

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date April 22, 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.)	

RECEIVED
VILLAGE OF WESLEY HILLS
APR 25 2025
BUILDING,
PLANNING & ZONING

Project Name: 4 Grand Park

Applicant: Moshe Lichtenstein on behalf of Four Grand Park LLC Phone # (212) 869-8200

Address 4 Grand Park Drive Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Property Owner: Four Grand Park LLC Phone # (212) 869-8200

Address 4 Grand Park Drive Monsey NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Jorel J. Vaccaro, P.E Phone # 917-475-6138

Address 307 McLean Ave Yonkers NY 10705
Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

Address _____
Street Name & Number (Post Office) State Zip code

Contact Person: Stanley Mayerfeld Phone # 917-373-1369

Address 17 Bruck Ct Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.14 Block 01 Lot(s) 09

Section _____ Block _____ Lot(s) _____

Location: On the East side of Grand Park Drive,
160 feet North of Grandview Ave.

Acreage of Parcel 51,059 SF **Zoning District** R50

School District Ramapo Central **Postal District** 10952

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

Proposed driveway not complying with maximum allowable impervious
surfaceratio, maximum allowable front yard impervious surface ratio and
maximum allowable slope

If subdivision:

- 1) Is any variance from the subdivision regulations required? N/A
- 2) Is any open space being offered? N/A If so, what amount? N/A

Project History: Has this project ever been reviewed before? N/A

If so, 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.

"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. Grandview Ave

Applicant's Signature and Certification

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

I, Moshe Lichtenstein on behalf of Four Grand Park LLC, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

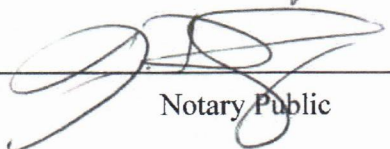


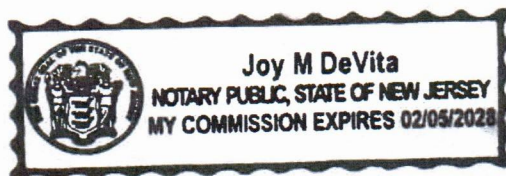
Mailing Address

4 Grand Park Dr
Monsey, NY 10952

SWORN to before this

25 day of April, 20 25


Notary Public



Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Moshe Lichtenstein on behalf of Four Grand Park LLC being duly sworn, hereby
depose and say that I reside at: 4 Grand Park Dr Monsey, NY 10952


in the county of Rockland in the state of New York.

I am the * owner in fee simple of premises located at:
4 Grand Park Dr Monsey, NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page Map # 5086.

Said premises have been in my/its possession since 2011. Said premises are also
known and designated on the Town of _____ Tax Map as:
section 41.14 block 01 lot(s) 09

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

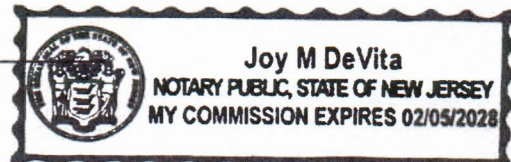
Mailing Address

Moshe Lichtenstein on behalf of
Four Grand Park LLC
4 Grand Park Dr
Monsey, NY 10952

SWORN to before this

25 day of April, 2025


Notary Public



* *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, Moshe Lichtenstein on behalf of Four Grand Park LLC, 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

4 Grand Park Dr
Monsey, NY 10952

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 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;
☐ 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) Max Driveway Slope;

To permit construction, maintenance and use of _____
Proposed driveway not complying with maximum allowable impervious surface ratio,
maximum allowable front yard impervious surface ratio and maximum allowable slope

3. Premises affected are in a R50 zone and from the town of _____
tax map, the property is known as Section 41.14,
Block, 01, Lot(s) 09.

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 _____ 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 _____
- 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, Moshe Lichtenstein on behalf of Four Grand Park LLC 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.

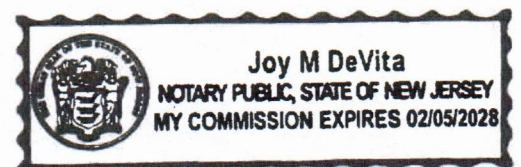
Moshe

Mailing Address

4 Grand Park Dr
Monsey, NY 10952

SWORN to before this

25 day of April, 2025
[Signature]
Notary Public



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 }

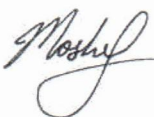
Moshe Lichtenstein on behalf of
Four Grand Park LLC

being duly sworn, deposes and

says that he/she resides at 4 Grand Park Dr Monsey, 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. 41.14 Lot No. 01-09 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.

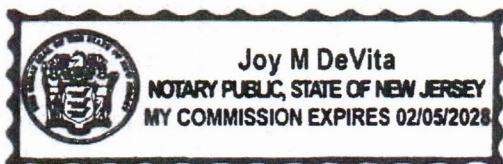


Owner: Moshe Lichtenstein on behalf of Four Grand Park LLC

Address: 4 Grand Park Dr
Monsey, NY 10952

Sworn to before me this

25 day of April 2025


Notary Public

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of Wesley Hills)

I, Moshe Lichtenstein on behalf of Four Grand
Park LLC 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) in the town/village
of Wesley Hills affecting property located at
4 Grand Park Drive Monsey NY, 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.

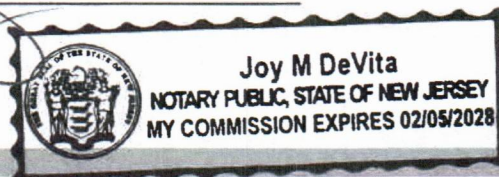
SECTION/BLOCK/LOT	NAME	ADDRESS
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SEE ATTACHED

SWORN to before this

25 day of April, 2025

[Signature]
Notary Public



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

Moshe Lichtenstein on behalf of Four
Grand Park LLC

APPLICANT

March 25, 2025

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section 230-17 _____;
 - ☐ 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*) Max driveway slope _____;
-

To permit construction, maintenance and use of _____
Proposed driveway not complying with maximum allowable impervious surface ratio,
maximum allowable front yard impervious surface ratio and maximum allowable slope

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/public/6191.html>

INSTRUCTIONS

The following must be completed before the application is reviewed and scheduled for the Zoning Board of Appeals meeting:

7. Filing fee of \$150.00 for an existing residence, \$150.00 for actions involving new one-family residences plus \$100.00 per variance sought or \$350.00 plus \$100.00 per variance sought for all other applications plus actual publication sought.
8. Twelve copies of the application, twelve plot plans drawn to scale (showing setbacks and other dimensions) or twelve surveys that have been sworn or attested to as being true and accurate.
9. Twelve copies of a narrative describing why the applicant is appearing before the Board.
10. Twelve copies of reference to the Zoning Board of Appeals (Building Inspector's determination, Code Inspector's determination, referral from the Planning Board or for an interpretation of the Zoning Code). No application can come for a variance without first being denied by the Building Inspector or Code Inspector or referred from the Planning Board.
11. List of names and addresses, along with stamped self-addressed envelopes, of all property owners within a 750 foot radius of the property covered in the application.
12. Twelve copies of a vicinity map.

The application must be received at least four weeks prior to be scheduled for a Zoning Board of Appeals meeting and is subject to the review by the Zoning Board of Appeals attorney. You will be notified as the date of the meeting. You will be provided with posters giving notice of the hearing which shall be posted in a conspicuous place visible from every street along the frontage of the property referred to in the application. These notices must be posted 10 days prior to the scheduled meeting.