

## PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 7/14/2025

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 <b>Part II</b> of this form.)	

RECEIVED  
VILLAGE OF WESLEY HILLS  
JUL 18 2025  
BUILDING,  
PLANNING & ZONING

Project Name: KOTCH RESIDENCE FRONT PORCH

Applicant: BRETT & EYA KOTCH Phone # 845-671-0228  
Address 20 POWDERHORN DRIVE SUFFERN NY 10901  
Street Name & Number (Post Office) State Zip code

Property Owner: BRETT & EYA KOTCH Phone # 845-671-0228  
Address 20 POWDERHORN DRIVE SUFFERN NY 10901  
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: KIM THOMAS SIPPEL Phone # 917-301-4947  
Address 352 MILAN HILL ROAD RED HOOK NY 12571  
Street Name & Number (Post Office) State Zip code

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

Contact Person: KIM THOMAS SIPPEL - ARCHITECT, PC Phone # 917-301-4947  
Address 352 MILAN HILL ROAD RED HOOK NY 12571  
Street Name & Number (Post Office) State Zip code

**Tax Map Designation:**

Section 32.19 Block 2 Lot(s) 40  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Location: On the WEST side of POWDERHORN DRIVE,  
450 feet NORTH of ARI DRIVE.

Acreage of Parcel 1.08 Zoning District R-50  
School District \_\_\_\_\_ Postal District SUFFERN

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

PROPOSED FRONT PORCH ADDITION WHICH REQUIRES A FRONT  
YARD SETBACK VARIANCE (50' MIN. REQUIRED, 46.0' PROPOSED)

**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? NO

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.

SEE ATTACHED SHEETS

*"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.

\_\_\_\_\_ State or County Road  
\_\_\_\_\_ Long Path  
\_\_\_\_\_ Municipal Boundary

\_\_\_\_\_ State or County Park  
\_\_\_\_\_ County Stream  
\_\_\_\_\_ County Facility

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VILLAGE OF WESLEY HILLS  
JUL 18 2025

List name(s) of facility checked above. \_\_\_\_\_

BUILDING,  
PLANNING & ZONING

### Applicant's Signature and Certification

State of New York)

County of Rockland) SS:

Town/Village of ROCKLAND

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

Mailing Address

20 Pawar Hamud  
Saltov 14 10901  
[Signature]

SWORN to before this

15 day of July, 2025

Cedric St. Louis

Notary Public

Cedric St. Louis

Commission 01ST0028001

Notary Public, State of New York

My Commission Expires 08-16-2028

# Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland, SS.:

Town/Village of Wesley Hills

RECEIVED  
VILLAGE OF WESLEY HILLS

JUL 18 2025

PLANNING, BUILDING,  
& ZONING

I, Brett Kotch being duly sworn, hereby  
depose and say that I reside at: 20 Powder Horn Drive  
Suffern NY 10901  
in the county of Rockland in the state of New York.

I am the \* \_\_\_\_\_ owner in fee simple of premises located at:

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 19 2021. Said premises are  
also known and designated on the Town of Rockland Tax Map as:  
section 37.19 block 2 lot(s) 4.3

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

Brett Kotch  
20 Powder Horn Dr  
Suffern NY 10901

SWORN to before this

15 day of July, 20 25

Cedric St. Louis

Notary Public

Cedric St. Louis  
Commission 01ST0028001  
Notary Public, State of New York  
My Commission Expires 08-16-2028

\* 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, BRETT KOTCH, 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.

VILLAGE RECEIVED  
JUL 18 2025  
WESLEY HILLS  
BUILDING,  
PLANNING & ZONING

1. Print or type full name and post office address

BRETT KOTCH  
20 POWDER HORN DRIVE  
WESLEY HILLS / 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 - FRONT YARD SETBACK;  
( ) 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 FRONT PORCH OF EXISTING  
SINGLE FAMILY RESIDENCE.

3. Premises affected are in a R-50 zone and from the town of  
WESLEY HILLS tax map, the property is know as Section 32.19,  
Block, 2, Lot(s) 40.

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 Rockland 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

70 Powder Horn Dr  
SUFFERN NY 10901

SWORN to before this

15

day of

JULY

Cedric B. Louis

Notary Public

Cedric B. Louis

Commission 01ST0028001

Notary Public, State of New York

My Commission Expires 08-16-2028



# VILLAGE OF WESLEY HILLS

432 Route 306  
Wesley Hills, New York 10952  
(845) 354-0400 Fax: (845) 354-4097

RECEIVED  
VILLAGE OF WESLEY HILLS

JUL 18 2025

BUILDING,  
PLANNING & ZONING

## AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }  
COUNTY OF ROCKLAND } SS:  
VILLAGE OF WESLEY HILLS }

Brett Katch being duly sworn, deposes and  
says that he/she resides at 20 Powder Horn DR,  
Sutton 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 as Section No. 37.19 Lot No. 4.3 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:

Brett Katch

Address:

20 Powder Horn DR  
Sutton NY 10901

Sworn to before me this

15 day of July 2025

Cedric St. Louis

Notary Public

Cedric St. Louis  
Commission 01ST0028001  
Notary Public, State of New York  
My Commission Expires 08-16-2028

# AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of WESLEY HILLS )

I, KIM THOMAS SIPPEL - ARCHITECT 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 20 POWDER HORN DRIVE, 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 PLAN & LIST

RECEIVED  
VILLAGE OF WESLEY HILLS  
JUL 16 2025  
BUILDINGS,  
PLANNING & ZONING

SWORN to before this

16th day of July, 2025

Notary Public

CAMILLE GUIDO-DOWNEY  
NOTARY PUBLIC STATE OF NEW YORK  
RESIDING IN ROCKLAND COUNTY  
NO. 01GU6337245  
MY COMMISSION EXPIRES 02/22/2028



11/32.18-2-44  
KAUFMAN SHIA  
APT 3005  
2422 NORTHERN BLVD  
LONG ISLAND CITY, NY 111101

11/32.18-2-28  
NEUGROSCHL DANIEL & SARAH  
6 POWDER HORN DR  
SUFFERN, NY 10901

11/32.19-2-31  
KIGLER MARVIN J & IRENE G  
17 POWDER HORN DR  
SUFFERN, NY 10901

11/32.18-2-33  
HARTSTEIN SAMUEL & GAIL  
11 ROBLE RD  
SUFFERN, NY 10901

11/32.18-2-24  
PEPPER YEDUHA & EILEEN  
12 ROBLE RD  
SUFFERN, NY 10901

11/32.18-2-34  
JOZEFOVIC YOSEF & JOELLE  
BEN-DAVID  
15 ROBLE ROAD  
SUFFERN, NY 10901

11/32.18-2-35  
KALKER ABRAHAM & TOBY  
17 ROBLE RD  
SUFFERN, NY 10901

11/32.18-2-22  
LEVIN-WALDMAN OREN &  
RENEE  
14 ROBLE RD  
SUFFERN, NY 10901

11/32.18-2-21  
ADLER MARK & JEAN  
16 ROBLE RD  
SUFFERN, NY 10901

11/32.18-2-37  
APPEL ELLIOT & DENA  
21 ROBLE RD  
SUFFERN, NY 10901

11/32.18-2-19  
KERN FAMILY 2020 TRUST  
20 ROBLE RD  
WESLEY HILLS, NY 10901

11/32.19-2-32  
ADAMS MITRA & ZIVARI  
SOHAYLA S  
11 POWDER HORN DR  
SUFFERN, NY 10901

11/32.19-2-36  
BENDRIHEM YOSEF &  
SHOSHANA  
14 POWDER HORN DR  
SUFFERN, NY 10901

11/32.18-2-25  
LEVIN SETH A & MARLA T  
6 ARI DR  
SUFFERN, NY 10901

11/41.07-1-5  
WESLEY HILLS VILLAGE OF  
432 ROUTE 306  
MONSEY, NY 10952

11/32.19-2-29  
JILLEBA FREDERICK &  
UGHETTA  
21 POWDER HORN DR  
SUFFERN, NY 10901

11/32.19-2-38  
RATZKER GARY & ARLENE  
3 ARI DR  
SUFFERN, NY 10901

11/32.18-2-36  
SCHWARTZ SARAH  
19 ROBLE RD  
SUFFERN, NY 10901

11/32.19-2-28  
KUNSTLINGER DANIEL &  
WEISSMAN REBECCA  
23 POWDER HORN DR  
WESLEY HILLS, NY 10901

11/32.19-2-40  
KOTCH BRETT & EVA  
REVOCABLE TRUST  
20 POWDER HORN DR  
SUFFERN, NY 10901

11/32.18-2-27  
ZAKARIN HERBERT & HANNA  
8 POWDER HORN DR  
SUFFERN, NY 10901

11/32.19-2-35  
BELSKY FRANCES  
12 POWDER HORN DR  
SUFFERN, NY 10901

11/32.18-2-26  
BOUSKILA ARIEL & CHAYA  
1 MARISA DR  
SPRING VALLEY, NY 10977

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

11/32.19-2-30  
WAITMAN ROBERT M &  
PRINCE SHIRA  
19 POWDER HORN DR  
SUFFERN, NY 10901

11/32.19-2-37  
CHESIR JOSHUA & FRANCINE  
16 POWDER HORN DR  
SUFFERN, NY 10901

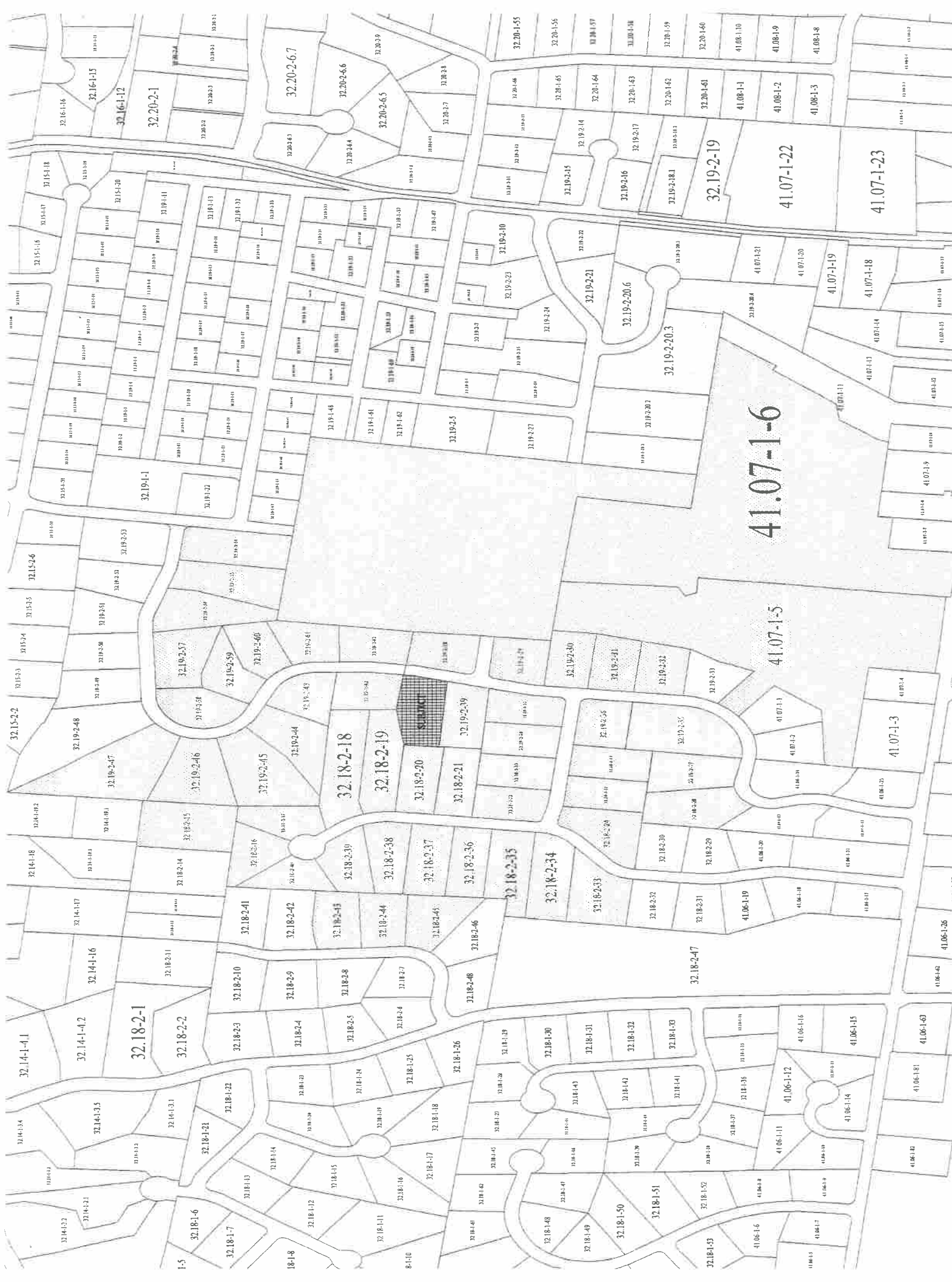
11/32.18-2-23  
TYH THE ARI LLC  
C/O APFEL STEVEN  
5 ARI DR  
SUFFERN, NY 10901

11/32.19-2-39  
OLLECH MARCEL & BARBARA L  
18 POWDER HORN DR  
SUFFERN, NY 10901

11/32.18-2-45  
WEISS MIRIAM R  
6 TIMBER TRL  
WESLEY HILLS, NY 10901

11/32.18-2-20  
FRIEDMAN SANDRA & JACOB  
18 ROBLE RD  
SUFFERN, NY 10901

11/32.19-2-62 SCHEINFELD MEIR & STERN ALISA 536 ROUTE 306 MONSEY, NY 10952	11/32.18-2-38 SAMET MICHAEL G & BRACHA 23 ROBLE ROAD SUFFERN, NY 10901	11/32.19-2-42 COHEN LEVY SUSAN DIANE LEGACY TRUST 24 POWDER HORN DR WESLEY HILLS, NY 10901
11/32.18-2-18 WASSERMAN NEAL I & ELEANOR N 22 ROBLE RD SUFFERN, NY 10901	11/32.18-2-39 COHEN DANIEL & ZELINGER AVIVA RACHEL & JONATHAN 25 ROBLE ROAD SUFFERN, NY 10901	11/32.18-2-43 SIGAL HARVEY + MYRNA 10 TIMBER TRL SUFFERN, NY 10901
11/32.19-2-4 DAHAN NEIL SHAI & ALEXANDER HEDVA Y 24 SCENIC DR SUFFERN, NY 10901	11/32.19-2-61 YANIV DANIEL & RAIZEL 27 POWDER HORN DR SUFFERN, NY 10901	11/32.19-2-43 26 POWDERHORN DRIVE REVOCABLE TRUST 26 POWDER HORN LN SUFFERN, NY 10901
11/32.19-2-44 HOLZBERG BASYA & RONALD PO BOX 500 MONTVALE, NJ 07645	11/32.18-2-17 SHUSTERMAN MIKHAIL & GELENA 24 ROBLE RD SUFFERN, NY 10901	11/32.18-2-40 BROWN AVROHOM J & HADASSAH R 12 ROLLINGWOOD DRIVE NEW CITY, NY 10956
11/32.18-2-16 FISHMAN MOSHE & DOROTHY 26 ROBLE RD SUFFERN, NY 10901	11/32.19-2-60 SPITZ ABRAHAM & RACHEL 29 POWDER HORN DR WESLEY HILLS, NY 10901	11/32.19-2-45 POWDER HORN DEVELOPMENT LLC SUITE 339 46 MAIN ST MONSEY, NY 10952
11/32.19-2-59 BEACON SEVEN INC C/O ROSENBERG SUSAN 130 ROUTE 59 SPRING VALLEY, NY 10977	11/32.19-2-54 REICHMANN MARC & TOVAH MIRYAM TZIPPORAH 47 POWDER HORN LN SUFFERN, NY 10901	11/32.19-2-55 FLORANS MOSHE & TSINMAN FEIGA 45 POWDER HORN DR SUFFERN, NY 10901
11/32.19-2-58 CAREN MARK S & VANESSA B 33 POWDER HORN DR SUFFERN, NY 10901	11/32.19-2-57 41 POWDERHORN LLC 41 POWDERHORN LLC SUFFERN, NY 10901	11/32.19-2-56 HURWITZ CHAYA BRACHA 43 POWDERHORN DR WESLEY HILLS, NY 10977
11/32.19-2-46 POWDER HORN DEVELOPMENT LLC SUITE 339 46 MAIN ST MONSEY, NY 10952	11/32.18-2-15 PESSIN LEGACY TRUST 24 TIMBER TRL SUFFERN, NY 10901	11/32.19-2-47 POWDER HORN DEVELOPMENT LLC 46 MAIN STREET #339 MONSEY, NY 10952



## **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

***KIM THOMAS SIPPEL - ARCHITECT***

\_\_\_\_\_  
APPLICANT

***7/14/2025***

\_\_\_\_\_  
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 - FRONT YARD SETBACK;
- ☐ 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 PROPOSED FRONT PORCH ADDITION TO EXISTING SINGLE FAMILY RESIDENCE.