

NARRATIVE SUMMARY
57 East Willow Tree Road
S/B/L 41.12-2-4

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BUILDING,
PLANNING & ZONING

This narrative summary is submitted in support of the application by Pablo Umansky for variances to construct a small 2 story addition to his home consisting of 687 SF. The premises are in the R-35 Zoning District and are presently improved with a single-family dwelling. The existing building coverage is 4,642 SF.

SEQRA

The project should be classified as a Type II action pursuant to 6 NYCRR 617.5(c)(11) (construction or expansion of a single-family, a two-family or a three-family residence on an approved lot) or (17) (granting of an area variance for a single-family, two-family or three-family residence).

GML

The property is not within 500' of a designated facility pursuant to General Municipal Law Section 239-m. No referral is required to the Rockland County Department of Planning.

VARIANCES

The application requests that 3 variances be granted as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Max. Impervious Surface	0.25	0.34	0.35
Max. Building Coverage	.10	.11	.12
Side Yard	25'	26.7'	11.5'

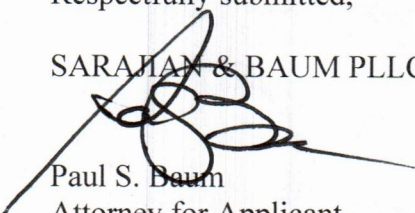
The requested variances will not negatively impact any of the neighbors or create a detriment to the community. Under the particular circumstances of this case, the benefit to the applicant from the grant of the variances significantly outweighs any detriment to the health, safety and welfare of the neighborhood. The balance of equities lies in favor of the granting of the variance.

It is respectfully requested that the Zoning Board of Appeals grant the applicant the requested variances.

Dated: January 7, 2025

Respectfully submitted,

SARAJAN & BAUM PLLC


Paul S. Baum
Attorney for Applicant