

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date _____

Please check all that apply:

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

Applicant: Yeshivas Ohr Reuven **Phone #** 845-352-7100 x112

Address: 259 Grandview Road, Suffern, NY 10901

Street Name & Number (Post Office)

Project Name: Yeshivas Ohr Reuven - Amended Site Plan

Tax Map Lot No. 40.16 - 1 - 17 and 18 Map Date February 2021
- - Current Zoning R-50

Location: On the West side of Spook Rock Road (Rte 85),
0 feet North of Grandview Avenue (Rte 80) in the
town of Ramapo ~~hamden~~ village of Wesley Hills.

Acreage of Parcel <u>13.047</u>	Zoning District <u>R-50</u>
School District <u>East Ramapo School District</u>	Postal District <u>Suffern</u>
Fire District <u>Tallman Fire Dept</u>	Ambulance District <u>Ramapo Valley</u>
Water District <u>Suez</u>	Sewer District <u>RCSD#1</u>

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

Expand current campus to include additional parking, on-site faculty housing, and an addition to existing student dormitory

If subdivision:

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

If site plan:

- 1) Total size of building(s) in square feet 20, 979 sf footprint
- 2) Proposed addition 16092 sf footprint
- 3) Number of dwelling units 24 townhouses & 54 dormitory beds

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

amendment to Resolution #08-29 - number of students permitted on site

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. 0.5885ac; 13.047ac gross; 12.3181ac net (net reflects other features)

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

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

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

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

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

41.13-2-3; 40.16-1-19

Property Owner: Yeshivas Ohr Reuven Phone # 845-352-7100 x112

Address 259 Grandview Road, Suffern, NY 10901
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Sparaco & Youngblood, PLLC Phone # 845-782-8543

Address 18 North Main Street, PO Box 818, Harriman, NY 10926
Street Name & Number (Post Office) State Zip code

Attorney: Emanuel Law P.C. Phone # 845-634-4141

Address 4 Laurel Road, New City, NY 10956
Street Name & Number (Post Office) State Zip code

Contact Person: Ira M. Emanuel, Esq. Phone # 845-634-4141

Address 4 Laurel Road, New City, NY 10956
Street Name & Number (Post Office) State Zip code

YESHIVA OHR REUVEN

PROJECT APPROVAL HISTORY

<u>Case No.</u>	<u>Approval Date</u>	<u>Board</u>	<u>Summary of Approval</u>
94-22	9/8/1994	Planning	Special Permit for School
94-23	9/8/1994	Planning	Site Plan for School
—	6/20/2000	ZBA	Variances for side setback and height
00-17	6/28/2000	Planning	Amended Special Permit (dormitory)
00-18	6/28/2000	Planning	Revised Site Plan (dormitory)
08-29	12/3/2008	Planning	Amended Special Permit (number of students)
09-6	2/25/2009	Planning	Revised Site Plan (lighting)

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 J. Berman being duly sworn, deposes and
says that he/she resides at

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
Block No. 1
Map as Section No. 40.16 Lot No. 17 and 18 and that he/she hereby
authorizes the attached application to be submitted in his/her behalf and
that the statements of fact contained in said application are true.

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

PLEASE SIGN HERE

Owner: David J. Berman
Address: _____
259 Grandview Road, Suffern, NY 10901

EX. DIRECTOR
ON BEHALF OF
YESHIVA OHR
REUVEN

Sworn to before me this

20th day of March 2025

E. Ziet
Notary Public

ELIZABETH ZIET
Notary Public, State of New York
Reg. No. 01ZI6388352
Qualified in Rockland County
Commission Expires 03/04/2027

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"/> County/State Land or Right-of-Way	<input checked="" type="checkbox"/> County Stream
<input checked="" type="checkbox"/> Municipal Boundary	<input type="checkbox"/> County Facility

List name(s) of facility checked above.

RC Rte 80 (Grandview Ave), RC Rte 85 (Spook Rock Rd.), RC Rte 80A, Village of Montebello, Willow Tree Brook

Location of Parcel(s) _____

257-259 Grandview Ave, Wesley Hills, NY

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

<input checked="" type="checkbox"/> RC Highway Department	<input checked="" type="checkbox"/> Town of Ramapo Dept. of Public Works
<input checked="" type="checkbox"/> RC Drainage Agency	<input checked="" type="checkbox"/> RC Dept. of Planning
<input type="checkbox"/> RC Soil and Water Cons. Dist.	<input checked="" type="checkbox"/> RC Dept. of Environmental Health
<input type="checkbox"/> NYS Dept. of Transportation	<input checked="" type="checkbox"/> NYS Dept. of Environmental Conservation
<input checked="" type="checkbox"/> RC Sewer District #1	<input type="checkbox"/> Town of Ramapo Building Dept.
<input checked="" type="checkbox"/> Rockland County 911	

Adjacent Municipality Village of Montebello

(AS APPLICABLE)

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

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

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

Signature

Date

APPLICATION REVIEW FORM

Applicant's Signature and Certification

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

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

PLEASE SIGN HERE

Mailing Address

Maureen J. Seeman
259 Grandview Road, Suffern, NY 10901

SWORN to before this

20th day of March, 2025

E. Ziet

Notary Public

ELIZABETH ZIET
Notary Public, State of New York
Reg. No. 01216388352
Qualified in Rockland County
Commission Expires 03/04/2027

Owner/Applicant's Consent Form to Visit Property

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

PLEASE SIGN HERE

David J. Berman
Owner/Applicant

SWORN to before this

20th day of March, 2025

E. Ziet

Notary Public

ELIZABETH ZIET
Notary Public, State of New York
Reg. No. 01216388352
Qualified in Rockland County
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APPLICATION REVIEW FORM
Affidavit of Ownership/Owner's Consent

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

I, David J. Berman being duly sworn, hereby
depose and say that I reside at: _____

in the county of _____ in the state of _____.

I am the (* Executive Director of the) owner in fee simple of premises located at:
257-259 Grandview Ave, Wesley Hills, NY

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber 00592 of conveyances, page 01084 .

Said premises have been in my/its possession since February 1993 . Said premises are
also known and designated on the Town of Ramapo

Tax Map Lot – No. 40.16 - 1 - 17 and 18 Map Date February 2021
Current Zoning R-50

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

Owner 

Mailing Address

David J. Berman
259 Grandview Road, Suffern, NY 10901

SWORN to before this

20th day of March, 20 25

E. Ziet
Notary Public

ELIZABETH ZIET
Notary Public, State of New York
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* *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.*

APPLICATION REVIEW FORM
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 J. Berman, 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

Yeshivas Ohr Reuven

259 Grandview Road, Suffern, NY 10901

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

2. To the Planning 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 _____;
- () 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*) _____;
amendment to existing Special Permit (Resolution #08-29); amendment to site plan

To permit construction, maintenance and use of
Expand current campus to include additional parking, on-site faculty housing, and an addition to existing student dormitory

3. Premises affected are in a R-50 zone and from the town of
Ramapo tax map, the property is know as:
Tax Map Lot – No. 40.16 - 1 - 17 and 18

APPLICATION REVIEW FORM

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 J. Berman, 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.

 David J. Berman
Mailing Address 259 Grandview Road, Suffern, NY 10901

SWORN to before this

20th day of March, 20 25

APPLICATION REVIEW FORM

E. Ziet

Notary Public

ELIZABETH ZIET
Notary Public, State of New York
Reg. No. 01Z16388352
Qualified in Rockland County
Commission Expires 03/04/20 *27*

APPLICATION REVIEW FORM

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

PLEASE SIGN HERE



APPLICANT

DATED

APPLICATION REVIEW FORM

AFFIDAVIT

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

I, David J. Berman being duly sworn deposes and says that
he is the applicant, agent or attorney for applicant, in the matter of the petition before the
Planning Board (board) in the town/village
of Wesley Hills affecting property located at
259 Grandview Road, Wesley Hills, NY, Rockland County, New York.

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

SECTION/BLOCK/LOT	NAME	ADDRESS
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See attached list

SWORN to before this

20th day of March, 20 25

PLEASE SIGN HERE

David J. Berman
David J. Berman

E. Ziet
Notary Public

ELIZABETH ZIET
Notary Public, State of New York
Reg. No. 01ZI6388352
Qualified in Rockland County
Commission Expires 03/04/20 29

APPLICATION REVIEW FORM

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 }


David J. Berman 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 259 Grandview Ave, Wesley Hills, Town of Ramapo, Rockland County, New York.

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


Signature of Applicant

Sworn to before me this

20th day of March 2025


Notary Public

ELIZABETH ZIET
Notary Public, State of New York
Reg. No. 01ZI6388352
Qualified in Rockland County
Commission Expires 03/04/2027