

RECEIVED
VILLAGE OF WESLEY HILLS
DEC 24 2024
BUILDING
PLANNING & ZONING

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 12/23/24

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.)	

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: Avrohom Orzel Phone # 718-288-1653
Address 6 Hastings Road, Montey, NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Civil Tec Phone # 845-547-2241
Address 139 Lafayette Ave, Suffern, NY 10901
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 # 845-424-0244
Address 16 Squadron Blvd, New City, NY 10956
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.14 Block 1 Lot(s) 35
Section _____ Block _____ Lot(s) _____

Location: On the North side of Hastings,
750 feet East of Forsyth Rd.

Acreage of Parcel .816 Acre **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 construct a new single family home.
We are seeking three variances, as noted on the
narrative.

If subdivision:

- 1) Is any variance from the subdivision regulations required? No
- 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
_____ 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, Nancy Rubin, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

Mailing Address

Nancy Rubin
116 Squadron Blvd
Suite 104
New City, NY 10956

SWORN to before this

23rd day of March, 2027

Notary Public

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

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

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 Koster, 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 new single family home.

3. Premises affected are in a R-35 zone and from the town of
Ramapo tax map, the property is know as Section 41.14,
Block, 1, Lot(s) 35.

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 Hill 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 10976

SWORN to before this

23rd day of December, 2021

[Signature]
Notary Public

YEHUDA ABBOUDI
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, Avraham Orzel being duly sworn, hereby
depose and say that I reside at: 6 Hastings Rd

in the county of Rockland in the state of New York

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

6 Hastings Rd, 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 2022. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.14 block 1 lot(s) 35

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

Avraham Orzel
6 Hastings Rd
Monsey, NY, 10952

SWORN to before this

4th

day of December, 20 24

[Signature]
Notary Public

JONATHAN ROSENSTOCK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6416904
Qualified in Rockland County
Commission Expires 4/26/25

* 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 }

Avraham Orzel being duly sworn, deposes and
says that he/she resides at 6 Hastings 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. 41.14 Lot No. 35 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: Avraham Orzel
Address: 6 Hastings Rd

Sworn to before me this

29th day of October 2021

Renee Levine
Notary Public

Renee Levine
Notary Public State of New York
No 01LE6127285
Qualified In Rockland County
Commission Expires May 23, 2025

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

12/23/24
DATED

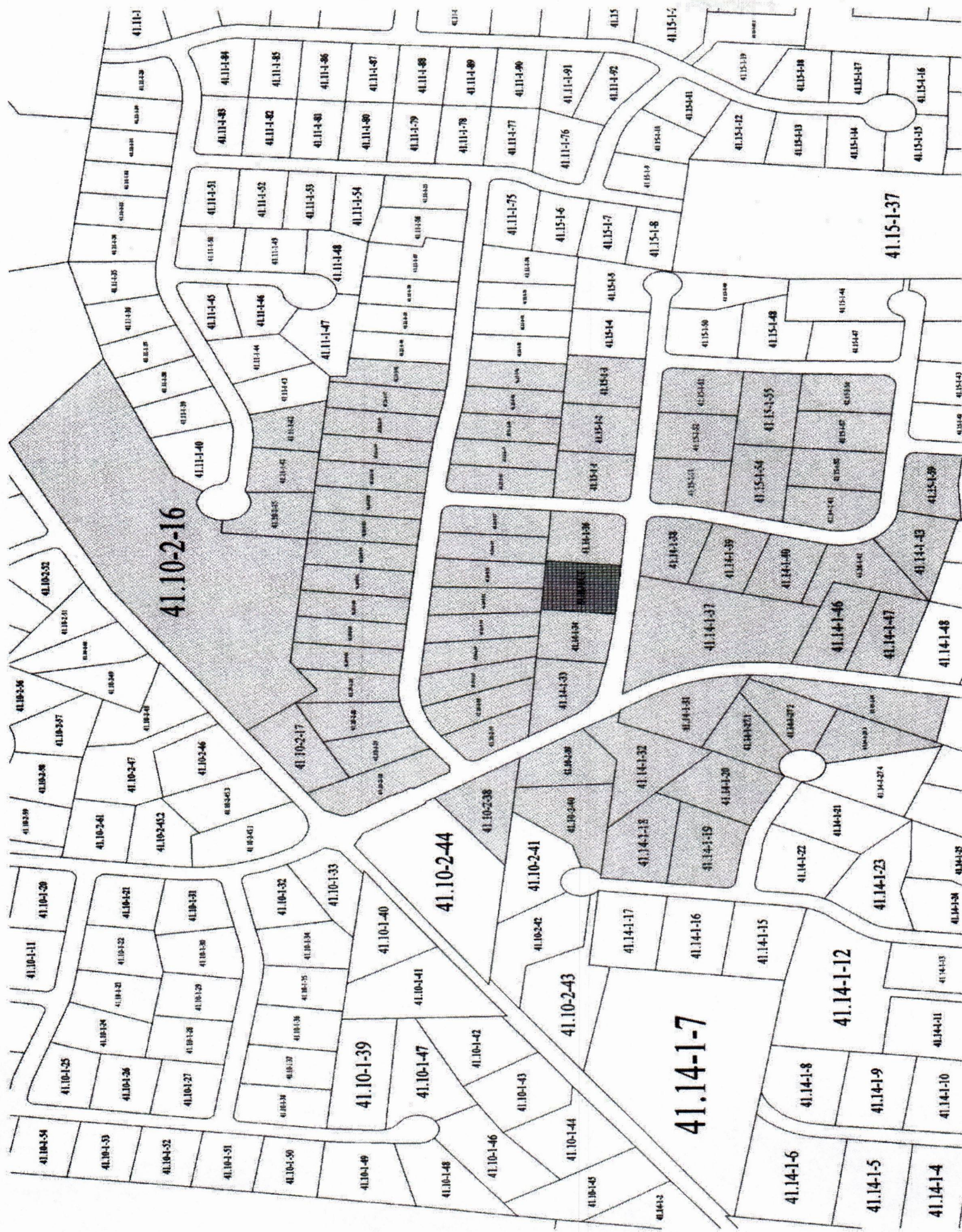
PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section 230-17;
- ☐ 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 a new single family residence.



11/41.15-1-59
MOSKOWITZ MORRIS & CHAVA
5 CAMBRIDGE RD
MONSEY, NY 10952

11/41.14-1-27.3
AMSTERDAM ELI & BREINDI
2801 AVENUE L
BROOKLYN, NY 11210

11/41.15-1-57
KAUFMANN MOSHE & REGINA
14 MOCCASIN PL
MONSEY, NY 10952

11/41.14-1-42
ASHER DAVID & ROCHEL
10 MOCCASIN PLACE
MONSEY, NY 10952

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

11/41.11-1-61
RAUSMAN PHILIP & ESTHER
15 GLENBROOK ROAD
MONSEY, NY 10952

11/41.14-1-30
GAUDINO MONA & JEAN
PERSONAL RESIDENCE TRUSTS
95 FORSHAY RD
MONSEY, NY 10952

11/41.15-1-55
NEWMAN LORI C
3 BEDFORD RD
MONSEY, NY 10952

11/41.14-1-19
2021 BROOKLYN TRUST
18TH FLOOR
1412 BROADWAY
NEW YORK, NY 10018

11/41.15-1-52
LEBOVIC CHAIM & LERNER
SHELLY
9 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-43
BREINER DN LEGACY TRUST
11 MOCCASIN PL
MONSEY, NY 10952

11/41.14-1-41
BODENHEIM ALLEN
LEGACY TRUST
9 MOCCASIN PL
MONSEY, NY 10952

11/41.14-1-46
CYWIAK IRREVOCABLE TRUST
102 FORSHAY RD
MONSEY, NY 10952

11/41.14-1-27.1
RIEDER TZVI & ALIZA M
5 SUHL LA
MONSEY, NY 10952

11/41.11-1-68
16GBBH LLC
16 GLENBROOK ROAD
MONSEY, NY 10952

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

11/41.14-1-40
HIRSCHFELD MENACHEM
MARC & NAOMI REENA
7 MOCCASIN PL
WESLEY HILLS, NY 10952

11/41.15-1-54
WEINBERGER JOSEPH E &
TZIRIL
8 MOCCASIN PL
MONSEY, NY 10952

11/41.15-1-51
GREENBERG ROSALIE
REVOCABLE TRUST
11 HASTINGS RD
MONSEY, NY 10952

11/41.15-1-53
BERKOWITZ ALAN &
GROHMAN CHERYL RENA
7 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-47
CALENDA ADOLFO + JOY M
100 FORSHAY RD
MONSEY, NY 10952

11/41.15-1-56
SPIEGEL GITTY & MORDECAI
367 ROUTE 306
MONSEY, NY 10952

11/41.15-1-58
SCHWAB AMRAM & JENNIFER
12 MOCCASIN PL
MONSEY, NY 10952

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

11/41.11-1-67
18 GBH LLC
581 N FRANKLIN TPKE
RAMSEY, NJ 07446

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

11/41.14-1-27.2
LERER JUDY REVOCABLE
TRUST
7 SUHL LA
MONSEY, NY 10952

11/41.14-1-39
COHEN EPHRAIM & RENA
5 MOCCASIN PL
MONSEY, NY 10952

11/41.14-1-20
MINZER NAFTALI T & BAYLA
1341 EAST 26TH STREET
BROOKLYN, NY 11210

11/41.14-1-38
KRULL MISHPACHA TRUST
5 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-37
ZAKARIN HERBERT &
HANNA
8 POWDER HORN DR
SUFFERN, NY 10901

11/41.14-1-32
FEDER ZEV & ELISHEVA
119 FORSHAY ROAD
MONSEY, NY 10952

11/41.15-1-1
EISENBERGER JEFFREY &
LAUREN
10 HASTINGS RD.
MONSEY, NY 10952

11/41.14-1-34
BH36 LLC
32 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-40
GLENBROOK ROAD ASSOCIATES
LLC
#1
1985 CEDAR BRIDGE AVE
LAKEWOOD, NJ 08701

11/41.10-2-29
EINHORN MURIEL L/E
24 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-31
SCHUBERT SHAYA &
POLLAK DEBORAH
28 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-19
MONCZYK YEHOASHUA
43 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-33
MORSEL AVI &
LICHTENSTEIN SARA
32 GLENBROOK ROAD
MONSEY, NY 10952

11/41.10-2-35
KRANZ CHAIM ZEV &
KAPPEL SUSAN
36 GLENBROOK RD
MONSEY, NY 10952

11/41.14-1-31
PRM MONSEY LLC
C/O RIEDER TZVI
5 SUHL LANE
MONSEY, NY 10952

11/41.15-1-3
STROHLI MARK
14 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-36
SCHWEBEL AVROHOM M
8 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-33
JACKSON DIANE
2 HASTINGS RD
MONSEY, NY 10952

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

11/41.10-2-30
SCHUBERT YISROEL & MIRIAM
1245 E 22ND ST
BROOKLYN, NY 11210

11/41.10-2-32
ABRAMOFF BARUCH &
BROCHA
30 GLENBROOK
WESLEY HILLS, NY 10952

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

11/41.10-2-36
MILSTEIN AARON & SARAH
38 GLENBROOK RD
MONSEY, NY 10952

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

11/41.14-1-18
FIELDCREST DRIVE TRUST
10 FIELDCREST DR
MONSEY, NY 10952

11/41.15-1-2
GOLD ANDREW & SPIEGEL
MINDY
12 HASTINGS RD
MONSEY, NY 10952

11/41.14-1-35
ORZEL AVROHOM & MALKY
6 HASTINGS RD
MONSEY, NY 10952

11/41.10-2-39
SG FAMILY TRUST
121 FORSHAY RD
MONSEY, NY 10952

11/41.10-2-37
KLIBONOFF MARVIN & LEAH
TRUSTEES KLIBONOFF FAMILY
122 FORSHAY RD
MONSEY, NY 10952

11/41.10-2-38
123FM LLC
SUITE 107
21 GROVE STREET
SPRING VALLEY, NY 10977

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

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

11/41.10-2-34
MENASSE ENRIQUE & ELISSA
34 GLEN BROOK RD
MONSEY, NY 10952

11/41.10-2-18
FRIEDMAN LASZLO
IRREVOCABLE TRUST 1
124 FORSHAY RD
MONSEY, NY 10952

11/41.10-2-26
FRIEDMAN MEIR & YOCHAVED
29 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-20
JACOBS HERBERT LOUIS
& ELAINE
41 GLENBROOK RD
WESLEY HILLS, NY 10952

11/41.10-2-22
HIRSHFELD WILLIAM &
FELICIA S
37 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-17
MONCZYK YEHOASHUA
43 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-25
GELBMAN SHALOM & FREIDA
31 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-21
KARASH JOSEPH & AVIGAIL
39 GLENBROOK RD
MONSEY, NY 10952

11/41.11-1-42
MARKOWITZ HILLEL & RUTH
22 AMSTERDAM AV
MONSEY, NY 10952

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

11/41.10-2-24
CONGREGATION TRISK
TOLNA INC
33 GLENBROOK RD
MONSEY, NY 10952

11/41.10-2-23
IJG 06 TRUST
35 GLENBROOK RD
MONSEY, NY 10952

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

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