

## PART I

RECEIVED  
VILLAGE OF WESLEY HILLS

Name of Municipality VILLAGE OF WESLEY HILLS

Date JAN 23 2025

BUILDING,  
PLANNING & ZONING

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 <b>Part II</b> of this form.)	

Project Name: 4 Kentor Addition

Applicant: Yisroel Sandel Phone # \_\_\_\_\_  
Address 10 Bell Ln Spring Valley NY 10977  
Street Name & Number (Post Office) State Zip code

Property Owner: Yisroel Sandel Phone # 845-596-9660  
Address 10 Bell Ln Spring Valley NY 10977  
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Barfinkel Chaim Phone # 845-356-7777  
Address 5 Bernsen Ave Monsey NY 10952  
Street Name & Number (Post Office) State Zip code

Attorney: \_\_\_\_\_ Phone # \_\_\_\_\_  
Address \_\_\_\_\_  
Street Name & Number (Post Office) State Zip code

Contact Person: Same as applicant Phone # \_\_\_\_\_  
Address \_\_\_\_\_  
Street Name & Number (Post Office) State Zip code

**Tax Map Designation:**

Section 41.11 Block 2 Lot(s) 36  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

**Location:** On the \_\_\_\_\_ side of \_\_\_\_\_,  
\_\_\_\_\_ feet \_\_\_\_\_ of \_\_\_\_\_.

**Acreage of Parcel** 0.837 **Zoning District** R-35  
**School District** East Ramapo **Postal District** 10952

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

Proposed addition of 2290 square ft.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

\_\_\_\_\_  
\_\_\_\_\_

*"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 ☐ State or County Park  
☐ Long Path ☐ County Stream  
☐ Municipal Boundary ☐ County Facility

List name(s) of facility checked above. NY Route 306

### Applicant's Signature and Certification

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

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

Mailing Address

10 Bell Ln  
Spring Valley NY  
10977

SWORN to before this

22nd day of January, 2025

[Signature]  
Notary Public

LIPA BRACH  
NOTARY PUBLIC STATE OF NY  
NO. 01BR6433381  
QUALIFIED IN ROCKLAND COUNTY  
COMMISSION EXPIRES 05/2026

LIPA BRACH  
NOTARY PUBLIC STATE OF NY  
NO. 01BR6433381  
QUALIFIED IN ROCKLAND COUNTY  
COMMISSION EXPIRES 05/2026



## Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Yisroel Sandel being duly sworn, hereby  
depose and say that I reside at: 10 Bell Ln Spring Valley NY 10977

in the county of Rockland in the state of NY.

I am the \* Sole 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 10 2024. Said premises are  
also known and designated on the Town of Hamapo Tax Map as:  
section 41.11 block 200 lot(s) 36

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

Yisroel Sandel  
10 Bell Ln Spring Valley  
NY 10977

SWORN to before this

22nd day of January, 2025

[Signature]  
Notary Public

LIPA BRACH  
NOTARY PUBLIC STATE OF NY  
NO. 01BR6433381  
QUALIFIED IN ROCKLAND COUNTY  
COMMISSION EXPIRES 05/2026

\* 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, \_\_\_\_\_, 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

Yisroel Sandel  
10 Bell Ln Spring Valley NY 10977

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;  
( ) 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 Single family residence

3. Premises affected are in a R-35 zone and from the town of Ramapo  
tax map, the property is know as Section 41.11,  
Block, 2, Lot(s) 36.



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 Westley 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, YISROEL SANDER, 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

PO BOX 126  
SPRING VALLEY NY 10977

SWORN to before this

22 day of January, 2002

[Signature]  
Notary Public

LIPA BRACH  
NOTARY PUBLIC STATE OF NY  
NO. 01BR0433381  
QUALIFIED IN ROCKLAND COUNTY  
COMMISSION EXPIRES 05/2026

## 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 }

Yisroel Sander being duly sworn, deposes and  
says that he/she resides at 10 Bell Ln Spring  
Valley NY 10977

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. 41.11 Lot No. 36 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.

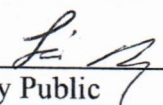
The applicant is the (owner) (contract vendee) of the said property.

Owner: 

Address: 10 BELL LANE  
SPRING VALLEY NY 10977

Sworn to before me this

22 day of January 2025

  
Notary Public

LIPA BRACH  
NOTARY PUBLIC STATE OF NY  
NO. 01BR6433381  
QUALIFIED IN ROCKLAND COUNTY  
COMMISSION EXPIRES 05/2026



## Page 8



## **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

Yisroel Sandel  
APPLICANT

1/22/2025  
DATED

## PART II

### Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section R-35 \_\_\_\_\_;
- ☐ 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 single family residence



11/41.15-2-13  
NEW 9 LOIS LANE LLC  
SUITE 114  
1247 49TH ST  
BROOKLYN, NY 11219

11/41.15-2-10  
ELFER ABRAHAM & ESTHER P  
6 LOIS LA  
MONSEY, NY 10952

11/41.15-2-8  
LANDAU KENNETH & DENA  
2 LOIS LA  
MONSEY, NY 10952

11/41.15-2-7  
SHUCHT MICHAEL  
388 ROUTE 306  
MONSEY, NY 10952

11/41.16-1-85  
RAMAPO TOWN OF  
237 RT 59  
SUFFERN, NY 10901

11/41.15-2-12  
ZAMIR HAIM & MARILYN  
11 LOIS LA  
MONSEY, NY 10952

11/41.15-2-11  
MESIVTA LUBAVITCH OF  
MONSEY  
C/O LIBEROW MOSHE  
8 TRACEY COURT  
SPRING VALLEY, NY 10977

11/41.15-2-6  
SBO 392 LLC  
27 HIGHVIEW RD  
MONSEY, NY 10952

11/41.15-2-5  
ISRAEL MARIE SUZANNE &  
OLGALINE  
396 RT 306  
MONSEY, NY 10952

11/41.16-1-1  
MARCUS HOLDINGS LLC  
#301  
110 CHESTNUT RIDGE ROAD  
MONTVALE, NJ 07645

11/41.11-2-31  
RICHMAN HOWARD S & MAYA  
9 KENTOR LA  
MONSEY, NY 10952

11/41.11-2-24  
GORBUNOV MIKHAIL &  
KRASOV MARINA  
5 KENTOR LA  
MONSEY, NY 10952

11/41.11-2-30  
HALPERT ETHAN AND  
ELISSA ESTHER  
1 EARL COURT  
WESLEY HILLS, NY 10952

11/41.11-2-20  
SCHONFELD JERRY & SUSAN A  
430 RT 306  
MONSEY, NY 10952

11/41.11-1-22  
FRIEDMAN MICHAEL & CHAYA  
1 WINDMILL DR  
MONSEY, NY 10952

11/41.12-1-43  
BLOCK KARL S & SHARI A  
6 MARCUS DR  
MONSEY, NY 10952

11/41.11-2-19  
WESLEY HILLS VILLAGE OF  
432 RT 306  
MONSEY, NY 10952

11/41.15-2-4  
METZGER AARON D & CHAYA  
398 RT 306  
MONSEY, NY 10952

11/41.15-1-24  
JAWONIO INC  
260 N LITTLE TOR RD  
NEW CITY, NY 10956

11/41.15-1-25.1  
AMONA SEAN  
131 GRANDVIEW AVE  
MONSEY, NY 10952

11/41.15-2-3  
UNGER RUTH & STEVEN  
400 RT 306  
MONSEY, NY 10952

11/41.15-2-2  
EARL VERNON S SR &  
BRENDA  
408 RT 306  
MONSEY, NY 10952

11/41.15-1-23  
SORIANO JOSE & SHIRYN  
403 RT 306  
WESLEY HILLS, NY 10977

11/41.15-1-20  
GOLD STUART & GOLDIE  
11 HOLLAND LA  
MONSEY, NY 10952

11/41.15-1-22  
DAVE BHUPEN & RITA  
IRREVOCABLE TRUST  
411 RT 306  
MONSEY, NY 10952

11/41.15-1-21  
GREENSTEIN ABRAHAM & RUTH  
1435 E 22ND ST  
BROOKLYN, NY 11210

11/41.15-2-1  
RAMAPO TOWN OF  
237 RT 59  
SUFFERN, NY 10901

11/41.11-2-32  
SCHEINBERG JOSHUA & GAIL  
12 KENTOR LANE  
MONSEY, NY 10952

11/41.11-1-99  
KAGAN DAVID & MIRIAM  
415 ROUTE 306  
MONSEY, NY 10952

11/41.11-2-33  
ZIEGLER HIRSCH J & FAY  
5 DORCHESTER CT  
POMONA, NY 10970-4510

11/41.11-1-93  
REGINA ANGELO J + ANN M  
15 HOLLAND LA  
MONSEY, NY 10952

11/41.11-2-34  
HAGLER TUVIA & SHOSHANAH  
8 KENTOR LA  
MONSEY, NY 10952

11/41.11-2-35  
BERNSTEIN LILI ANN  
6 KENTOR LA  
MONSEY, NY 10952

11/41.11-2-36  
SANDEL YISROEL M & BRACHA  
C  
4 KENTOR LA  
MONSEY, NY 10952

11/41.11-2-37  
SCHMELCZER BENZY & MIRIAM  
2 KENTOR LA  
MONSEY, NY 10952

11/41.11-1-98  
LUSTIG ALEXANDER & RACHEL  
419 RT 306  
MONSEY, NY 10952

11/41.11-1-94  
MOLLER BENJAMIN  
1675 48TH STREET  
BROOKLYN, NY 11204

11/41.12-1-40  
ROSENBERG SHIMON & CHAYA  
12 MARCUS DR  
MONSEY, NY 10952

11/41.11-2-23  
HASTEN -HILL ESTHER &  
CHILL JOSEPH S  
3 KENTOR LA  
MONSEY, NY 10952

11/41.11-2-22  
ROBINSON ARLINGTON &  
JOSEPHINE  
1 KENTOR LA  
MONSEY, NY 10952

11/41.11-1-23  
GUBERNICK LORRAINE  
CREDIT SHELTER TRUST  
3 WINDMILL DR  
MONSEY, NY 10952

11/41.11-1-24  
GINSBERG STEVEN L & DONNA  
L  
19 HOLLAND LA  
MONSEY, NY 10952

11/41.11-1-97  
BAUMAN FAMILY TRUST  
315 N JUNE ST  
LOS ANGELES, CA 90004

11/41.11-2-29  
KORMAN ISSAC & ELIEZER &  
GERBER SARAH  
3 EARL COURT  
MONSEY, NY 10952

11/41.12-1-41  
BHARDWAJ SUSHIL & RITA  
10 MARCUS DR  
MONSEY, NY 10952

11/41.11-1-96  
HENDLER MICHAEL  
4 WINDMILL DR  
MONSEY, NY 10952

11/41.11-1-95  
WELTIN FAMILY IRREVOCABLE  
TRUST  
6 WINDMILL DR  
MONSEY, NY 10952-1318

11/41.11-2-25  
EARL COURT REALTY LLC  
1621 58 STREET  
BROOKLYN, NY 11204

11/41.11-2-28  
HUGHES JOHN H & ROSANNE P  
5 EARL CT  
MONSEY, NY 10952

11/41.12-1-42  
FRANKEL JAY & CHERYL  
8 MARCUS DR  
MONSEY, NY 10952

11/41.11-2-26  
SCHEINER LIBA &  
FRIEDMAN ZVI  
6 EARL COURT  
MONSEY, NY 10952

11/41.11-2-27  
KELLER EFRAIM & BAILA  
7 EARL CT  
MONSEY, NY 10952

11/41.11-2-21  
MARTIN MESHULAM &  
DEBORAH  
428 RT 306  
MONSEY, NY 10952

11/41.11-1-21  
GANZ DAVID  
UNIT 1A  
57 TAFFEE PL  
BROOKLYN, NY 11205

11/41.12-1-45  
SAUNDERS JAY LEGACY TRUST  
16 VILLAGE GREEN  
MONSEY, NY 10952

11/41.11-1-25  
GOLANDER YECHIEL & BRACHA  
21 HOLLAND LA  
MONSEY, NY 10952

11/41.12-1-46  
GIANOS JOHN & SOPHIA  
14 VILLAGE GREEN  
MONSEY, NY 10952

11/41.12-1-47  
ROZENBERG BARRY S &  
SHIRA T  
12 VILLAGE GREEN  
WESLEY HILLS, NY 10952

11/41.11-2-14  
SPIER JOEL & DEBORAH  
10 VILLAGE GREEN  
MONSEY, NY 10952

11/41.11-2-15  
GUREVICH GAIL  
8 VILLAGE GREEN  
WESLEY HILLS, NY 10952



11/41.11-2-16  
BERGER JEFFREY & SHIRA  
6 VILLAGE GREEN  
MONSEY, NY 10952

11/41.11-2-17  
VILLAGE GREEN SHUL THE  
4 VILLAGE GREEN  
MONSEY, NY 10952

11/41.11-2-18  
WESLEY HILLS VILLAGE OF  
432 RT 306  
MONSEY, NY 10952

11/41.11-1-20  
441 ROUTE 306 LLC  
10 LENORE AVE  
MONSEY, NY 10952

11/41.12-1-28  
SAHA JNAN & GITA  
9 VILLAGE GREEN  
MONSEY, NY 10952

11/41.11-2-13  
WOHLGEMUTH MARC & ZUCKER  
BRIENDY & ALBERT  
7 VILLAGE GREEN  
MONSEY, NY 10952

11/41.11-2-6.1  
GRAY CHARLES & VIKKI  
5 VILLAGE GREEN  
MONSEY, NY 10952

11/41.11-2-6.2  
NISENBAUM YEHOASHUA &  
NECHAMA  
3 VILLAGE GREEN  
MONSEY, NY 10952

11/41.11-2-6.3  
NAFTALI TOMER &  
TZVIYA  
1 VILLAGE GREEN  
MONSEY, NY 10952

11/841.15-2-2  
HANSEN DEBORAH  
104 HIGH ST  
CHESTER, NY 10918



