

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 11/26/24

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.)	

RECEIVED
VILLAGE OF WESLEY HILLS
JAN 17 2025
BUILDING,
PLANNING & ZONING

Project Name: _____

Applicant: Nancy Rubin Phone # 845-424-0244
Address 16 Squadron Blvd, New City, NY 10956
Street Name & Number (Post Office) State Zip code

Property Owner: Kenneth + Tamar Schaum Phone # 718-288-1653
Address 9 Marcus Drive Monsey, NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: 2 Plus Architects Phone # 201-785-8855
Address 240 West Crescent Ave Allendale, NJ 07401
Street Name & Number (Post Office) State Zip code

Attorney: N/A Phone # _____
Address _____
Street Name & Number (Post Office) State Zip code

Contact Person: Nancy Rubin Phone # _____
Address 16 Squadron Blvd, Suite 104 New City, NY 10956
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.12 Block 1 Lot(s) 37
Section _____ Block _____ Lot(s) _____

Location: On the East side of Marcus Drive,
300 feet Path of Village Green.

Acreage of Parcel 30K SF **Zoning District** R-35
School District East Ramapo **Postal District** 10952

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

We are looking to build a small extension and a renovation
of the kitchen and dining room. See attached narrative for
the Variances we're applying for.

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. _____

Applicant's Signature and Certification

State of New York)

County of Rockland) SS.:

Town/Village of Westley Hills)

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

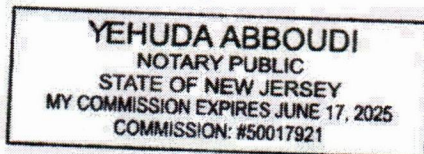
Mailing Address

Nancy Rubin
16 Squaaron Blvd
Gr 104
New City, NY 10976

SWORN to before this

24th day of November, 2024

[Signature]
Notary Public



Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Nancy Rubin, being duly ^{affirm}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

nr Nancy Rubin
16 Squadron Blvd
Suite 104
New City, NY 10956

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 230-17;
- ☐ 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 small extension and a renovation of the kitchen and dining room

3. Premises affected are in a R-35 zone and from the town of Ramapo tax map, the property is know as Section 41.12, Block, 1, Lot(s) 37.

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 N/A
- 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, Nancy Rubin, 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

Nancy Rubin
16 Squadron Blvd, Suite 104
New City, NY 10956 *NR*

SWORN to before this

26th day of November, 2023

[Signature]
Notary Public

YEHUDA ABOUDI
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 17, 2025
COMMISSION: #50017921

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Kenneth Schaum being ^{aff. m} ~~duly~~ sworn, hereby
depone and say that I reside at: 9 Marcus Drive, Monsey, NY 10952

in the county of Rockland in the state of NY

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

9 Marcus Drive, Monsey, NY 10952

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 1994. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.12 block 1 lot(s) 37

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

Kenneth Schaum

9 Marcus Drive

Monsey NY 10952

SWORN to before this

25 day of November, 2024

[Signature]
Notary Public

Notary Public
State of New York
Qualified in Rockland
Marshall F Katz
Reg #01KA6167354
Commission Expires: 5/27/27

* 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.

YEHUDA ABOUDI
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 17, 2025
COMMISSION: #50017921

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 }

Kenneth Schaub being duly sworn, deposes and
says that he/she resides at 9 Marcus Drive
Monsey 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. 41.12 Lot No. 37 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: Kenneth Schaub
Address: 9 Marcus Drive
Monsey NY 10952

Sworn to before me this

25 day of November 2024
[Signature]
Notary Public

Notary Public
State of New York
Qualified in Rockland
Marshall F Katz
Reg #01KA6167354
Commission Expires: 9/28/27

RECEIVED
VILLAGE OF WESLEY HILLS

JAN 17, 2025

BUILDING,
PLANNING & ZONING

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

Nancy Rubin
APPLICANT

11/26/24
DATED

RECEIVED
VILLAGE OF WESLEY HILLS

JAN 17 2025

BUILDING,
PLANNING & ZONING

11/41.16-1-99
WEISZ MEIR & MIREL N
9 SHERRI LA
SPRING VALLEY, NY 10977

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

11/41.12-2-52
STERN SAMUEL & TOVA
8 N SHERRI LANE
WESLEY HILLS, NY 10977

11/41.16-1-89
BREUER SAMUEL
33 SKYLARK DR
WESLEY HILLS, NY 10977

11/41.16-1-25
ANAYANNIS FAMILY TRUST
THE
L/E
14 SHERRI LA
SPRING VALLEY, NY 10977

11/41.16-1-5
FINE JOSEPH S & SHIRA M
11 SHERRI LA
SPRING VALLEY, NY 10977

11/41.16-1-6
TREITEL GITTY
13 SHERRI LANE
SPRING VALLEY, NY 10977

11/41.16-1-2
JAEGER LINDA
15 MARCUS DR
MONSEY, NY 10952

11/41.16-1-7
STEIN MARIA
15 SHERRI LA
WESLEY HILLS, NY 10977

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

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

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

11/41.12-2-57
DEUTSCH JEFFREY & LEAH T
7 N SHERRI LA
SPRING VALLEY, NY 10977

11/41.16-1-88
35 SKYLARK LLC
SUITE 118
46 MAIN ST
MONSEY, NY 10952

11/41.16-1-26
PRIDGEN SYLVIA L
WILLIAM A
12 SHERRI LA
SPRING VALLEY, NY 10977

11/41.16-1-3
ELI & MERYL REV TRUST
17 MARCUS DR
MONSEY, NY 10952

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

11/41.16-1-8
KARMEL EPHRAIM & SARAH
17 SHERRI LANE
SPRING VALLEY, NY 10977

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

11/41.12-1-38
SCHWALB TAMAR &
DAVID
11 MARCUS DRIVE
WESLEY HILLS, NY 10952

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

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

11/41.16-1-27
KLEIN YOSEF & BLIMIE
10 SHERRI LANE
SPRING VALLEY, NY 10977

11/41.16-1-87
WAINHAUS SAMUEL &
BASHIE
42 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-4
GERSHUNY WOLF LAUREN
& WOLF HARRIET
19 MARCUS DR
MONSEY, NY 10952

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

11/41.16-1-9
MEHU GUIRY &
LOUISIUS-MEHU MAUD
19 SHERRI LA
SPRING VALLEY, NY 10977

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

11/41.12-1-39
MECHLIN MERYS
13 MARCUS DR
MONSEY, NY 10952

11/41.12-2-27
ABRAHAM MIRIAM &
ZALTZ ARI
26 ARCADIAN DR
SPRING VALLEY, NY 10977

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 BUILDING,
 PLANNING & ZONING

11/41.12-2-28
 LITENATSKY MOSHE C &
 HAGLER TZIPORA T &
 MELISSA J
 28 ARCADIAN DRIVE
 WESLEY HILLS, NY 10977

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

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

11/41.12-2-29
 TREITEL ELLIOT & TIFFANY
 30 ARCADIAN DR
 SPRING VALLEY, NY 10977

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

11/41.12-1-44
 RADZANOWER ESTER
 18 VILLAGE GREEN
 MONSEY, NY 10952

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

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

11/41.12-2-59
 SOROTZKIN AARON &
 ESTHER
 3 SHERRI LANE NORTH
 SPRING VALLEY, NY 10977

11/41.12-2-30
 FRIEDMAN DAVID &
 KLEIN PHYLLIS
 23 ARCADIAN DR
 SPRING VALLEY, NY 10977

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

11/41.12-2-54
 12 NORTH SHERRI LANE LLC
 12 N SHERRI LA
 SPRING VALLEY, NY 10977

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

11/41.12-1-36
 WAINTRAUB ALAN J &
 JOYCE S
 7 MARCUS DR
 MONSEY, NY 10952

11/41.12-1-21
 5 SKYLINE TERRACE LLC
 1 SKYLINE TERR
 SPRING VALLEY, NY 10977

11/41.12-2-51
 PINCUS DOV & ELLEN
 6 SHERRI LA N
 SPRING VALLEY, NY 10977

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

11/41.12-1-34
 REIFER ABRAHAM JOSHUA
 & HENCHE
 1537 50TH ST
 BROOKLYN, NY 11219

11/41.12-2-50
 MIKULANINEC JOHN S &
 JUDITH L
 4 NO SHERRI LA
 SPRING VALLEY, NY 10977

11/41.12-2-56
 GAYER ISRAEL & LIBBY
 14 N SHERRI LA
 SPRING VALLEY, NY 10977

11/41.12-2-55
 RAMAPO TOWN OF
 237 RT 59
 SUFFERN, NY 10901

11/41.12-1-37
 SCHAUM KENNETH & TAMAR
 9 MARCUS DR
 MONSEY, NY 10952

11/41.12-2-53
 BERLIN LANA & GERTRUDE
 10 NO SHERRI LA
 SPRING VALLEY, NY 10977

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

11/41.12-1-35
 NIMCHINSKY AKIVA &
 SHOSHANA
 5 MARCUS DR
 MONSEY, NY 10952

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

11/41.12-2-58
 SCHWARTZ MILTON
 5 SHERRI LN N
 SPRING VALLEY, NY 10977

11/41.12-2-48
 BAIS LUBAVITCH
 7-9 MARK DR
 SPRING VALLEY, NY 10977

11/41.12-2-60
 SARFATY ELIAHU
 1 NO SHERRI LN
 SPRING VALLEY, NY 10977

11/41.12-1-33
ELKOBI MORDCHAI & DONA
1 MARCUS DR
MONSEY, NY 10952

11/41.12-1-30
AARON TZVI & ALLIE
13 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-22
TRUST UNDER THE SEVENTH
WILL OF HIRSCH NATHAN
95 LAWERENCE AVE
BROOKLYN, NY 11230

11/41.12-1-24
VERICKER CAROL A & NEGRON
CARMEN V
23 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-1-32
SKOVRONSKY MANDEL &
RATZI
17 VILLAGE GREEN
MONSEY, NY 10952

11/41.12-1-29
PRERO ELIYAHU & ADINA
20 GLENBROOK ROAD
MONSEY, NY 10952

11/41.12-1-20
HANDLER ASHER
POBOX 580
LAKEWOOD, NJ 08701

11/41.12-1-25
BREUER RUBIN
29 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-1-31
WASSERMAN AVROHOM & SHIRA
15 VILLAGE GREEN
MONSEY, NY 10952

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

11/41.12-1-23
LOEB HOUSE INC
1 BLUE HILL PLAZA
P O BOX 1648
PEARL RIVER, NY 10965

11/41.12-2-61
3 MARK DR LLC
PO BOX 580
LAKEWOOD, NJ 08701

RECEIVED
VILLAGE OF WESLEY HILLS
JAN 17 2025
BUILDING,
PLANNING & ZONING

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section 230-17 _____;
- ☐ 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 building a small extension
and renovation of the kitchen and dining room.

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