

INSTRUCTIONS

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

1. 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.
2. Twelve copies of the application, twelve plot plans drawn to scale (showing setbacks and other dimensions) or twelve surveys that has been sworn or attested to as being true and accurate.
3. Twelve copies of a narrative describing why the applicant is appearing before the board.
4. 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.
5. 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.
6. 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.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date _____

Please check all that apply:

☐ Planning Board	☐ Architectural Board
☒ Zoning Board of Appeals	☐ Historical Board
☐ Municipal Board	
☐ Subdivision	☐ Pre-preliminary/Sketch
☐ Number of Lots	☐ Preliminary
☐ Site Plan	☐ Final
☐ Special Permit	☐ Conditional Use
☐ Zoning Code Amendment	☐ Zone Change
☒ Variance * (Fill out Part II of this form.)	

Project Name: Ira Wickes/Arborist

Applicant: IJJ, LLC - John Wickes Phone # 845-354-3400

Address 11 McNamara Road, Spring Valley, NY 10977
Street Name & Number (Post Office) State Zip code

Property Owner: IJJ, LLC - John Wickes Phone # 845-354-3400

Address 11 McNamara Road, Spring Valley, NY 10977
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Civil Tech - Rachel Barese, PE Phone # 845-547-2211

Address 139 Lafayette Avenue, Suffern, NY 10901
Street Name & Number (Post Office) State Zip code

Attorney: Emanuel Law, PC - Ira M. Emanuel, Esq. Phone # 845-634-4141

Address 4 Laurel Road, New City, NY 10956
Street Name & Number (Post Office) State Zip code

Contact Person: Ira M. Emanuel Phone # 845-634-4141

Address 4 Laurel Road, New City, NY 10956
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 42.13 Block 1 Lot(s) 22
Section _____ Block _____ Lot(s) _____

Location: On the South side of McNamara Road,
-0- feet West of Union Road (County Rte 80).

Acreage of Parcel 2.21 ac **Zoning District** R-35
School District East Ramapo Central School District **Postal District** Spring Valley

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

See attached Narrative

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.

Rockland Tree Experts Co., d/b/a Ira Wickes - Planning and Zoning Boards; see attached Narrative

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

None

"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	☐ State or County Park
☐ Long Path	☐ County Stream
☒ Municipal Boundary	☐ County Facility

List name(s) of facility checked above. County Routes 67 and 80; Village of New Hempstead

Applicant's Signature and Certification

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

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

PLEASE SIGN HERE

Mailing Address

11 McNamara Road
Spring Valley, NY 10977

SWORN to before this

2nd day of June, 2025

[Signature]
Notary Public

JEAN MARC ARTHUR GERMAIN
Notary Public - State of New York
No. 01GE6296061
Qualified in Rockland County
My Commission Exp. 01/21/2026

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland), SS.:

Town/Village of Airmont)

I, John Wickes being duly sworn, hereby
depose and say that I reside at: 18 Montclair Avenue, Airmont, NY 10952

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

I am the * member of LLC owner in fee simple of premises located at:
11 McNamara Road, Spring Valley

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Instrument Number 2002-00003705

Said premises have been in my/its possession since 2002. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 42.13 block 1 lot(s) 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.

PLEASE SIGN HERE

Owner

Mailing Address

11 McNamara Road

Spring Valley, NY 10977

SWORN to before this

2nd day of June, 2025

Jean Marc Arthur Germain
Notary Public

JEAN MARC ARTHUR GERMAIN
Notary Public - State of New York
No. 01GE6296061
Qualified in Rockland County
My Commission Exp. 01/21/2026

* 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 _____)

I, John Wickes, 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

IJJ, LLC

11 McNamara Road

Spring Valley, NY 10977

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 Att. 1 - Table of Dimensions Reqt,} _____;
- ☐ 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 See attached Narrative.

3. Premises affected are in a R-35 zone and from the town of Ramapo tax map, the property is know as Section ^{42.13} _____, Block, 1, Lot(s) 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 Wesley Hills.

I, John Wickes, 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.

PLEASE SIGN HERE

Mailing Address

11 McNamara Road

Spring Valley, NY 10977

SWORN to before this

2nd day of June, 2025

Notary Public

JEAN MARC ARTHUR GERMAIN
Notary Public - State of New York
No. 01GE6296061
Qualified in Rockland County
My Commission Exp. 01/21/2026

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 }

John Wickes being duly sworn, deposes and
says that he/she resides at 18 Montclair Avenue, Airmont, 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. 42.13-1 Lot No. 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.

PLEASE SIGN HERE

Owner: [Signature]
Address: 11 McNamara Road
Spring Valley, NY 10977

Sworn to before me this

2nd day of June 2025

[Signature]
Notary Public

JEAN MARC ARTHUR GERMAIN
Notary Public - State of New York
No. 01GE6296061
Qualified in Rockland County
My Commission Exp. 01/21/2026

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of Airmant)

I, John Wickes 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
11 McNamara Road, Spring Valley, 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
-------------------	------	---------

See attached list.

SWORN to before this

PLEASE SIGN HERE

2nd day of June, 2025

[Signature]
Notary Public

JEAN MARC ARTHUR GERMAIN
Notary Public - State of New York
No. 01GE6296061
Qualified in Rockland County
My Commission Exp. 01/21/2026

VILLAGE OF WESLEY HILLS

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

AFFIDAVIT OF POSTING

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

_____ being duly sworn, deposes and
says that he/she is the applicant in the matter of an application before the
Village of Wesley Hills Zoning Board affecting property located at
_____, Wesley Hills, Town of Ramapo,
Rockland County, New York.

That on the _____ day of _____, 200__, he/she posted the
posters provided by the Zoning Board of the Village of Wesley Hills
giving notice of the hearing on this application in a conspicuous place
visible from every street along the frontage of the plot affected by this
application.

Sworn to before me this

_____ day of _____, 200__

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

PLEASE SIGN HERE

APPLICANT

John Wickes

DATED

6/2/2025

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ☒ Variance from the requirement of Section 230 Att. 1 - Table of Dimensions Requirements ;
 - ☐ 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 _____
See attached narrative

NOT APPLICABLE

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>

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11/41.16-1-64
HARRIET LANE REALTY TRUST
JANET LITT L/E
5 HARRIETT LA
SPRING VALLEY, NY 10977

13/42.17-2-11
LUSTGARTEN TOBIN G &
SOCORRO
18 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-2-4
AHMED JAVED
12 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-1-5.2
CIMENT CHAIM
6 GRANDVIEW AVENUE
NEW HEMPSTEAD, NY 10977

13/42.17-1-4
COLLAZO EDUARDO A
14 GRANDVIEW AVE
SPRING VALLEY, NY 10977

13/42.17-1-2
CHRISTERER FRANZ & DORIS
22 GRANDVIEW AV
SPRING VALLEY, NY 10977

13/42.17-2-14
LEITNER NAFTALI
3 KILE CT
AIRMONT, NY 10952

13/42.17-2-8
ROSENBERGER CHAIM &
CHANA DEVORAH
11 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-62
GALATZ GITTY
6 FAIRWAY OVAL
SPRING VALLEY, NY 10977

11/41.16-2-30
GRANDVIEW HOUSE SV BSD LL
48 SOMERS AVENUE
BEGENFIELD, NJ 07621

11/42.13-1-26
JOSEPH SAMUEL & ORAH
6 HARRIET LA
SPRING VALLEY, NY 10977

13/42.17-2-10
GRUNFELD ABRAHAM
17 HERRICK AVENUE
SPRING VALLEY, NY 10977

13/42.17-2-12
VIDERS JAY & ELAINE
20 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-1-5.1
PLASSART DENNIS &
PATRICIA
PO BOX 629
NEW CITY, NY 10956

13/42.17-2-6
SEKULA TZVI
42 ELLISH PKWY
SPRING VALLEY, NY 10977

13/42.17-2-9
CIMENT YITZCHOK & CHAYA
9 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-2-7
MOSTER USHER YESHAYA &
MALKA
9 KAUFMAN COURT
MONSEY, NY 10952

13/42.13-2-58
SOLOMAN SHLOMA ZALMAN
26 FAIRWAY OVAL
NEW HEMPSTEAD, NY 10977

13/42.13-2-59
OSTREICHER MORDECHAI
DAVID & ESTHER
APT 4B
446 MARCY AVE
BROOKLYN, NY 11206
11/42.13-1-23.2
KOEGL DAVID ARI & DEBBIE
F
16 HARRIET LA
SPRING VALLEY, NY 10977

13/42.13-2-51.2
WILLIAMS WILSON H &
JOCELYN I
687 NEW HEMPSTEAD RD
NEW HEMPSTEAD, NY 10977

13/42.17-2-5
FROMMER BENJAMIN J &
TZIVIA B
14 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-2-3
KNOBLOCH DAVID & TRANY
12A FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.17-2-13
WEISS JONATHAN
72 REAGAN RD
SPRING VALLEY, NY 10977

13/42.17-1-3
SIMMONS LESLIE J
18 GRANDVIEW AVE
SPRING VALLEY, NY 10977

13/42.17-2-2
HENRY PAULINE
10 FAIRWAY OVAL
NEW HEMPSTEAD, NY 10977

13/42.17-2-1
DAVILA MIGUEL & IVONNE
8 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-61
RUTNER JOSEPH
3 FAIRWAY OVAL
SPRING VALLEY, NY 10977

11/41.16-2-31
SWERDLOFF YITZCHOK
35 GRANDVIEW AV
SPRING VALLEY, NY 10977

13/42.13-2-63
KRAUSZ JOSEPH
4 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-60
GOLDMAN GEDALY
MOSHE YOSEF & BLIMY
1 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-56
FARKAS YOSEF &
CHANA GITTY
30 FAIRWAY OVAL
SPRING VALLEY, NY 10977

11/42.13-1-23.1
ALEXANDER ROSELYND
9 HARRIET LA
SPRING VALLEY, NY 10977

11/42.13-1-24
EISENBERGER STEVEN
& BONNIE
10 HARRIETT LA
SPRING VALLEY, NY 10977

11/41.16-1-66
BREIER NACHMEN
4 SKYLARK DR
SPRING VALLEY, NY 10977

11/42.13-1-25
TAUB YAKOV & TRANA
8 HARRIET LA
SPRING VALLEY, NY 10977

11/42.13-1-20
17 MCNAMARA HOLDINGS LLC
C/O ALEXANDER GAVRIEL
16 SQUADRON BLVD
NEW CITY, NY 10956

13/42.13-2-51.1
OSTER MEIR
689 NEW HEMPSTEAD RD
SPRING VALLEY, NY 10977

13/42.13-2-67.1
NITZLICH DOVID
32 MCNAMARA RD
SPRING VALLEY, NY 10977

13/42.13-2-68
SEIF YEHUDA & MIRIAM
38 MC NAMARA RD
NEW HEMPSTEAD, NY 10977

11/42.13-1-23.3
SENER ARI &
RIVKA REBECCA
14 HARRIETT LN
WESLEY HILLS, NY 10977

13/42.13-2-64
BRAUN SARAH & YEHOSHUA
2 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-55
STEIN CHAYA Y &
YOMTOV
32 FAIRWAY OVAL
SPRING VALLEY, NY 10977

13/42.13-2-53
KATZ SHIMSHON H & RACHEL
36 FAIRWAY OVAL
NEW HEMPSTEAD, NY 10977

11/42.13-1-23.5
KOHL JACOB
25 SLATVIA RD
SPRING VALLEY, NY 10977

11/42.13-1-21
SPIRA YOSEF
15 MC NAMARA ROAD
SPRING VALLEY, NY 10977

11/41.16-1-62
BREUER ABRAHAM
3 SKYLARK DR
SPRING VALLEY, NY 10977

11/42.13-1-27
SCOTT JUDITH
4 HARRIETT LA
SPRING VALLEY, NY 10977

13/42.13-2-65
SCHOOR LEGACY TRUST
692 NEW HEMPSTEAD RD
NEW HEMPSTEAD, NY 10977

11/41.16-1-45
KEHILAS YESHORIM OF
WESLEY HILLS
1 HARRIETT LA
WESLEY HILLS, NY 10977

13/42.13-2-57
ISKOWITZ STANLEY R +
SUSAN R
28 FAIRWAY OVAL
SPRING VALLEY, NY 10977

11/42.13-1-23.4
KIRSCHNER URI & TZIPORA
C/O SILBERBERG &
KIRSCHNER LLP
360 LEXINGTON AV 13TH FL
NEW YORK, NY 10017
13/42.13-2-54
APPEL SAMUEL
PO BOX 871
MONSEY, NY 10952

11/41.16-1-65
KOSCHITZKI JACK & FAIGE
7 HARRIETT LA
SPRING VALLEY, NY 10977

11/42.13-1-22
IJJ LLC
C/O IRA WICKES ARBORIST
11 MC NAMARA RD
SP VALLEY, NY 10977

13/42.13-2-52
STEIER FAMILY TRUST &
WEISS MOSHE & DIDI
699 NEW HEMPSTEAD ROAD
NEW HEMPSTEAD, NY 10977

11/41.16-1-63
COHEN BEN Z &
HUSARSKY ESTHER ROSE
3 HARRIETT LA
WESLEY HILLS, NY 10977

11/42.13-1-19
TWENTY NINE MCNAMARA
HOLDINGS LLC
16 SQUADRON BLVD SUITE 106
WESLEY HILLS, NY 10956

11/42.13-1-16
ROSENFELD CHAIM ISRAEL &
ESTHER CHAYA
6 TAMMY ROAD
WESLEY HILLS, NY 10977

11/42.13-1-17
TELLER LEONARD & LINDA
IRREVOCABLE TRUSTS
4 TAMMY RD
SPRING VALLEY, NY 10977

11/42.13-1-18
BREUER ABRAHAM
2 TAMMY RD
SPRING VALLEY, NY 10977

13/42.13-2-69
FORTYMACK LLC
P.OBOX 350-169
BROOKLYN, NY 11235

13/42.13-2-70
BACK RIVKAH D &
COHN SHALOM
44 MC NAMARA RD
SPRING VALLEY, NY 10977

~~13/42.13-2-65.1
SCHOOR LEGACY TRUST
692 NEW HEMPSTEAD RD
NEW HEMPSTEAD, NY 10977~~

13/42.13-2-11
MUNDT PAUL F & NORINE S
IRREV INCOME ONLY TRUST
690 NEW HEMPSTEAD RD
SPRING VALLEY, NY 10977

13/42.13-2-10
SAFER B JAMES + EDITH M
49 PENNINGTON WAY
SPRING VALLEY, NY 10977

11/42.13-1-13
KAHN ZEV & ALIZA KLUGMANN
3 TAMMY RD
SPRING VALLEY, NY 10977

13/42.13-2-50
RAMAPO TOWN OF 35-0406
237 RT 59
SUFFERN, NY 10901

11/42.13-1-12
SHIPPER JACOB & CYVIA
LEGACY TRUST
1 TAMMY RD
SPRING VALLEY, NY 10977

13/42.13-2-3
HERSHKOWITZ RALPH &
LAUREN
4 WAYNE RD
SPRING VALLEY, NY 10977