

## PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date November 19, 2024

*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: 16 Amsterdam Ave

Applicant: Stanley Mayerfeld Phone # 917-573-1369  
Address 17 Bruck Ct Spring Valley NY 10977  
Street Name & Number (Post Office) State Zip code

Property Owner: Mark Mindick Phone # 845-352-2136  
Address 16 Amsterdam Ave Monsey N.Y. 10952  
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Mayerfeld Architecture Phone # 845-354-0001  
Address 15 Lyncrest Drive Monsey N.Y. 10952  
Street Name & Number (Post Office) State Zip code

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

Contact Person: Stanley Mayerfeld Phone # 917-573-1369  
Address 17 Bruck Ct Spring Valley N.Y. 10977  
Street Name & Number (Post Office) State Zip code



**Tax Map Designation:**

Section 41.11 Block 1 Lot(s) 45

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

**Location:** On the South side of Amsterdam Ave,  
0 feet West of Jodi Ct.

**Acreage of Parcel** 25.992 S.F. **Zoning District** R-35

**School District** East Ramapo **Postal District** 10952

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

Proposed addition not complying with section 230-17 (insufficient front and side yards  
and exceeding maximum allowable building coverage ). See attached summary.

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

**If subdivision:**

- 1) Is any variance from the subdivision regulations required? No  
2) Is any open space being offered? No If so, what amount? \_\_\_\_\_

**Project History:** Has this project ever been reviewed before? Yes

If so, list case number, name, date, and the board you appeared before.

ZBA granted varainces on January 17 2018

ZBA granted varainces on April 03 2019

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

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*"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."*



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 \_\_\_\_\_
- 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 Wesely Hills.

I, \_\_\_\_\_, 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

Mark Mindick  
16 Amsterdam Ave  
Monsey NY 10952

SWORN to before this

26th day of November, 2024  
[Signature]  
Notary Public

TARA S ROBERTS  
NOTARY PUBLIC STATE OF NEW YORK  
RESIDING IN ROCKLAND COUNTY  
NO. 01R06429066  
MY COMMISSION EXPIRES 02/07/2026



## 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 \_\_\_\_\_

Proposed addition not complying with section 230-17 (insufficient front & side yards and  
exceeding maximum allowable building coverage).

See attached summary.

State of New York)

## Wesely Hills

Town/Village of Wesely Hills

I, Mark Mindick being duly sworn deposes and says  
that he is the applicant, agent or attorney for applicant, in the matter of the petition before  
the Zoning (board) in the town/village  
of Wesely Hills affecting property located at  
16 Amsterdam Ave, Rockland County, New York.

That the following are all of the owners of property 750 feet (distance)  
from the premises as to which this application is being taken.

[illegible]

see attached

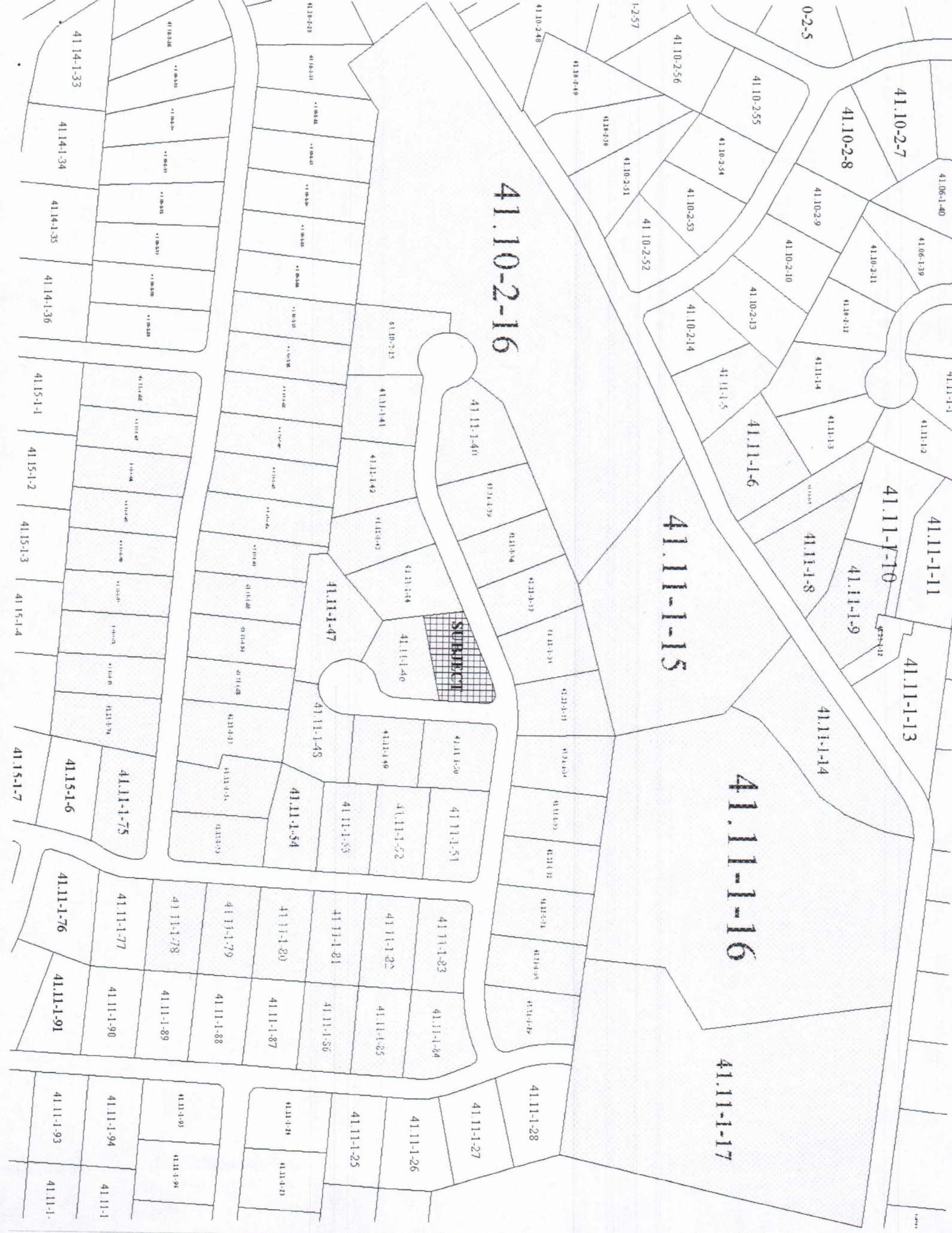
SWORN to before this

SWORN to before this 21st day of August, 2021

*Lana Rhot*  
Notary Public

TARA S ROBERTS  
NOTARY PUBLIC STATE OF NEW YORK  
RESIDING IN ROCKLAND COUNTY  
NO. 01RO6429066  
MY COMMISSION EXPIRES 02/07/2026







11/41.11-1-71  
 MINZER HILLEL & BROCHA C  
 10 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-68  
 JACOBS HERBERT & ELAINE  
 16 GLENBROOK ROAD  
 MONSEY, NY 10952

11/41.11-1-54  
 TSOUR RAFAEL & CHAYA R  
 8 VAN WINKLE RD  
 MONSEY, NY 10952

11/41.10-2-28  
 GROSS NATHAN & HALINA  
 25 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-73  
 GOLDSTEIN ILAN & SIMONE  
 C/O PAYTRUST  
 PO BOX 00973706  
 SIOUX FALLS, SD 57186

11/41.11-1-78  
 KLEIN MERVYN  
 11 VAN WINKLE ROAD  
 MONSEY, NY 10952

11/41.11-1-64  
 YUROWITZ SAM T &  
 SHELLY  
 21 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-56  
 KATZ ALLAN & DEBORAH  
 VERON  
 3 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-59  
 ORNSTEIN MARTON & JANEY  
 9 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-48  
 HERSHKOWITZ DAVID  
 1 JODI CT  
 MONSEY, NY 10952

11/41.11-1-70  
 MILLER LAWRENCE D + CAROL  
 12 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-67  
 BROWN SIMCHA  
 390 OAK AVE  
 CEDARHURST, NY 11516

11/41.11-1-61  
 JACOBSON ELEANOR  
 15 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-75  
 BRESSEL ELLEN R  
 2 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-72  
 SAPERSTEIN CHAIM & SARAH  
 8 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-62  
 EDELSTEIN ASHER &  
 SHARON STURM  
 17 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-79  
 BLACHORSKY LITA  
 9 VAN WINKLE RD  
 WESLEY HILLS, NY 10952

11/41.11-1-57  
 ARNER MILTON & NATALIE  
 5 GLEN BROOK RD  
 MONSEY, NY 10952

11/41.11-1-60  
 HANDLER EDWARD & RACHEL &  
 BERKOWITZ LEVY & FAIGY  
 11 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-44  
 KLAHR DOV & RAIZY  
 18 AMSTERDAM AV  
 MONSEY, NY 10952

11/41.11-1-69  
 NULMAN JEFFREY B & NINA S  
 14 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-80  
 MF18 IRREVOCABLE TRUST  
 29 CAMEO RIDGE RD  
 MONSEY, NY 10952

11/41.11-1-65  
 REIFER IRA & MINDY  
 23 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-74  
 GOTTDIENER YOSEF S &  
 AHUVA L E  
 4 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-66  
 KATZ ISRAEL & DASYA  
 20 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-63  
 VILINSKY RAPHAEL &  
 AHUVA  
 19 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-55  
 KOPSTICK STEVEN & RIVKAH  
 10 VAN WINKLE RD  
 MONSEY, NY 10952

11/41.11-1-58  
 COHEN RICHARD & CHANA  
 7 GLENBROOK RD  
 MONSEY, NY 10952

11/41.10-2-27  
 BLUMSTEIN CARL & ESTHER  
 27 GLENBROOK RD  
 MONSEY, NY 10952

11/41.11-1-37  
 SCHLISSELFELD SIMEON  
 HILLEL & CHAYA  
 19 AMSTERDAM AV  
 MONSEY, NY 10952



11/41.11-1-86  
 PREIS YANKOV &  
 BECHER ROCHELLE  
 22 HOLLAND LANE  
 MONSEY, NY 10952

11/41.11-1-47  
 FISCH JERALD & DEBORAH  
 SUE  
 2 JODI CT  
 MONSEY, NY 10952

11/41.11-1-41  
 GOLDMAN ARON & NECHAMA  
 24 AMSTERDAM AVENUE  
 WESLEY HILLS, NY 10952

11/41.11-1-52  
 HERSKOVICH YEHUDIT LEORA  
 4 VAN WINKLE RD  
 MONSEY, NY 10952

11/41.10-2-15  
 ZARETZKY HARVEY E +  
 GLORIA R  
 26 AMSTERDAM AV  
 MONSEY, NY 10952

11/41.11-1-51  
 EISSENBERG YEHUDA &  
 MIRIAM  
 2 VAN WINKLE RD  
 MONSEY, NY 10952

11/41.11-1-40  
 YANY FRANK & FRANCES  
 25 AMSTERDAM AV  
 MONSEY, NY 10952

11/41.10-2-16  
 RAMAPO TOWN OF  
 35-406 \* \*  
 237 RT 59  
 SUFFERN, NY 10901

11/41.11-1-31  
 ZWEIG NECHEMIA & REBECCA  
 5 AMSTERDAM AV  
 MONSEY, NY 10952

11/41.11-1-33  
 GEWIRTZ JONATHAN &  
 ESTHER T  
 9 AMSTERDAM AV  
 MONSEY, NY 10952

11/41.11-1-81  
 LEVITIN HARVEY & LORNA M  
 5 VAN WINKLE RD  
 MONSEY, NY 10952

11/41.11-1-42  
 COHEN ROY  
 22 AMSTERDAM AV  
 MONSEY, NY 10952

11/41.11-1-82  
 SHIPPER BRUCE & TOVA  
 3 VAN WINKLE ROAD  
 MONSEY, NY 10952

11/41.11-1-43  
 SIGELMAN SHEA  
 20 AMSTERDAM AV  
 MONSEY, NY 10952

11/41.11-1-83  
 HOLLANDER IRWIN J & EVE J  
 1 VAN WINKLE RD  
 MONSEY, NY 10952

11/41.11-1-45  
 MINDICK MOSHE MARK  
 16 AMSTERDAM AVE  
 MONSEY, NY 10952

11/41.11-1-39  
 ALMOG TAL NISIM  
 23 AMSTERDAM AVENUE  
 MONSEY, NY 10952

11/41.11-1-29  
 OKOLICA SHOLOM &  
 GINSBERG SARA  
 28 HOLLAND LA  
 MONSEY, NY 10952

11/41.11-1-36  
 KOBLICK YEHUDA &  
 REBECCA  
 17 AMSTERDAM AV  
 MONSEY, NY 10952

11/41.11-1-35  
 KRAM DAVID S & LISA  
 & MICHAEL  
 15 AMSTERDAM AVE  
 WESLEY HILLS, NY 10952

11/41.11-1-53  
 YANOVSKY MARION  
 6 VAN WINKLE RD  
 MONSEY, NY 10952

11/41.11-1-85  
 WERTENTHEIL ARIELLE &  
 JOSHUA  
 24 HOLLAND LANE  
 MONSEY, NY 10952

11/41.11-1-49  
 PEIKES NAOM & SHARON  
 3 JODI COURT  
 WESLEY HILLS, NY 10977

11/41.11-1-46  
 BALDINGER JACOB &  
 FOX JANET  
 4 JODI  
 MONSEY, NY 10952

11/41.11-1-84  
 KLITNICK MORDECHAI & EVA  
 26 HOLLAND LN  
 MONSEY, NY 10952

11/41.11-1-50  
 JACOBSON EPHRAIM & ADEENA  
 5 JODI CT  
 MONSEY, NY 10952

11/41.11-1-38  
 FRUCHTHANDLER BARUCH D &  
 CHERYL  
 21 AMSTERDAM AV  
 MONSEY, NY 10952

11/41.11-1-30  
 GOLD SHARON  
 3 AMSTERDAM AVE  
 MONSEY, NY 10952

11/41.11-1-32  
 GELB YITZCHAK & YEHUDIT  
 3206 AVENUE K  
 BROOKLYN, NY 11210

11/41.11-1-34  
 SCHLISSELFELD ISRAEL &  
 CHERYL  
 11 AMSTERDAM AV  
 MONSEY, NY 10952



**11/41.11-1-5**  
**DEALCA ROQUE JR & ESTER**  
**114 WILLOW TREE RD**  
**MONSEY, NY 10952**

**11/41.11-1-15**  
**RAMAPO TOWN OF**  
**237 RT 59**  
**SUFFERN, NY 10901**

**11/41.11-1-6**  
**STATE OF NEW YORK**  
**C/O COUNTY FINANCE OFFICE**  
**18 NEW HEMPSTEAD RD**  
**NEW CITY, NY 10956**

**11/41.11-1-8**  
**80 WILLOW TREE LLC**  
**26 NORTH RIDGE ROAD**  
**POMONA, NY 10901**

**11/41.11-1-7**  
**MC NAMARA JOHN E**  
**92 WILLOW TREE RD**  
**MONSEY, NY 10952**

**11/41.11-1-9**  
**IMER NOMI**  
**2 WINDWARD LANE**  
**MONSEY, NY 10952**

**11/41.11-1-17**  
**ROMAN CATHOLIC CHURCH OF**  
**ST BONIFACE POMONA**  
**5 WILLOW TREE RD**  
**WESLEY HILLS, NY 10952**

**11/41.11-1-14**  
**WESLEY HILLS VILLAGE OF**  
**432 RT 306**  
**MONSEY, NY 10952**

**11/41.11-1-16**  
**ROMAN CATHOLIC CHURCH OF**  
**ST BONIFACE POMONA**  
**5 WILLOW TREE RD**  
**WESLEY HILLS, NY 10952**



## 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    }  
VILLAGE OF WESLEY HILLS } SS:

\_\_\_\_\_ being duly sworn, deposes and  
says that he/she resides at 16 Amsterdam Ave  
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. 41.11 Lot No. 1-15 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: 16 Amsterdam Avenue  
Monsey NY 10952

Sworn to before me this

21st day of November 2024

Tara S Roberts  
Notary Public

TARA S ROBERTS  
NOTARY PUBLIC STATE OF NEW YORK  
RESIDING IN ROCKLAND COUNTY  
NO. 01R06429066  
MY COMMISSION EXPIRES 02/07/2026



## Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of Wesely Hills)

I, Mark Mindik, 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 Mindick

16 Amsterdam Ave

Monsey 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 ZBA 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 \_\_\_\_\_  
Proposed addition not complying with section 230-17 (insufficient front & side yards, and exceeding  
max.  
allowable building coverage).

3. Premises affected are in a R-35 zone and from the town of \_\_\_\_\_  
tax map, the property is know as Section 41.11,  
Block, 1, Lot(s) 15.



# Affidavit of Ownership/Owner's Consent

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

I, Mark Mindick being duly sworn, hereby  
depose and say that I reside at: 16 Amsterdam Ave

in the county of Rockland in the state of NY.

I am the \* \_\_\_\_\_ 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 19\_\_\_\_\_. Said premises are  
also known and designated on the Town of \_\_\_\_\_ Tax Map as:  
section 41.11 block 1 lot(s) 45

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

Mark Mindick

16 Amsterdam Ave

Monsey NY 10952

SWORN to before this

28th day of November, 2024

Lana Roberts

Notary Public

TARA S ROBERTS  
NOTARY PUBLIC STATE OF NEW YORK  
RESIDING IN ROCKLAND COUNTY  
NO. 01RO6429066  
MY COMMISSION EXPIRES 02/07/2026

- \* 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.



## 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 \_\_\_\_\_

Proposed addition not complying with section 230-17 (insufficient front and side yards  
and maximum allowable building coverage).

See attached summary.



## **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

Stanley Mayerfed

\_\_\_\_\_  
APPLICANT

November 19, 2024

\_\_\_\_\_  
DATED



