

15 Lyncrest Drive  
Monsey, N.Y. 10952  
T: (845) 354-0001

April 25, 2025

Village of Wesley Hills  
432 Route 306  
Wesley Hills, NY 10952

**Re: 4 Grand Park Dr  
Monsey, NY 10952**

**R-50 District  
Section: 41.14  
Block: 01  
Lot: 09**

Dear Chairman and Members of the Zoning Board,

I hope this message finds you well.

I am writing on behalf of the proposed project located at **4 Grand Park Drive**, where we have been retained to represent the owners in connection with the installation of a semi-circular driveway for their new residence.

Due to existing site conditions, the proposed driveway design requires several variances from the Village zoning code. We respectfully request the following variances:

**Requested Variances:**

Zoning Standard	Required	Proposed
Maximum Impervious Surface Ratio	20.0%	20.3%
Maximum Front Yard Impervious Surface Ratio	22.0%	25.5%
Driveway Slope – First 20 Feet	Max 3%	12%

Please refer to the submitted drawings prepared by Jorel J. Vaccaro, P.E., dated 01/13/25, which are enclosed for your review.

Thank you for your time and assistance. Please let us know if any additional information is required.

Sincerely,  
Stanley Mayerfeld

