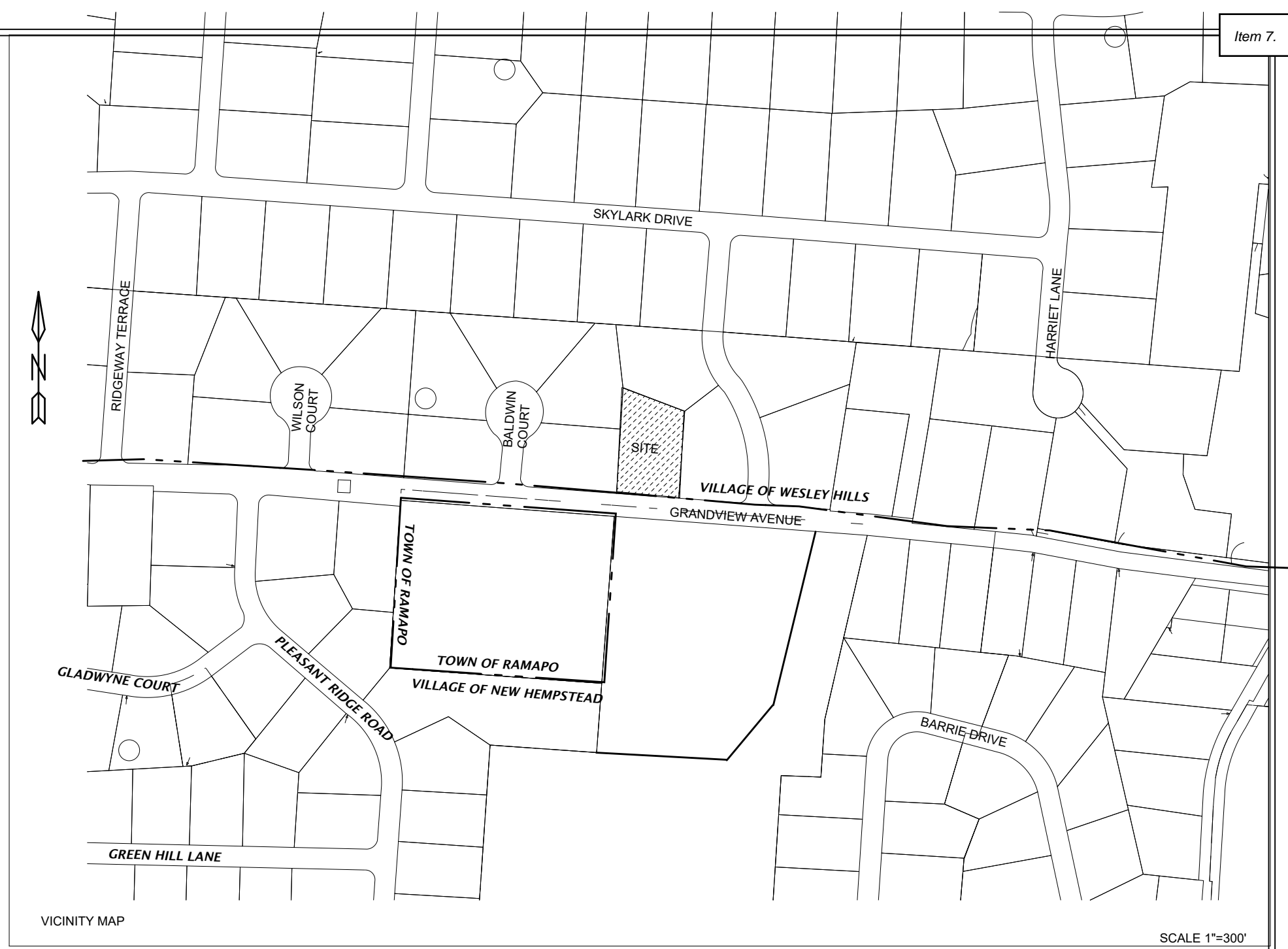
New York State Standards and Specifications  
 For Erosion and Sediment Control Page 2.31 July 2016

**Figure 5.30**  
Reinforced Silt Fence



ADAPTED FROM DETAILS PROVIDED BY USGA - NRCS,  
 NEW YORK STATE DEPARTMENT OF TRANSPORTATION,  
 NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,  
 NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

New York State Standards and Specifications  
 For Erosion and Sediment Control Page 5.56 July 2016



- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: RCDSP1
- 3) WATER DISTRICT: VECOLLA NORTH AMERICA, UNITED STATES
- 4) FIRE DISTRICT: HILLCREST
- 5) AMBULANCE DISTRICT: SPRING HILL
- 6) POLICE DISTRICT: RAMAPO
- 7) SCHOOL DISTRICT: EAST RAMAPO

LOT AREA = 35,024.70 SQUARE FEET  
 TAX MAP DESIGNATION: 41.16-2-23  
**PROPOSED ADDITION**  
**53 GRANDVIEW AVE**

TOWN OF RAMAPO, ROCKLAND COUNTY  
 WESLEY HILLS, NEW YORK  
 APRIL 28, 2022 SCALE: 1" = 20'  
 0 20 40 60  
**ANTHONY R. CELENTANO P.E.**  
 31 ROSMAN ROAD  
 THIELLS, N.Y. 10984  
 845 429 5290 FAX 429 5974



REV 12/8/23

NOTE:  
 "IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER OR REMOVE ANY INFORMATION FROM THIS SURVEY MAP IN ANY MANNER."  
 "ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL ENCLOSED OR INK SEAL, ARE THE PRODUCT OF THE LAND SURVEYOR."  
 "THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT."  
 "THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE."  
 "EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN."

LOT AREA=35,024.70 SQUARE FEET  
 BEING LOT 16 BLOCK B ON A CERTAIN MAP ENTITLED "HOLIDAY HOMES"  
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE  
 AS MAP #2778 BOOK #61 PAGE #63 ON 06/03/1960.

**File Attachments for Item:**

8. Application submitted by Issac Wieder for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single-family residence having a front yard of 46.7 feet instead of the minimum required of 50 feet and front yard impervious surface ratio of .228 instead of the maximum permitted of .20.

The subject premises are situated on the west side of Tranquility Road approximately 1000 feet south of Joy Road, known as 49 Tranquility Road, designated on the Tax Map as Section 41.09 Block 1 Lot 28, in an R-50 Zoning District.





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

RECEIVED  
VILLAGE OF WESLEY HILLS

FEB 28 2024

BUILDING,  
PLANNING & ZONING

February 22, 2024

Wesley Hills Village Hall Zoning Department  
432 Route 306  
Wesley Hills, NY 10952

Re: **Issac Wieder**  
**49 Tranquility Road**  
**Suffern, NY 10901**  
**Village of Wesley Hills**

**R-50 District**  
**41.09-01-28**

**Narrative**

Dear Zoning Board Members,

As the project manager at Mayerfeld Architecture, I, Stanley Mayerfeld, am representing Isaac Wieder, the homeowner residing at 49 Tranquility Road since June of 2011.

Our firm has been retained to represent a zoning board of appeals application for the construction and maintenance of a proposed addition to his existing home. Due to the existing shape and conditions of the lot, the proposed addition requires two minor variances.

	<b>Required/Permitted</b>	<b>Provided</b>
<b>Front Yard</b>	<b>50'</b>	<b>46.7'</b>
<b>Front Yard Impervious Surface Ratio</b>	<b>.20</b>	<b>.228</b>

See submitted drawings dated 12/17/23 by Paul Gdanski P.E.

Sincerely,

Stanley Mayerfeld

**VILLAGE OF WESLEY HILLS**  
**432 Route 306**  
**Wesley Hills, N.Y. 10952-1221**  
Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.org

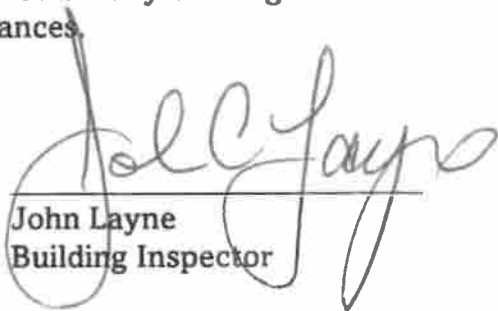
**Dated:** February 9, 2024  
**Tax Parcel ID:** 41.09-1-28  
**Address:** 49 Tranquility Road  
**Applicant:** Yitzchok Wieder

**BUILDING AND ZONING DEPARTMENT:**

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

- Front Yard maximum impervious surface ratio (Tranquility Road) of 0.228 when 0.20 is required.
- Minimum front yard (Tranquility Road) of 46.7' when 50' is required.

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



John Layne  
Building Inspector

cc: Zoning Board of Appeals



**Tax Map Designation:**

Section 41.09 Block 1 Lot(s) 28  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

**Location:** On the West side of Tranquility Road,  
1,000 feet South of Joy Rd.

**Acreage of Parcel** 83,880 **Zoning District** R-50  
**School District** East Ramapo **Postal District** 10901

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

**To permit construction and maintenance of an addition to an existing single-family residence not complying with minimum front yard and front yard impervious rato.**

**See attached narrative.**

**If subdivision:**

- 1) Is any variance from the subdivision regulations required? No
- 2) Is any open space being offered? No If so, what amount? \_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_

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

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.”*

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

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

\_\_\_\_\_

To permit construction, maintenance and use of \_\_\_\_\_

**To permit construction, and maintenance of an addition to an existing single-family residence not complying with minimum front yard and front yard impervious surface ratio.**

See attached narrative.



### Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, Issac Wieder,

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.

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

Application, petition or request is hereby submitted for:

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

To permit construction, and maintenance of an addition to an existing single-family residence not complying with minimum front yard and front yard impervious Surface Ratio.

See attached narrative.

3. Premises affected are in a R-50 zone and from the town of \_\_\_\_\_ tax map, the property is know as Section 41.09, Block, 01, Lot(s) 28.

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

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

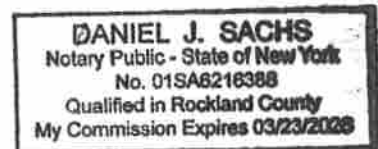
I, \_\_\_\_\_, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address Issac Wieder  
49 Tranquility Road  
Suffern, NY 10901

SWORN to before this

23rd day of February, 2024  
[Signature]  
Notary Public

[Signature]





# 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 }

**Issac Wieder** being duly sworn, deposes and says that he/she resides at  
**49 Tranquility Road**  
**Suffern, NY 10901**

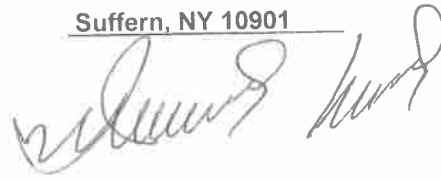
\_\_\_\_\_ in the County of  
Rockland, State of New York; that he/she is the owner in fee of all that certain lot, piece or parcel  
of land situated, lying and being in the Village of Wesley Hills, and designated on the Town of  
Ramapo Map as Section No. 41.09 Lot No. 1-28 and that he/she hereby authorizes 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: Issac Wieder

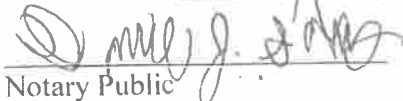
Address: 49 Tranquility Road

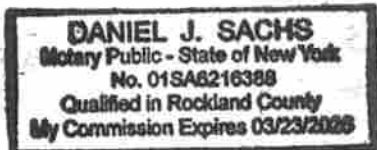
Suffern, NY 10901



Sworn to before me this

23rd day of February 2024

  
Notary Public



**AFFIDAVIT**

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

I Issac Wieder \_\_\_\_\_ being duly sworn deposes and says  
that he is the applicant, agent or attorney for applicant, in the matter of the petition before  
the \_\_\_\_\_ Zoning \_\_\_\_\_ (board) in the town/village  
of \_\_\_\_\_ Wesley Hills \_\_\_\_\_ affecting property located at  
49 Tranquility Road Suffern, NY 10901 \_\_\_\_\_, Rockland County, New York.

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

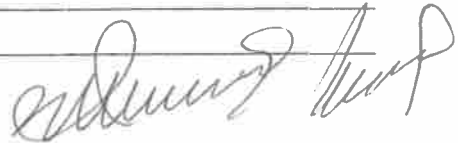
SECTION/BLOCK/LOT                      NAME                                      ADDRESS

**SEE ATTACHED**

SWORN to before this

23rd day of February, 2024

Daniel J. Sachs  
Notary Public



**DANIEL J. SACHS**  
Notary Public - State of New York  
No. 01SA6216388  
Qualified in Rockland County  
My Commission Expires 03/23/2028

**DISCLAIMER**

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Issac Wieder  
APPLICANT

February 21, 2024

\_\_\_\_\_  
DATED

**PART II**

**Application before the Zoning Board of Appeals**

Application, petition or request is hereby submitted for:

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

To permit construction, and maintenance of an addition to an existing single-family residence not complying with front yard and front yard impervious surface ratio.

See attached narrative.

## GML Report

### Property Information:

Parcel ID: 41.09-1-28	Date Parcel: February 2022
OLD ID: 8-19A2A4	Address: 49 TRANQUILITY RD
Address 2:	Alternative:
City: SUFFERN	State: NY
Zip: 10901	Book Page:
Deed Date: 6/24/2011 12:00:00 AM	Instrument: 2011-00023117
Municipality: Wesley Hills	Deed Acres: 0
GIS Acres: 1.960	

### GML Criteria:

GML Review: YES	Palisades Parkway: NO
Thruway: NO	County Road: YES
State Road: NO	County Regulated Streams: YES
Long Path: NO	County Park: NO
State Park: NO	State Property: NO
County Property: NO	Village Boundary: NO
Town Boundary: NO	Orange County Boundary: NO
X Coordinate: 603095	Y Coordinate: 846443

ROCKLAND COUNTY DEPARTMENT OF PLANNING  
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Item 8.

Municipality: Village of Wesley Hills

Date Sent: 11/1/2023

Board:  Planning  ZBA  Town/Village

Meeting Date: 11/29/2023

File Name Yitzcock Wieder  
Contact Person Alicia Schultz, Deputy Village Clerk  
Address 432 Route 306  
Wesley Hills, NY 10952

**Referral Agencies**

*(Please indicate the agencies that have also received copies of this application)*

- RC Highway Department
- RC Division of Environmental Resources
- RC Drainage Agency
- RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
- RC Sewer District #1
- NYS Department of Environmental Conservation
- NYS Department of Transportation
- NYS Thruway Authority
- NY-NJ Trail Conference (Long Path)
- Palisades Interstate Park Commission
- US Army Corps of Engineers
- Cornell Cooperative Extension of Rockland County
- Adjacent Municipality- \_\_\_\_\_
- Other- \_\_\_\_\_

Pursuant to the General Municipal Law Article 12-B, Section

- 239 (n):**  Subdivision  
**239 (l) & (m):**  Site Plan  Variance  Special Permit  Zone Change/Amendment  
 Other- Wetlands permit

Location of Parcel(s): 49 Tranquility Road

Acreage of Parcel (s): 1.960

Existing Sq. Footage \_\_\_\_\_ Proposed Sq. Footage \_\_\_\_\_

**The Property in Question Lies Within 500 Feet of:**

- County Road  State Road, Thruway, or Parkway
- County Stream  State Park
- County Park  Village, Town, or County Boundary (Town of Ramapo)
- County or State Facility  The Long Path

Map 41.09 Block 1 Lot(s) 28 Map Date: Sept. 11, 2023

Current Zoning: R-50

**Brief Project Description:** Addition to single family home encroaching upon 100 ft wetlands buffer area.

**Variances Needed** *(if applicable)*

**Required**

**Proposed**

Item 8.

*Rockland County Department of Planning 9/13*      *{G:\All\GML\GML Referral Form}*

**HIGHWAY DEPARTMENT**

23 New Hempstead Road  
New City, New York 10956  
Phone: (845) 638-5060 Fax: (845) 638-5037  
Email: highway@co.rockland.ny.us

**Charles H. "Skip" Vezzetti**  
*Superintendent of Highways*

November 20, 2023

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

**Re: Site Plan Review for Addition to Single-Family Dwelling (Wieder)  
49 Tranquility Rod Wesley Hills, NY  
Tax Lot #41.09-1-28; R-50 Zoning District**

Dear Ms. Schultz:

The Rockland County Highway Department ("RCHD") was in receipt of the above application along with a site plan prepared by Paul Gdanski, PE, PLLC., dated 09.11.23, as part of the GML review process. The review has been complete now and we offer the following comment.

1. A drainage report shall be prepared to demonstrate that the existing/proposed drainage system in the parcel is adequately designed to produce no net increase in the peak rate of discharge from the site at all design points.

We appreciate you for the opportunity to review the site plan. Please feel free to contact us at 845 638 5060 with any question or concern you may have regarding this matter.

Thank you.



Dyan Rajasingham  
Engineer III

CC: Rockland County Department of Planning  
Paul Gdanski, PE, PLLC. – Consulting Engineer



**DRAINAGE AGENCY**  
**DIVISION OF THE HIGHWAY DEPARTMENT**  
23 New Hempstead Road  
New City, New York 10956  
Phone: (845) 638-5060; Fax: (845) 708-7116  
Email: [Drainageagency@co.rockland.ny.us](mailto:Drainageagency@co.rockland.ny.us)

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

**Vincent Altieri, Esq.**  
*Executive Director*

**Via email: [buildingdept@wesleyhills.org](mailto:buildingdept@wesleyhills.org)**

November 21, 2023

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

**Re: Wieder Single-Family Dwelling Addition**

Location: 49 Tranquility Road, Suffern  
Parcel ID(s): Section 41.09, Block 1, Lot(s) 28  
Municipality Village of Wesley Hills  
**Resource: Willow Tree Brook**

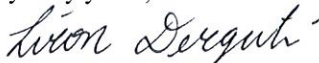
Dear Planning Board Members:

The Rockland County Drainage Agency (RCDA) has reviewed the above referenced proposal as prepared by Paul Gdanski, PLLC, dated/last revised 09/11/2023, included with the municipal referral dated 11/1/2023. 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 undersigned at (845) 638-5060 or by email: [drainageagency@co.rockland.ny.us](mailto: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: Vincent Altieri, Esq., RCDA  
Building Department, Village of Wesley Hills  
Zoning Board of Appeals, Village of Wesley Hills  
Yitzchok I. Wieder, Owner/Representative  
Rockland County Planning Department  
File

[buildingdept@wesleyhills.org](mailto:buildingdept@wesleyhills.org)  
[buildingdept@wesleyhills.org](mailto:buildingdept@wesleyhills.org)  
49 Tranquility Road, Suffern, NY 10901  
(by email)

(File: 23 RWR 75)

**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*

November 27, 2023

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

Re: Yitzchok Issac Wieder  
49 Tranquility Road  
Tax Lot 11/41.09-1-28 (formerly a portion of ESA Lot 8./19/A2)

Dear Ms. Schultz:

Our office has received and reviewed a plot plan that was last revised on September 11, 2023, which Paul Gdanski, PE prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the plan as shown. Approval of this application and the variances for a proposed addition to a single-family dwelling on an 83,880 square foot lot in the R-50 District does not affect any sanitary sewers. The site has a septic system, and there are no sanitary sewers in the vicinity of this lot.
2. The lot that is subject of this application was formerly a portion of Tax Lot 8./19/A2, which the United States Environmental Protection Agency (EPA) has designated as an Environmentally Sensitive Area (ESA).
  - a. If future sanitary sewer lines are extended to this lot, and prior to connecting any building to sanitary sewers, the developer must obtain a waiver of the EPA's grant condition, which restricts sewer connections from ESA lots.
  - b. In addition to 49 Tranquility Road, any sewer application for the following parcels –
    - i. 52 Spook Rock Road (41.09-1-6),
    - ii. 2 Wesley Chapel Road (41.09-1-5),
    - iii. 4 Wesley Chapel Road (41.09-1-29),
    - iv. 47 Tranquility Road (41.09-1-23),
    - v. 45 Tranquility Road (41.09-1-24),

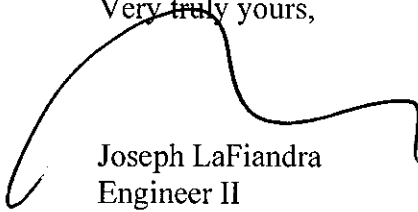
- vi. 43 Tranquility Road (41.09-1-25),
- vii. 44 Tranquility Road (41.09-1-26), and
- viii. 46 Tranquility Road (41.09-1-27) –

which were formerly portions of ESA Lot 8./19/A2, cannot be approved until the EPA and New York State Department of Environmental Conservation approve the waivers for these lots.

- 3. If future sanitary sewer lines are extended to this lot, the property owner will be required to connect to the sewer, and will have to pay an impact fee *if the use or occupancy of the property exceeds one (1) sewer unit (e.g., with an additional dwelling unit, a guest suite, a house of worship, a school, a daycare center, or a home occupation).*

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,



Joseph LaFiandra  
Engineer II

- cc: M. Saber            M. Dolphin  
Michael Kezner – Rockland County Department of Planning  
Michael Sadowski, P.E. – Town of Ramapo DPW  
Paul Gdanski, P.E. – 633 Woodmont Lane, Sloatsburg, NY 10974-1522  
Kalman Herskovits – Construction Expediting, 134 Route 59, Suite 201, Suffern, NY  
10901-4917  
Yitzchok Issac Weider – 49 Tranquility Road, Suffern, NY 10901-2508

File: TOR 41.09-1-28 – 49 Tranquility Road  
ESA  
Reader

Item 8.

# Rockland County

Ed Day, Rockland County Executive

BUILDING DEPT.

NOV 27 2023

**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

VILLAGE OF WESLEY HILLS

**Douglas J. Schuetz**  
Acting Commissioner

**Richard M. Schiafo**  
Deputy Commissioner

November 27, 2023

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

**Tax Data:** 41.09-1-28

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M  
**Map Date:** 09/11/2023

**Date Review Received:** 11/03/2023

**Item:** *YITZCOCK WIEDER/49 TRANQUILITY ROAD (Whi-203)*

Wetlands permit to allow the construction of an addition to an existing single-family dwelling located on 1.15 net acres (1.93 gross acres) in the R-50 zoning district.  
East side of Tranquility Road, north side of Wesley Chapel Road, approximately 600 feet south of Joy Road

**Reason for Referral:**

Spook Rock Road (CR 85), Willow Tree Brook

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

***\*Recommend the following modifications***

- 1 A review must be completed by the County of Rockland Drainage Agency, and any required permits obtained.
- 2 A review must be completed by the County of Rockland Department of Health, any comments or concerns addressed, and any required permits obtained.
- 3 A review must be completed by the County of Rockland Sewer District No. 1, any comments or concerns addressed, and all required permits obtained.
- 4 The applicant shall comply with the comment made by the Rockland County Highway Department in their letter dated November 20, 2023.
- 5 Since there is encroachment into the 100-foot wetland buffer area, a review must be completed by the United States Army Corps of Engineers (USACOE) and all required permits obtained. If a Section 404 USACOE permit is required, then a Section 401 Water Quality Certification will be required from the NYS Department of Environmental Conservation.

**YITZCOCK WIEDER/49 TRANQUILITY ROAD (Whi-203)**

6 According to the New York Natural Heritage Program's (NHP) database, as is reflected on the Hudson Valley Natural Resources Mapper (<https://gisservices.dec.ny.gov/gis/hvnrml/>), a majority of the site is located within the riparian buffer of the Willow Tree Brook. The NHP has identified riparian buffers to highlight important streamside areas that influence stream dynamics and health. Well-vegetated riparian buffers intercept stormwater runoff, filter sediment and nutrients, and help attenuate flooding. Natural buffers also support unique and diverse habitats, and often serve as wildlife travel corridors. The DEC has found the Willow Tree Brook to be a low-condition stream. The Village must consider the potential impacts of the proposed development on the on-site wetlands and the Willow Tree Brook.

7 The engineer of record shall certify to the floodplain administrator for the Village of Wesley Hills that the proposed construction is in compliance with the floodplain regulations of the Town and the Federal Emergency Management Agency.

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

9 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.


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

11 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:

11.1 This application was officially received by the Rockland County Planning Department on November 3, 2023. The application materials indicate that the public hearing will be held on November 27, 2023. As a reminder, State General Municipal Law, Section 239 (m) 4.(b) states that "Such county planning agency or regional planning council, or an authorized agent of said agency or council, shall have thirty days after receipt of a full statement of such proposed action, or such longer period as may have been agreed upon by the county planning agency or regional planning council and the referring body, to report its recommendations to the referring body, accompanied by a statement of the reasons for such recommendations." Adequate time must be provided to the Rockland County Planning Department in order for us to do our review before the public hearing is scheduled and the matter heard before the board.

11.2 The actual building height and exposed building height proposed must be indicated on the bulk table, rather than "< 25'" and "<40'," respectively. The bulk table shall not include estimations.

11.3 The plot plan must contain a vicinity map that has a north arrow and scale.

  
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 Douglas J. Schuetz  
 Acting Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills  
 New York State Department of Environmental Conservation  
 Rockland County Department of Health  
 Rockland County Drainage Agency  
 Rockland County Highway Department

**YITZCOCK WIEDER/49 TRANQUILITY ROAD (Whi-203)**

Rockland County Sewer District No. 1  
United States Army Corps of Engineers  
Paul Gdasnki, PE, PLLC

**Rockland County Planning Board Members**

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the County of Rockland Department of Planning is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

*In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the presumptive 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.*

*Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.*

*Pursuant to New York State General Municipal Law §239-m(6), 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. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.*

## PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 20<sup>th</sup> day of March, 2024 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Issac Wieder for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence having a front yard of 46.7 feet instead of the minimum required of 50 feet and front yard impervious surface ratio of .228 instead of the maximum permitted of .20.

The subject premises are situated on the west side of Tranquility Road approximately 1000 feet south of Joy Road, known as 49 Tranquility Road, designated on the Tax Map as Section 41.09 Block 1 Lot 28, in an R-50 Zoning District.

Copies of the aforesaid application are available for public review at the office of the Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, New York 10952 between the hours of 9 A.M. and 4 P.M. Mondays through Fridays, exclusive of holidays.

Dated: Wesley Hills, New York  
March 4, 2024

Camille Guido-Downey  
Village Clerk/Treasurer  
Village of Wesley Hills

# ACTUAL SIZE

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Dated: Wesley Hills, New York  
March 4, 2024

Camille Guido-Downey  
Village Clerk/Treasurer  
Village of Wesley Hills  
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