

RECEIVED
VILLAGE OF WESLEY HILLS
JAN 22 2025

BUILDING,
PLANNING & ZONING

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date September 12, 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 Part II of this form.)	

Project Name: 57 East Willow Tree Road

Applicant: Pablo Umansky Phone # 305-216-8315
Address 57 E. Willow Tree Road Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Property Owner: Amalia Umansky 2016 Family Trust Phone # _____
Address 57 E. Willow Tree Road Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Anthony R. Celentano P.L.S. Phone # 845-429-5290
Address 31 Rosman Road Thiells NY 10984
Street Name & Number (Post Office) State Zip code

Attorney: Paul Baum Phone # 845-205-4556
Address 155 North Main Street New City NY 10956
Street Name & Number (Post Office) State Zip code

Contact Person: Attorney Phone # _____
Address _____
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.12 Block 2 Lot(s) 4

Section _____ Block _____ Lot(s) _____

Location: On the South side of East Willow Tree Road,
175 feet West of Arcadian Drive.

Acreage of Parcel 43,595 SF **Zoning District** R-35

School District East Ramapo **Postal District** Spring Valley

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

Addition to single family dwelling which will have less than the required side yard of 25'
(11.5' proposed) and will have more than the maximum impervious surface of .25 (.35
proposed) and building coverage of .10 (.12 proposed).

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? _____

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
_____ Long Path
_____ Municipal Boundary

_____ State or County Park
_____ County Stream
_____ 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 Wesley Hills)

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

Mailing Address

57 E. Willow Tree Road
Spring Valley, NY 10977

SWORN to before this

7th day of November, 20 21



Notary Public

TRANE LUNGER
Notary Public, State of New York
No. 01LU0016821
Qualified in Rockland County
Commission Expires 11/24/2027

THANE LINGER
County of New York
No. 011 00016231
Quarried in Rockland County
Commission Expires 11/24/2025

Affidavit of Ownership/Owner's Consent

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

I, Amalia R. Abudt de Umansky being duly sworn, hereby
depose and say that I reside at: 57 E. Willow Tree Road, Spring Valley, NY 10977

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

I am the * Trustee of the owner in fee simple of premises located at:
57 E. Willow Tree Road, Spring Valley, NY 10977

described in a certain deed of said premises recorded in the Rockland County Clerk's Office
as Instrument No. 2021-0219

Said premises have been in my/its possession since 2020. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.12 block 2 lot(s) 4

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

57 E. Willow Tree Road
Spring Valley, NY 10977

SWORN to before this

7th day of November, 2024

[Signature]

Notary Public

TRANE LUNGER
Notary Public, State of New York
No. 01LU0016821
Qualified in Rockland County
Commission Expires 11/24/2027

* *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 Wesley Hills)

I, Pablo Umansky, 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

Pablo Umansky

57 E. Willow Tree Road

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:

- ☒ (x) Variance or modification from the requirement of Section 230-17 Table of Dimensional Requirements ;
- ☐ () 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 an addition to a single family dwelling which will have less than the required side yard and will exceed the maximum impervious surface ratio and building coverage.

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, 2, Lot(s) 4.

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 _____ 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, _____, 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 _____

SWORN to before this

7th day of November, 2024

Notary Public

TRANE LUNGER
Notary Public, State of New York
No. 01LU0016821
Qualified in Rockland County
Commission Expires 11/24/2027

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 }

Amalia E. Abut de Umansky being duly sworn, deposes and
says that he/she resides at 57 E. Willow Tree Road
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. _____ Lot No. _____ 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: 57 E. Willow Tree Road
Spring Valley, NY 10977

Sworn to before me this

7th day of Nov. 2024


Notary Public

TRANE LUNGER
Notary Public, State of New York
No. 01LU0016821
Qualified in Rockland County
Commission Expires 11/24/2027

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Pablo Umansky 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 of Appeals (board) in the town/village of Wesley Hills affecting property located at 57 E. Willow Tree Road, 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.

<u>SECTION/BLOCK/LOT</u>	<u>NAME</u>	<u>ADDRESS</u>
--------------------------	-------------	----------------

To be provided.

SWORN to before this

7th day of November, 2024

J. L.

Notary Public

TRANE LUNGER
Notary Public, State of New York
No. 01LU0016821
Qualified in Rockland County
Commission Expires 11/24/2027

VILLAGE OF WESLEY HILLS

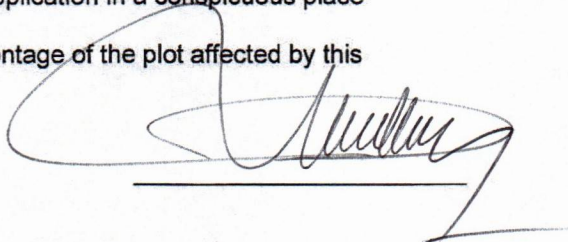
432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF POSTING

STATE OF NEW YORK }
COUNTY OF ROCKLAND }
VILLAGE OF WESLEY HILLS } SS:

Pablo Umansky being duly sworn, deposes and
says that he/she is the applicant in the matter of an application before the
Village of Wesley Hills Zoning Board affecting property located at
57 E. Willow Tree Road, Wesley Hills, Town of Ramapo,
Rockland County, New York.

That on the _____ day of _____, 200__, he/she posted the
posters provided by the Zoning 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.



Sworn to before me this

7th day of Nov 20024

J. L.
Notary Public

TRANE LUNGER
Notary Public, State of New York
No. 01LU0016821
Qualified in Rockland County
Commission Expires 11/24/2027

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


APPLICANT

11/07/24
DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ (x) Variance from the requirement of Section 230-17 Table of Dimensional Requirements _____;
- ☐ () 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 an addition to a single family dwelling which will have less than the required side yard of 25' (11.5' proposed) and will have more than the maximum impervious surface of .25 (.35 proposed) and building coverage of .10 (.12 proposed).

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/public/6191.html>

INSTRUCTIONS

The following must be completed before the application is reviewed and scheduled for the Zoning Board of Appeals meeting:

7. Filing fee of \$150.00 for an existing residence, \$150.00 for actions involving new one-family residences plus \$100.00 per variance sought or \$350.00 plus \$100.00 per variance sought for all other applications plus actual publication sought.
8. Twelve copies of the application, twelve plot plans drawn to scale (showing setbacks and other dimensions) or twelve surveys that have been sworn or attested to as being true and accurate.
9. Twelve copies of a narrative describing why the applicant is appearing before the Board.
10. Twelve copies of reference to the Zoning Board of Appeals (Building Inspector's determination, Code Inspector's determination, referral from the Planning Board or for an interpretation of the Zoning Code). No application can come for a variance without first being denied by the Building Inspector or Code Inspector or referred from the Planning Board.
11. List of names and addresses, along with stamped self-addressed envelopes, of all property owners within a 750 foot radius of the property covered in the application.
12. Twelve copies of a vicinity map.

The application must be received at least four weeks prior to be scheduled for a Zoning Board of Appeals meeting and is subject to the review by the Zoning Board of Appeals attorney. You will be notified as the date of the meeting. You will be provided with posters giving notice of the hearing which shall be posted in a conspicuous place visible from every street along the frontage of the property referred to in the application. These notices must be posted 10 days prior to the scheduled meeting.

BUILDING
PLANNING & ZONING

SUBJ

111-2-28

11/41.12-2-35
PFEIFFER ETHAN & HANNA B
17 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-34
BRACHFELD MEIRI
19 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-32
FASKOWITZ SHRAGA &
LUBINSKY TZVIYA
14 MARK DRIVE
WESLEY HILLS, NY 10977

11/41.12-2-46
VIENER JOSEPH & HANNA
10 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-39
KRUPKA CHRISTINA
412 E 55TH ST
NEW YORK, NY 10022

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VILLAGE OF WESLEY HILLS
JAN 27 2025
BUILDING
PLANNING & ZONING

11/41.12-2-47
LAZARUS MARK & LINDA
58 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-43
KLAHR SHMUEL & ROCHEL
LEAH
3 ARCADIAN DR
WESLEY HILLS, NY 10977

11/41.12-2-63
ZELMANOVIC DAVID & ELAINE
4 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-11
HAMBURGER ROCHELLE
27 EAST WILLOW TREE ROAD
WESLEY HILLS, NY 10977

11/41.12-2-12
SCHWARTZ YIDEL
170 CLINTON LANE
SPRING VALLEY, NY 10977

11/41.12-2-8
KATZ TAMIR &
SCHNEID SHARONA
38 E WILLOW TREE
SPRING VALLEY, NY 10977

11/41.12-2-7
WYMAN MICHAEL & JUANITA
42 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-2-6
HOROWTIZ FAMILY TRUST
21 ROCHELLE LANE
SPRING VALLEY, NY 10977

11/41.12-2-37
PFEFFER CARL & ORYAH
11 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-17
FEIG FAMILY TRUST
10 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-38
YAMPEL MOSHE & YUDIT
9 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-45
LICHTSCHEIN JULIE
12 MARK DR
SPRING VALLEY, NY 10977

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

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

11/41.12-2-16
PROVIDER-HAMASPIK OF
ROCKLAND COUNTY INC
58 RT 59
MONSEY, NY 10952

11/41.12-2-49
BL-RES I HOLDINGS LLC
190 WILLIS AVENUE
MINEOLA, NY 11501

11/41.12-2-44.2
FISCHMAN LISA M
C/O OZ COURT CORP.
500 NEW HEMPSTEAD ROAD
NEW CITY, NY 10956

11/41.12-2-41
SILBERBERG CHARLES &
MIRIAM R
7 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-40
FISCHMAN LISA M
9 OZ CT
SPRING VALLEY, NY 10977

11/41.12-1-19
LERER DANIEL & RIVKA
2 SKYLINE TERR
WESLEY HILLS, NY 10977

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

11/41.12-2-15
GELMAN CHAYA
6 ARCADIAN DRIVE
WESLEY HILLS, NY 10977

11/41.12-2-64
ABIKZER TZIVYA
6 MARK DR
SPRING VALLEY, NY 10977

11/41.12-2-42
ARCADIAN DRIVE LLC
P.O.BOX 350-169
BROOKLYN, NY 11235-0169

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

11/41.12-2-44.1
RAKOWER DOV & TZIPPY
PO BOX D1800
POMONA, NY 10970

11/41.12-2-14
LEVY LM LEGACY TRUST
4 ARCADIAN DR
SPRING VALLEY, NY 10977

11/41.12-2-13
FRIEDMAN MOSHE
#1
5103 20TH AVE
BROOKLYN, NY 11204

11/41.12-2-5
GINSBURG MORDECHAI
& SHERI LIVING TRUST
1 ARCADIAN DR
SRPING VALLEY, NY 10977

11/41.12-2-4
UMANKSKY AMALIA
FAMILY TRUST
57 E WILLOW TREE RD
SPRING VALLEY, NY 10977

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HILLS
JAN 27 2025
BUILDING,
PLANNING & ZONING
11/41.12-2-2
CONG SHAAR HASHAMAYIM
& J. EISENREICH
71 E WILLOW TREE RD
WESLEY HILLS, NY 10977

11/41.12-2-1
TAMBOR JACOB
2 MARK DRIVE
SPRING VALLEY, NY 10977

11/41.08-2-58.16
BRODY RIKKI
2 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.12-2-10
MAYZ MANUEL S & ESTHER J
30 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-2-9
WIZEL RACHEL
34 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.08-2-58.9
WILLOW TREE MNGT LLC
241 VIOLA RD
MONSEY, NY 10952

11/41.12-2-62
BARKHORDAR SIAMAK & SOROH
T
1907 PREUSS RD
LOS ANGELES, CA 90034

11/41.12-1-5
STEFANSKY AARON & FAYE
DINAH
91 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.12-1-4
HAGER LIPA
2 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-58.1
WILLOW TREE MNGT LLC
241 VIOLA RD
MONSEY, NY 10952

11/41.08-2-58.10
WESTREICH DAYNA
545 WEST END AVE #4A
NEW YORK, NY 10024

11/42.05-1-34
MARVIN DAVID S & ROBIN &
DOREEN & ALAN
11 PARK TERRACE
SPRING VALLEY, NY 10977

11/41.08-2-58.15
RUBE DAVID S & ROSOLYN J
4N ROCHELLE LA
WESLEY HILLS, NY 10977

11/42.05-1-33
SZPILZINGER LEGACY TRUST
2 EAST HILLSIDE CT
SPRING VALLEY, NY 10977

11/41.08-2-57
GRUBER DAVID
4 DEERWOOD RD
SPRING VALLEY, NY 10977

11/42.05-1-32
BERRIOS HUGO & MORALES
BETZABETH
4 EAST HILLSIDE CT
SPRING VALLEY, NY 10977

11/41.08-2-58.2
WILLOW TREE MNGT LLC
241 VIOLA RD
MONSEY, NY 10952

11/42.05-1-31
GAUFF MARY
6 EAST HILLSIDE CT
SPRING VALLEY, NY 10977

11/41.08-2-58.8
HOROWITZ SAUL & GITTY
21 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.11
EISENREICH JOEL & AHUVA
12 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.14
NORMAN ARYEH CHANI
FAMILY TRUST
6 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-56
HOOK JONATHAN & NAOMI
6 DEERWOOD RD
WESLEY HILLS, NY 10977

11/41.08-2-58.12
ADLER ESTHER M & MEYER
10 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.13
MAMMON LAURENCE &
MICHELLE
8 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.3
BRAUNSTEIN SHALOM &
ELIANA
5 ROCHELLE LA
SPRING VALLEY, NY 10977

11/42.05-1-29
KOWALCZYK CLARA E
TRUST
3 EAST HILLSIDE CT
SPRING VALLEY, NY 10977

11/42.05-1-30
GREENFIELD RICHARD &
DELILAH
5 EAST HILLSIDE CT
SPRING VALLEY, NY 10977

11/41.08-2-58.7
MESSNER ALAN & TOVA
15 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.6
FISHKIND ARI & DEBORAH
11 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.08-2-58.4
ZUPNIK JOSEPH & ELISA
7 ROCHELLE LA
SPRING VALLEY, NY 10977

11/41.12-2-3.1
STERNHELL JOSHUA &
MIRIAM
5055 COLLINS AVE - APT 5D
MIAMI, FL 33140

11/41.12-2-3.2
STERNHELL JOSHUA & MIRIAM
5055 COLLINS AVE-APT 5D
MIAMI, FL 33140

11/41.12-2-3.3
STERNHELL ELIEZER M
42 N QUINCE LANE
MONSEY, NY 10952

11/841.12-2-11
HAMBURGER ROCHELLE
27 EAST WILLOW TREE ROAD
WESLEY HILLS, NY 10977

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