

**PART I**

Name of Municipality VILLAGE OF WESLEY HILLS Date 02/28/2024

*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:** 6 Terrace

Applicant: David Buchinger Phone # 845-248-7975

Address 6 Terrace Rd, Wesley Hills, NY 10901  
Street Name & Number (Post Office) State Zip code

Property Owner: Same as applicant Phone # \_\_\_\_\_

Address \_\_\_\_\_  
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Paul Gdanski Phone # 917-418-0999

Address 633 Woodmont Ln, Sloatsburg, NY 10974  
Street Name & Number (Post Office) State Zip code

Attorney: Kevin Conway Phone # 845-729-2096

Address 7 Stokum Ln, New City, NY 10956  
Street Name & Number (Post Office) State Zip code

**Contact Person:** Hannah - Fast Forward Permits Phone # 845-533-4473

Address PO Box 141, Tallman, NY 10982 Hannah@fastforwardpermit.com  
Street Name & Number (Post Office) State Zip code

**Tax Map Designation:**

Section 32.19 Block 1 Lot(s) 53

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

**Location:** On the North side of Terrace Rd,  
0 feet left of Serven Rd.

**Acreage of Parcel** .56 **Zoning District** R-50

**School District** East Ramapo **Postal District** 10901

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

Applicant is proposign to construct a new single family home.

The existing lot is non-conforming and the applicant seeks to remain within the existing non-conforming setbacks.

**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.

State Rt 306, County Rd 86 (Pomona Rd), Village of Pomona

### Applicant's Signature and Certification

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

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

Mailing Address

X 

6 Terrace Rd, Suffern, NY 10901

SWORN to before this

28 day of February, 2024



Notary Public

Yoel Klein  
 NOTARY PUBLIC, STATE OF NEW YORK  
 Registration No. 01KL6406105  
 Qualified in Rockland County  
 Commission Expires 3/23/2024



# Affidavit of Ownership/Owner's Consent

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

I, David Buchinger being duly sworn, hereby  
depose and say that I reside at: 6 Terrace Rd, Suffern, NY 10901

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

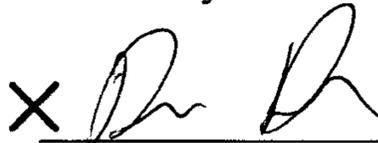
I am the \* David Buchinger owner in fee simple of premises located at:  
6 Terrace Rd, Suffern, NY 10901

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 Ramapo Tax Map as:  
section 32.19 block 1 lot(s) 53

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

X 

Mailing Address

6 Terrace Rd, Suffern, NY 10901

SWORN to before this

28 day of February, 2024

Notary Public

Yoel Klein  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KL6406105  
Qualified in Rockland County  
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\* *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, David Buchinger, 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

David Buchinger

6 Terrace Rd, Suffern, NY 10901

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 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 A new single family home with less than required front yard, front yard impervious surface, and building coverage

3. Premises affected are in a R-50 zone and from the town of Ramapo tax map, the property is know as Section 32.19, Block, 1, Lot(s) 53.

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 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 Wesley Hills.

I, David Buchinger, 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.

X [Signature]

Mailing Address 6 Terrace Rd, Suffern, NY 10901

SWORN to before this

28 day of February, 2024  
[Signature]  
Notary Public

Yoel Klein  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KL6406105  
Qualified in Rockland County  
Commission Expires 3/23/2024

**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 }

David Buchinger being duly sworn, deposes and  
says that he/she resides at 6 Terrace Rd, Suffern, NY 10901

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. 32.19 Lot No. 53 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.

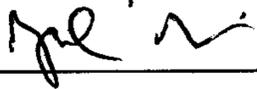
Owner:  

Address: \_\_\_\_\_

6 Terrace Rd, Suffern, NY 10901

Sworn to before me this

2 day of February 2024



Notary Public

Yoel Klein  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KL6406105  
Qualified in Rockland County  
Commission Expires 3/23/2024



**AFFIDAVIT**

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

I, David Buchinger 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 (*board*) in the town/village of Wesley Hills affecting property located at 6 Terrace Rd, Suffern, NY 10901, Rockland County, New York.

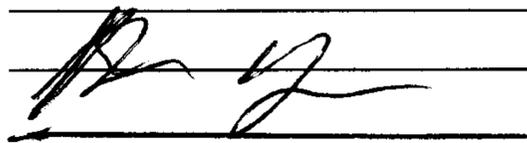
That the following are all of the owners of property 750 feet (*distance*) from the premises as to which this application is being taken.

SECTION/BLOCK/LOT                      NAME    ADDRESS

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

See attached

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



SWORN to before this

28 day of February, 2024



Notary Public

Yoel Klein  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KL6406105  
Qualified in Rockland County

## **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

*David Buchinger*  
\_\_\_\_\_  
APPLICANT

2/26/24  
\_\_\_\_\_  
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 home with less than required front yard, front yard impervious surface,  
\_\_\_\_\_ and building coverage \_\_\_\_\_