

APPLICATION REVIEW FORM

PART I

VILLAGE OF MONTEBELLO

Date 5/30/24

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Village Board
<input checked="" type="checkbox"/> Zoning Board of Appeals*	<input type="checkbox"/> Historic Preserv. Comm.
<i>*(Fill out Part II of this form)</i>	<input type="checkbox"/> Architectural Review Board
<input type="checkbox"/> CDRC	
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Informal
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Architectural Review	<input type="checkbox"/> Final
<input type="checkbox"/> Stream and Wetlands Permit	
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Cert. of Appropriateness
<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Zone Change
<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Other _____

Project Information

Project Name: 8 Henry Ct.

Tax Map Designation:

Section 48.10 Block 1 Lot(s) 36

Location: On the North side of Henry Ct. Approximately 310 feet North of Zeck St. in the Village of Montebello.

Street Address: 8 HENRY CT

Acreage of Parcel 1.058 Zoning District R-35

School District RAMAPO CENTRAL S.D. Postal District SUFFERN 10901

Fire District Ambulance District RAMAPO VALLEY

Water District UNITED WATER Sewer District ROCKLAND #1

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

Residential Gathering Place for 15 congregants.

If subdivision:

N/A

- 1) Is any variance from the subdivision regulations requested? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

N/A

- 1) Total size of building(s) in square feet _____
- 2) Proposed addition _____

If special permit, list special permit use and what the property is proposed to be used for.

Residential Gathering Place.

Environmental Constraints:

Are there **slopes greater than 15%**? Yes

Are there **streams, flood plains, lakes, or other land under water** on the site? Yes

If yes, please provide the names. The Mahwah River is on site.

Are there **wetlands** on the site? No

If yes, please provide the names and type. _____

If yes to any of the above, please indicate the amount and show the gross and net area per section 195-14.A. 10,140 SF of river in the property.

****SHOW ENVIRONMENTAL CONSTRAINTS ON SEPARATE DRAWINGS.****

Project History: Has this project or property ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) that reviewed it, together with the status of any previous approvals.

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

N/A

General Municipal Law Review:

This property is within 500 feet of (Check all that apply):

<input checked="" type="checkbox"/> _____	State or County Road	<input checked="" type="checkbox"/> _____	State or County Park
_____	New York State Thruway	<input checked="" type="checkbox"/> _____	County Stream
_____	Municipal Boundary	_____	County Facility

List name(s) and/or numbers of facility(ies) checked above. _____
Rt. 202, Harriman state park, Mahwah River,

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.

Referral Agencies:

<input checked="" type="checkbox"/> _____	RC Highway Department	_____	RC Division of Environmental Resources
<input checked="" type="checkbox"/> _____	RC Drainage Agency	_____	RC Dept. of Health
_____	NYS Dept. of Transportation	_____	NYS Dept. of Environmental Conservation
_____	NYS Thruway Authority	_____	Palisades Interstate Park Comm.
_____	Adjacent Municipality _____		

Contact Information

Applicant: JACOB LEITNER Phone # 347-661-0934
Address 8 HENRY COURT MONTEBELLO, NY 10901 Email: montshul@gmail.com
Street Name & Number (Post Office) State Zip code

Property Owner: JACOB LEINER Phone # 347-661-0934
Address 8 HENRY COURT MONTEBELLO, NY 10901 Email: montshul@gmail.com
Street Name & Number (Post Office) State Zip code

Engineer: KEVIN P. MAHER, P.E., M.ASCE Phone # 845-666-0155
Address 4 Edgewood Drive, Central Valley, NY 10917 Email: info@terranvc.com
Street Name & Number (Post Office) State Zip code

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Surveyor: PAX SURVEYING & ENVIRONMENTAL CONSULTANTS LLC Phone # 551.999.4822
Address 271 US 46 WEST, STE G 208 FAIRFIELD, NJ 07004 Email: BILL@PAXSURVEY.COM
Street Name & Number (Post Office) State Zip code

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

Attorney: SAVAD PAUL CHURGIN Phone # (845) 624-3820
Address 55 Old Nyack Turnpike # 209, Nanuet, NY 10954 Email: mail@savadchurgin.com
Street Name & Number (Post Office) State Zip code

Contact Person: BUILDERS EXPEDITING INC. Phone # 845.444.2006
Address PO BOX 998 MONSEY, NY 10952 Email: office@bexpediting.com
Street Name & Number (Post Office) State Zip code

TO ALL APPLICANTS - YOU MUST SEND COPIES OF APPLICATIONS AND PLANS TO:

Regional Manager
Orange and Rockland
75 West Route 59
Spring Valley, NY 10977

I have informed the above checked agencies and Orange and Rockland on _____.

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Applicant's Combined Affidavit and Certification

State of New York)
County of Rockland) ss.:

JACOB LEITNER, being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Village of Montebello, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, 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:

B. There is no state officer, Rockland County officer or employee or 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

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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 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.

C. 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 Village of Montebello 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 or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, 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 Village of Montebello.

D. 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.

4. Reimbursement for Professional Consulting Services. I understand that the Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the Village and each such consultant for the cost of such consultant services upon receipt of the bill.

I agree to establish an escrow account with the Village of Montebello from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Village. Any additional sums needed to pay the Village's consultants shall be paid prior to final action on the application. The Village may suspend processing of the application if there is a deficiency in the escrow account.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Village.

Applicant's Signature

J. Leit

Print Applicant's Name JACOB LEITNER

SWORN to before me this

1 day of 4, 2024

Edw

Notary Public

ELIEZER BRECHER
NOTARY PUBLIC STATE OF NEW YORK
Registration No. 01BR6413764
Qualified in Rockland County
Commission Expires February 1, 2025

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:

I, JACOB LEITNER being duly sworn, hereby
depose and say that I reside at: 8 HENRY COURT MONTEBELLO, NY 10901

in the county of ROCKLAND in the state of NY

I am the (* _____) owner in fee simple of premises located at:
8 HENRY CT

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page _____ or as Instrument ID# 2020-00025435.

Said premises have been in my/its possession since 8/18/2020. Said premises are also
known and designated on the Town of Ramapo Tax Map as:
section 48.10 block 1 lot(s) 36

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's Signature J. Leitner
Mailing Address 8 HENRY COURT
MONTEBELLO, NY 10901

SWORN to before me this
1 day of 4, 2024

[Signature]
Notary Public

ELIEZER BRECHER
NOTARY PUBLIC STATE OF NEW YORK
Registration No. 01BR6413764
Qualified in Rockland County
Commission Expires February 1, 2025

**If owner is a corporation or LLC, fill in the office held by deponent and name of corporation or LLC, and provide a list of all directors, officers and stockholders owning more than 5% of any class of stock and all members having greater than 5% beneficial interest.*

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PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Use Variance from the requirement of Section _____
- Area Variance from the requirement of the Bulk Table (Section 195-13);
- Area Variance (other than Bulk Table) Section 195-19
- Review of an administrative decision of the Building Inspector;
- 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
Residential Gathering Place for 15 congregants.

If an area variance is required, please fill out below:

This application seeks a variance from the provisions of:

- Bulk Table (Section 195-13) Use Group _____
- Section(s) 195-19

Specifically, the applicant seeks variance from the requirements from:

<u>Dimension*</u>	<u>Column</u>	<u>Required</u>	<u>Provided</u>
Minimum lot area.		25,000	23063.06*
Side yard		20'	0.7'
FAR		.20	.22
Parking spaces		7	5
Fence taller than 6', less than 2/3 its height from the property line.			

*Existing condition

*e.g., front yard, side setback, FAR

Applicant's initials: J.I.

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D. AREA VARIANCE

(This page to be completed only for an AREA variance. Use additional pages, if needed)

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? YES

Describe: See attached narrative.

2. Is the variance substantial in relation to the zoning code? YES

Explain: See attached narrative.

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? NO

Explain: See attached narrative.

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? NO

Explain: See attached narrative.

5. Will the granting of this variance affect the health, safety or welfare of the neighborhood or community? NO

Explain: See attached narrative.

6. Will there be any affect on governmental facilities or services if this variance is granted? NO

Describe: See attached narrative.

7. Other factors I/we wish the Board to consider in this case are

[Blank lines for additional factors]

17/48.10-1-39
JEWISH INSPIRATION INC
C/O RIETTI JONATHAN
6 ZECK CT
SUFFERN, NY 10901

17/48.10-1-49
AUFANG SARA
3 ZECK CT
SUFFERN, NY 10901

17/48.10-1-50
JOSEPH GEORGE & GRACE V
1 ZECK CT
MONTEBELLO, NY 10901

17/48.10-1-37
SPIEGEL AMY
6 HENRY CT
SUFFERN, NY 10901

17/48.10-1-16
CAPUTO VINCENT & MARIA
333 HAVERSTRAW RD
SUFFERN, NY 10901

17/48.10-1-78
SHEPITKA JOHN & JOSEPHINE
21 BAYARD LA
SUFFERN, NY 10901

17/48.10-1-36
LEITNER JACOB & CHANNA
8 HENRY CT
MONTEBELLO, NY 10901

17/48.10-1-15.1
VAN INWEGEN BERTHAM
RICHARD & MOIRA MONICA
353 HAVERSTRAW RD
SUFFERN, NY 10901

17/48.10-1-14
COLUMBIA ANDREW
367 HAVERSTRAW RD
SUFFERN, NY 10901

17/48.10-1-13.2
LEBOVITZ JOSEF S
377 HAVERSTRAW RD
MONTEBELLO, NY 10901

17/48.10-1-48
WAITZ AARON S & LIANA
5 ZECK CT
SUFFERN, NY 10901

17/48.10-1-40
PEARLMAN PHILIP &
MICHELLE
8 ZECK CT
SUFFERN, NY 10901

17/48.10-1-32
PLUMER ALAN RICHARD &
DEBORAH
3 HENRY CT
MONTEBELLO, NY 10901

17/48.10-1-33
HENRY LOFT LLC
2045 58TH ST
BROOKLYN, NY 11204

17/48.10-1-74
DEUTSCH NACHMAN
17 BAYARD LN S
MONTEBELLO, NY 10901

17/48.10-1-75
11 BAYARD LLC
8 THE GREEN STE A
DOVER, DE 19901

17/48.10-1-77
WEISS AVRAHAM & MIRIAM
FLORES
19 BAYARD LANE
SUFFERN, NY 10901

17/48.10-1-83
FEDUNIAK ROBERT B
10 WOOD CREEK CT
LAS VEGAS, NV 89141

17/48.10-1-76
9 BAYARD LLC
3 BAYARD LANE
SUFFERN, NY 10901

17/48.10-1-82
KALB MICHAEL & NOREEN
39 LACKAWANNA TRAIL
MONTEBELLO, NY 10901

17/48.10-1-52
GOODMAN STEPHEN
55 MAYER DR
SUFFERN, NY 10901

17/48.10-1-51
LEVI SOROH
57 MAYER DR
MONTEBELLO, NY 10901

17/48.10-1-38
HERBST YISROEL M &
NECHAMA Y
4 ZECK CT
SUFFERN, NY 10901

17/48.10-1-17
FELIBERTY AILEEN
329 HAVERSTRAW RD
MONTEBELLO, NY 10901

17/48.10-1-79
GLINSKY CHAD J
23 N BAYARD LA
SUFFERN, NY 10901

17/48.10-1-34
DRILLMAN YEHOASHUA H &
NECHAMA
7 HENRY CT
SUFFERN, NY 10901

17/48.10-1-35
MARDER LIVING TRUST
11 HENRY CT
SUFFERN, NY 10901

17/48.10-1-11
GRANT-HESLOP KEISHA &
HESLOP KEVIN A
3 REGIS COURT
MONTEBELLO, NY 10901

17/48.10-1-84
DIDRICHSEN JOHN & LUAREN
6 BAYARD LA
SUFFERN, NY 10901

17/48.10-1-12
LICHTMAN MOSES &
NEUMAN RAIZEL
1 REGIS COURT
SUFFERN, NY 10901

17/48.10-1-13.1
SALMON JOHN & JENNIFER
3 BAYARD LN
SUFFERN, NY 10901

17/48.06-1-34
ALMANZAR ANTONIO &
YUDELKA
2 REGIS COURT
SUFFERN, NY 10901

17/48.06-1-33
MADRONERO ENRIQUE &
DORICE A
4 REGIS CT
SUFFERN, NY 10901

17/848.10-1-73.3
28 BAYARD HOLDING CORP
37 PIER STREET
YONKERS, NY 10705