

NARRATIVE SUMMARY

We respectfully submit this Narrative Summary in support of our application to the Zoning Board of Appeals of the Village of Montebello for a Floor Area Ratio (FAR) variance and a Development Coverage variance. These variances are requested solely to permit the construction, maintenance, and use of a modest sunroom addition at the rear of our single-family residence located at **6 Rose Hill Road**.

The proposed improvement consists of enclosing a portion of our existing rear patio to create a bright, four-season sunroom. This addition is intended to enhance our family's enjoyment of our home while preserving its existing character. Our property enjoys exceptional southern exposure, allowing abundant natural sunlight throughout the year. During the winter months, the sunroom will provide a warm, comfortable space where we can enjoy the sunlight while protected from the elements. During the spring, summer, and fall, it will allow us to experience the beauty of our backyard and surrounding natural landscape even during rain, wind, or cooler weather.

Importantly, the proposed sunroom has been carefully designed and located entirely at the rear of the residence. It is fully screened from neighboring properties and is not visible from the street. As a result, the addition will have virtually no visual impact on the neighborhood, the streetscape, or adjoining properties.

The proposal does not change the character of the neighborhood in any way. It will not adversely affect neighboring properties with respect to light, air, privacy, drainage, traffic, noise, or aesthetics. The addition simply provides a modest enhancement to an existing family home without imposing any burden on the surrounding community.

We have made every effort to keep the project as small and unobtrusive as possible while achieving its intended purpose. The design respects the character of the neighborhood, preserves the appearance of the home from the public way, and represents the minimum relief necessary to make this improvement feasible.

We respectfully ask the Board to consider that this application seeks only a modest improvement that will allow us to enjoy our home more fully without adversely affecting our neighbors or the community. Granting these limited variances will enable us to create an extended functional living space while preserving the residential character that makes our neighborhood so desirable.

For these reasons, we respectfully request that the Zoning Board of Appeals grant the requested Floor Area Ratio variance and Development Coverage variance.

Respectfully submitted,

Reyce Krause
Sheldon Krause

August 4, 2026

VILLAGE OF MONTEBELLO

Date 8/3/26

Please check all that apply:

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

Project Information

Project Name: 6 Rose Hill Road

Tax Map Designation:

Section 41.17 Block 1 Lot(s) 60.3

Section _____ Block _____ Lot(s) _____

Location: On the left side of Rose Hill Road,
_____ feet _____ of _____ in the
Village of Montebello.

Street Address: 6 Rose Hill Road

Acreage of Parcel 1.12 Zoning District _____

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

Fire District TALLMAN F.D. Ambulance District RAMAPO VALLEY

Water District VEOLIA WATER Sewer District ROCKLAND #1

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

Enclosing a portion of existing back patio
for sunroom.

If subdivision:

- 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:

- 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.

Environmental Constraints:

Are there slopes greater than 15%? NO

Are there streams, flood plains, lakes, or other land under water on the site? NO

If yes, please provide the names. _____

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. _____

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

Project History: Has this project or property ever been reviewed before? yes

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.

AN FAR of 0.156 was granted on 7/28/22

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

General Municipal Law Review:

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

☒ State or County Road ☐ State or County Park
☐ New York State Thruway ☐ County Stream
☐ Municipal Boundary ☐ County Facility

List name(s) and/or numbers of facility(ies) checked above. _____

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:

☒ RC Highway Department ☐ RC Division of Environmental Resources
☐ 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: Beyce Krause Phone # 845-641-3876
Address 6 Rose Hill Rd SUFFERN NY 10901 Email: reycekrause@gmail.com
Street Name & Number (Post Office) State Zip code
Property Owner: Sheldon & Beyce Krause Phone # 845-641-3876
Address 6 Rose Hill Rd SUFFERN NY 10901 Email: reycekrause@gmail.com
Street Name & Number (Post Office) State Zip code
Engineer: Jay Greenwell Phone # 845-376-0830
Address 34 Wayne Ave SUFFERN NY 10901 Email: greenwellpls@aol.com
Street Name & Number (Post Office) State Zip code

Surveyor: Jay Greenwell Phone # 845-357-0830
Address 34 Wayne Ave, Suffern NY 10901 Email: greenwellpls@aol.com
Street Name & Number (Post Office) State Zip code

Architect: Bob Zampolin Phone # 201-356-1166
Address 187 Fairview Ave Westwood NJ 07675 Email: bob@zampolin.com
Street Name & Number (Post Office) State Zip code

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

Contact Person: Reyce Krause Phone # 845-641-3876
Address 6 Rose Hill Rd. Suffern NY 10901 Email: reycekrause@gmail.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 _____.

ENCLOSURE

[illegible]

Applicant's Combined Affidavit and Certification

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

Reyce Krause, 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

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 *Reyce Kraus*
Print Applicant's Name Reyce Kraus

SWORN to before me this
30th day of July, 2024

[Signature]
Notary Public

Regina Rivera
Notary Public, State of New York
Reg. No. 01RI6378536
Qualified in Rockland County
Commission Expires July 30, 2030

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

I, Reyce Krause being duly sworn, hereby
depose and say that I reside at: 6 Rose Hill Road

in the county of Montebello in the state of N.Y.

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

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# _____.

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

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

Mailing Address

Reyce Krause
6 Rose Hill Rd.
Montebello, NY 10901

SWORN to before me this

30th day of July, 2026

[Signature]

Notary Public

Regina Rivera
Notary Public, State of New York
Reg. No. 01RI6378536
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**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.*

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 _____
- ☐ 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

SunRoom

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 h
- ☐ Section(s) _____

Specifically, the applicant seeks variance from the requirements from:

Dimension*	Column	Required	Provided
<u>15' x 15'</u>	<u>14</u>	<u>0.15</u>	<u>0.161</u>
	<u>13</u>	<u>20%</u>	<u>20.3</u>

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

Applicant's initials: R.K

Previous Appeal:

- a. A previous appeal ☐ has, or ☐ has not, been made with respect to this property.
- b. Such appeal was in the form of:
- ☐ Interpretation of the Zoning Ordinance or Map; or
 - ☐ Appeal from decision of Village Official or Officer.
 - ☐ A USE Variance; or
 - ☐ An AREA Variance; or
- c. The previous appeal described above was appeal number _____,
dated _____ and was _____ (Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

A. INTERPRETATION OF ZONING CODE

(This section to be completed for an interpretation, only. Use additional pages, if needed)

1. Section(s) to be interpreted: 195- _____
2. An interpretation of the Zoning Code is requested because:
- _____
- _____
- _____
- _____

B. APPEAL OF DECISION OF VILLAGE OFFICIAL

(This section to be completed for an appeal, only. Use additional pages, if needed)

1. Name and position of official making the decision:
- _____
2. Nature of decision:
- _____
- _____
3. The decision described above is hereby appealed because:
- _____
- _____
- _____
- _____
- _____

C. USE VARIANCE

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

1. This property cannot be used for any uses currently permitted in this zone because:

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

4. The amount paid for the entire parcel was: _____

5. The date of purchase of the property was: _____

6. The present value of the entire property is: _____

7. The monthly expenses attributed to normal and usual maintenance of the property are: _____

8. The annual taxes on the property are: _____

9. The current income from the property is: _____

10. The amount of mortgages and other encumbrances on the property in question are:

- a. Date of mortgage: _____
- b. Scheduled maturity (payoff) date: _____
- c. Present monthly payment amount: _____
- d. Current principal balance: _____
- e. Current interest rate: _____

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

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: _____

2. Is the variance substantial in relation to the zoning code? NO

Explain: _____

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: _____

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

Explain: _____

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

Explain: _____

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

Describe: _____

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

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Reyce Krause
Sheldon Krause

August 4, 2026