

RECEIVED
VILLAGE OF WESLEY HILLS

MAY 22 2025

BUILDING
PLANNING & ZONING
Date 5/14/25

PART I

Name of Municipality VILLAGE OF WESLEY HILLS

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: KATZ-CHERNS CABANA

Applicant: AHUA KATZ CHERNS Phone # _____
Address 38 WILLOW TREE RD MONSEY NY 10952
Street Name & Number (Post Office) State Zip code

Property Owner: AHUA KATZ CHERNS Phone # _____
Address 38 WILLOW TREE ROAD MONSEY NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: PAUL GDANSKI Phone # _____
Address 3512 WHITTER COURT MAHWAH NJ 07430
Street Name & Number (Post Office) State Zip code

~~ARCHITECT~~
Attorney: TODD ROSENBLUM Phone # _____
Address 221 QUAKER RD POMONA NY 10970
Street Name & Number (Post Office) State Zip code

Contact Person: TODD ROSENBLUM Phone # 845-369-0337
Address _____
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

41.07-2-33

Section _____ Block _____ Lot(s) _____

Section _____ Block _____ Lot(s) _____

Location: On the NORTH side of WILLOW TREE RD.
700 feet WEST of NYS ROUTE 306.

Acreage of Parcel 97,898 SF **Zoning District** R50

School District EAST RAMAPO **Postal District** MOHSEY

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

SEE ATTACHED NARRATIVE LETTER.

If subdivision:

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

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

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

2/12/25 ZBA APPLICATION FOR SIDE
YARD VARIANCES WHICH WERE GRANTED.

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

36 WILLOW TREE RD.
41.07-2-32

"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: NA
(Check all that apply)

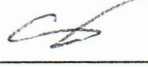
IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF
PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M, AND N.

<input 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. _____

Applicant's Signature and Certification

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

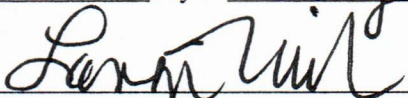
I, AHUVA KATZ , hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

Mailing Address

AHUVA KATZ
38 WILLOW TREE RD
MONTEY INY 10952

SWORN to before this

21st day of May, 2025



Notary Public



Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of WESLEY HILLS

I, AHUVA KATZ being duly sworn, hereby
depose and say that I reside at: 38 WILLOW TREE ROAD

in the county of ROCKLAND in the state of NEW YORK

I am the * _____ owner in fee simple of premises located at:
38 WILLOW TREE ROAD

described in a certain deed of said premises recorded in the Rockland County Clerk's

Office in Liber _____ of conveyances, page _____

BAKER ESTATES SEC 1 MAP# 5892 BOOK #105 PAGE #49
5/19/86.

Said premises have been in my/its possession since 9/13/22. Said premises are
also known and designated on the Town of RAMAPO Tax Map as:
section _____ block _____ lot(s) _____
41.07-2-33

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

AHUVA KATZ
38 WILLOW TREE
MONTEFALCONE NY 10952

SWORN to before this

21st day of May, 2025

Lauren Tied

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, AHUVA KATZ AK, 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

AHUVA KATZ AK
38 WILLOW TREE
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 APPEALS of the Town/Village of WESLEY HILLS (Board, Commission or Agency), Rockland County, New York:

Application, petition or request is hereby submitted for:

- ☒ Variance or modification from the requirement of Section 230-14 0(5);
☐ 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 AN ACCESSORY BUILDING

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

41.07-2-33

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 YISROEL CHERTS
VILLAGE TRUSTEE
- b. Nature of interest OWNER
- 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, AHUVA KATZ, 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

AHUVA KATZ AS
38 WILLOW TREE RD.
MONSIEY NY 10952

SWORN to before this

21st day of May, 20 25
Lauren Hirsch
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 }

AHUVA KATZ being duly sworn, deposes and
says that he/she resides at 38 WILLOW TREE RD.

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. 41,07-2-33 Lot No. _____ 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: AHUVA KATZ ac
Address: 38 WILLOW TREE RD.
MONSEY, NY 10952

Sworn to before me this

21st day of May 2025

Lauren Hirsch
Notary Public



AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of WESLEY HILLS)

I, _____ being duly sworn deposes and says
that he is the applicant, agent or attorney for applicant, in the matter of the petition before
the _____ (board) in the town/village
of _____ affecting property located at
_____, 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 LIST

SWORN to before this

21st day of May, 20 25

Lauren Hirsch
Notary Public

LAUREN HIRSCH
Notary Public - State of New Jersey
My Commission Expires Feb 16, 2026

41.07-1-6

41.07-1-5

41.07-1-22

41.07-1-23

41.07-2-25

41.11-1-16

41.11-1-15

41.10-2-16



11/41.11-1-19
WESLEY HILLS CENTER LLC
3 CAVALRY DRIVE
NEW CITY, NY 10956

11/41.11-1-12
BORGES D & J & NADOFF Y &
IMER N, & NOMI
IMER & KORNGOLD JAY &
ANNETTE
2 WINDWARD LA

11/41.11-2-1
ONE HUNDRED SIXTY SIX
E WILLOW TREE REALTY LLC
166 EAST WILLOW TREE ROAD
WESLEY HILLS, NY 10977

11/41.07-2-30
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

11/41.07-2-28
GORDON S MARTIN TRUSTEE
DATED 1/14/2000
2697 N OCEAN BLVD, F708
BOCA RATON, FL 33431

11/41.07-2-37
KATSOFF IRWIN & JUDY
11 BAKER LA
SUFFERN, NY 10901

11/41.07-2-35
GAMIL ROEI
42 WILLOW TREE RD
MONSEY, NY 10952

11/41.07-2-31
34 WILLOW TREE LLC
34 WILLOW TREE RD
WESLEY HILLS, NY 10952

11/41.07-2-34
JACOBOWITZ GILAH R
40 WILLOW TREE RD
MONSEY, NY 10952

11/41.07-1-31
REMEZ MICHAEL & ARONOFF
MIRIAM
2 PEARL DR
MONSEY, NY 10952

11/41.11-1-18
KAM REALTY CORP
475 RT 306
MONSEY, NY 10952

11/41.11-1-14
WESLEY HILLS VILLAGE OF
432 RT 306
MONSEY, NY 10952

11/41.11-1-13
NADOFF YEHUDA
68 WILLOW TREE RD
WESLEY HILLS, NY 10952

11/41.07-1-49
WEISBORD MIRIAM
RECHOV BE'ER SJEVA 4/10
BEIT SHEMESH ISRAEL 99096

11/41.07-2-27
NADAV MATITYAHU & AYELET
129 E WILLOWTREE RD
SPRING VALLEY, NY 10977

11/41.07-2-38
ZLOTNICK DOVID & MEIRA
9 BAKER LA
SUFFERN, NY 10901

11/41.07-2-26
MERMELSTEIN DEENA
485 ROUTE 306
MONSEY, NY 10952

11/41.07-2-32
CHERNS YISROEL
1 MARK DRIVE
SPRING VALLEY, NY 10977

11/41.07-2-46
D.F.C. BAKER LANE FAMILY
LIMITED PARTNERSHIP
12 BAKER LANE
SUFFERN, NY 10901

11/41.07-2-21
GINSBERG YEHUDA G &
DVORA N
6 VANESSA DR
SUFFERN, NY 10901

11/41.11-1-17
HOLY FAMILY SYRO-MALABAR
CATHOLIC CHURCH ROCKLAND
NY INC OF ST THOMAS SYRO-
MALABAR CATHOLIC DIOCESE
5 WILLOW TREE RD

11/41.11-1-16
HOLY FAMILY SYRO-MALABAR
CATHOLIC CHURCH ROCKLAND
NY INC OF ST THOMAS SYRO-
MALABAR CATHOLIC DIOCESE
5 WILLOW TREE RD

11/41.07-2-29
THREE SEVENTY SEVEN
ROUTE 306-MONSEY LLC
536 MAIN STREET
NEW PALTZ, NY 12561

11/41.07-2-44
KANN MICHAEL &
WEINGARTEN-KANN PHYLLIS
8 BAKER LA
SUFFERN, NY 10901

11/41.07-1-39
MEKAITAN ARIEL & ORTAL
2 TOBEY LA
MONSEY, NY 10952

11/41.07-2-36
ZUTLER AARON & DEBBIE
13 BAKER LA
SUFFERN, NY 10901

11/41.07-1-38
KIRSH MENDEL
1 PEARL DR
MONSEY, NY 10952

11/41.07-2-33
KATZ AHUVA
38 WILLOW TREE RD
MONSEY, NY 10952

11/41.07-2-45
PNZ 10B LLC
10 BAKER LA
SUFFERN, NY 10901

11/41.07-2-20
LEDU DANIEL & BARBARA
5 VANESSA DR
SUFFERN, NY 10901

11/41.07-2-12
IRVING FAMILY LIVING
TRUST
9 JUNIPER TERR
SUFFERN, NY 10901

11/41.07-2-19
TEICHMAN STEVEN & SHIRA
3 VANESSA DR
SUFFERN, NY 10901

11/41.07-2-25
SUEZ WATER NY
461 FROM RD
PARAMUS, NJ 07652

11/41.07-2-18
COHEN IZAK & SARA C
1 VANESSA DR
SUFFERN, NY 10901

11/41.07-1-15
HEADLEY HAROLD &
JACQUELINE
15 LIME KILN RD
SUFFERN, NY 10901

11/41.07-1-9
STREICHER NAOMI
PO BOX 343
POMONA, NY 10970

11/41.07-1-14
KAUFMAN YEHUDAH & RISA
17 LIME KILN RD
SUFFERN, NY 10901

11/41.07-2-11
TG TAG INVESTMENTS LLC
7 JUNIPER TERR
SUFFERN, NY 10901

11/41.07-2-13
COURT JEROME H + RAE
6 JUNIPER TERR
SUFFERN, NY 10901

11/41.07-2-24
KAPLAN WILLIAM & MARINA
22 LIME KILN RD
SUFFERN, NY 10901

11/41.07-2-17
RHODES REID S & BASYA
28 LIME KILN RD
SUFFERN, NY 10901

11/41.07-1-12
FELDSTEIN WALTER
IRREVOCABLE TRUST
31 DANA ROAD
MONSEY, NY 10952

11/41.07-1-16
AFERGAN DAVID & MAZAL
13 LIME KILN RD
SUFFERN, NY 10901

11/41.07-1-13
STEINER DAVID A & LANA
19 LIME KILN RD
SUFFERN, NY 10901

11/41.07-2-22
CAPUANO ANDREW & HENEDINA
4 VANESSA DR
SUFFERN, NY 10901

11/41.07-2-14
JUNIPER TERRACE REALTY
LLC
77 BRENNER DRIVE
CONGERS, NY 10920

11/41.07-2-23
KONIG JUSTIN & MALLORY
24 LIME KILN ROAD
SUFFERN, NY 10901

11/41.07-2-16
ZEIDMAN MITCHELL +
MICHELE
30 LIME KILN RD
SUFFERN, NY 10901

11/41.07-1-10
BERKOWITZ JEROME &
MARALYN
25 LIME KILN RD
SUFFERN, NY 10901

11/41.07-1-8
REZNIK DAVID & HELENE
29 LIME KILN RD
SUFFERN, NY 10901


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

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

AHUVA KATZ 
APPLICANT

5/21/25
DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section 230-14 0(5);
- ☐ 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 AN ACCESSORY BUILDING.