



ZONING BOARD OF APPEALS MEETING MINUTES

September 18, 2024, at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

MEMBERS PRESENT: Richard Weinberger, Member (Acting Chairman)
Stuart Zelmanovitz, Member
Anita Hajioff, Ad Hoc
Jonathan Gewirtz, Chairman
Stefanie Collantes-Bouvry, Member
Randi Marlin, Member

ABSENT: Barry Rozenberg, Ad Hoc

OTHERS PRESENT: Doris Ulman, Assistant Village Attorney
Alicia Schultz, Deputy Village Clerk

Chairman Weinberger opened the meeting at 7:30 pm.

ITEM #1 – CONTINUED PUBLIC HEARING – 6 WINDWARD LANE - BORGEN

Chairman Weinberger read the public hearing notice into the record. David and Jacqueline Borgen, the homeowners, were present and affirmed. Mr. Borgen stated that their family has been growing over the past few years and they need more space for their family. Mr. Borgen stated that they are proposing an addition to the home to include a two-car garage, addition at the rear of the home, a new covered front porch, and a new deck. Mr. Borgen stated that they went over a bunch of options for the addition to their home, and they submitted what they believe to be the best fit for their family. Mr. Borgen added that he has TWO (2) letters of support from the following neighbors:

1. Rimberg- 7 Baker Lane
2. Korngold- 4 Windward Lane

Chairman Gewirtz stated that even though he was not at the September 15th site visit, he had visited the property on his own and realized that a variance was previously granted for side yard on the opposing side of the property. Doris Ulman made note that the property is an undersized, average density lot, and is only about 40,000 square feet, which is narrower than the usual R-50

zone lot. Ms. Ulman stated that at the last meeting, moving the deck over to the left 3 feet to avoid needing the side yard variance was discussed, and it was explained by the contractor that if moved, then it would be inaccessible from the family room as planned and the door would then be accessible through the bedroom(s) instead.

Chairman Gewirtz questioned if changing the shape of the deck was an option. Doris Ulman stated that at the site visit, Barry Rozenberg questioned if the deck could be a different shape or placed differently to avoid the variance being needed. Mr. Borgen responded that it was considered, until they discovered that it was infeasible and not practical to have a trapezoid shaped deck.

Chairman Gewirtz stated that due to the fact that the lot is an oddly shaped undersized lot, as an average density property is 20% smaller than a regular R-50 Zone property, there will be minimal impact on the neighbors and it is a relatively minor variance request, he has no objection to the application.

Chairman Gewirtz questioned if anyone from the public would like to speak.

Nobody from the audience chose to speak.

Stefanie Collantes-Bouvry made a motion to close the Public Hearing, seconded by Stuart Zelmanowitz.

Stuart Zelmanovitz made a motion to approve the application, seconded by Stefanie Collantes-Bouvry:

(INSERT RESOLUTION)

Upon vote, this motion was carried unanimously.

ITEM #2 – CONTINUED PUBLIC HEARING – 2 ARDLEY PLACE- ROSENFELD

Chairman Weinberger read the public hearing notice into the record. Paul Baum, the applicant's Attorney, submitted a written request to the Village for an adjournment to the October 30, 2024 Zoning Board meeting. Doris Ulman stated that this is their third consecutive adjournment and must show for the October meeting, regardless of their status with the County.

Barry Rozenberg made a motion to adjourn this application to the October 30, 2024 meeting, seconded by Stuart Zelmanovitz. Upon vote, this motion carried unanimously.

ITEM #3 - APPROVAL OF MINUTES – August 21, 2024

Stuart Zelmanovitz made a motion to approve the August 21, 2024 minutes, seconded by Richard Weinberg. Upon vote, this motion carried 2-0. Chairman Gewirtz, Stefanie Collantes-Bouvry and Randi Marlin abstained as they did not attend the meeting.

ADJOURNMENT

Chairman Gewirtz made a motion to adjourn the meeting, seconded by Randi Marlin. Upon vote, this motion was carried unanimously.

Respectfully submitted,
Alicia Schultz