

PART I

FEB 19 2025

Name of Municipality VILLAGE OF WESLEY HILLS

BUILDING,
PLANNING & ZONING

2/12/25

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: CHEMNS RESIDENCE ADDITION

Applicant: AHUVA KATZ CHEMNS Phone # -
 Address 38 WILLOW TREE ROAD MONSEY NY 10952
Street Name & Number (Post Office) State Zip code

Property Owner: AHUVA KATZ CHEMNS Phone # -
 Address 38 WILLOW TREE ROAD MONSEY NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: PAUL GDANSKI Phone # -
 Address 3512 WHITTIER COURT MAWAH NJ 07430
Street Name & Number (Post Office) State Zip code

ARCHITECT
 Attorney: TODD ROSENBLUM Phone # -
 Address 221 QUAKER RD POMONA NY 10970
Street Name & Number (Post Office) State Zip code

Contact Person: TODD ROSENBLUM Phone # 845-304-0337
 Address _____
Street Name & Number (Post Office) State Zip code

Tax Map Designation: 41.07-2-33

Section _____ Block _____ Lot(s) _____

Section _____ Block _____ Lot(s) _____

Location: On the NORTH side of WILLOW TREE ROAD.
700 feet WEST of NYS ROUTE 306.

Acreage of Parcel 97,898 SF **Zoning District** R50

School District EAST RAMAPO **Postal District** MONSEY

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

SEE ATTACHED NARRATIVE LETTER.

If subdivision:

- 1) Is any variance from the subdivision regulations required? NA
- 2) Is any open space being offered? NA If so, what amount? NA

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.

36 WILLOW TREE ROAD
41.07-2-32

"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: NA
(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, AHUVA KATZ CP, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

Mailing Address

AHUVA KATZ
38 WILLOW TREE RD.
MONSIEY, NY 10952

SWORN to before this

13th day of Feb, 2025

Lauren Hirsch

Notary Public



Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of WESELEY HILLS

I, AHUVA KATZ being duly sworn, hereby
depose and say that I reside at: 38 WILLOW TREE ROAD

in the county of ROCKLAND in the state of NEW YORK.

I am the * _____ owner in fee simple of premises located at:
38 WILLOW TREE ROAD

described in a certain deed of said premises recorded in the Rockland County Clerk's

Office in Liber _____ of conveyances, page _____
BAKER ESTATES SEC 1 MAP # 5892 Book #1015 PAGE #40
5/19/86

Said premises have been in my/its possession since 9/13/22. Said premises are
also known and designated on the Town of RAMAPO Tax Map as:

section _____ block _____ lot(s) _____
41.07-2-33

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

AHUVA KATZ
38 WILLOW TREE RD
MONTSEY NY 10952

SWORN to before this

13th day of Feb, 2025

Lauren Hirsch

Notary Public

LAUREN HIRSCH
Notary Public - State of New Jersey
My Commission Expires Feb 16, 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 WEESLEY HILLS

I, AHUVA KATZ, 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

AHUVA KATZ
38 WILLOW TREE RD.
MONTELY INY 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 ZONING BOARD OF APPEALS of the Town/Village of WEESLEY 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 230 SIDEYARD
☐ 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
AN EXISTING SINGLE FAMILY DWELLING.

3. Premises affected are in a R50 zone and from the town of RAMAPO tax map, the property is know as Section _____, Block, _____, Lot(s) _____.

41.07-2-33

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 YISROEL CHERAS
VILLAGE TRUSTEE

b. Nature of interest OWNER

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 WESLEY HILLS.
I, AHUVA KATZ, 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

AHUVA KATZ
38 WILLOW TREE RD.
MONSEY NY 10952

SWORN to before this

13th day of Feb, 2025
Lauren Hirsch
Notary Public

LAUREN HIRSCH
Notary Public - State of New Jersey
My Commission Expires Feb 16, 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 }

AHUVA KATZ being duly sworn, deposes and
says that he/she resides at 300 WILLOW TREE RD

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. 41.07-2-33 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: AHUVA KATZ CB
Address: 300 WILLOW TREE RD
MONSIEY NY 10952

Sworn to before me this

13th day of Feb. 2025

Lauren Hirsch
Notary Public



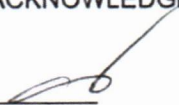
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DISCLAIMER

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

AHUVA KATZ 
APPLICANT

2/13/29
DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section 230 SIDE YARD & TOTAL SIDE YARD;
- ☐ 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 AN
EXISTING SINGLE FAMILY DWELLING