

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 03/20/2025

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 Part II of this form.)	

Project Name: 91 Spook Rock Road

Applicant: Jacob Fried Phone # 646.963.1330

Address 91 Spook Rock Road, Suffern, 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, PE, PLLC Phone # 917-418-0999

Address 3512 Whittier Court, Mahwah, NJ 07430
Street Name & Number (Post Office) State Zip code

Attorney: Paul S. Baum Phone # 845-205-4556

Address 155 North Main Street, New City, NY 10956
Street Name & Number (Post Office) State Zip code

Contact Person: Mendy - Fast Forward Permits Phone # 845-533-4473 Ext 102

Address mendy@fastforwardpermit.com
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 40.16 Block 1 Lot(s) 10.22

Section _____ Block _____ Lot(s) _____

Location: On the West side of Spook Rock Road,
about 720 feet North of Suffern.

Acreage of Parcel 45,227 SF **Zoning District** R-50

School District Suffern Central **Postal District** Suffern

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

Addition of deck, pavers and stairs and to conform with as-built survey.

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? Yes

If so, list case number, name, date, and the board you appeared before.

Resolution #18-7 (3/18/18) and 11/15/17

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.

- | | |
|--|---|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above. Spook Rock Road (CR85)

Applicant's Signature and Certification

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

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

Mailing Address 91 Spook Rock Road
Suffern, NY 10901

SWORN to before this 18 day of March, 2025
[Signature]
Notary Public

DAVID SCHWARTZ
Notary Public State of New York
No. 01SC6050513
Qualified in Kings County
Commission Expires 11/8/2026

Affidavit of Ownership/Owner's Consent

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

I, Jacob Fried being duly sworn, hereby
depose and say that I reside at: 91 Spook Rock Road

in the county of Rockland in the state of New York

I am the * owner in fee simple of premises located at:
91 Spook Rock Road

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office as Instrument No. 2024-1389.

Said premises have been in my/its possession since 2024. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 40.16 block 1 lot(s) 10.22

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

Mailing Address

91 Spook Rock Road

Suffern, NY 10901

SWORN to before this

18

day of

March

, 20 25

[Signature]
Notary Public

DAVID SCHWARTZ
Notary Public State of New York
No. 01SC6050513
Qualified in Kings County
Commission Expires 11/6/2026

* 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, Jacob Fried, 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

Jacob Fried

91 Spook Rock Road

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 Appeals 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 Attachment 1;
☐ 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 dwelling with accessory deck, pavers and driveway which will have less than the required front yard and greater than the maximum impervious surface ratio and front yard impervious surface. See narrative summary.

3. Premises affected are in a R-50 zone and from the town of
Ramapo tax map, the property is know as Section 40.16,
Block, 1, Lot(s) 10.22.

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 _____

I, _____, 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 91 Spook Rock Road
Suffern, NY 10901

SWORN to before this

18

day of

March

, 20 25

[Signature]
Notary Public

DAVID SCHWARTZ
Notary Public State of New York
No. 01SC6050513
Qualified in Kings County
Commission Expires 11/6/2026
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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
VILLAGE OF WESLEY HILLS } SS:

Jacob Fried being duly sworn, deposes and
says that he/she resides at 91 Spook Rock Road,
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 Section No. 40.16, Block No. 1, Lot No. 10.22 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: 91 Spook Rock Road

Suffern, NY 10901

Sworn to before me this

18 day of March 20 25

[Signature]
Notary Public

DAVID SCHWARTZ
Notary Public State of New York
No. 01SC6050513
Qualified in Kings County
Commission Expires 11/6/20 26

AFFIDAVIT

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

I, Jacob Fried 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 of Appeals (board) in the town/village
of Wesley Hills affecting property located at
91 Spook Rock Road 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
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TO BE PROVIDED.

SWORN to before this

18 day of MARCH, 20 20

David Schwartz
Notary Public

DAVID SCHWARTZ
Notary Public State of New York
No. 01SC6050513
Qualified in Kings County
Commission Expires 11/6/2026

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 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



APPLICANT

3/18/25

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ (x) Variance from the requirement of Section 230-17 Attachment 1 ;
- ☐ () 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 single family dwelling with accessory deck, pavers and driveway which will have less than the required front yard and greater than the maximum impervious surface ratio and front yard impervious surface ratio. See narrative summary.