

432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.gov

Email: BuildingDept@wesleyhills.gov

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 13th day of August, 2025 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by IJJ, LLC-John Wickes for a variance from the -provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the maintenance and use of an arborist facility having impervious surface ratio of .46 instead of the maximum permitted of .25.

The subject premises are situated on the south side of McNamara Road 0 feet west of Union Road, known as 11 McNamara Road, designated on the Tax Map as Section 42.13 Block 1 Lot 22, in an R-35 Zoning District.

Copies of the aforesaid application are available for review at the office of the Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, New York 10952 between the hours of 9 AM. and 4 P.M. Mondays through Fridays, exclusive of holidays.

Dated: Wesley Hills, New York
August 1, 2025

Camille Guido-Downey
Village Clerk/Treasurer
Village of Wesley Hills

ACTUAL SIZE

VILLAGE OF WESLEY HILLS PUBLIC HEARING NOTICE

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1x7-31/28097

RECEIVED
VILLAGE OF WESLEY HILLS

JUL 28 2025

BUILDING,
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ROCKLAND COUNTY TIMES

Offices: 119 Main Street (2nd Floor) • Nanuet, NY 10954-2882 • Tel (845) 627-1414 • Fax (845) 627-1411

Legal Notice:

(Ref. No.: 28097)

AFFIDAVIT OF PUBLICATION

STATE OF NEW YORK)
) ss:
COUNTY OF ROCKLAND)

TERESA WARNER of the Town of Orangetown, County of Rockland, State of New York, being duly sworn says that she is the Principal Clerk of the **ROCKLAND COUNTY TIMES**, a newspaper published in the Town of Clarkstown, County of Rockland, State of New York, and that the legal notice of which the annexed is a copy was published in the issue of: *July 31, 2025.*

Teresa Warner

TERESA WARNER

Sworn to before me this

31 day of *July* 2025

Walter H Sanchez

NOTARY PUBLIC, STATE OF NEW YORK

WALTER H SANCHEZ
Notary Public, State of New York
Registration No. 01SA4857488
Qualified in Queens County
Filed in Rockland County
Commission Expires April 21, 2026

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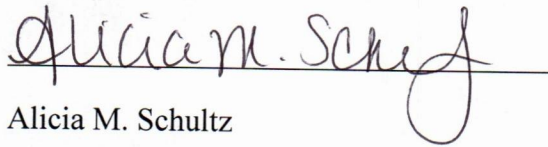
1x7-31/28097

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

Applicant Name: 11 (5) McNamara Road

CERTIFICATION

I, Alicia Schultz, Deputy Village Clerk of the Village of Wesley Hills, hereby certify that on the 31st day of July 2025, I mailed the attached notice by regular first class mail in all envelopes submitted to me by the Applicant addressed to all those names appearing on the affidavit of Property Owners by depositing same in an official depository under exclusion care and custody of the United States Postal Office within the State of New York.



Alicia M. Schultz

Deputy Village Clerk