



MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP
Brennan Duarte, Planning Analyst

DATE: August 1, 2024

RE: Potash Residence Architectural Review
SBL: 32.19-2-20.1

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Eve Mancuso, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney

Items Reviewed for this Memorandum

- Architectural Plans and Elevations, 7 sheets, by Rosenblum Architecture, unstamped, dated May 22, 2024, with the following sheets:
 - A1 – Foundation Plan and Details
 - A2 – First Floor Plan and Details
 - A3 - Second Floor Plan and Wall Section
 - A4 – Front Elevation and Roof Plan
 - A5 – Rear Elevation Details
 - A6 – Side Elevations and Details
 - A7 – Cross Section and Details
- Contract of sale, between 15 Terrace Road, LLC, and Sholem Potash, dated June 25, 2024.
- Application package, with Moshe Potash as applicant, signed by Sholem Potash, dated July 22, 2024.
- Narrative/Materials list for architectural review, dated July 23, 2024.
- Short Environmental Assessment Form Part I, signed by Sholem Potash, dated July 25, 2024.
- Tax map with Subject property and neighboring properties mailing list, undated.
- Photograph of home, undated

Project Summary

Moshe Potash (“the Applicant”) is constructing a single-family home at 25 Rockwood Lane and is seeking architectural approval. The home has a proposed square footage of 3,000 square feet, will be two stories, and have a two-car garage. The site is 1.187 acres on the west side of Rockland Lane and located in the R-50 zone.

The home is being constructed on a lot in the AMS Subdivision (also known as “15 Terrace”). The SBL number of the full parcel prior to subdivision is 32.19-2-4. A public hearing is required as per Village Code §230-36.E(5)(c).

Submission Comments

1. There are inconsistencies in the application materials regarding the SBL number for the new lot, and its address. Please clarify so that Village records can be properly established for this new lot and new address.
2. Please provide a plot plan showing how the house will be located on its lot, and a copy of the subdivision map. Schedule A, Proposed Subdivision Map is missing from our package.
3. The applicant is shown on the application face sheet as Moshe Potash of 25 Hidden Valley Drive, but the contract vendee is indicated as Sholem Potash of 9559 Collins Ave, Surfside, FL. Another address for Sholem Potash is 56 Main St., Monsey. Please clarify who is the applicant, and the applicant’s address. If the applicant is not the current owner, authorization should be provided from the owner for the applicant to apply to the Planning Board.
4. Is the submitted photograph an actual photo or an architectural rendering of the proposed home? Please clarify. A rendering is required per §230-36.E(5)(a).

Architectural Review Comments

5. As per the Village Code §230-36.E(5)(e)[1] and [2], no proposed construction should be excessively similar or dissimilar in relation to the surrounding existing structures within 500 feet. Based on the submitted materials list and Architectural Plans and Elevations, the proposed designed does not appear to be excessively similar or dissimilar from the surrounding neighborhood. See images below for examples of existing neighborhood houses.

15 Rockwood Lane



12 Rockwood Lane



10 Rockwood Lane



SEQR/GML Comments

5. GML review will not be required for this application.
6. This can be classified as a Type II action as per SEQR §617.5(25), as “official acts of ministerial nature involving no exercise of discretion, including building permits and historic preservation permits where issuance is predicated solely on the applicant’s compliance or noncompliance with the relevant local building or preservation codes.”