

15 Lyncrest Drive
Monsey, N.Y. 10952
T: (845) 354-0001

Mayerfeld Architecture
15 Lyncrest Drive
Monsey, NY 10952

February 19, 2024

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

Re: Shalom Moskowitz
53 Grandview Ave
Village of Wesley Hills

R-35 District
41.16-02-23

RECEIVED
VILLAGE OF WESLEY HILLS

FEB 23 2024

BUILDING,
PLANNING & ZONING

Narrative

Dear Zoning Board Members,

As the project manager at Mayerfeld Architecture, I, Stanley Mayerfeld, am representing Mr. Shalom Moskowitz, the homeowner residing at 53 Grandview Avenue since July of 2016. We have been retained to represent a zoning board of appeals application for the construction of a new covered front porch not complying with the building coverage and front yard regulations of the Village's zoning code.

Grandview Avenue is a busy road with fast-moving vehicular traffic, and the intention of the new front porch is to provide a safe place for the Moskowitz children to wait for their bus and carpool. Being that the house is being extended on its original foundation with a front yard of only 49', it is not feasible to build a front porch without requiring a variance from the zoning board of appeals.

Please note that there are fully grown evergreen trees along the front property line that provides adequate screening along Grandview Avenue.

The new covered porch requires the following variances:

| | Required | Provided |
|---------------------------|----------|----------|
| Front Yard | 50' | 43' |
| Maximum Building Coverage | .10 | .13 |

See submitted drawings dated 12/08/23 by Anthony Celentano 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 22, 2024

Tax Parcel ID: 41.16-2-23

Address: 53 Grandview Avenue

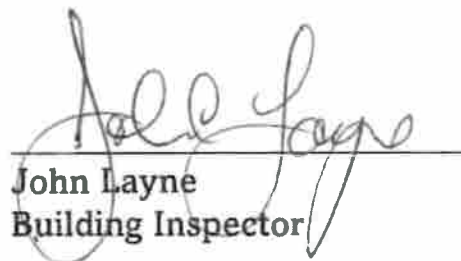
Applicant: Shalom Moskowitz

BUILDING AND ZONING DEPARTMENT:

Please be advised that your application for a building permit for the 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:

- Maximum building coverage of 0.13 when 0.10 is required.
- Front yard of 43' 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

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date February 18, 2024

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 Part II of this form.) | |

Project Name: 53 Grandview Ave Spring Valley NY

Applicant: Shalom Moskowitz Phone # _____
Address 53 Grandview Ave Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Property Owner: Shalom Moskowitz Phone # _____
Address 53 Grandview Ave Spring Valley NY 10977
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Anthony R. Celentano Phone # 845 429 5290
Address 31 Roseman Rd Thiells, N.Y. 10984
Street Name & Number (Post Office) State Zip code

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

Contact Person: Stanley Mayerfeld Phone # 917-573-1369
Address 17 Bruck Ct Spring Valley N.Y. 10977
Street Name & Number (Post Office) State Zip code

Tax Map Designation:

Section 41.16 Block 2 Lot(s) 23
Section _____ Block _____ Lot(s) _____

Location: On the North side of Grandview Ave,
270 feet West of Sansberry Ln.

Acreage of Parcel 35,024 **Zoning District** R-35
School District East Ramapo **Postal District** 10977

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

To permit construction, maintenance and use of an addition to an existing single-family residence not complying with minimum front yard and maximum building coverage.

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, maintenance and use of an addition to an existing single-family residence not complying with minimum front yard and maximum building coverage.

See attached narrative.



Affidavit of Ownership/Owner's Consent

State of New York
County of Rockland
Village of Wesley Hills

I, Shalom Moskowitz being duly sworn, hereby
depose and say that I reside at: 53 Grandview Ave Spring Valley NY 10977

in the county of Rockland in the state of NY

I am the * owner in fee simple of premises located at:
53 Grandview Ave Spring Valley NY 10977

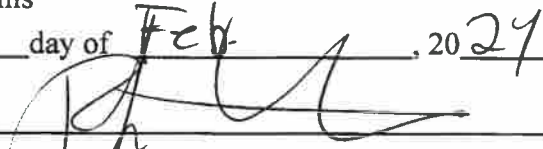
lot described in a certain deed of said premises recorded in the Rockland County Clerk's office
by deed instrument as map #2778 book #61 page #63 on 06/03/1960.

Said premises have been in my/its possession since July 2016 . Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 41.16 block 2 lot(s) 23

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 Shalom Moskowitz
Mailing Address 53 Grandview Ave
Spring Valley NY 10977

SWORN to before this
18 day of Feb, 2021


Notary Public **BORUCH LICHTER**
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LI6206833
Qualified in Rockland County
Commission Expires June 08, 2025

* 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, Shalom Moskowitz,

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.

Shalom Moskowitz
53 Grandview Ave
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 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, maintenance and use of an addition to an existing single-family residence not complying with minimum front yard and maximum building coverage.

See attached narrative.

3. Premises affected are in a R-35 zone and from the town of _____ tax map, the property is known as Section 41.16, Block, 2, Lot(s) 23.

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 Shalom Moskowitz
53 Grandview Ave
Spring Valley NY 1077

SWORN to before this

18 day of Feb, 2024

Notary Public [Signature]

BORUCH LICHTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LI6206933
Qualified in Rockland County
Commission Expires June 08, 2025

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 }

Shalom Moskowitz being duly sworn, deposes and says that he/she resides at
53 Grandview Ave
Village of Wesley Hills

_____ 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. 41.16 Lot No. 2-23 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: **Shalom Moskowitz**

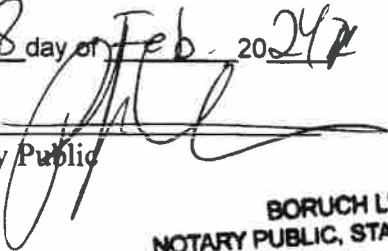
Address: **53 Grandview Ave**

Spring Valley NY 10977

Sworn to before me this

18 day of Feb. 2024

Notary Public



BORUCH LICHTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LI6206933
Qualified in Rockland County
Commission Expires June 08, 2025

AFFIDAVIT

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

I Shalom Moskowitz 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 53 Grandview Ave Spring Valley NY 10977, 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.

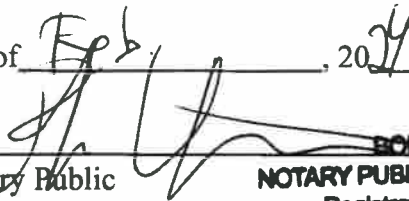
SECTION/BLOCK/LOT NAME ADDRESS

SEE ATTACHED

SWORN to before this

8 day of Feb, 2024

Notary Public



BORUCH LICHTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01L16206933
Qualified in Rockland County
Commission Expires June 08, 2025

13/41.20-2-34
GOLDSCHIEDER HILLEL & LORI
10 PLEASANT RIDGE RD
SPRING VALLEY, NY 10977

13/41.20-2-45
KOLINSKY SALLY & ROBERT
19 BARRIE DR
SPRING VALLEY, NY 10977

13/41.20-2-36
BERKOVIC JOSEPH & ITA
6 PLEASANT RIDGE RD
SPRING VALLEY, NY 10977

13/41.20-2-43
KATZ MOSES & DEVORAH
5TH FLOOR
436 FLUSHING AVE
BROOKLYN, NY 11205

13/41.20-2-39
SOLOMON ELIYAHU
60 GRANDVIEW AVE
SPRING VALLEY, NY 10977

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

11/41.16-2-18
GRINBLAT YOSEF DOV
12 ZITOMER ST
SPRING VALLEY, NY 10977

11/41.16-2-23
MOSKOWITZ SHALOM
53 GRANDVIEW AV
SPRING VALLEY, NY 10977

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

11/41.16-2-25
OSTREICHER YAKOV J
3 SANSBERRY LA
SPRING VALLEY, NY 10977

13/41.20-2-48
FRIEDBAUM IRREVOCABLE
TRUST
13 BARRIE DR
SPRING VALLEY, NY 10977

13/41.20-2-47
PERES MICHAEL R
15 BARRIE DR
SPRING VALLEY, NY 10977

13/41.20-2-37
STAUBER ESTHER TRUST
OF
4 PLEASANT RIDGE RD
SPRING VALLEY, NY 10977

13/41.20-2-42
WEINSTOCK ZISHA
38 JILL LANE
MONSEY, NY 10952

89/41.20-2-40
CONG RADIN DEVELOPMENT
INC
20 KIRYAS DRIVE
SPRING VALLEY, NY 10977

11/41.16-2-22
BERKOWITZ SAMUEL NACHMAN
2 BALDWIN CT
SPRING VALLEY, NY 10977

11/41.16-2-28
BONANNO JOHN L & MAUREEN
41 GRANDVIEW AVE
SPRING VALLEY, NY 10977

11/41.16-2-24
FREUNDLICH SHARON M
1 SANSBERRY LA
SPRING VALLEY, NY 10977

11/41.16-2-29
BREUER SAMUEL
31 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-2-21
SILBER SELWYN & UDI
4 BALDWIN CT
SPRING VALLEY, NY 10977

13/41.20-2-35
FUERST LEGACY TRUST
8 PLEASANT RIDGE RD
SPRING VALLEY, NY 10977

13/41.20-2-46
LIPSCHITZ SIDNEY & MINDY
REVOCABLE TRUST
17 BARRIE DR
SPRING VALLEY, NY 10977

13/41.20-2-44
MEIR BRODY
1481 READ PL
LAKEWOOD, NJ 08701

13/41.20-2-41
BAIS MALKA HASC LLC
55 OLD TURNPIKE RD STE 209
NANUET, NY 10954

13/41.20-2-38
ORLIAN ETAN & AVIGAYIL
TRUST
2 PLEASANT RIDGE RD
SPRING VALLEY, NY 10977

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

11/41.16-2-17
WEISZ YISROEL
1 ASHLAWN AVE
SPRING VALLEY, NY 10977

11/41.16-2-27
JACOBS YOEL & ROCHEL M
2 SANSBERRY LA
NEW HEMPSTEAD, NY 10977

11/41.16-2-26
MILLER ABRAHAM & ETTTEL
4 SANSBERRY LA
SPRING VALLEY, NY 10977

11/41.16-2-20
WEISS SHIMON & RAIZL
6 BALDWIN COURT
SPRING VALLEY, NY 10977

11/41.16-2-19
BICK TOBY & NAFTALI
8 BALDWIN CT
SPRING VALLEY, NY 10977

11/41.16-2-16
DAVIS LENORE R
TRUST DTD 12/19/2001
4 WILSON CT
SPRING VALLEY, NY 10977

11/41.16-2-15
ROSENFELD ZAHAVA &
JEHOSHUA
6 WILSON CT
SPRING VALLEY, NY 10977

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

11/41.16-1-66
VOGEL DANIEL & FLORENCE
4 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-67
WOLF CHAIM M & SARAH S
6 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-68
APTER NAFTALI Z & ELAINE
8 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-70
ROSEN MORDECHAI & LEAH
5 SANSBERRY LA
SPRING VALLEY, NY 10977

11/41.16-1-71
MARLIN ADAM & RANDI
14 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-72
SPIRA YUDA
45 COLLINS AVE
SPRING VALLEY, NY 10977

11/41.16-1-73
GREENBERG AIDY
65 REAGAN ROAD
SPRING VALLEY, NY 10977

11/41.16-1-74
GREENBERG ISRAEL M &
KAFF RIVKA
20 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-75
KOLLEL SHAREI TEFILAH
22 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-76
HOLZBERG RONALD & BASYA &
NEWHOUSE MENASHE
24 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-54
BREUER JACOB & SARAH
26 TAMMY RD
SPRING VALLEY, NY 10977

11/41.16-1-32
LANS PERRY
C/O LISTON LANS
19 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-55
WEISS ELIEZER & TOVA
17 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-61
GENTILE LUCAS & ROBERTA
5 SKYLARK DR
SPRING VALLEY, NY 10977

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

11/41.16-1-60
ROSENBERG JOSEPH & RACHEL
7 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-59
COHEN JUDITH IRREVOCABLE
TRUST
9 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-58
PIOTRKOWSKI HOWARD KENT
& JOY
11 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-57
NEUSTADT YEHUDA & LEAH
13 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-56
TRUAX TAMARA
15 SKYLARK DR
SPRING VALLEY, NY 10977

11/41.16-1-48
ZIEGLER MIRIAM
14 TAMMY RD
SPRING VALLEY, NY 10977

11/41.16-1-49
KOLESNIK BORIS & LARISA
& MARIA
16 TAMMY RD
SPRING VALLEY, NY 10977

11/41.16-1-50
ROSENFELD JOSHUA & ASNAT
A
18 TAMMY RD
WESLEY HILLS, NY 10977

11/41.16-1-51
ZOLDAN ALAN & ELAINE &
MICHAEL E
20 TAMMY RD
SPRING VALLEY, NY 10977

11/41.16-1-52
KRAMER RENEE
HARRY
22 TAMMY RD
SPRING VALLEY, NY 10977

11/41.16-1-69
SPIELMAN CHAIM & BEVERLY
6 SANSBERRY LA
SPRING VALLEY, NY 10977

13/41.20-2-41.2

EAST RAMAPO CENTRAL SCHL

DISTRICT 45-302

105 SO MADISON AV

SPRING VALLEY, NY 10977

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

Shalom Moskowitz

APPLICANT

February 19, 2024

DATED