

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date March 17, 2025

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 Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Number of Lots	<input 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: Mark Friedman **Phone #** _____

Address: 12A Martha Road, Wesley Hills

Street Name & Number (Post Office)

Project Name: 12A Martha Road

Tax Map Lot No. 41.14-1-62 Map Date 2/2024
Current Zoning R-50

Location: On the East side of Martha Drive,
approx 350 feet South of Grandview Avenue in the
town of Ramapo hamlet/village of Wesley Hills.

Acreage of Parcel 1.8 acres **Zoning District** R-50

School District Suffern CSD **Postal District** Monsey

Fire District Moleston **Ambulance District** Ramapo Valley

Water District Veolia **Sewer District** Benefit Area No. 5

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

See attached narrative

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 _____
- 2) Proposed addition _____
- 3) Number of dwelling units _____

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

Tennis Court accessory to single family dwelling (more than 2500sf)

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. No

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. ZBA approval - 9/16/2020

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

none

Property Owner: Mark and Devorah Friedman Phone # _____

Address 12A Martha Road Wesley Hills, NY 10952

Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Civil Tech Phone # 845-547-2241

Address 139 Lafayette Avenue, 2nd Floor, Suffern, NY 10901

Street Name & Number (Post Office) State Zip code

Attorney: Emanuel Law, PC - Ira Emanuel, Esq Phone # 845-634-4141

Address 4 Laurel Road, New City, NY 10956

Street Name & Number (Post Office) State Zip code

Contact Person: Ira Emanuel Phone # 845-634-4141

Address 4 Laurel Road, New City, NY 10956

Street Name & Number (Post Office) State Zip code

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF OWNERSHIP

W)
STATE OF NEW YORK
COUNTY OF ROCKLAND
VILLAGE OF WESLEY HILLS

SS: Englewood Cliffs

Mark Friedman being duly sworn, deposes and
says that he/she resides at 12A Martha Road
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. 41.14-1 Lot No. 62 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: [Signature]
Address: 12A Martha Road
Wesley Hills, NY 10952

Sworn to before me this

6 day of March 2025

[Signature]
Notary Public

CAROLE R. KISS
NOTARY PUBLIC - STATE OF NEW JERSEY
COMM #50044607
My Commission Expires August 25, 2026

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 type="checkbox"/> County Stream
<input checked="" type="checkbox"/> Municipal Boundary	<input type="checkbox"/> County Facility

List name(s) of facility checked above.
Montebello and unincorporated Town of Ramapo

RC Route 80/Grandview Avenue

Location of Parcel(s) _____

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

Adjacent Municipality Village of Montebello, Town of Ramapo

(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 _____.

PLEASE SIGN HERE

Signature

March 6, 2025

Date

Applicant's Signature and Certification

State of NJ Bergen
County of Rockland SS.: Englewood Cliffs
Town/Village of _____)

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

PLEASE SIGN HERE

Mailing Address

12A Martha Road

Wesley Hills, NY 10952

SWORN to before this

17 day of March, 20 25

Carole R. Kiss

Notary Public

CAROLE R. KISS
NOTARY PUBLIC - STATE OF NEW JERSEY
COMM #50044607
My Commission Expires August 25, 2026

Owner/Applicant's Consent Form to Visit Property

I, Mark Friedman, 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

Mark Friedman
Owner/Applicant

SWORN to before this

17 day of March, 20 25

Carole R. Kiss

Notary Public

CAROLE R. KISS
NOTARY PUBLIC - STATE OF NEW JERSEY
COMM #50044607
My Commission Expires August 25, 2026

Affidavit of Ownership/Owner's Consent

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

I, Mark Friedman being duly sworn, hereby
depose and say that I reside at: 12A Martha Road, Wesley Hills

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

I am the (*XXXXXXXXXXXXXXXXXXXXX) owner in fee simple of premises located at:
12A Martha Road, Wesley Hills

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Instrument Number 2020-1027

Said premises have been in my/its possession since 2020. Said premises are
also known and designated on the Town of Ramapo

Tax Map Lot – No. 41.14-1-62

Map Date 02/2024

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.

PLEASE SIGN HERE

Owner

Mailing Address

12A Martha Road

Wesley Hills, NY 10952

SWORN to before this

6 day of March, 20 25

Carole R. Kiss

Notary Public

CAROLE R. KISS
NOTARY PUBLIC - STATE OF NEW JERSEY
COMM #50044607
My Commission Expires August 25, 2026

* 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, Mark Friedman, 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

Mark and Devorah Friedman

12A Martha Road

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 Planning Board of the Town/Village of
Wesley Hills (Board, Commission or Agency), 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 230-14.O(4)(b) _____;
- ☐ 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 Tennis Court accessory to a single-family dwelling
(greater than 2500sf)

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. 41.14-1-62

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 ~~XXXXX~~ Village of Wesley Hills.

I, Mark Friedman, 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.

PLEASE SIGN HERE
Name Address

12A Martha Road
Wesley Hills, NY 10952

SWORN to before this

6 day of March, 20 25

Carole R. Kiss
Notary Public

CAROLE R. KISS
NOTARY PUBLIC - STATE OF NEW JERSEY
COMM #50044607
My Commission Expires August 25, 2026

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 LABELED 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

March 6, 2025

DATED

Town/Village of

I, Mark Friedman 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
12A Martha Road, 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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Please see attached list

SWORN to before this

PLEASE SIGN HERE

6 day of March, 2025

Carol K. [Signature]
Notary Public

CAROLE R. KISS
NOTARY PUBLIC - STATE OF NEW JERSEY
COMM #50044607
 My Commission Expires August 25, 2026

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 Planning Board
affecting property located at _____, 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

_____ day of _____ 20____

Notary Public

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/permits/6191.html>

11/41.14-1-64
9 MARTHA ROAD LLC
1076 EAST 23RD ST
BROOKLYN, NY 11210

11/41.14-1-68
GOLDA JANICE TRUST
16 MARTHA RD
MONSEY, NY 10952

11/41.14-1-67
JOSEPH ZVI
17 MARTHA RD
MONSEY, NY 10952

11/41.18-1-48
CHANDOHA HELEN
JARAPOLK
5 MARTHA RD
MONSEY, NY 10952

11/41.18-1-26
ELBOGEN AARON & JACOB
1669 50TH ST
BROOKLYN, NY 11204

11/41.18-1-27
WEINBERGER JACOB & FAGIE
21 JUDITH LA
MONSEY, NY 10952

11/41.18-1-28
PARNES JOSEPH FAMILY
TRUST THE
6 MARTHA ROAD
MONSEY, NY 10952

11/41.18-1-49
SONTAG ISRAEL
7 MARTHA RD
MONSEY, NY 10952

11/41.18-1-2
ZELINGER MARYAM
8 MARTHA RD
MONSEY, NY 10952

11/41.18-1-6
KATZ LARRY & SARAH
16 JUDITH LANE
MONSEY, NY 10952

11/41.18-1-5
BEREN NOAH & CHAYA MEIRA
RIEDER
18 JUDITH LA
MONSEY, NY 10952

11/41.18-1-4
FRIEDMAN MARK & DEVORAH
1076 E 23RD ST
BROOKLYN, NY 11210

11/41.18-1-3
WOLF LISA &
FIALKOFF JEFFERY & IRIS
22 JUDITH LANE
MONSEY, NY 10952

11/41.18-1-1
10 MARTHA ROAD LLC
1076 EAST 23RD ST
BROOKLYN, NY 11210

11/41.14-1-65
WINTER JANET & HARVEY
11 MARTHA RD
MONSEY, NY 10952

11/41.14-1-63
ROZENBERG MICHAEL &
VIVIAN
12 MARTHA ROAD
MONSEY, NY 10952

11/41.14-1-62
FRIEDMAN MARK & DEVORAH
1076 E 23RD ST
BROOKLYN, NY 11210

11/41.14-1-69
KATZ LARRY & SARAH
79 FORSHAY RD
MONSEY, NY 10952

11/41.14-1-66
CONG K'HAL CHASIDIM
STE 1
1985 CEDAR BRIDGE AVE
LAKEWOOD, NJ 08701

11/41.14-1-60.2
BARNETT AYALA
45 WILDER RD
MONSEY, NY 10952

11/41.14-1-60.1
BARNETT AYALA
26 ASTOR PL
MONSEY, NY 10952

11/41.14-1-61
194 GRANDVIEW AVENUE LLC
194 GRANDVIEW AVE
MONSEY, NY 10952

11/41.14-1-70
196 GRANDVIEW
HOLDINGS LLC
78A N BOUNDARY ROAD
JAMAICA, NY 11430

17/41.13-2-9
202 GRANDVIEW TRUST
202 GRANDVIEW AVE
MONSEY, NY 10952

17/41.13-2-8
ZILBERBERG MENDEL
206 GRANDVIEW AV
MONSEY, NY 10952

11/41.14-1-10
BARUCH YINON & SUSAN
2 GRAND PARK DR
MONSEY, NY 10952

17/41.13-2-91
GV HOLDING LLC &
GRANDVIEW ENTERPRISES LLC
% WEINBERGER
1757 E 23RD ST
BROOKLYN, NY 11229

11/41.14-1-4
GREENFIELD MARTIN &
ESTHER
1 GRAND PARK DR
MONSEY, NY 10952

11/41.14-1-11
CICES SIMON & ALTHEA
195 GRANDVIEW AV
MONSEY, NY 10952

11/41.14-1-5
ZELEFSKY DAVID &
CHANA
3 GRAND PARK DR
MONSEY, NY 10952

10A martha
03/2025 1002

11/41.14-1-12
GREYSTONE LEXINGTON
TERRACE REALTY LLC
152 WEST 57 ST. 60TH FLOOR
NEW YORK, NY 10019

11/41.14-1-3
LWD FAMILY HOLDINGS LLC
ATT: HUDI SIMCHA
1985 CEDAR BRIDGE AVE
LAKEWOOD, NJ 08701