



ZONING BOARD OF APPEALS MEETING AGENDA

May 15, 2024 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

ROLL CALL

CONTINUED 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.

- 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 41.10 Block 1 Lot 24. in an R-35 Zoning District.

APPROVAL OF MINUTES

6. April 17, 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

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



CONSTRUCTION EXPEDITING
AND CONSULTANTS

Step by Step Guidance from Planning ... to Reality

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

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 1-23-24

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 * <i>(Fill out Part II of this form.)</i>	

Project Name: 1 Villa Lane

Applicant: AVROM & BASTZION PANCER Phone #

Address	1 Villa Ln	Monsey, NY 10952
	Street Name & Number	(Post Office) State Zip code

Property Owner: AVROM & BASTZION PANCER Phone #

Address 1 Villa Ln Monsey, NY 10952

Street Name & Number	(Post Office)	State	Zip code
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Engineer/Architect/Surveyor: A. R Celentano Phone # 845-429-5290

Address 31 Rosman Road Theills NY

Street Name & Number	(Post Office)	State	Zip code
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Attorney: _____ Phone # _____

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

Contact Person: Construction Expediting Phone # 845-426-7272

Address 134 Route 59 Suffern NY 10901 - Henny@constructionexp.com / Kalman@constructionexp.com				
Street Name & Number	(Post Office)	State	Zip code	

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.



<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. 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.

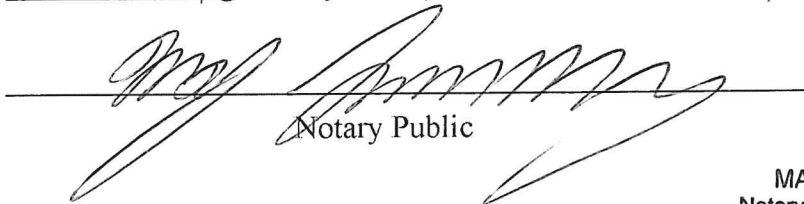
 

Mailing Address

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, 20 24

[Signature]
 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. _____

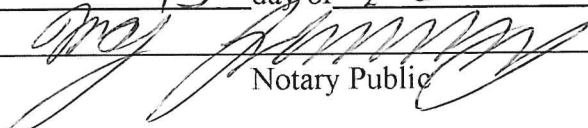
f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village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

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

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

AFFIDAVIT

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

I, AVROM & BASTZION PANCER being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the 1 Villa Ln Monsey, NY 10952 (*board*) in the town/village of _____ affecting property located at _____, Rockland County, New York.


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

SECTION/BLOCK/LOT	NAME	ADDRESS
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This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

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

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:

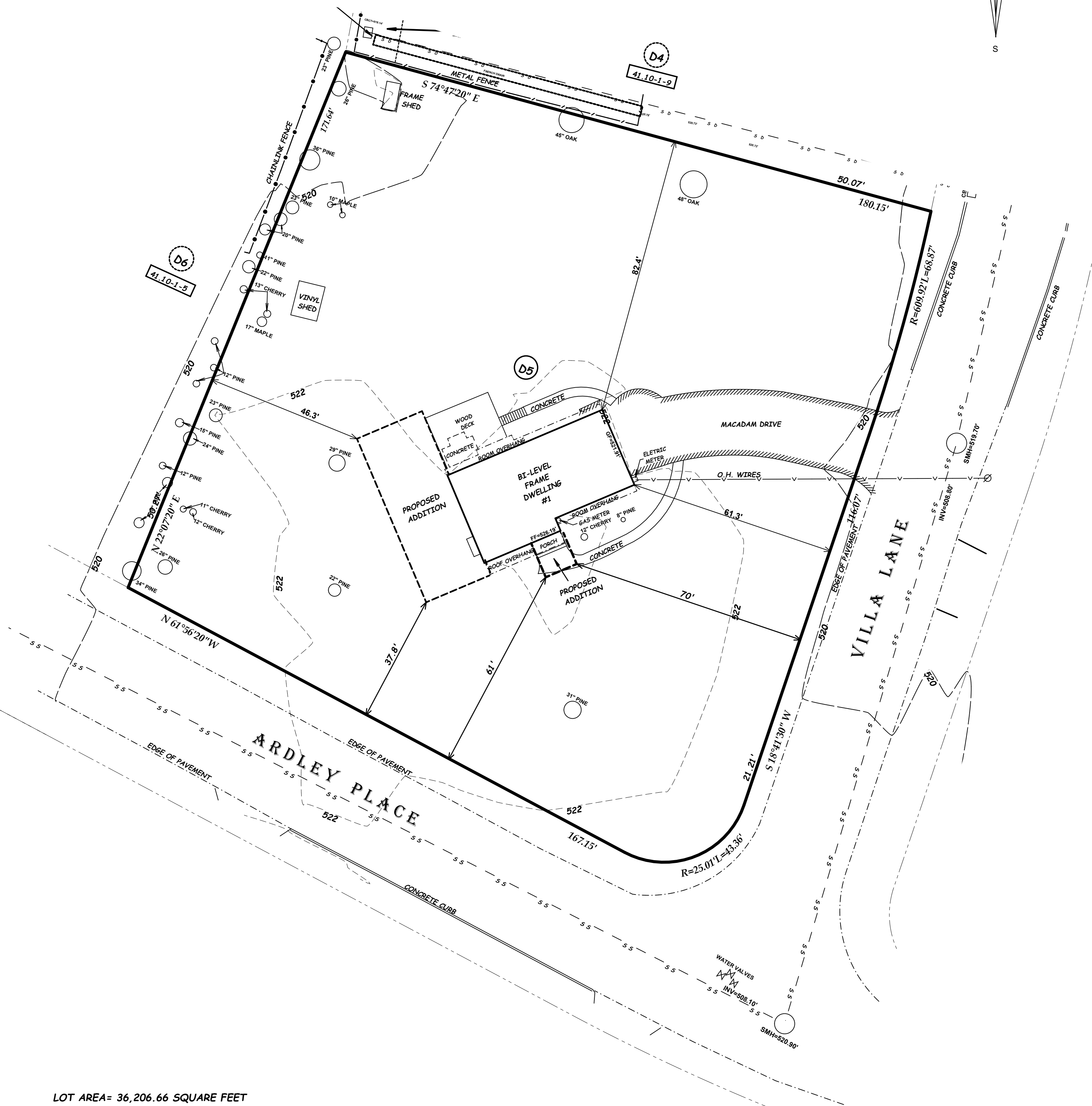
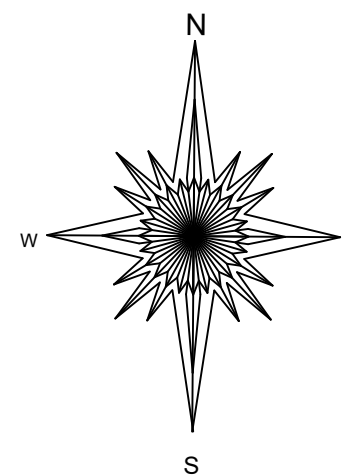
<http://www.dec.ny.gov/public/6191.html>

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 HIEGHT	MAXIMUM EXPOSED BUILDING HEIGHT
REQUIRED	35,000 S.F.	100'	125'	125'	125'	50'	25'	60'	50'	0.13	0.25	0.20	0.20	2 1/2	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'

*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'

0 20 40 60

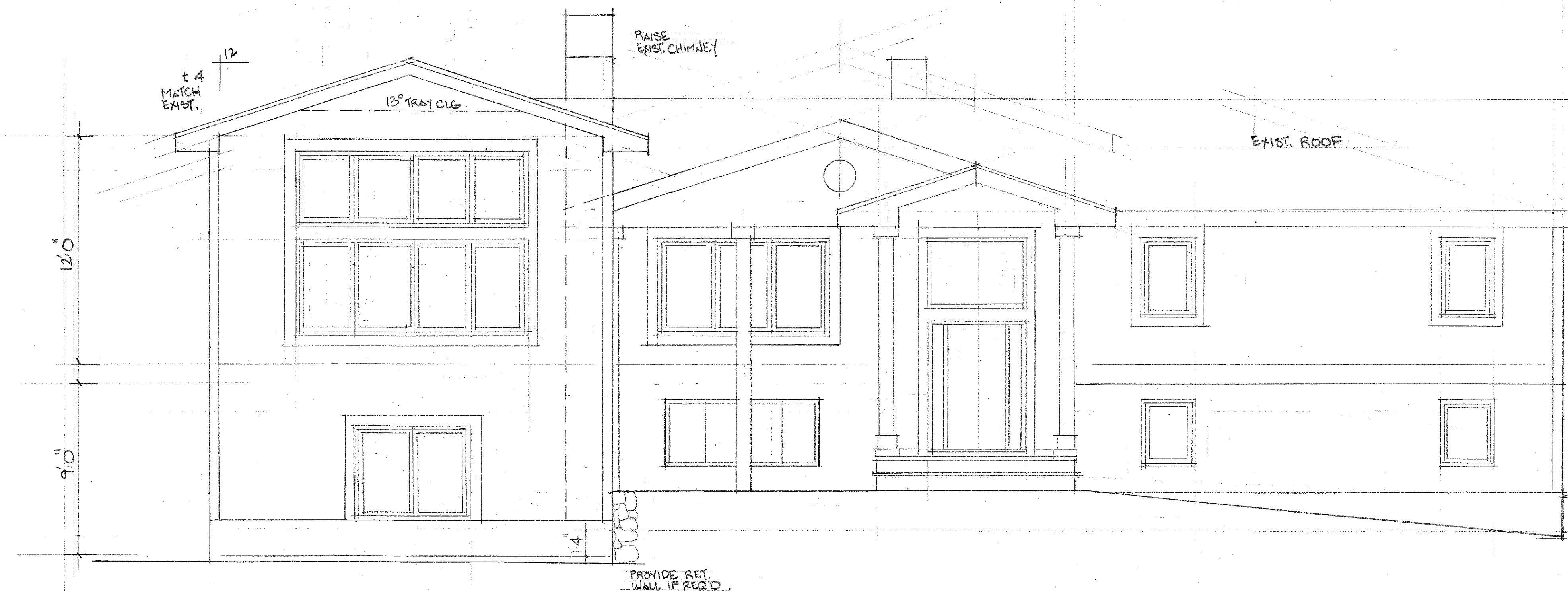
ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celetano LIC#76244



REAR ELEV

SCALE 1/4"=1'-0"



FRONT ELEVATION

SCALE 1/4"=1'-0"

AN ADDITION TO THE PANCER RESIDENCE
WESLEY HILLS, NY

NEW YORK
ARCHITECTNEW JERSEY
ARCHITECTNEW JERSEY
PROFESSIONAL
ENGINEERNEW JERSEY
PROFESSIONAL
PLANNER

FRED KLENK

684 Route 208 • Franklin Lakes, N.J. 07417

Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174

JOB

8201

SHEET

1

9894

4697

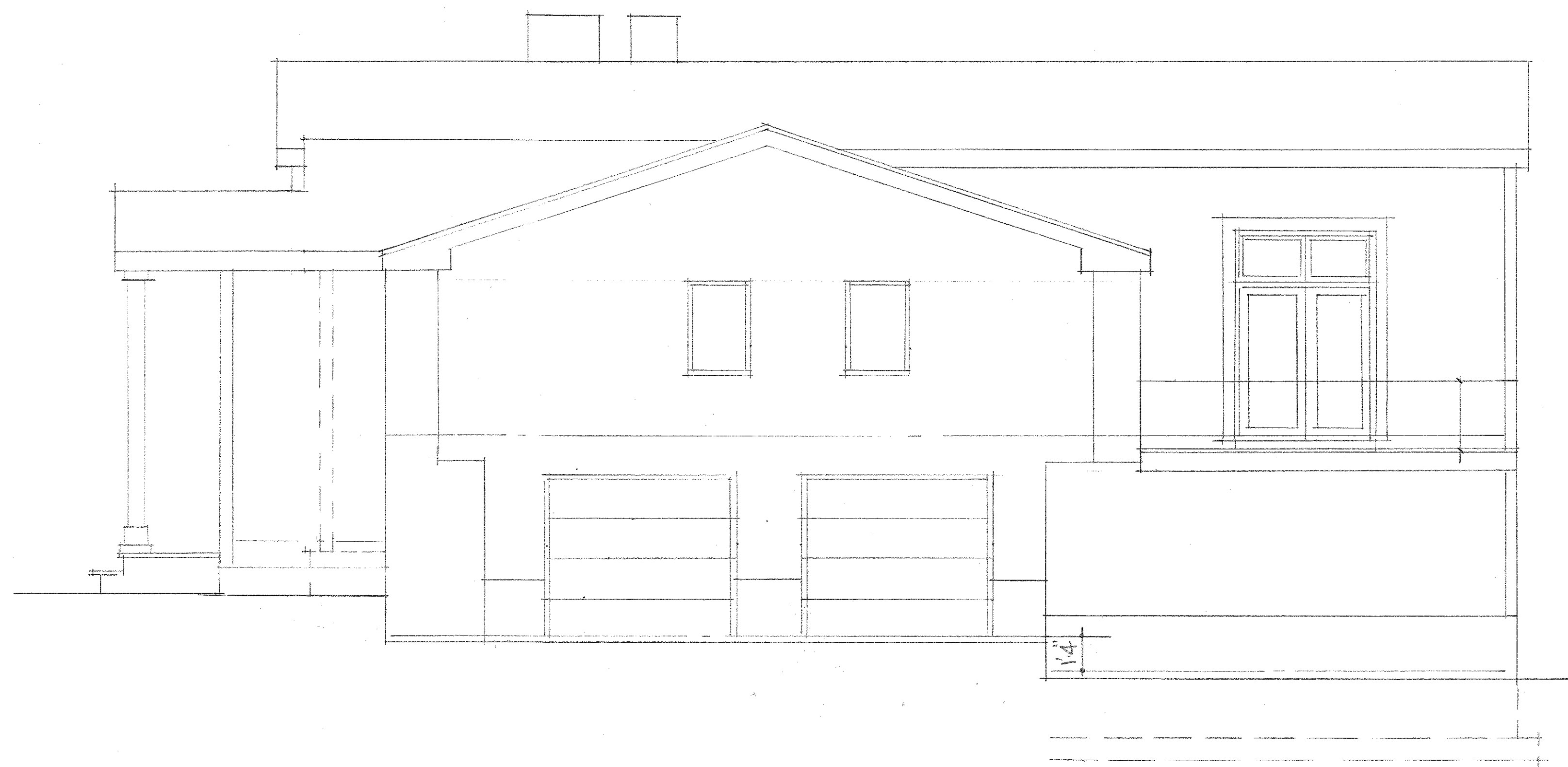
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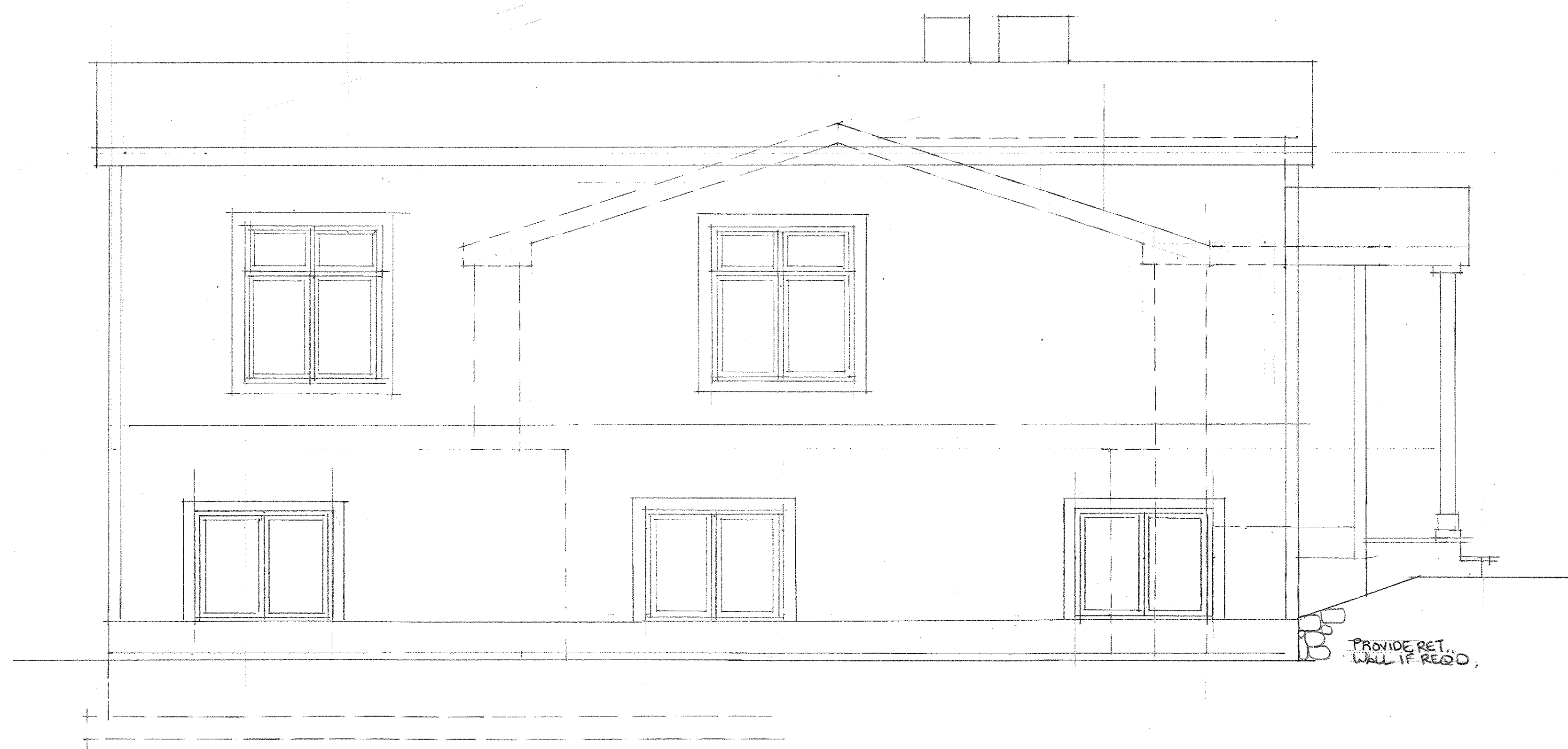
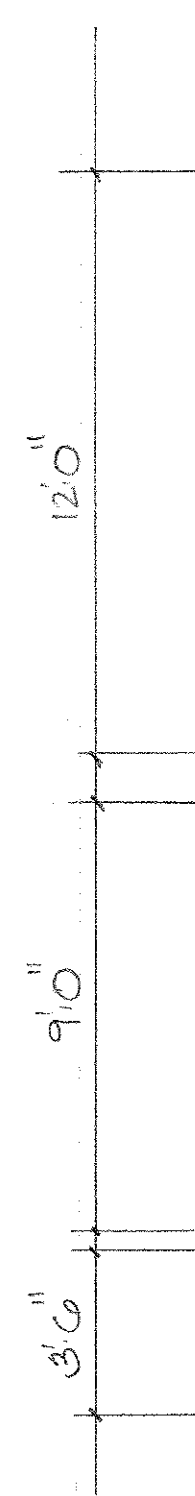
ARCHITECT • ENGINEER • PLANNER

2023

OF



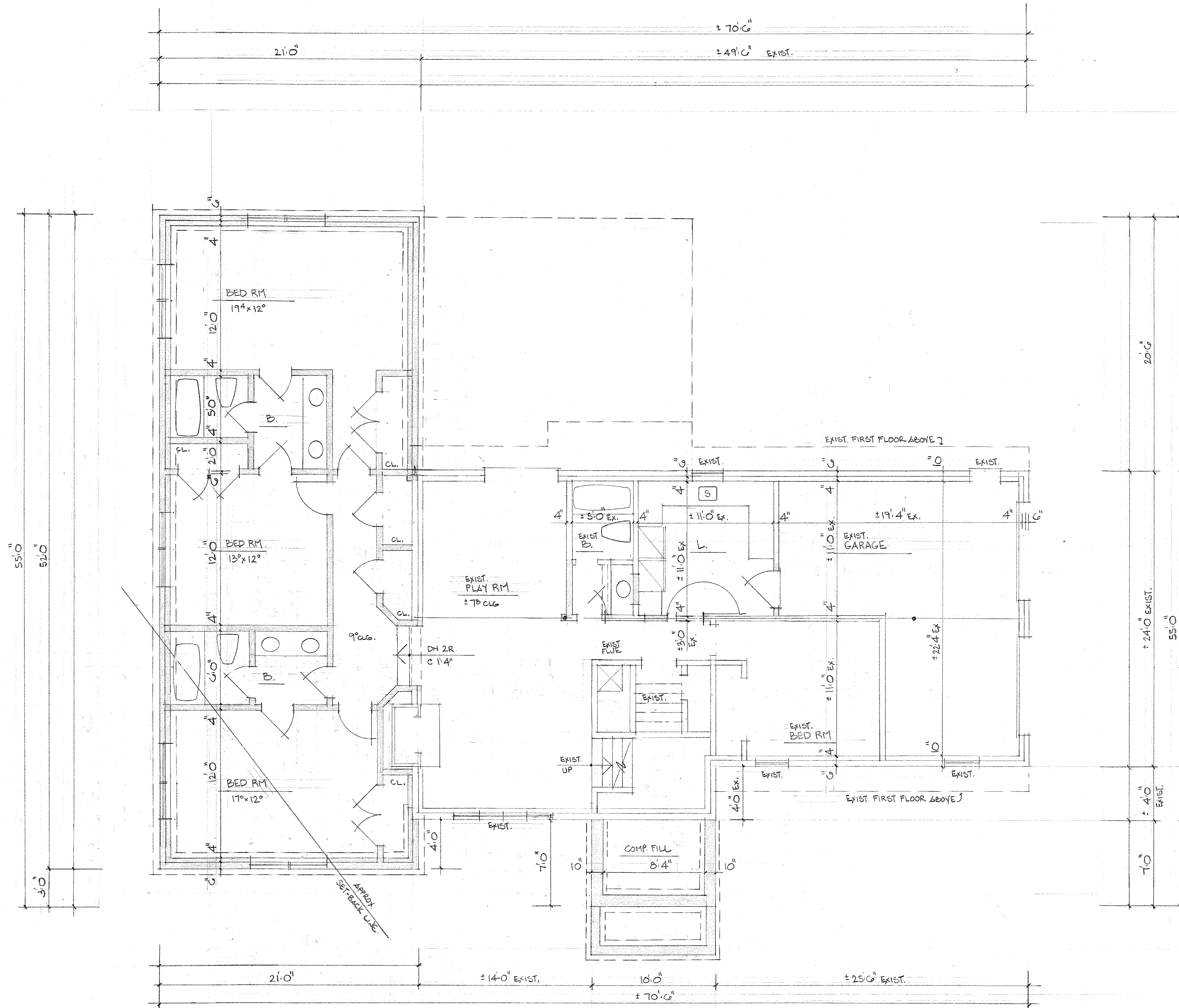
RIGHT SIDE



LEFT SIDE

SCALE 1/4" = 1'-0"

DATE REVISED 24 AUG 13 SEPT.



LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL

FOUNDATION

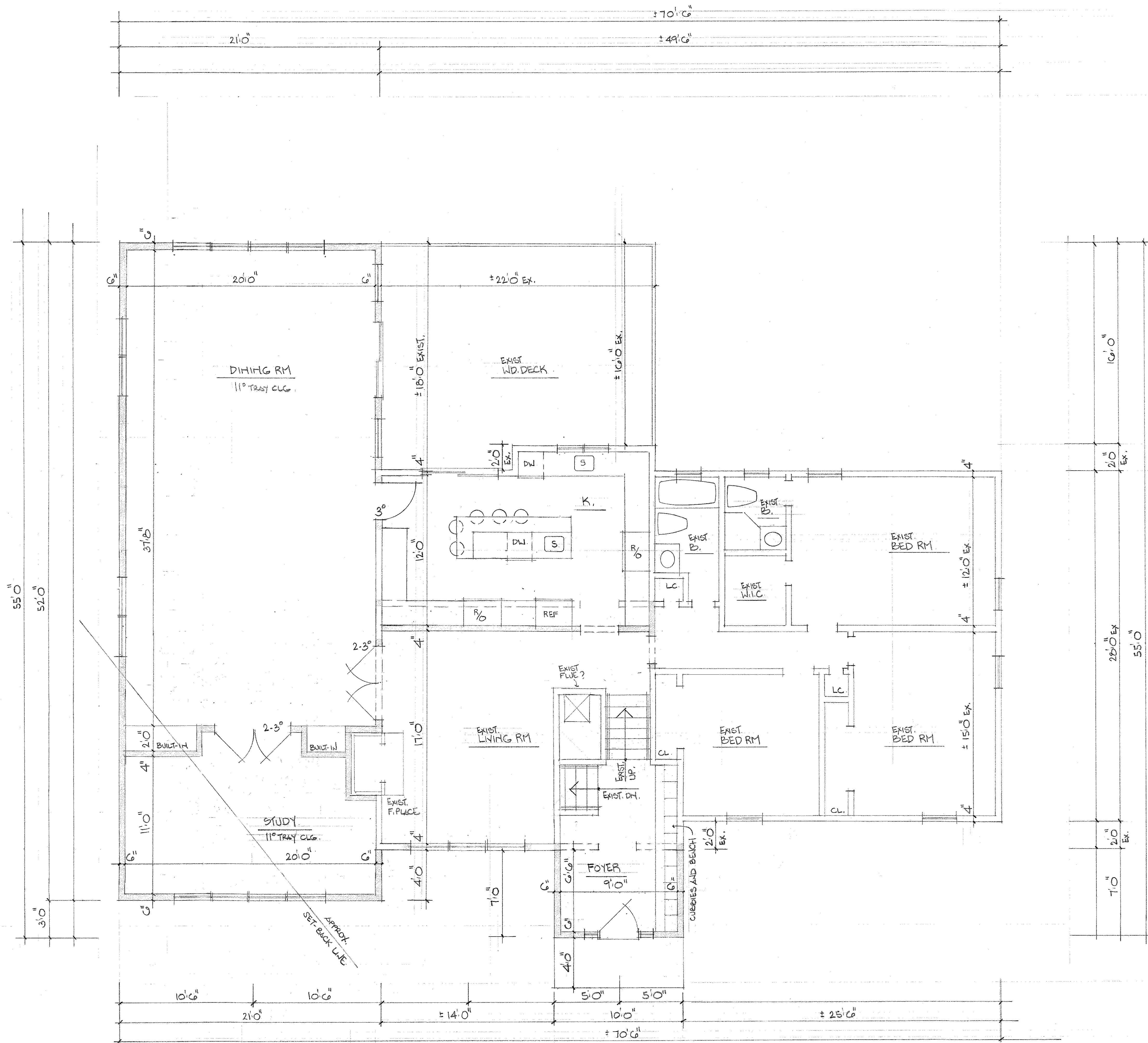
SCALE: 1/4" = 1'-0"
 LIVING AREA: 10-11 SQ. FT. (NEW) ± 922 SQ. FT. (EXIST.) ± 1999 SQ. FT. (TOTAL)
 GARAGE: ± 370 SQ. FT. (EXIST.)

NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER
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	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	FRED KLENK 684 Route 208 • Franklin Lakes, N.J. 07417 Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174	JOB 8201	SHEET 4
9894	4697	20412	1142	ARCHITECT • ENGINEER • PLANNER	2023	OF

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

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

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

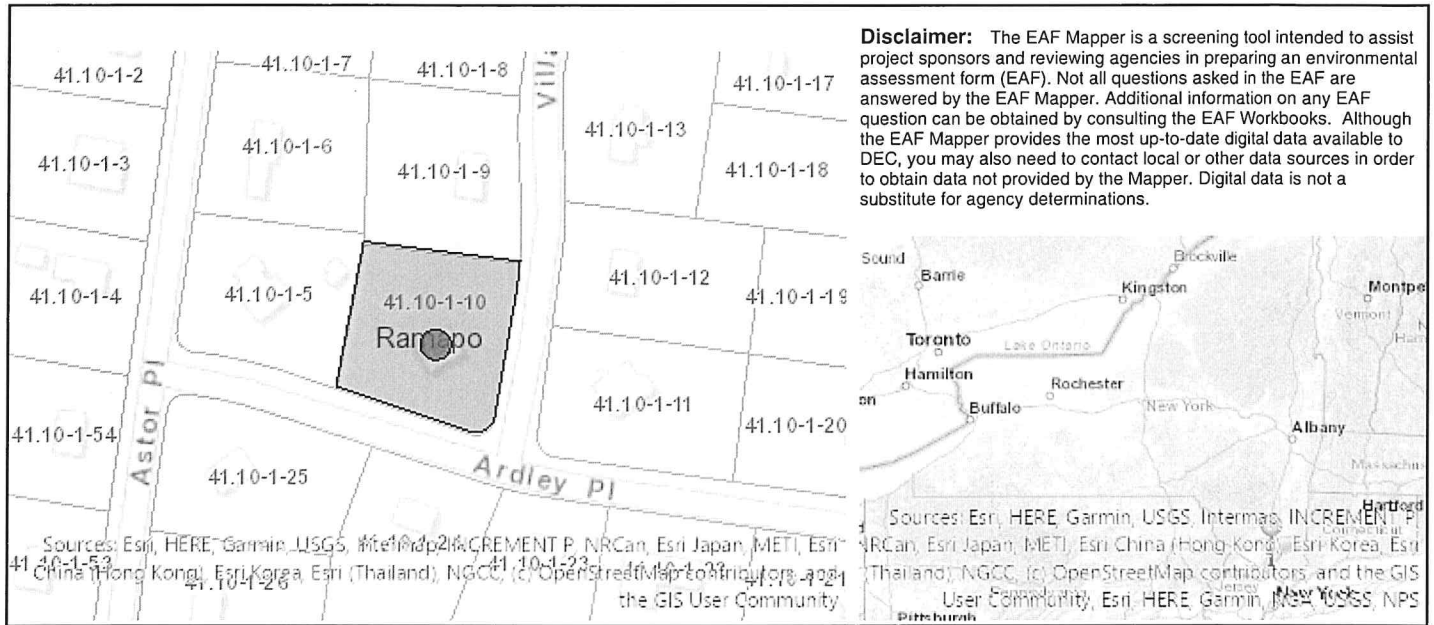
Part 1 – Project and Sponsor Information			
Name of Action or Project: 1 Villa Lane Monsey NY 10952			
Project Location (describe, and attach a location map): 1 VILLA LANE, Monsey NY 10952			
Brief Description of Proposed Action: PROPOSED ADDITION TO EXISTING FAMILY DWELLING			
Name of Applicant or Sponsor: 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	YES	
	<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?	NO	YES	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<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?	NO	YES	
	<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 checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input 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:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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: <u>CELENTANO</u> Date: <u>2/21/24</u> Signature:  Title: <u>PE</u>		

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

11/41.10-1-7
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

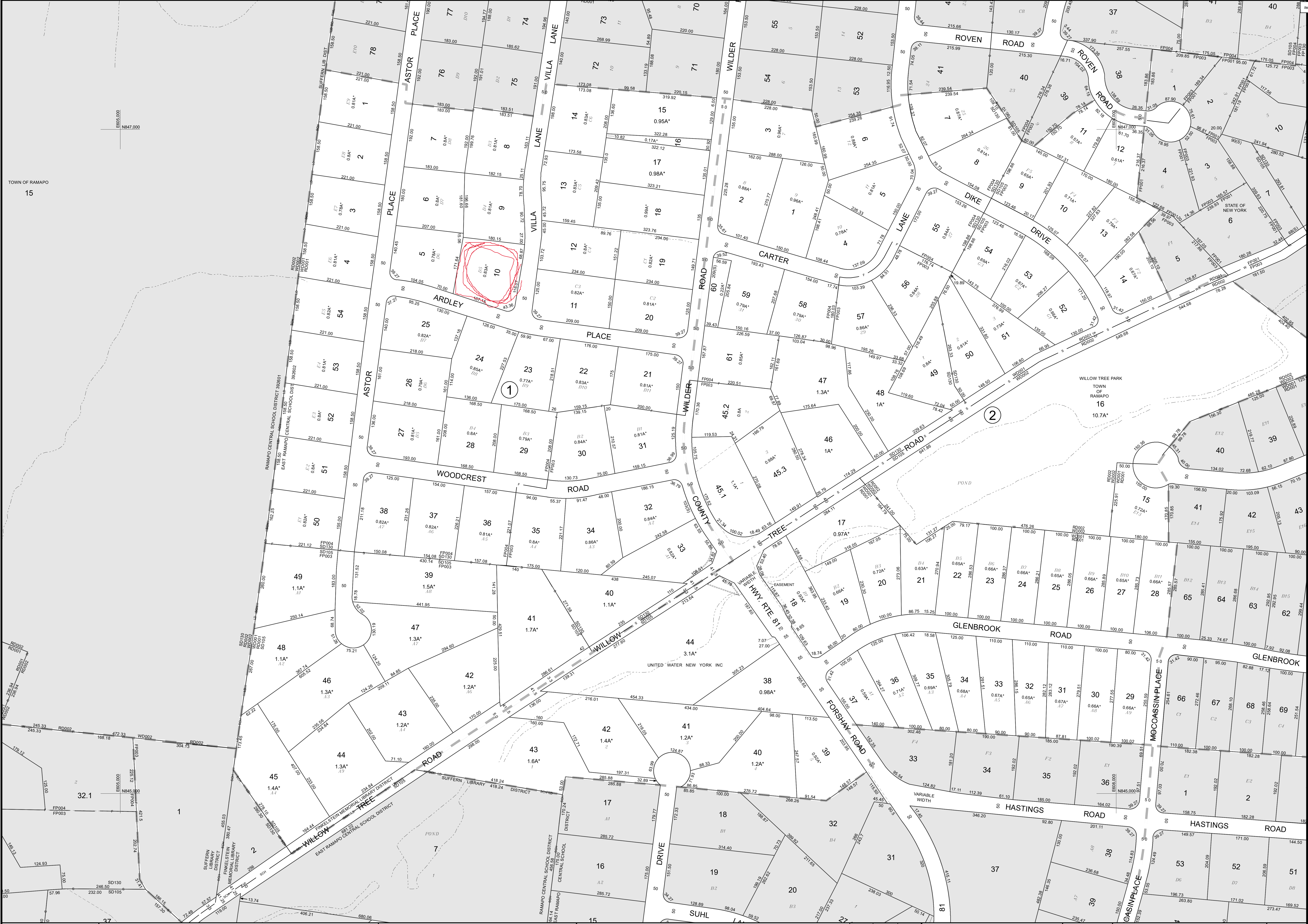
11/41.10-1-1
WIEDER DEVORAH
31 ASTOR PL
MONSEY, NY 10952

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



LiRo GIS, Inc.
A LiRo Group Company

Small text: Digital Map Converted from Intergraph to AutoCAD Sept. 1993
Digital Map Converted from NAD 27 to NAD 83 Sept. 2000
Digital Map Converted from AutoCAD to ESRI GDB Oct. 2004

MAP REVISIONS				SCHOOL AND SPECIAL DISTRICTS			
DATE	MADE BY	REVISIONS		SCHOOL: R RAMAPO CENTRAL 392002	SEWER: RC SD130	AMB: #1 RD001	
4/20/2015	LLB	SPLIT 41.10-2-45.2 NEW 45.4 PER SV 8250 & SKL		SCHOOL: RAMAPO CENTRAL 392001	SEWER: PR SD105		
				FIRE: TALLMAN FP004	REFUSE: #1 RD001		
				FIRE: MONKEY FP004	REFUSE: #2 RD002		
				WATER: NR 1 W0001	LIBRARY: SUFFERN MEM		
				WATER: NR 2 W0002	LIBRARY: FINKELSTEIN		

COUNTY OF ROCKLAND				LEGEND			
AMBULANCE DIST.	—A—	PROPERTY LINE	—P—	HISTORIC SUBDIV. LINE	—H—	TAX MAP BLOCK NUMBER	⑨
ROAD ROW	—R—	REPLICATED DIMENSION/ACREAGE	—D—	SENIOR COMMON OWNER	—S—	CALCULATED ACREAGE	1.03A
SEWER DIST.	—S—	UNSPECIFIED/RR ROW	—U—	COUNTY LINE	—C—	DIED DIMENSION	1.03A
WATER DIST.	—W—	BLOCK LIMIT LINE	—B—	STATE LINE	—ST—	DIED DIMENSION	1.03A
GASPOWER	—G—	SCHOOL DIST.	—SCH—	TOWN LINE	—T—	SCALED DIMENSION	90 (S)
SEWER EASEMENT	—SE—	REFUSE DIST.	—REF—	VILLAGE LINE	—V—	ADD: REFERENCE DIMS.	90 (S)
WATER EASEMENT	—WE—	LIBRARY DIST.	—LIB—	TAX MAP PARCEL NO.	—P—	HISTORIC SUBDIV. LOT NO.	39
LIGHTING DIST.	—L—			COORD. VALUES (with 00 in front)	+		

41.05	41.06	41.07
41.09	41.10	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 YORK

Scale: 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 17th 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 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.

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 (Serven):** 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 * (<i>Fill out Part II of this form.</i>)	

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-50School 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.

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

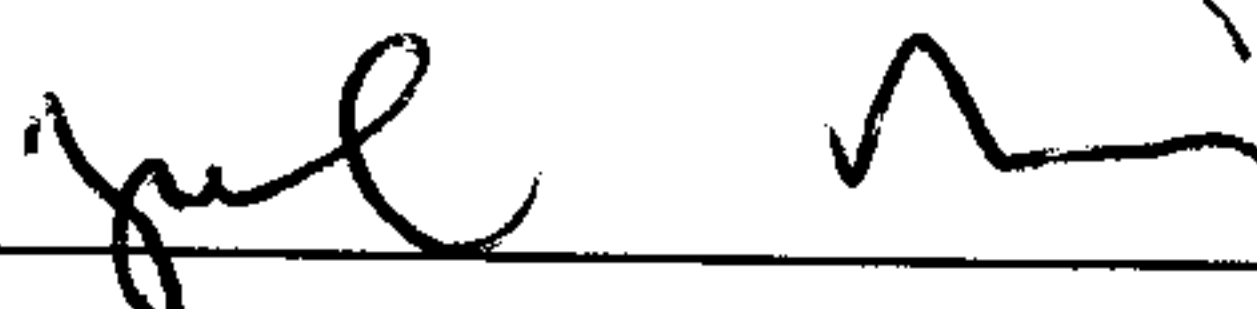
I, David Buchinger, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address


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 [Signature]
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
(Board, Commission or Agency)
Wesley Hills, Rockland County, New York:

Application, petition or request is hereby submitted for:

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

To permit construction, maintenance and use of A new single family 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
Joel Klein
Notary Public

Joel 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: X [Signature]

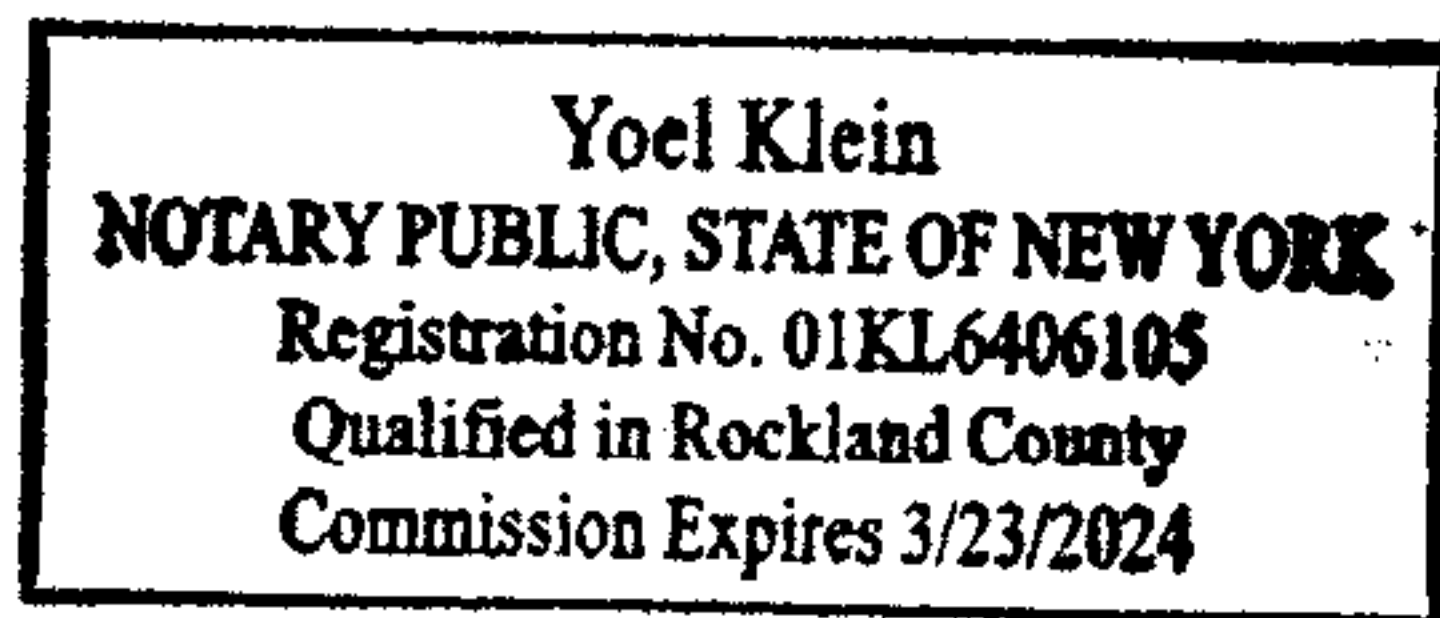
Address:

6 Terrace Rd, Suffern, NY 10901

Sworn to before me this

28 day of February 2024

[Signature]
Notary Public



item 2.

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 17th 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 5th 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

5th 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

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

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

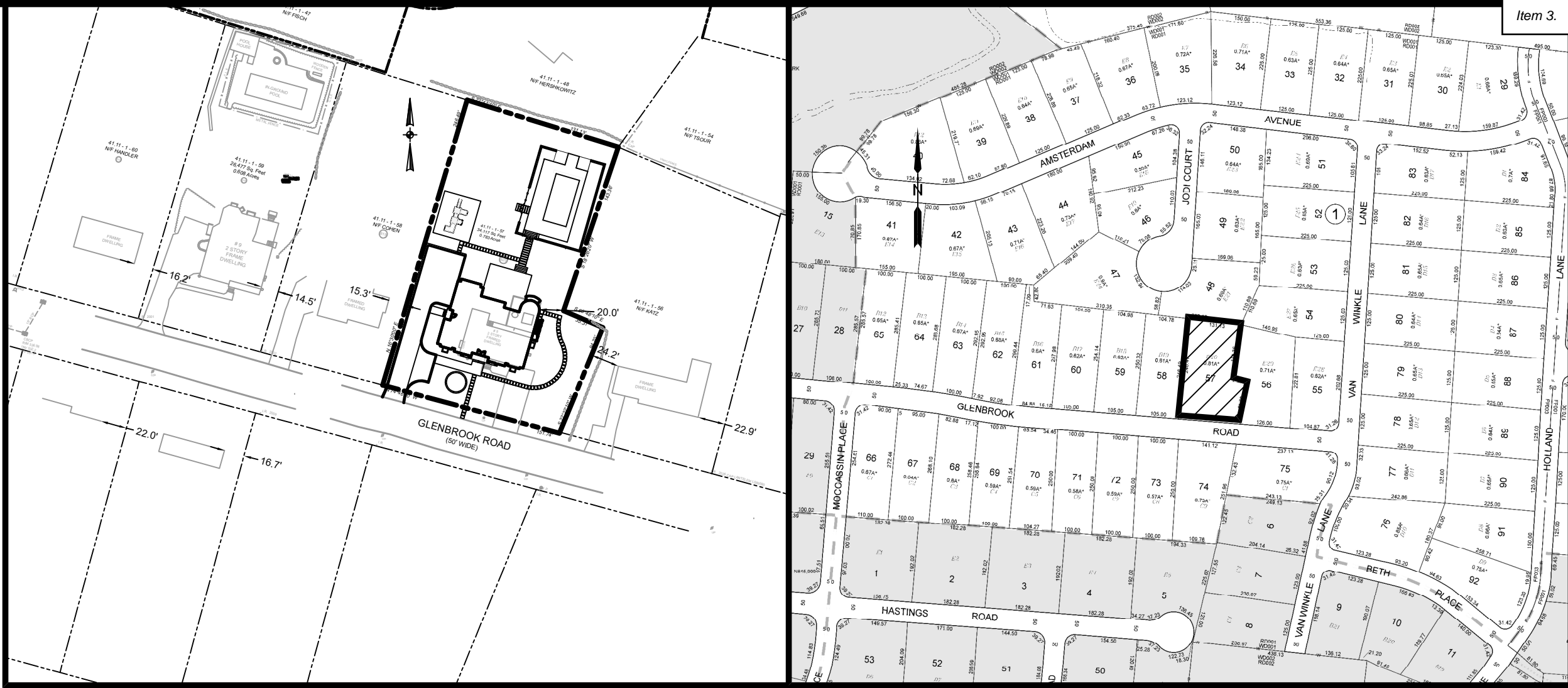
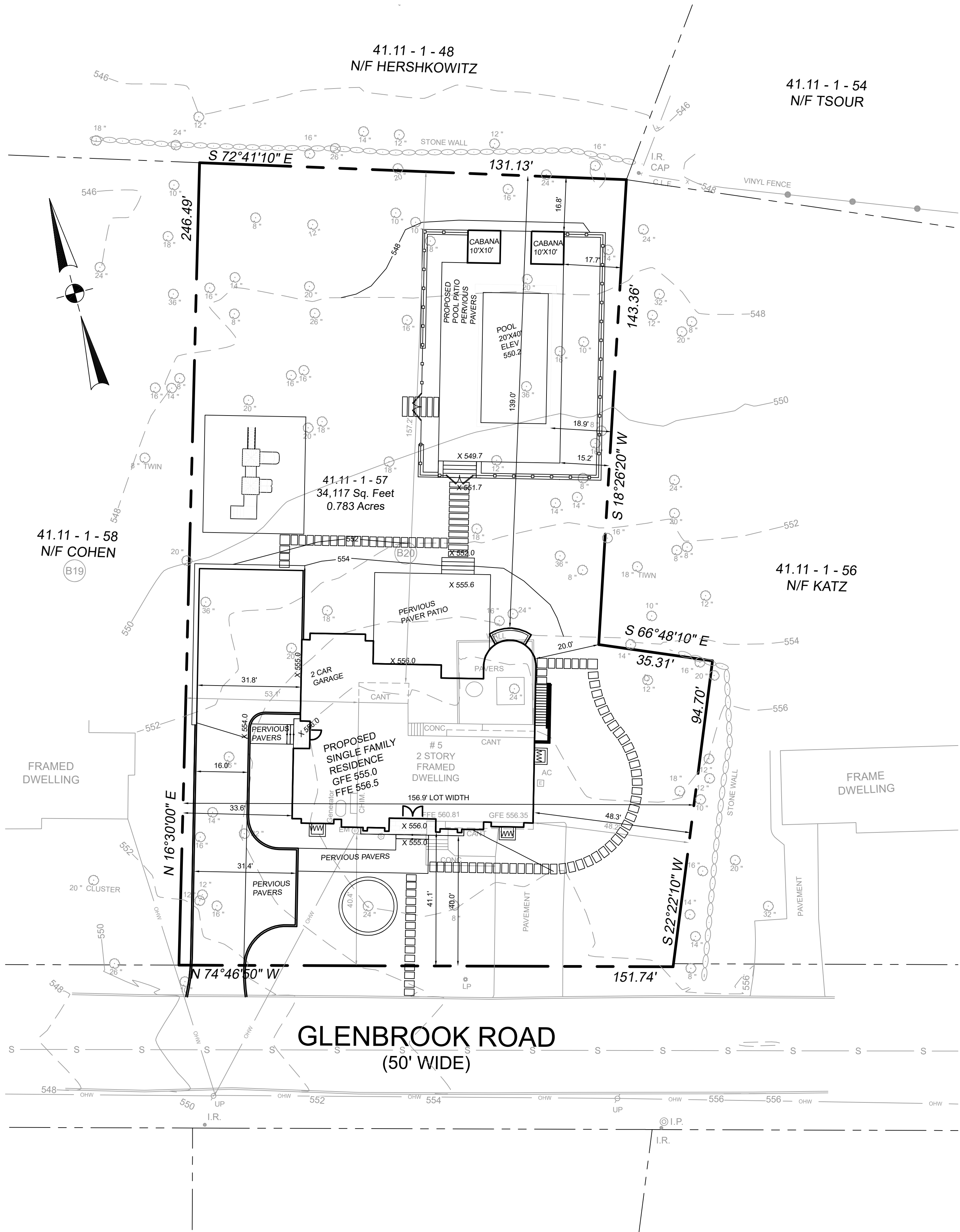
PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 17th day of April, 2024 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Norman Pomeranz for variances from 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
Walls/stairs to pool	536 SF		
Total	8397 SF		
Coverage	0.246		

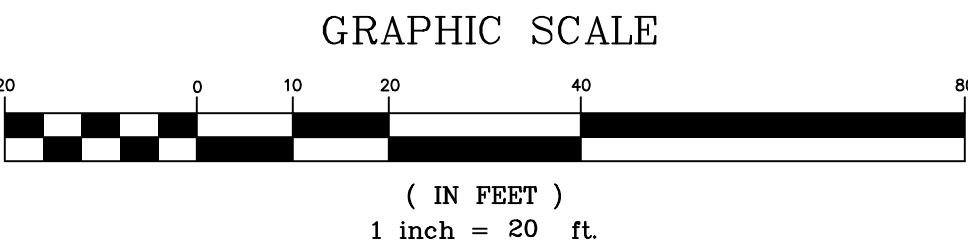
BUILDING COVERAGE CALCULATION FROM ARCHITECT:
1.5 STORY @ 1,957 SF + 2.5 STORY @ 2,895 SF TOTAL = 4,852 SF
4,852 SF = ACTUAL BUILDING COVERAGE
 $1,957/4,852 = 0.4 \times 0.05 = 0.02 + 0.10 = 0.12$
 $36,542 \text{ SF} \times 0.12 = 4,385$ MAXIMUM ALLOWABLE BUILDING COVERAGE
PROVIDED BUILDING COVERAGE
HOUSE 4,151 SF + CABANA & COVERED AREA 645 SF = 4,796 SF
 $4,796 \text{ SF}/36,542 \text{ SF} = 0.131$
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																	

* 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 SKETCH FOR 5 GLENBROOK ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK	
		CIVIL TEC Engineering & Surveying PC	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
			SCALE: 1"=20'
			DWG No. 1 OF 48
		Rachel B. Barese, P.E. N.Y. Lic. No. 90143	

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 PlaceApplicant: 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.

Acreage 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.

<input checked="" 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. 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

[Signature]
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 ^{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 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

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 42019-20120} 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

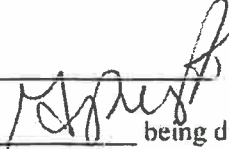
Notary Public

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

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


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

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 the building so that it may be plainly seen by all

PE
ISS
EN
ING

This notice shall not be removed from Building until Building shall not be used until a Certificate of Occupancy has been issued by the 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

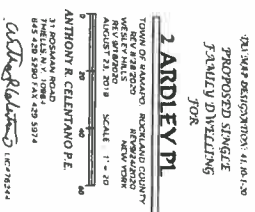


EXHIBIT C

BUILDING PERMIT FOR POOL

2 Ardley Pl
(Address)

Yitzchok 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

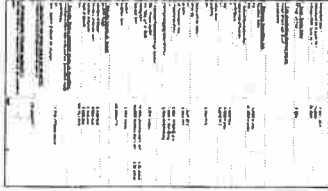
POOL PLOT PLAN

REFERENCES

[illegible]

1) SLOTTED DRIVE AND FRONT WHEEL 167 SQ FT
 2) FRONT STRIP & WALK-ON SQ FT
 3) SLOTTED DRIVE 400 SQ FT
 4) SLOTTED WALK-ON SQ FT
 5) TOTAL PAVEMENT 1709 SQ FT
 TOTAL = 1017 SQ FT
 Paved/Sealed PWS AND STRIP = 47356-0.20
 Paved/Sealed PWS AND STRIP by 1421 (1556-1.22)
 Paved/Sealed PWS AND STRIP by 1421 (1556-1.18)

545,99-552,94 554,23



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Technical drawing of a construction entrance. The drawing shows a cross-section of a wall with a door and a window. The door is labeled 'DOOR' and the window is labeled 'WINDOW'. The wall is labeled 'CONSTRUCTION ENTRANCE' and 'N 13'.

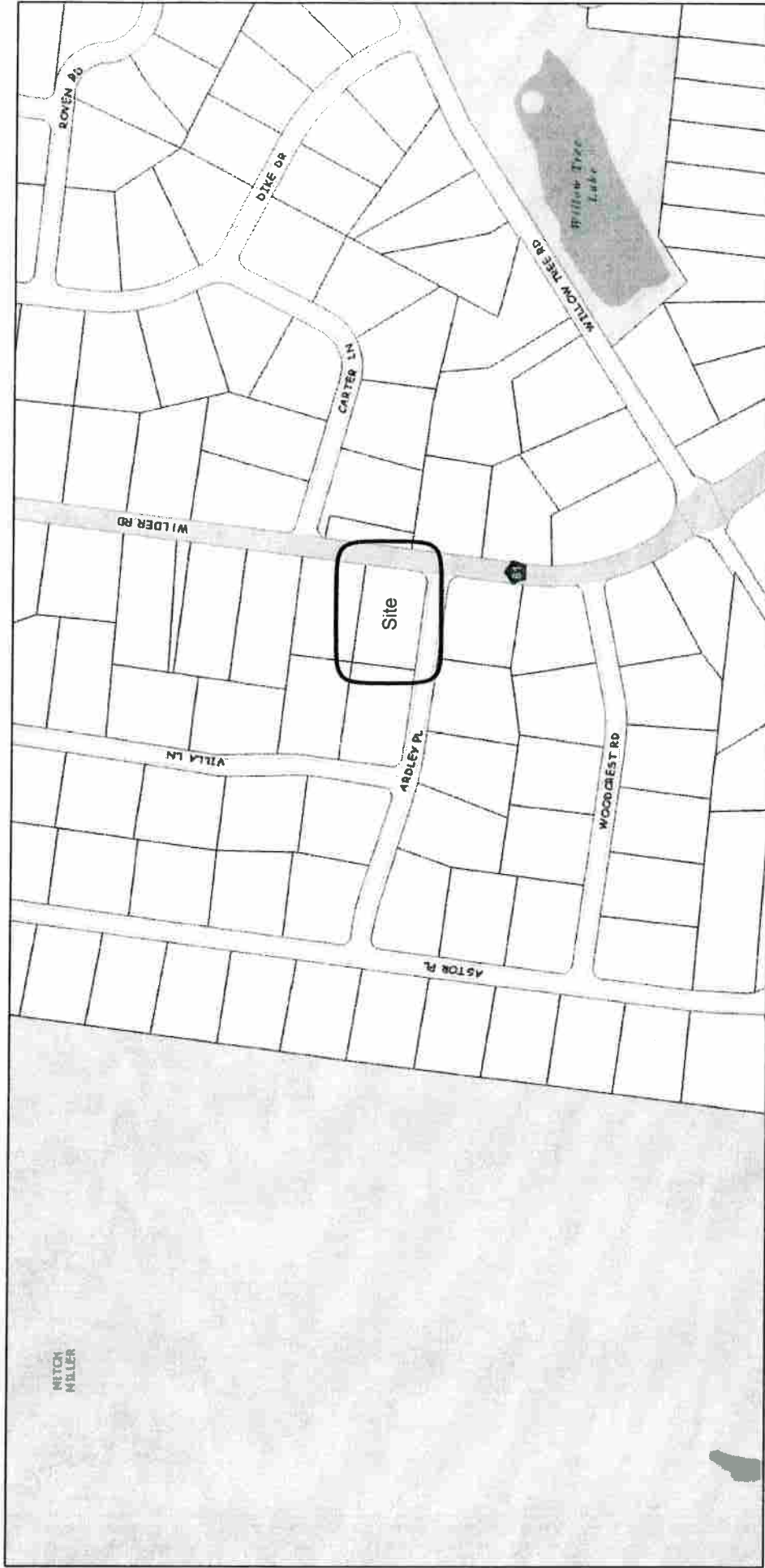
POOL LOT PLAN
FLOOR
2 ARDLEY
VILLAGE OF WESTLY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI P.E., PLIC
653 WOODMONT LANE
LOATSBURG, NEW YORK 10974
(917) 415-0999

FILE #	DATE	TIME
2-ARDLEY	9/13/21	11:27

DATE	9/13/21	FILE	2ARDLEY
------	---------	------	---------

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

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.

Part 1 – Project and Sponsor Information			
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?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<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?		NO	YES	
		<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?		NO	YES	
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?		NO	YES	
		<input checked="" type="checkbox"/>	<input 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?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<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?		NO	YES	
		<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?		NO	YES	
		<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:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <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)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input checked="" type="checkbox"/>	YES <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? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <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? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Yitzchok Rosenfeld</u> 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

**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

Acreage of Parcel (s) 0.806

Existing Sq. Footage _____ **Proposed Sq. Footage** _____

The Property in Question Lies Within 500 Feet of:

- | | |
|---|---|
| <input checked="" type="checkbox"/> County Road | <input type="checkbox"/> State Road, Thruway, or Parkway |
| <input type="checkbox"/> County Stream | <input type="checkbox"/> State Park |
| <input type="checkbox"/> County Park | <input type="checkbox"/> Village, Town, or County Boundary (Vill. of New Hemp.) |
| <input type="checkbox"/> County or State Facility | <input type="checkbox"/> 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.**

Variances Needed (<i>if applicable</i>)	Required	Existing	Proposed
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 ID: 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

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

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)

Variances to legalize an existing single-family dwelling with a pool located on 0.80 acres in the R-35 zoning district. The requested variances 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 variances.

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 variances, 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



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)

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

ROCKLAND COUNTY TIMES

Offices: 119 Main Street (2nd Floor) • Nanuet, NY 10954-2882 • Tel (845) 627-1414 • Fax (845) 627-1411
VILLAGE OF WESLEY HILLS

Legal Notice:

(Ref. No.: 27179)

JAN 08 2024

VILLAGE OF WESLEY HILLS

AFFIDAVIT OF PUBLICATION

BUILDING,
PLANNING & ZONING

STATE OF NEW YORK)
) ss:
COUNTY OF ROCKLAND)

TERESA WARNER of the Town of Orangetown, County of Rockland,
State of New York, being duly sworn says that she is the Principal Clerk of the
ROCKLAND COUNTY TIMES, a newspaper published in the Town of Clarkstown,
County of Rockland, State of New York, and that the legal notice of which the
annexed is a copy was published in the issue of: *January 4, 2024.*

Teresa Warner
TERESA WARNER

Sworn to before me this

4 day of *January* 2024

[Signature]

NOTARY PUBLIC, STATE OF NEW YORK

WALTER H SANCHEZ
Notary Public, State of New York
Registration No. 01SA4857488
Qualified in Queens County
Filed in Rockland County
Commission Expires April 21, 2026

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

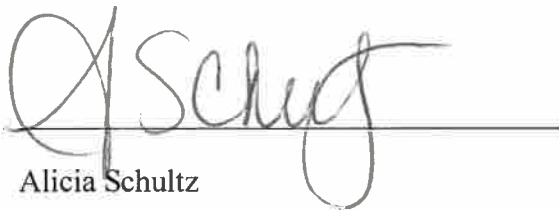
1x1-427179

**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.

A handwritten signature in cursive script, appearing to read 'A Schultz', is written over a horizontal line.

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 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 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

Carmille 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 41.10 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 * <i>(Fill out Part II of this form.)</i>	

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 Manhasset Neck 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-35School 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.

<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~~ ^{Putnam} 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 ABBOUDI
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 Schwartz 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

10th 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
 any 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 Westley 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

Nancy Rubin

116 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)
Westley 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 Westley 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 _____.

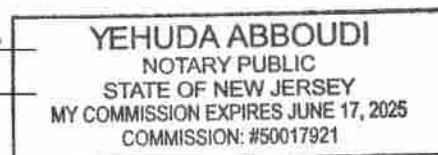
I, Nancy Rubin, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address

Nancy Rubin
16 Squadron Blvd
New City, NY 10958 *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 Schum 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.

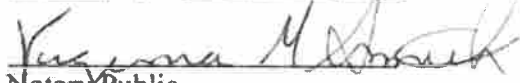
Owner: 

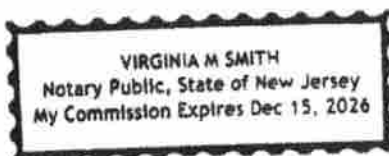
Address: 7 Ardley Place

Monsey, NY 10952

Sworn to before me this

10th day of October 20 23


 Notary Public



AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills

I, Nancy Rubin being duly sworn ^{affirms} ~~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 Westey Hills affecting property located at 7 Ardley Place, Monsey, NY 10952, Rockland County, New York.


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

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

See attached.

SWORN to before this

16th day of November, 2023



Notary Public

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

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 lots
near to accessory, side to accessory and side yard.

Staples.

104A-U1

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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

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04A-114

04A-U1

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

Staples.

11/41.10-1-54
SUN CAPITAL PROPERTIES
LLC

C/O ROBERT 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 ROBERT 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 KASEY 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

Staples.

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

04A-U1

Staples.

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

Staples.

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

04A-U1

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 ^{affirm}~~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.

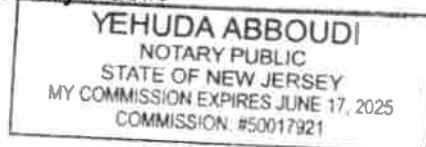
That on the 29th day of November 2023, he/she posted the
 posters provided by the Planning Board of the Village of Wesley Hills
 giving notice of the hearing on this application in a conspicuous place
 visible from every street along the frontage of the plot affected by this
 application.

[Signature]

Sworn to before me this

29th 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**

Insert 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.

<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 ^{Fez}
County of ~~Rockland~~ ^{NY} 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, 2023

[Signature]
Notary Public

YEHUDA ABBOUDI
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



SURVEY NOTES:

1. IT IS A VIOLATION OF THE STATE EDUCATION LAW SEC 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 VALID ORIGINAL PRODUCTS 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.
2. 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 TECH ENGINEERING & SURVEYING PC REPRESENTATIVE WHO'S SIGNATURE & SEAL APPEAR HEREON.
3. VERTICAL DATUM IS NAVD88
4. 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

1. BEING SECTION 41.10, BLOCK 1, LOT 24 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
2. LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2006 AT PAGE 59187 AT THE ROCKLAND COUNTY CLERKS OFFICE.
3. 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.
4. TOTAL AREA = 36,542 SQUARE FEET OR 0.838 ACRES.



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
1,957/4,852 = 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

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.10-1.23 & 24			
ZBA PLAN			
FOR			
7 ARDLEY PLACE			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DATE: 11/27/23 DRAWN BY: WPD	
111 Main Street Chester, NY 10918 845.610.3621 Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com		CHKD BY: SPD/RB JOB No. 3779 SCALE: 1"=20' DWG No. 1 OF 113	
 Rachel B. Barese, P.E. N.Y. Lic. No. 90143			

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

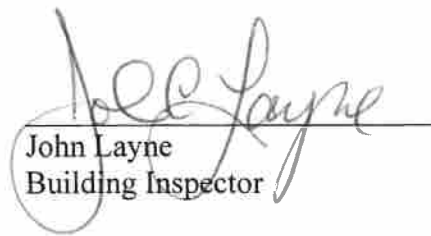
Dated: October 24, 2023
Tax Parcel ID: 41.10-1-24
Address: 7 Ardley Place
Applicant: Rubin/Schwartz & Slater

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.

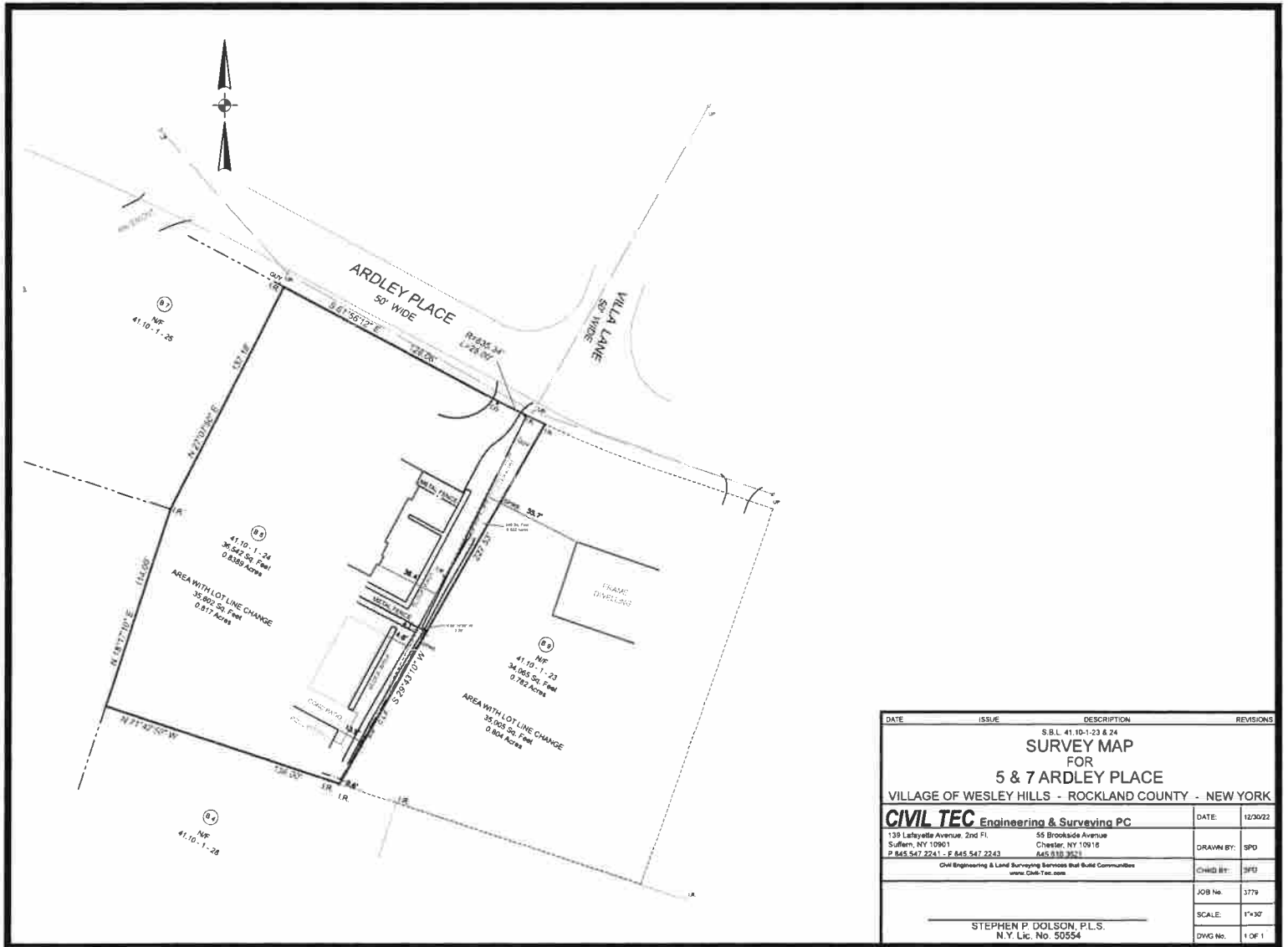

John Layne
Building Inspector

Cc: Zoning Board of Appeals

BUILDING DEPT.

DEC 6 2023

VILLAGE OF WESLEY HILLS



DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.10-1-23 & 24			
SURVEY MAP			
FOR			
5 & 7 ARDLEY PLACE			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 12/30/22
139 Lafayette Avenue, 2nd Fl. Sullivan, NY 10901 P 845 547 2241 - F 845 547 2243			DRAWN BY: SPD
55 Brookside Avenue Chester, NY 10918 645 810 3071			CHRG BY: SPB
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			JOB No. 3779
STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554			SCALE: 1"=30'
			DWG No. 1 OF 1