

**ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS**

Municipality: Village of Wesley Hills

Date Sent: 12/28/2023

Board: ___ Planning ZBA ___ Town/Village **Meeting Date:** 1/17/2024

File Name Goldv Rosenfeld
Contact Person Alicia Schultz, Deputy Village Clerk
Address 432 Route 306
Wesley Hills, NY 10952

Referral Agencies

(Please indicate the agencies that have also received copies of this application)

- RC Highway Department
- RC Division of Environmental Resources
- RC Drainage Agency
- RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
- RC Sewer District #1
- NYS Department of Environmental Conservation
- NYS Department of Transportation
- NYS Thruway Authority
- NY-NJ Trail Conference (Long Path)
- Palisades Interstate Park Commission
- US Army Corps of Engineers
- Cornell Cooperative Extension of Rockland County
- Adjacent Municipality (Village of New Hempstead)
- Other _____

Pursuant to the General Municipal Law Article 12-B, Section

- 239 (n):** ___ Subdivision
239 (l) & (m): ___ Site Plan Variance ___ Special Permit ___ Zone Change/Amendment
___ Other – *Please list* _____

Location of Parcel(s) 2 Ardley Place

Acreeage of Parcel (s) 0.806

Existing Sq. Footage _____ **Proposed Sq. Footage** _____

The Property in Question Lies Within 500 Feet of:

- County Road
- County Stream
- County Park
- County or State Facility
- State Road, Thruway, or Parkway
- State Park
- Village, Town, or County Boundary (Vill. of New Hemp.)
- The Long Path

Map 41.10 **Block** 1 **Lot(s)** 20 **Map Date:** 3/10/2023

Current Zoning: R-35

Brief Project Description: APPLICATION FOR VARIANCES PERMITTING THE MAINTAINENCE AND USE OF A SINGLE-FAMILY RESIDENCE AND INGROUND SWIMMING POOL.

| Variances Needed (if applicable) | Required | Existing | Proposed |
|---|-----------------|-----------------|-----------------|
| Maximum impervious surface ratio | 0.25 | 0.20 | 0.30 |
| Maximum building height | 25' | <25' | 26.18' |
| Maximum rear yard for pool | 15' | N/A | 11.5' |

Rockland County Department of Planning 9/13 {G:\All\GML\GML Referral Form}

GML Report

Property Information:

| | |
|----------------------------------|----------------------------|
| Parcel ID: 41.10-1-20 | Date Parcel: February 2023 |
| OLD ID: 9-30CC2 | Address: 2 ARDLEY PL |
| Address 2: | Alternative: |
| City: MONSEY | State: NY |
| Zip: 10952 | Book Page: |
| Deed Date: 10/2/2019 12:00:00 AM | Instrument: 2019-00028120 |
| Municipality: Wesley Hills | Deed Acres: 0 |
| GIS Acres: 0.806 | |

GML Criteria:

| | |
|----------------------|------------------------------|
| GML Review: YES | Palisades Parkway: NO |
| Thruway: NO | County Road: YES |
| State Road: NO | County Regulated Streams: NO |
| Long Path: NO | County Park: NO |
| State Park: NO | State Property: NO |
| County Property: NO | Village Boundary: NO |
| Town Boundary: NO | Orange County Boundary: NO |
| X Coordinate: 606596 | Y Coordinate: 846459 |