

Date – 07/23/2024

RE : ARB for Potash Residence Narrative

Address : 15 Terrace RD / 25 Rockwood Lane Suffern NY 10901

Section 32.19 Lot 8

This application is for a new construction Single-family Home on a 1.187 Acre Lot in the Village of Wesley Hills.

Below you will find a list of the materials being used on the exterior of this home.

Siding – The 2 sides and rear of the home will be Manufactured by CertainTeed and Royal Crest vinyl white siding line, and soffits will be Black vinyl T4 under all overhang roofs.

Stucco – The front of the house will be white stucco,

Walkways & Stairs – Standard Concrete , Mapcrete

Blacktop – Standard blacktop on the driveway – Black with binder below

Garage Doors – Black Garage doors manufactured by Clopay.

Roofing – Black TAMKO Heritage Shingles. Provided by Emerald Roofing

Gutters – 6” black aluminum gutters and leaders, manufactured by Amerimax

Windows – Pella lifestyle casement windows in Black,

Exterior Doors – Pella Lifetime 250 Series exterior doors and sliding doors , In black

This Home will be a Residence that conforms to the look in the neighborhood with a aprox Footprint of 3000 SF.

It will be a 2-story home with a 2 car garage.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS

Date

7/22/24

Please check all that apply:

☒ Planning Board
☐ Zoning Board of Appeals*
(Fill out Part II of this form.)

☐ Municipal Board
☐ Historical Board
☒ Architectural Review

☐ Subdivision
☐ Number of Lots
☐ Site Plan

☐ Pre-preliminary/Sketch
☐ Preliminary
☐ Final

☐ Special Permit
☐ Zoning Code Amendment
☐ Variance

☐ Conditional Use
☐ Zone Change

Applicant: MOSEH POTASH

Phone # 845-659-7574

Address: 25 HIDDEN VALLEY DRIVE, SUFFERN, NY 10901

Street Name & Number (Post Office)

Project Name: POTASH RESIDENCE

Tax Map Lot No. B 4.8 BLOCK 2

Map Date 4/25/24

SECTION 32.19

Current Zoning R50 AVG. DENSITY

Location: On the WEST side of ROCKLAND LANE

_____ feet _____ of _____ in the

town of RAMAPO hamlet/village of WESLEY HILLS

Acreage of Parcel 1.187 ACRES

Zoning District R50 AVG. DENSITY

School District E. RAMAPO

Postal District SUFFERN

Fire District HILLCREST

Ambulance District SPRINGHILL

Water District VEOLIA WATER

Sewer District ROCKLAND CTY

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

ARCHITECTURAL REVIEW OF EXTERIOR DESIGN
AND EXTERIOR MATERIALS.

If subdivision: NA

- 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: NA

- 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.

NA

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. YES, 3,680 SF OUT OF 51,692 SF

Are there **streams** on the site? If yes, please provide the names. NO

Are there **wetlands** on the site? If yes, please provide the names and type. NO

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

If so, provide a narrative, including the list case number, name, date, and the board you appeared before.

SUBDIVISION TERRACE ROAD
PLANNING BOARD

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

Property Owner: AMS ACQUISITIONS Phone # 845-619-7774
Address SHOCEN - POTASH / 9599 COLLINS AVE, SUITE 100, FL 33154
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: STONE FIELD ENG. Phone # 201-340-4468
Address 92 PARK AVE. RUTHERFORD NJ 07070
Street Name & Number (Post Office) State Zip code

Attorney: NA Phone # _____
Address _____
Street Name & Number (Post Office) State Zip code

Contact Person: TODD RUSENBUM Phone # 845-304-0337
Address 221 QUAKER RD POMONA NY 10970
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 }

Michael Mitnick being duly sworn, deposes and
says that he/she resides at 15 Terrace Road, Wesley Hills
15 Terrace Road, Wesley Hills

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. 9 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: [Signature]

Address: 15 Terrace Road LLC
1 Lawton St., Yonkers, NY
10705.

Sworn to before me this

18th day of July 2024

[Signature]
Notary Public

JOSEFINA S BUTLER
Notary Public, State of New Jersey
My Commission Expires Jul 8, 2027

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 }

SHOEM POTASH being duly sworn, deposes and
says that he/she resides at 9559 COLLINS AVE
SUFFERD FL, 33154
in the County of Rockland, State of New York; that he/she is the owner in
UNDER CONTRACT
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. 8 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: SHOEM POTASH
Address: 9559 COLLINS AVE
SUFFERD FL, 33154

Sworn to before me this

23rd day of July 2024

[Signature]
Notary Public

ESTHER B. KATZ
Notary Public, State of New York
No. 01KA0001259
Qualified in Rockland County
Commission Expires 2/11/27

Applicant's Signature and Certification

State of New York)
County of Rockland) SS.:
Town/Village of WESLEY HILLS

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

Mailing Address

56 MAIN ST
MONSEY N.Y. 10952

SWORN to before this

23rd day of July, 20 24

[Signature]

Notary Public

ESTHER B. KATZ
Notary Public, State of New York
No. 01KA0001259
Qualified in Rockland County
Commission Expires 2/10/27

Owner/Applicant's Consent Form to Visit Property

I, SHOLEM POTASH / AMS, 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.

[Signature]

Owner/Applicant

SWORN to before this

23 day of July, 20 24

[Signature]

Notary Public

ESTHER B. KATZ
Notary Public, State of New York
No. 01KA0001259
Qualified in Rockland County
Commission Expires 2/10/27

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Michael Mitnick being duly sworn, hereby
depone and say that I reside at: am the authorized representative
of 15 Terrace Road, Wesley Hills
in the county of Rockland in the state of New York.

I am the (* _____) owner in fee simple of premises located at:
15 Terrace Road, Wesley Hills,

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 _____. Said premises are
also known and designated on the Town of Wesley Hills.

Tax Map Lot - No. 32.19 - 8

Map Date _____

Current Zoning _____

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

Mailing Address

[Signature]
1 Lawton St.
Yonkers, NY 10705.

SWORN to before this

18th day of July, 2024

[Signature]

Notary Public

JOSEFINA S BUTLER
Notary Public, State of New Jersey
My Commission Expires Jul 8, 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 of Ownership/Owner's Consent

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

I, SHOLEM POTASH being duly sworn, hereby
depone and say that I reside at: 9559 COLLINGS AVE
SURFSIDE, FL, 33154
in the county of ROCKLAND in the state of NEW YORK.

I am the (* UNDER CONTRACT ^{TO PURCHASE}) owner in fee simple of premises located at:
LOT 8 ROCKWOOD CANE, TERRACE RP SUBDIVISION

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 UNDER CONTRACT. Said premises are
also known and designated on the Town of RAMAPO

Tax Map Lot - No. 8 4.8 Block 2 section 32.19 Map Date _____
Current Zoning R50 AVE DENSITY

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

Mailing Address

SHOLEM POTASH
56 N HILL ST
MONROE NY 10952

SWORN to before this

23 day of July, 2021
[Signature]

Notary Public

ESTHER B. KATZ
Notary Public, State of New York
No. 01KA0001259
Qualified in Rockland County
Commission Expires 2/10/27

* 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, SHOLEM POTASH, 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

SHOLEM POTASH
9559 COLLINS AVE
SUNSHORE FL 33154

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 ARB 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) ARCHITECTURAL REVIEW;

To permit construction, maintenance and use of SINGLE FAMILY RESIDENCE

3. Premises affected are in a R50 AUG DENSITY zone and from the town of RAMAPO tax map, the property is know as:

Tax Map Lot – No. 8 4-8 BLOCK 2 SECTION 32.19

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, SHOLEM POTASH, 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

SHOLEM POTASH
959 COLLINS AVE
SUNSHINE FL 33154

SWORN to before this

23 day of July, 2021

[Signature]
Notary Public

ESTHER B. KATZ
Notary Public, State of New York
No. 01KA0001259
Qualified in Rockland County
Commission Expires 2/10/22

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

SHOLEM BASH
APPLICANT

07/17/24
DATED

State of New York)

County of Rockland) SS.:

Town/Village of WOSCOH FALLS)

I, S HOBBS POZNAH being duly sworn deposes and says that
he is the applicant, agent or attorney for applicant, in the matter of the petition before the
ARB (board) in the town/village
of _____ affecting property located at
25 ROCKWOOD / 15 TERRACE, Rockland County, New York.

That the following are all of the owners of property 500 feet (distance) from the premises as to which this application is being taken.

SECTION/BLOCK/LOT	NAME	ADDRESS
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(*) See attached list

SWORN to before this

23rd day of July, 2029



Notary Public

ESTHER B. KATZ
Notary Public, State of New York
No. 01KA0001259
Qualified in Rockland County
Commission Expires 2/10/20

11/41.07-1-11
WESLEY HILLS SYNAGOGUE
C/O J. CHESIR
23 LIME KILN RD
SUFFERN, NY 10901

11/32.19-2-20.6
KAHAN ELLIOT & ATARA
REVOCABLE LIVING TRUSTS
2 HUNTERS RUN
SUFFERN, NY 10901

11/32.19-2-20.3
HAGLER DARYL
1 HUNTERS RUN
SUFFERN, NY 10901

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

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

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

11/32.19-2-21
FETMAN JESSICA &
SHERMAN RALPH & SUSAN
26 CORTLAND RD
MONSEY, NY 10952

11/32.19-2-24
ZOLDAN SHIRA
6 ROCKWOOD LA
SUFFERN, NY 10901

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

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

11/32.19-2-7
ARM MAIER
7 POMONA RD
SUFFERN, NY 10901

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

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

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

11/32.19-2-4
FIFTEEN TERRACE RD., LLC
555 TAXTER RD. STE. 235
ELMSFORD, NY 10523

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>