

Attention Zoning Board

My name is Nathan Gross and I reside at 25 Glenbrook Rd. in Wesley Hills. I have lived here since 1986. I have a very small house. From the beginnng I had problems with the garage. Every time it rained the garage would flood with water. I put up a new garage door but the water still came seeping in. After a while the garage and eventually the whole house had this damp smell. I started having chronic coughing spells and the physician could not find any physical reasons for it. He advised me to have the house checked out to see if there was something in the house that was causing it. I had it checked out and they said there was mold in the house probably caused by accumulated water. I told them I had already replaced the old original garage door but the water was still getting in. They told me that the only way to remedy the problem was to remove the garage and seal up the wall. I did and the problem was solved. This was over 25 years ago. In February of 2021 I had a fire in my house. I had a container in my driveway for a few months for storage while my house was being repaired. I guess this bothered one of my neighbors who called the village to complain. Since then the town has been after me to replace the garage. At the time I was not aware that I had to have a garage. For over twenty years no one was bothered or even noticed I had no garage. The town said I should put up a pre-fab garage. Those garages cost over \$7,000. I'm 75 years old and living off minimal social security with my wife. I had a little money left over from the fire insurance after every one cashed in on my misfortune. One contractor took over \$10,000 and did absoiutely nothing to rebuild my house. I am basically living off my savings which is dwindling rapidly. I am being summoned every month to Village Court. I put up a tarp garage in my backyard well within legal distance from my neighbors and the road. It's all I could afford. In my court apperance in April of last year I was told that that it would suffice but I need a varience. Please help me.

Sincerely yours,

Nathan Gross

Attention Zoning Board

My pre-fab garage is 10' by 20'
It is approximately 50 feet from each neighbor.

Nathan Gross
25 Glengrook Rd.
Wesley Hills, NT 10952

BUILDING DEPT.

DEC 13 2023

VILLAGE OF WESLEY HILLS

PART I

Name of Municipality VILLAGE OF WESLEY HILLS

Date

12/6/23

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:

garage

Applicant:

NATHAN GROSS

Phone #

914-329-8879

Address

25 GLENBROOK RD.

WESLEY HILLS

NY

10952

Street Name & Number

(Post Office)

State

Zip code

Property Owner:

NATHAN GROSS

Phone #

914-329-8879

Address

25 GLENBROOK RD. WESLEY HILLS

NY

10952

Street Name & Number

(Post Office)

State

Zip code

Engineer/Architect/Surveyor:

Phone #

Address

Street Name & Number

(Post Office)

State

Zip code

Attorney:

Phone #

Address

Street Name & Number

(Post Office)

State

Zip code

Contact Person:

HENY YENOWITZ

Phone #

917-239-6355

Address

280 SUFFOLK G

BOCA RATON

FL

33434

Street Name & Number

(Post Office)

State

Zip code

Tax Map Designation:

Section 41.10 Block 2 Lot(s) 28
Section _____ Block _____ Lot(s) _____

Location: On the North side of Glenbrook Rd.,
0 feet North of Moccasin Pl.

Acreage of Parcel 0.661 **Zoning District** Wesley Hills
School District E. Ramapo **Postal District** Monsey

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

LETTER ATTACHED

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? NO

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

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

N/A

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

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

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

_____ State or County Road

_____ Long Path

_____ Municipal Boundary

_____ State or County Park

_____ County Stream

_____ County Facility

List name(s) of facility checked above.

N/A See GML
report

Applicant's Signature and Certification

State of New York)

County of Rockland) SS:

Town/Village of Wesley Hills

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

Mailing Address

25 GLENBROOK RD
WESLEY HILLS, NY 10982
Nathan Gross

SWORN to before this

10 day of December, 2023

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 0100087245
MY COMMISSION EXPIRES 02/22/2024

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills

I, _____ being duly sworn, hereby
depose and say that I reside at: 25 GLENBROOK RD.

in the county of ROCKLAND in the state of NEW YORK.

I am the * _____ owner in fee simple of premises located at:

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 86. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.10 block 2 lot(s) 28

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

IVANIGAN GROSS
25 GLENBROOK RD.
North Rock

SWORN to before this

day of

December, 2023

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU0337245
MY COMMISSION EXPIRES 02/22/2024

* 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, NATHAN GROSS, 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

NATHAN GROSS
25 GLENBROOK RD.
WESLEY HILLS, 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 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;
() 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 garage (pre-made)

3. Premises affected are in an R-35 zone and from the town of
Ramapo tax map, the property is know as Section 41.10,
Block, 2, Lot(s) 28.

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

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

(if none, so state)

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

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

I, NATHAN GROSS, 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

Nathan Gross
25 GLENBROOK RD.
WESLEY HILLS, NY 10952

SWORN to before this

GA

day of

December

, 20 23

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 1100137245
MY COMMISSION EXPIRES 02/22/2024

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 }
VILLAGE OF WESLEY HILLS }

SS:

NATHAN GRUSS being duly sworn, deposes and

says that he/she resides at 25 GLENBROOK RD.

Wesley Hills, 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. 4110 Lot No. 2-28 and that he/she hereby

authorizes the attached application to be submitted in his/her behalf and

that the statements of fact contained in said application are true.

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

Nathan Gruss
Owner: NATHAN GRUSS

Address: 25 GLENBROOK RD.

Wesley Hills, NY 10952

Sworn to before me this

23 day of Dec 2023

Notary Public

CAMILLE CUNDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 0130261243
MY COMMISSION EXPIRES 06/24/24

Page 8

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF POSTING

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

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

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

Sworn to before me this

_____ day of _____ 200__

Notary Public

Notarize
AFTER
posting
posters

DISCLAIMER

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

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

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

APPLICANT

DATED

sign & d

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section 230 _____;
- () 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 _____

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.

BUILDING DEPT.

DEC 13 2023

VILLAGE OF WESLEY HILLS

ROAD

FOR

CERTIFIED TO THE SUFFERN
SAVINGS & LOAN ASSN. TO
BE CORRECT AS SHOWN.

William A. Vidare

SURVEY
FOR

GLENBROOK KNOLLS

IN

VIOLA

ROCKLAND COUNTY - NEW YORK

SCALE 1"=50'

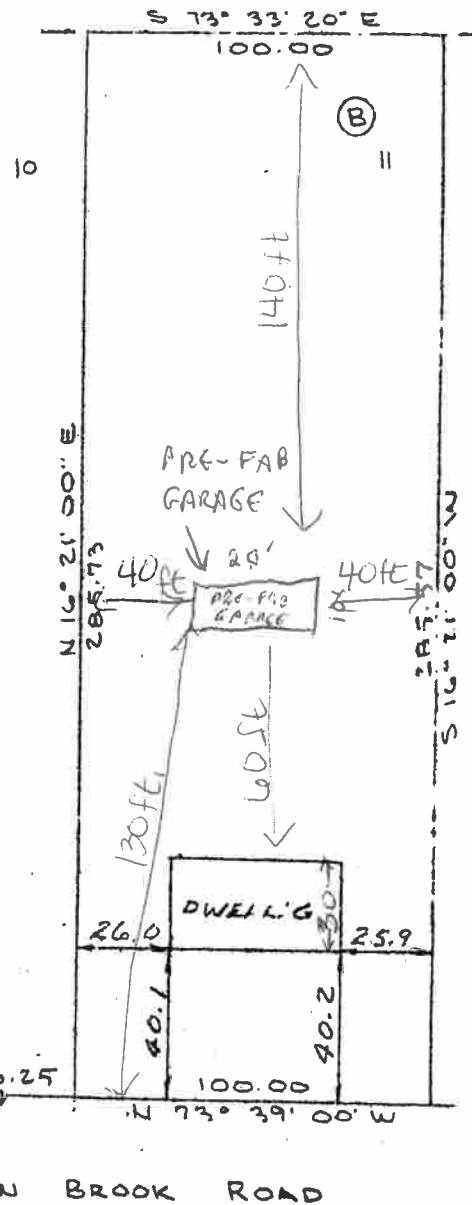
DATE 10-24-58

REV 4-16-59

WILLIAM A. VIDARE

WEST NYACK, N.Y.

Lot No. 11 in block B as shown on
map of GLENBROOK KNOLLS filed in
Rockland County Clerks Office on
9-21-56 as map 2452 page 29 book 57



Mr. Gross
9/14/23 - came to Village
to show pictures of premade
garage.

