

VILLAGE OF NEW HEMPSTEAD
108 OLD SCHOOLHOUSE ROAD
NEW CITY, NEW YORK 10956

(845) 354-8100

SITE DEVELOPMENT PLAN — APPLICATION CHECKLIST

1. 2 COPIES OF SITE DEVELOPMENT PLAN APPLICATION (FORM PB-4)
 - a. IF A SPECIAL USE PERMIT IS REQUIRED CHECK APPROPRIATE BOX.
 - b. AFFIDAVIT OF OWNERSHIP ATTACHED TO APPLICATION.
 - c. LETTER FROM APPLICANT'S DESIGN PROFESSIONAL
AI c. PROVIDING NARRATIVE SUMMARY, ETC.
2. 1 COPY OF FORM BC-5 (NOTIFICATION).
3. 1 COPY OF FORM BC-2 (809 AFFIDAVIT).
4. 1 COPY OF FORM PB-I 1 (OWNER'S CONSENT AFFIDAVIT).
5. LETTER FROM BUILDING INSPECTOR STATING WHETHER OR NOT VIOLATIONS EXIST ON THE PROPERTY.
6. 4 COPIES OF DRAINAGE DATA (SEE R-376-605.6.2 — SDPRR).
7. 16 COPIES OF SITE DEVELOPMENT PLAN.
8. 3 COPIES OF ENVIRONMENTAL ASSESSMENT FORM PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA).
9. COPIES OF ALL REQUIRED STATE AND COUNTY PERMITS (D.E.C., D.O.T., COUNTY HIGHWAY DEPARTMENT, COUNTY HEALTH DEPARTMENT, ETC.)
10. CERTIFIED CHECK, PAYABLE TO THE VILLAGE OF NEW HEMPSTEAD, IN ACCORDANCE WITH THE STANDARD SCHEDULE OF FEES AND CHARGES.

VILLAGE OF NEW HEMPSTEAD
VILLAGE BOARD
108 OLD SCHOOLHOUSE ROAD
NEW HEMPSTEAD, NEW YORK 10977

(845)354-8100

APPLICATION FOR:

Date 4/25/23

SPECIAL USE PERMIT APPROVAL

SITE DEVELOPMENT PLAN APPROVAL

REVISED SITE DEVELOPMENT PLAN APPROVAL

1. Name of project Hamaspik
2. Name of applicant Hillel Kahan for Illinois Properties 26, LLC
Address c/o Illinois Properties 26, LLC
(street name & no.) (post office) (state) | zip code)
3. Owner of record Illinois Properties 26, LLC Phone _____
Address c/o Illinois Properties 26, LLC
(street name & no.) (post office) (state) (zip code)
4. Name of person preparing plan Atzl, Nasher & Zigler, PC Phone 845-634-4694
Address 234 North Main Street, New City, NY 10956
(street name & no.) (post office) (state) | zip code)
5. Attorney Ira M. Emanuel, PC
Address 4 Laurel Road, New City, NY 10956
(street name & no) (post office) (state) (zip code)
6. Location. On the West side of N Main Street (Rte 45)
approx. 210 feet North (street)
of Rensselaer Drive, New Hempstea (direction)
(street)
7. Acreage of parcel 2.915 ac
8. Zoning district NCD
9. Tax map designation: Section 42.18 Block 2 Lot(s) 24
10. Is this application for final approval? yes

I. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? No

If so, list case No. and Name _____

2. List all contiguous holdings in the same ownership No

Section Block Lot(s)

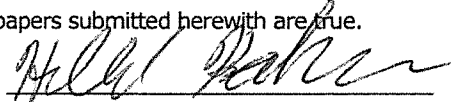
3. Attached hereto is a narrative summary prepared by the applicant's design professional stating the nature of the use; compliance with the Zoning Law; compliance with the Site Development Plan Rules and Regulations; any requested waiver or modification.

At the time of any additional submissions, a similar narrative summary shall be submitted indicating how the revised submission has been modified to comply with the Planning Board resolution and/or Community Design Review Committee report, or the rationale for deviation from compliance.

4. Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the fiber and page of each conveyance to the present owner as recorded in the Rockland County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: a list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK
COUNTY OF ROCKLAND) ss.:
VILLAGE OF NEW HEMPSTEAD)

Hillel Kahan hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.



Hillel Kahan _____

Mailing address _____
c/o Illinois Properties 26, LLC
51 Forest Rd, Ste 316-84
Monroe, NY 10950

Sworn to before me this

27 day of April 2023

27 April 2023

Notary Public

MAYER A. GROSS
Notary Public, State of New York
No. 010116070
Qualified in Orange County
Commission Expires September 28, 2026

AFFIDAVIT OF OWNERSHIP

State of New York)

ss:

County of Orange (Rockland)

Meyer Wertheimer for Illinois Properties 26 LLC

being duly sworn, depose and say that I reside at

51 Forest Rd, Suite 316-84, Monroe, NY 10950 in the Town of

Monroe in the County of Orange

in the State of New York am the owner in fee of all that certain lot, piece or parcel

of land situated, lying and being in the Town of Ramapo, Village of New Hempstead,


aforesaid and designated as Lot 24 ^{Block 2} ^ in Section 42.18. Title was by deed dated 4/23/2020

 filed in the Rockland County Clerk's office in fiber of land records

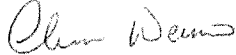
on page 2020-12380

Sworn to before me this

day of 4/25/23

Owner: 
Meyer Wertheimer

Notary Public



Mailing Address

c/o Illinois Properties 26, LLC
51 Forest Rd, Suite 316-84
Monroe, NY 10950

CHANA WEISSMAN
Notary Public, State of New York
No. 01WE6213617
Qualified in Orange County
Commission Expires November 16, 2025

VILLAGE OF NEW HEMPSTEAD
. 108 OLD SCHOOLHOUSE ROAD
NEW CITY, NEW YORK 10956

V5-354-8100)

TO: ADMINISTRATIVE ASSISTANT TO BOARDS AND COMMISSIONS

RE: Application of Hillel Kahan for Illinois Properties 26, LLC
Section 42.18 Block 2 Lot24

To the _____ ARCHITECTURAL REVIEW BOARD _____ (VILLAGE BOARD
_____ COMMUNITY DEVELOPMENT COMMITTEE _____ ZONING BOARD
OF APPEALS
✓ Planning Board
(Other)

I wish that all correspondence, meeting notices, decisions, etc. from your office relative to the above application be sent to: (only one person to be listed).

Ira M. Emanuel, PC

4 Laurel Road, New City, NY 10956

845-634-4141

Hillel Kahan
Applicant's Signature

Date

Note to Applicant: It will be the responsibility of the one person designated on this form to notify all other interested parties (for example, attorney, architect, engineer, surveyor, applicant etc.)

VILLAGE OF NEW HEMPSTEAD
108 OLD SCHOOLHOUSE ROAD
NEW CITY, NEW YORK 10956
t8sIS 354-8100

VILLAGE BOARD

OWNER'S CONSENT AFFIDAVIT

1. NAME OF PROJECT Hamaspik

2. NAME OF FEE OWNER Illinois Properties 26, LLC PHONE _____

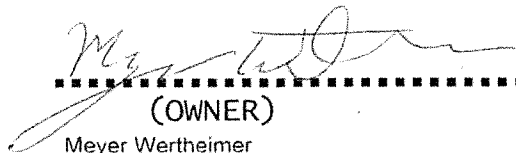
ADDRESS c/o Illinois Properties 26, LLC
(street No. S. Name) (Post Office) (State) (Zip Code)

3. NAME OF APPLICANT Hillel Kahan for Illinois Properties 26, LLC PHONE _____


ADDRESS c/o Illinois Properties 26, LLC
(Street No. & Name) (Post Office) (State) (Zip Code)

STATE OF NEW YORK
COUNTY OF ROCKLAND) SS:
VILLAGE OF NEW HEMPSTEAD)

Meyer Wertheimer for Illinois Properties 26, LLC BEING DULY SWORN, DEPOSES AND SAYS THAT
HE RESIDES AT 51 Forest Rd, Suite 316-84, Monroe, NY 10950 IN THE COUNTY OF Orange
IN THE STATE OF New York THAT HE IS THE OWNER IN FEE OF ALL THAT
CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE
VILLAGE OF NEW HEMPSTEAD AFORESAID AND DESIGNATED AS LOT 24² IN
SECTION 42.18 OF THE RAMAPO TAX MAP AND THAT HE HEREBY AUTHORIZES
THE WITHIN APPLICATION IN HIS BEHALF AND THAT THE STATEMENTS OF FACT
CONTAINED IN SAID APPLICATION, ARE TRUE, AND AGREES TO BE BOUND BY
THE DETERMINATION OF THE BOARD.


.....
(OWNER)
Meyer Wertheimer

SWORN TO BEFORE ME THIS
24 DAY OF April ... 2023


NOTARY PUBLIC
COUNTY OF ROCKLAND
Orange

CHANA WEISSMAN
Notary Public, State of New York
No. 01WE6213617
Qualified in Orange County
Commission Expires November 16, 2025

.....
.....
(MAILING ADDRESS)
c/o Illinois Properties 26, LLC
51 Forest Rd, Suite 316-84
Monroe, NY 10950

AFFIDAVIT PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

VILLAGE OF NEW HEMPSTEAD
108 OLD SCHOOLHOUSE ROAD
NEW CITY, NEW YORK 10956
(845) 354-8100

SIAIL OF SEA YORK
COUNTY OF ROCKLAND) ss:
VILLAGE OF NEW HEMPSTEAD)

Hillel Kahan for Illinois Properties 26, LLC

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.

I. Print or type full name and Post Office Address

Illinois Properties 26, LLC

c/o Illinois Properties 26, LLC

certifies that he is the 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 rcieelbelow set forth:

2. To the Planning Board of the
(Board, Commission or Agency)

VILLAGE OF NEW HEMPSTEAD

Application, petition or request is *hereby* submitted for

- Variance or modification from the requirement of Section _____
- 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 Map or change thereof,
- Other (explain) approve Site Plan
To permit the construction, maintenance and use of _____
a 2-story addition to the existing building

3. Premises affected are in a NCD (zone) and from the Ramapo Tax Map the Property is known as Section 42.18 Block 2 Lots 24


4. There is no state officer, Rockland County Officer or employee of NEW HEMPSTEAD 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 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 services 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 VILLAGE OF NEW HEMPSTEAD 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 NEW HEMPSTEAD 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 in the ownership or any person, partnership or association having an interest in such ownership or in any business entity claiming 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 the County of Rockland, or the VILLAGE OF NEW HEMPSTEAD.

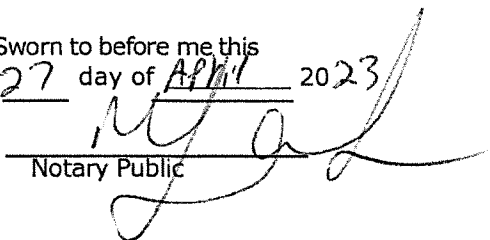
Hillel Kahan for Illinois Properties 26, LLC

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.


Hillel Kahan

Mailing Address c/o Illinois Properties 26, LLC
51 Forest Rd, Ste 316-84
- Monroe, NY 10950

Sworn to before me this 27 day of April 2023


Notary Public

MAYER A. GROSS
Notary Public, State of New York
No. 0161006870
Qualified in Orange County
Commission Expires September 23, 2026

AFFIDAVIT

This affidavit is made in connection with such Application No. _____ for review before the New Hempstead Planning Board, knowing full well that the office of the Planning Board relies on the representation herein made.

PLEASE SIGN HERE

Petitioner's signature _____
Hillel Kahan

Sworn to before me this

____ day of _____ 20

Notary Public

NAME OF PROJECT Hamaspik.....

AFFIDAVIT OF NOTIFICATION

STATE OF NEW YORK)
COUNTY OF ROCKLAND)

SS.:

_____ being duly sworn, deposes and says that he is the applicant in the matter of an application before the New Hempstead Planning Board affecting property located in the Village of New Hempstead 775 N Main Street

Town of Ramapo, Rockland County, New York.

That on the _____ day of _____ 20 _____

He/she notified, by Certified Mail, Return Receipt Requested, those persons on the sheet annexed hereto giving notice of the hearing on this application.

Signature

Sworn to before me this
 day of 20

.....
Notary Public

13/42.18-2-20
BUSBY JOEL & ANTHEIA
3 ROVITZ PL
NEW HEMPSTEAD, NY 10977

13/42.18-2-21
WILLIAMS KENNETH & LYNDIA
5 ROVITZ PL
SPRING VALLEY, NY 10977

13/42.18-2-49
NEWMAN MITCHELL J
3 GREENRIDGE WAY
SPRING VALLEY, NY 10977

13/42.18-2-29
SIMMONS GISELE E
759 N RT 45
SPRING VALLEY, NY 10977

13/42.18-2-48
DICKERSON KENNETH G
5 GREENRIDGE WAY
NEW HEMPSTEAD, NY 10977

13/42.18-2-28
ACEVEDO DEBORAH & DAVID
761 N RT 45
SPRING VALLEY, NY 10977

13/42.18-2-27
PELIGRI MITCHELL
2 RENSSALAER DRIVE
NEW HEMPSTEAD, NY 10977

13/42.18-2-50
REED ROBIN
4 RENSSLEAR DR
NEW HEMPSTEAD, NY 10977

13/42.18-2-52
FULCO RONALD & DONNA
6 RENSSELAER DR
SPRING VALLEY, NY 10977

13/42.18-2-54
LARAME PAUL & GUERLINE
8 RENSSELAER DR
SPRING VALLEY, NY 10977

13/42.18-2-56
MATOS NESTOR
OLMO-MATOS SONIA
10 RENSSELAER DR
SPRING VALLEY, NY 10977

13/42.18-2-58
JOHNSON JOSEPH
12 RENSSELAER DR
SPRING VALLEY, NY 10977

02/42.19-3-98.4
CONG ZEMACH DAVID NEW SQR
C/O F LANGSAM
C/O ATERES CHARNA
790 N MAIN ST
SPRING VALLEY, NY 10977

13/42.18-2-25
COLONIAL GATE GARDENS LLC
191 LAVISTA DRIVE
SOUTH FALLSBURG, NY 12779

13/42.18-2-26
DANCZIGER ROCHEL F
9 OSTEREH BLVD
SPRING VALLEY, NY 10977

13/42.18-2-51
GRINBLAT TZVI M & YITTA
54 MEZRITCH ROAD
SPRING VALLEY, NY 10977

13/42.18-2-53
GOLDMAN DOV
7 RENSSELAER DRIVE
SPRING VALLEY, NY 10977

13/42.18-2-55
DELVA GERARD &
BRUTUS ANGELE L/E
9 RENNSELAER DRIVE
SPRING VALLEY, NY 10977

02/42.19-3-28
KAFF ARON
46 REAGAN ROAD
SPRING VALLEY, NY 10977

13/42.18-2-57
PIERRILUS ALBERIC &
NEOMIE
11 RENSSELAER DR
NEW HEMPSTEAD, NY 10977

13/42.18-2-59
PHILIP MATHEW & ANNI M
13 RENSSELAER DR
NEW HEMPSTEAD, NY 10977

13/42.18-2-61
MOSHEL YITSCHOK
15 RENSSELAER DRIVE
SPRING VALLEY, NY 10977

13/842.18-2-24
ILLINOIS PROPERTIES 26 LL
C/O BROSAN GREGORY
UNIT 316-84
51 FOREST ROAD
MONROE, NY 10950

13/42.18-2-18
GREENWALD BARBARA J
2 ROVITZ PL
NEW HEMPSTEAD, NY 10977

13/42.18-2-22
STRACK LAWRENCE
7 ROVITZ PL
SPRING VALLEY, NY 10977

13/42.18-2-23
AFRIYIE GEORGE
9 ROVITZ PL
SPRING VALLEY, NY 10977

13/42.18-2-17
SEVINDIK SEVKI & SELIM &
YILDIZ
1 ELIZABETH CT
NEW HEMPSTEAD, NY 10977

13/42.18-2-11
JOSEPH CARLO & EUNIDE
12 ELIZABETH CT
NEW HEMPSTEAD, NY 10977

13/42.18-2-10
SAMUELS JONATHAN BLAINE &
ELISHEVA
8 ROVITZ PL
NEW HEMPSTEAD, NY 10977

13/42.18-2-9
CNTRL SCHL DSTRT NO 2
OF THE TOWNS OF RAMAPO ET
105 SO MADISON AV
SPRING VALLEY, NY 10977

13/42.18-2-19
 UNGAR NUCHEM
 10 MERRICK DRIVE
 SPRING VALLEY, NY 10977

02/42.19-3-19
 ROLLING ACRES DEVELOPERS
 INC
 P O BOX 292
 SPRING VALLEY, NY 10977

02/42.19-3-31
 24 BUTTERNUT LLC
 94 NORTH GARFIELD ROAD
 SPRING VALLEY, NY 10977

02/42.19-3-32
 61 MEZRITCH LLC
 161 ROUTE 59 SUITE 201
 MONSEY, NY 10952

02/42.19-3-33
 MONTAGNE VERTE HOLDINGS
 LLC
 SUITE 300
 2 PERLMAN DRIVE
 SPRING VALLEY, NY 10977

02/42.19-3-77
 28 APTA ESTATE LLC
 3 JACKSON AVE
 SPRING VALLEY, NY 10977

02/42.19-3-78.1
 GRINBLAT YITTA S & TZVI M
 54 MEZRITCH UNIT 201
 SPRING VALLEY, NY 10977

02/42.19-3-81.1
 BAYER URI
 4 HARRISON LA
 SPRING VALLEY, NY 10977

02/42.19-3-82
 KTD HOME OWNERSHIP
 MAXIMIZATION ENTERP CORP
 37 REAGAN RD
 SPRING VALLEY, NY 10977

02/42.19-3-83
 KTD HOME OWNERSHIP
 MAXIMIZATION ENTERPR CORP
 37 REAGAN RD
 SPRING VALLEY, NY 10977

02/42.19-3-86
 CONG ZEMACH DAVID NEW SQR
 C/O F LANGSAM
 4 RIBIER CT
 MONSEY, NY 10952

02/42.19-3-87
 CONG ZEMACH DAVID N S
 C/O F LANGSAM
 4 RIBIER CT
 MONSEY, NY 10952

02/42.19-3-98.1
 CONG ZEMACH DAVID NEW SQR
 C/O F LANGSAM
 4 RIBIER CT
 MONSEY, NY 10952

02/42.19-3-30.1
 MOSHEL ELUZER
 30 HARRISON LA
 SPRING VALLEY, NY 10977

02/42.19-3-19.-2
 LEWARTOWSKI FEIGE
 27 STERN UNIT 102
 SPRING VALLEY, NY 10977

02/42.19-3-19.-3
 FISCHER MORDECHAI
 25 STERN ST UNIT 203
 SPRING VALLEY, NY 10977

02/42.19-3-19.-6
 GREENBERG JACOB
 27 STERN ST UNIT 203
 SPRING VALLEY, NY 10977

02/42.19-3-20.-3
 FROMOWITZ ABRAHAM
 29 STERN ST UNIT 103
 SPRING VALLEY, NY 10977

02/42.19-3-20.-1
 UNGAR SHIMON
 29 STERN ST UNIT 101
 SPRING VALLEY, NY 10977

02/42.19-3-20.-2
 WALTER DOV
 29 STERN ST UNIT 102
 SPRING VALLEY, NY 10977

02/42.19-3-20.-6
 GOLDMUNZER JACOB
 29 STERN ST UNIT 203
 SPRING VALLEY, NY 10977

02/42.19-3-20.-4
 WOLODARSKY YOSEF
 29 STERN ST UNIT 201
 SPRING VALLEY, NY 10977

02/42.19-3-20.-5
 GOLDKLANG JACOB
 29 STERN ST UNIT 202
 SPRING VALLEY, NY 10977

02/42.19-3-27.-2
 WOSNER SHLOIME &
 SARAH
 48 REAGAN RD
 SPRING VALLEY, NY 10977

02/42.19-3-27.-1
 WOSNER SHLOIME
 48 REAGAN RD
 SPRING VALLEY, NY 10977

02/42.19-3-29.-1
 ADLER TZIVIA & YACOV
 44 REAGAN RD
 NEW SQUARE, NY 10977

02/42.19-3-29.-2
 ADLER TZIVIA & YACOV
 44 REAGAN RD
 NEW SQUARE, NY 10977

02/42.19-3-98.3
 HATZOLOH EMS
 OF NEW SQUARE INC
 37 REAGAN RD
 NEW SQUARE, NY 10977

02/42.19-3-98.2
 KTD HOME OWNERSHIP
 MAXIMIZATION CORP
 19 REAGAN RD
 NEW SQUARE, NY 10977

13/42.18-2-24
 ILLINOIS PROPERTIES 26
 LLC C/O BROSAN GREGORY
 UNIT 316-84
 51 FOREST ROAD
 MONROE, NY 10950

02/42.19-3-79.-204

WIESELTHIER AMROM ARYEH
70 MEZRITCH ROAD
NEW SQUARE, NY 10977

02/42.19-3-79.-205

TEITELBAUM MIRIAM
1667 48TH STREET
BROOKLYN, NY 11204

02/42.19-3-79.-201

NEUSTADT ELI
66 MEZRITCH RD
SPRING VALLEY, NY 10977

02/42.19-3-79.-206

GRUNWALD MOISHE
20 LINCOLN AV #201
SPRING VALLEY, NY 10977

02/42.19-3-79.-202

ROTENSTREICH JACOB
74 MEZRITCH RD UNIT 202
NEW SQUARE, NY 10977

02/42.19-3-79.-203

SIGALL ARON
72 MEZRITCH RD UNIT 203
NEW SQUARE, NY 10977

02/42.19-3-79.-111

NEUSTADT ELI
76 MEZRITCH RD
SPRING VALLEY, NY 10977

02/42.19-3-79.-112

GRUNWALD MOISHE
20 LINCOLN AV #201
SPRING VALLEY, NY 10977

02/42.19-3-78.2

GRINBLAT TZVI M
54 MEZRITCH RD
SPRING VALLEY, NY 10977

02/42.19-3-81.2

BUXBAUM RAIZEL
15-19 TAFT LANE
SPRING VALLEY, NY 10977

02/42.19-3-30.2

BRAUN URI
51 BUCHANAN LN
SPRING VALLEY, NY 10977