



MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: William Brady, AICP

DATE: May 1, 2025

RE: 43 Rockwood Lane REVISED Architectural Review
Applicant: Nancy Rubin
Owner: Mordechi Schwab
SBL: 32.19-2-4.11

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Stewart Strow, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney

Items Reviewed for this Memorandum

- Narrative, received March 28, 2025.
- Architectural Review Application Package, signed by Nancy Rubin, signed March 24, 2025.
- Plot Plan for Schwab, 43 Rockwood Lane, stamped by Paul Gdanski, PE, dated January 1, 2024.
- Proposed Floor Plans and Exterior Elevations for Schwab Residence, seven sheets, unstamped, by Rosenblum Architecture, Architect, dated March 4, 2025.
- Six rendering images of front, back and side of proposed home.

Project Summary

Nancy Rubin ("the Applicant") is applying to construct a single-family home at 43 Rockwood Lane for the owner Mordechi Schwab and is seeking architectural approval. The two-story home has a proposed total square footage of 3,811 square feet of floor area. The site is 67,753 square feet (1.55 acres), located on the northwesterly end of the cul-de-sac of Rockwood Lane, and located in the R-50 zone. The home is being constructed on lot #4 of the AMS Subdivision (also known as "15 Terrace"), so ARB review is required by §230-36.E.(5). The SBL number of the full parcel prior to subdivision is 32.19-2-4.

Submission Comments

1. As per §230-36.E(5), the applicant has provide six renderings of the proposed home showing the location and dimensions of proposed structures, exterior elevations, and materials to be used. Two of the renderings are shown below.

Architectural Review Comments

2. As per §230-36.E(5), the applicant has provided preliminary architectural plans and elevations, renderings, as well as colors and samples of façade and roofing materials to be used (with manufacturers' pictures) for the Board's review.
3. A public hearing is required as per Village Code §230-36.E(5)(c). The Planning Board may wish to schedule a public hearing if it finds the application to be complete enough.
4. As per the Village Code §230-36.E(5)(e)[1] and [2], no proposed construction should be excessively similar or dissimilar in relation to the surrounding existing structures within 500 feet. Photographs from Google Maps of nearby homes are included below. Utilizing the provided plans, elevations and renderings of the proposed home, the proposed design does not appear to be excessively similar or dissimilar to homes in the surrounding neighborhood.

Sample front and rear renderings of the proposed home:



15 Rockwood Lane



99 Cains Road



16 Power Horn Drive



21 Powder Horn Road



19 Powder Horn Road



18 Powder Horn Road



SEQR/GML Comments

5. GML review will not be required for this application, as the County does not review ARB applications.
6. This can be classified as a Type II action as per SEQR §617.5(25), as “official acts of ministerial nature involving no exercise of discretion, including building permits and historic preservation permits where issuance is predicated solely on the applicant’s compliance or noncompliance with the relevant local building or preservation codes.”