

FEB 28 2024

BUILDING,
PLANNING & ZONING

February 22, 2024

Wesley Hills Village Hall Zoning Department
432 Route 306
Wesley Hills, NY 10952

Re: **Issac Wieder**
49 Tranquility Road
Suffern, NY 10901
Village of Wesley Hills

R-50 District
41.09-01-28

Narrative

Dear Zoning Board Members,

As the project manager at Mayerfeld Architecture, I, Stanley Mayerfeld, am representing Isaac Wieder, the homeowner residing at 49 Tranquility Road since June of 2011.

Our firm has been retained to represent a zoning board of appeals application for the construction and maintenance of a proposed addition to his existing home. Due to the existing shape and conditions of the lot, the proposed addition requires two minor variances.

	Required/Permitted	Provided
Front Yard	50'	46.7'
Front Yard Impervious Surface Ratio	.20	.228

See submitted drawings dated 12/17/23 by Paul Gdanski P.E.

Sincerely,

Stanley Mayerfeld

VILLAGE OF WESLEY HILLS

432 Route 306

Wesley Hills, N.Y. 10952-1221

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

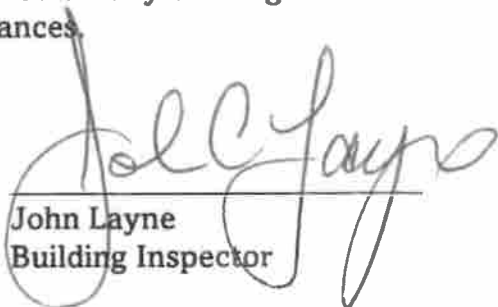
Dated: February 9, 2024
Tax Parcel ID: 41.09-1-28
Address: 49 Tranquility Road
Applicant: Yitzchok Wieder

BUILDING AND ZONING DEPARTMENT:

Please be advised that your application for a building permit for construction of an addition to a single-family home has been denied. The requirements of the Zoning Law of the Village of Wesley Hills have not been satisfied. The following variances are required:

- Front Yard maximum impervious surface ratio (Tranquility Road) of 0.228 when 0.20 is required.
- Minimum front yard (Tranquility Road) of 46.7' when 50' is required.

In addition, the Zoning Board of Appeals may review any existing non-conforming items and previously granted variances.



John Layne
Building Inspector

cc: Zoning Board of Appeals

Tax Map Designation:

Section 41.09 Block 1 Lot(s) 28
Section _____ Block _____ Lot(s) _____

Location: On the West side of Tranquility Road,
1,000 feet South of Joy Rd.

Acreage of Parcel 83,880 **Zoning District** R-50
School District East Ramapo **Postal District** 10901

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

To permit construction and maintenance of an addition to an existing single-family residence not complying with minimum front yard and front yard impervious rato.

See attached narrative.

If subdivision:

- 1) Is any variance from the subdivision regulations required? No
- 2) Is any open space being offered? No 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.

N/A

“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.”

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Variance from the requirement of Section 230-17 _____;
- 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 _____

To permit construction, and maintenance of an addition to an existing single-family residence not complying with minimum front yard and front yard impervious surface ratio.

See attached narrative.

Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, Issac Wieder,

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.

Issac Wieder
49 Tranquility Road
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 ZBA 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 230-17;
- 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, and maintenance of an addition to an existing single-family residence not complying with minimum front yard and front yard impervious Surface Ratio.

See attached narrative.

3. Premises affected are in a R-50 zone and from the town of _____ tax map, the property is know as Section 41.09, Block, 01, Lot(s) 28.

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 _____
- 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.

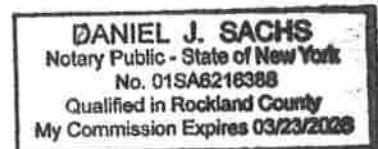
I, _____, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address Issac Wieder
49 Tranquility Road
Suffern, NY 10901

SWORN to before this

23rd day of February, 2024
[Signature]
Notary Public

[Signature]



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 }

Issac Wieder being duly sworn, deposes and says that he/she resides at
49 Tranquility Road
Suffern, NY 10901

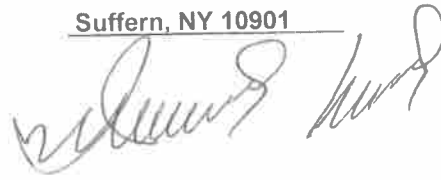
_____ in the County of
Rockland, State of New York; that he/she is the owner in fee of all that certain lot, piece or parcel
of land situated, lying and being in the Village of Wesley Hills, and designated on the Town of
Ramapo Map as Section No. 41.09 Lot No. 1-28 and that he/she hereby authorizes the 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: Issac Wieder

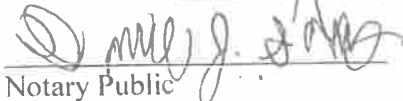
Address: 49 Tranquility Road

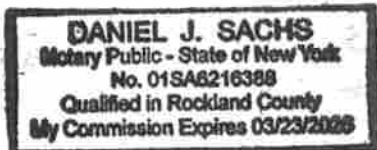
Suffern, NY 10901



Sworn to before me this

23rd day of February 2024


Notary Public



AFFIDAVIT

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

I Issac Wieder 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
49 Tranquility Road Suffern, NY 10901, 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

SWORN to before this

23rd day of February, 20 24

Daniel J. Sachs
Notary Public

DANIEL J. SACHS
Notary Public - State of New York
No. 01SA6216388
Qualified in Rockland County
My Commission Expires 03/23/2028

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

Issac Wieder

APPLICANT

February 21, 2024

DATED

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Variance from the requirement of Section 230-17 _____;
 - 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, and maintenance of an addition to an existing single-family residence not complying with front yard and front yard impervious surface ratio.

See attached narrative.