

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 07/29/2024

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Municipal Board
<input type="checkbox"/> Zoning Board of Appeals* (Fill out Part II of this form.)	<input type="checkbox"/> Historical Board
	<input checked="" type="checkbox"/> Architectural Review
<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 type="checkbox"/> Variance	

RECEIVED
VILLAGE OF WESLEY HILLS
AUG 2 2024
BUILDING,
PLANNING & ZONING

Applicant: Andrew Gojcay (Argo Construction Corp) Phone # 201-466-4640

Address: 95 Chestnut Ridge Rd. Montvale, NJ 07645

Street Name & Number (Post Office)

Project Name: Backenroth Residence

Tax Map Lot No. 32.19-2-4.3 Map Date 04/19/2024

Current Zoning R-50

Location: On the north side of Jeremy ct,
90 feet east of Powderhorn Dr in the
town of Ramapo hamlet/village of Wesley Hills.

Acreage of Parcel 51,211 SF

Zoning District R-50

School District East Ramapo

Postal District Wesley Hills

Fire District Hillcrest

Ambulance District Ramapo Valley

Water District Veolia

Sewer District Town of Ramapo

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

Construction of a single family home.

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Total size of building(s) in square feet _____
- 2) Proposed addition _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type. _____

Project History: Has this project ever been reviewed before? _____

If so, provide a narrative, including the 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.

Property Owner: Samuel Backenroth Phone # 347-804-4223

Address 2 Tammy Rd, New Hempstead, NY 10952

Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Kevin Brodie Architect Phone # 845-928-6581

Address 218 Spring Street, Monroe, NY 10950

Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

Address _____

Street Name & Number (Post Office) State Zip code

Contact Person: Andrew Gojcay (Argo Construction Corp) Phone # 201-466-4640

Address 95 Chestnut Ridge Rd. Montvale, NJ 07645

Street Name & Number (Post Office) State Zip code

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)

Samuel Backenroth being duly sworn, deposes and
says that he/she resides at 2 Tammy Rd, New Hempstead, NY 10952

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. 2 Lot No. 4.3 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: X [Signature]

Address: 2 Tammy Rd,

New Hempstead, NY 10952

Sworn to before me this

30 day of July 2024
[Signature]
Notary Public

LEATRICE HARRIS
Notary Public - State of New York
NO. 01MA6179915
Qualified in Queens County
My Commission Expires Dec 31, 2027

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.

<input type="checkbox"/> State or County Road	<input type="checkbox"/> State or County Park
<input type="checkbox"/> County/State Land or Right-of-Way	<input type="checkbox"/> County Stream
<input type="checkbox"/> Municipal Boundary	<input type="checkbox"/> County Facility

List name(s) of facility checked above. _____

Location of Parcel(s) _____

Referral Agencies: *(Please check with the Village Office to make sure that the appropriate agencies, as needed, receive copies of your application and plans for their review.)*

<input type="checkbox"/> RC Highway Department	<input type="checkbox"/> Town of Ramapo Dept. of Public Works
<input type="checkbox"/> RC Drainage Agency	<input type="checkbox"/> RC Dept. of Planning
<input type="checkbox"/> RC Soil and Water Cons. Dist.	<input type="checkbox"/> RC Dept. of Environmental Health
<input type="checkbox"/> NYS Dept. of Transportation	<input type="checkbox"/> NYS Dept. of Environmental Conservation
<input type="checkbox"/> RC Sewer District #1	<input type="checkbox"/> Town of Ramapo Building Dept.
<input type="checkbox"/> Rockland County 911	

Adjacent Municipality _____

(AS APPLICABLE)

TO ALL APPLICANTS - YOU MUST SEND A COPY OF APPLICATIONS AND PLANS TO:

Regional Manager
Orange and Rockland
75 West Route 59
Spring Valley, NY 10977

I have informed the above checked agencies and Orange and Rockland on 7/29/2024.

Andrew Gajcaj

Signature

08/01/2024

Date

Applicant's Signature and Certification

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

I, x *Andrew Gojcaj*, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

Mailing Address 95 Chestnut Ridge Rd,
Montvale, NJ 07645

SWORN to before this
31st day of July, 2024

Yves Y Levy

Notary Public

Yves Y Levy
Notary Public, State of New York
No. 01LE6444193
Qualified in Westchester County
Commission Expires November 21, 2026

Owner/Applicant's Consent Form to Visit Property

I, Andrew Gojcaj (Argo Construction Corp), owner applicant of the property
described in application submitted to the town/village board, planning board, zoning
board of appeals, and/or supporting staff, do hereby give permission to members of said
boards and/or supporting staff to visit the property in question for the purposes incidental
to the within application at a reasonable time during the day and upon reasonable notice
to the owner or tenant in possession.

x *Andrew Gojcaj*

Owner/Applicant

SWORN to before this
31st day of July, 2024

Yves Y Levy

Notary Public

Yves Y Levy
Notary Public, State of New York
No. 01LE6444193
Qualified in Westchester County
Commission Expires November 21, 2026

Affidavit of Ownership/Owner's Consent

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

I, Samuel Backenroth being duly sworn, hereby
depone and say that I reside at: 2 Tammy Rd, New Hempstead

in the county of Rockland in the state of New York

I am the (* sole) owner in fee simple of premises located at:
11 Jeremy Ct, Wesley Hills, 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 2024. Said premises are
also known and designated on the Town of Ramapo

Tax Map Lot - No. 32.19-2-4.3

Map Date 04/19/2024

Current Zoning R-50

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. Also, I do hereby give permission 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.

Owner

x

Mailing Address

2 Tammy Rd,

New Hempstead, NY 10952

SWORN to before this

30th

day of

July

2024

Leatrice Harris
Notary Public

LEATRICE HARRIS
Notary Public - State of New York
NO. 01HA6179915
Qualified in Queens County
My Commission Expires Dec 31, 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, x Andrew Gojcaj, 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

Andrew Gojcaj (Argo Construction Corp)

95 Chestnut Ridge Rd, Montvale, NJ 07645

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 architectural review 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 _____;
- ☐ 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 single family home.

3. Premises affected are in a R-50 zone and from the town of Ramapo tax map, the property is know as:

Tax Map Lot – No. 32.19-2-4.3

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. None

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, x Paul Hajer, 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 95 Chestnut Ridge Rd,
Montvale, NJ 07645

SWORN to before this

31st day of July, 2024

aps dury
Notary Public

Yves Y Levy
Notary Public, State of New York
No. 01LE6444193
Qualified in Westchester County
Commission Expires November 21, 2026

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 LABELED 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

Andrew Gojcay (Argo Construction Corp)
APPLICANT

07/29/2024
DATED

Page 10

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/permits/6191.html>

Ty32.19-2pe text here

11/32.18-2-19
KERN FAMILY 2020 TRUST
20 ROBLE RD
WESLEY HILLS, NY 10901

11/32.19-2-35
BELSKY FRANCES
12 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-20.2
LEMPER ESTHER
11 ROCKWOOD LN
SUFFERN, NY 10901

11/41.07-1-6
CNTRL SCHL DSTRCT NO
245-302 OF THE TOWNS OF R
105 SO MADISON AV
SPRING VALLEY, NY 10977

11/32.19-2-26
10 ROCKWOOD HOLDINGS LLC
C/O KELMAN LEVI
18 SKYLARK DRIVE
SPRING VALLEY, NY 10977

11/32.19-2-37
CHESIR JOSHUA & FRANCINE
16 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-39
OLLECH MARCEL & BARBARA L
18 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-28
KUNSTLINGER DANIEL &
WEISSMAN REBECCA
23 POWDER HORN DR
WESLEY HILLS, NY 10901

11/32.19-1-61
SANDOVAL PABLO & YESVELI
ROXANNA
5 CAINS RD
SUFFERN, NY 10901

11/32.19-1-64
FRIEDMAN ALEX & NECHAMA S
6 OLD POMONA RD
SUFFERN, NY 10901

11/32.19-2-33
COHEN AARON M & GOLDA R
9 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-20.3 VILLAGE OF WESLEY HILLS
HAGLER DARYL
1 HUNTERS RUN
SUFFERN, NY 10901
RECEIVED
AUG 2 2024
BUILDING,
PLANNING & ZONING

11/32.19-2-20.1
GROSS JONATHAN E
15 ROCKWOOD LN
SUFFERN, NY 10901

11/41.07-1-5
WESLEY HILLS VILLAGE OF
432 ROUTE 306
MONSEY, NY 10952

11/32.19-2-29
JILLEBA FREDERICK &
UGHETTA
21 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-38
RATZKER GARY & ARLENE
3 ARI DR
SUFFERN, NY 10901

11/32.19-2-6
WEIL NATHANIEL REV LIVING
TRUST, THE
571 CYPRESS AVE
LOS ANGELES, CA 90065

11/32.19-1-63
BAROUK BEILA
4 OLD POMONA RD
SUFFERN, NY 10901

11/32.19-2-62
SCHEINFELD MEIR &
STERN ALISA
536 ROUTE 306
MONSEY, NY 10952

11/32.19-1-59
SIEGEL JEFFREY & KIM
4 SERVEN RD
SUFFERN, NY 10901

11/32.19-2-32
ADAMS MITRA & ZIVARI
SOHAYLA S
11 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-31
KIGLER MARVIN J & IRENE G
17 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-36
BENDRIHEM YOSEF &
SHOSHANA
14 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-30
WAITMAN ROBERT M &
PRINCE SHIRA
19 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-27
AWE LEGACY TRUST
12 ROCKWOOD LA
SUFFERN, NY 10901

11/32.19-2-25
SCHRIER JEANY
8 ROCKWOOD LN
SUFFERN, NY 10901

11/32.19-2-5
JUNGREIS DAVID
9 CAINS RD
SUFFERN, NY 10901

11/32.19-2-40
KOTCH BRETT & EVA
REVOCABLE TRUST
20 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-1-62
ORLANSKY AVROHOM &
HOFFMAN SHIRA
7 CAINS RD
SUFFERN, NY 10901

11/32.19-1-60
FOGEL MOSHE & CYNTHIA
4 CAINS RD
SUFFERN, NY 10901

11/32.19-2-42

COHEN LEVY SUSAN DIANE
LEGACY TRUST
24 POWDER HORN DR
WESLEY HILLS, NY 10901

11/32.19-1-50

HALPERT SHMUEL & AVIVA
2 CAINS RD
SUFFERN, NY 10901

11/32.19-2-4

FIFTEEN TERRACE RD., LLC
555 TAXTER RD. STE. 235
ELMSFORD, NY 10523

11/32.19-1-42

SHTAYGRUD YEHUDAH &
FUCHS HINDY MIRIAM
1 CAINS RD
SUFFERN, NY 10901

11/32.19-1-43

GOLDBERGER SHARON
18 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-46

GROSS FAIGY
1448 50TH ST
BROOKLYN, NY 11219

11/32.19-2-60

SPITZ ABRAHAM
& RACHEL
29 POWDER HORN DR
WESLEY HILLS, NY 10901

11/32.19-1-25

KLEIN JACK W & PAULINE
17 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-23

JACOBSON BARBARA & JONAH
21 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-18

OSEN JANET
12 ONDERDONK RD
SUFFERN, NY 10901

11/32.18-2-18

WASSERMAN NEAL I &
ELEANOR N
22 ROBLE RD
SUFFERN, NY 10901

11/32.19-1-49

HALPERT SHMUEL & AVIVA
2 CAINS RD
SUFFERN, NY 10901

11/32.19-1-40

DARSHAN NAVEENA & PAMELA
12 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-2-61

YANIV DANIEL & RAIZEL
27 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-1-44

ZOLDAN DAVID
65 CARTERET ST
WEST ORANGE, NJ 07052

11/32.19-1-47

WEG LEGACY TRUST
26 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-27

KAHAN MORDECHAI &
KAHANA CHAYA
13 BUENA VISTA ROAD
WESLEY HILLS, NY 10901

11/32.19-1-24

SOSOVER MOSHE
6654 SELFRIDGE ST
FOREST HILLS, NY 11375

11/32.19-2-54

REICHMANN MARC & TOVAH
MIRYAM TZIPPORAH
47 POWDER HORN LN
SUFFERN, NY 10901

11/32.19-2-55

FLORANS MOSHE &
TSINMAN FEIGA
45 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-1-51

MAKOWSKY PHILIP A
& SARA M
72 EDISON CT
MONSEY, NY 10952

11/32.19-1-48

ROZENBERG KENNETH
3 CAINS RD
SUFFERN, NY 10901

11/32.19-1-41

MANN ELIEZER M &
BAKER ZEHAVA
14 BUENA VISTA ROAD
SUFFERN, NY 10901

11/32.19-2-43

26 POWDERHORN DRIVE
REVOCABLE TRUST
26 POWDER HORN LN
SUFFERN, NY 10901

11/32.19-1-45

KOHN SHOSHANA
22 BUENA VISTA RD
WESLEY HILLS, NY 10901

11/32.19-2-44

HOLZBERG BASYA & RONALD
PO BOX 500
MONTVALE, NJ 07645

11/32.19-1-26

KAHANA PINCHAS & HALPERT
CHANA
15 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-2-59

BEACON SEVEN INC
C/O ROSENBERG SUSAN
130 ROUTE 59
SPRING VALLEY, NY 10977

11/32.19-1-22

WEISSBERG BELINDA
23 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-19

HEFFLER MARK & MARY
14 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-20
KERZNER JOSEPH A
& LICHTER RACHEL M
16 ONDERDONK RD
WESLEY HILLS, NY 10901

11/32.19-2-57
41 POWDERHORN LLC
41 POWDERHORN LLC
SUFFERN, NY 10901

11/32.19-2-53
RATNER JOSHUA S & AMY R &
RATNER ROBERT & CAMILLE
48 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-50
SCHOCHET CHAIM & SARAH
42 POWDER HORN DR
WESLEY HILL, NY 10901

11/32.19-2-58
CAREN MARK S & VANESSA B
33 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-56
HURWITZ CHAYA BRACHA
43 POWDERHORN DR
WESLEY HILLS, NY 10977

11/32.19-2-52
LIPOFF LAWRENCE & LAUREN
46 POWDER HORN LN
SUFFERN, NY 10901

11/32.19-1-21
GUZELGUL MICHAEL &
TROPPER NECHOMA GILA
53 EDISON COURT
MONSEY, NY 10952

11/32.19-1-1
25 ONDERDONK LLC
527 MARCY AVE
BROOKLYN, NY 11206

11/32.19-2-51
SHAPIRO HADASSAH
44 POWDER HORN DR
SUFFERN, NY 10901

