



ZONING BOARD OF APPEALS MEETING MINUTES

October 30, 2024, at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

MEMBERS PRESENT: Jonathan Gewirtz, Chairman
Richard Weinberger, Member
Stefanie Collantes-Bouvry, Member
Stuart Zelmanovitz, Member

ABSENT: Randi Marlin, Member
Anita Hajioff, Ad Hoc
Barry Rozenberg, Ad Hoc

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

Chairman Gewirtz opened the meeting at 7:30 pm.

ITEM #1 – CONTINUED PUBLIC HEARING – 2 ARDLEY PLACE - ROSENFELD

Chairman Gewirtz read the public hearing notice into the record. Paul Baum, the applicant's Attorney, was present and affirmed. Mr. Baum stated that this application has been adjourned a few times as they have been waiting on a traffic/site distance analysis report from Harry Baker & Associates Engineering firm, for review by the County Highway Department. That report was turned in to the Village today and has been sent to the County Highway Department for their review. Mr. Baum added that once the County does its review, it will be determined if the amount of trees removed on Wilder Road in the County's Right of Way were satisfactory to them or if more/all the trees need to be removed. Mr. Baum stated that the Board has already granted variances for impervious surface and building heights.

Doris Ulman stated that if the County Highway allows any items to remain in the County's Right of Way, an Easement and/or Indemnification Agreement must be provided to the County.

Chairman Gewirtz stated that the Board does not have the information regarding how many trees were originally planted surrounding the property, which trees were removed in the first round of removal, which were remove the second time, how many trees remain, and he would like that information presented at the next meeting.

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

Jeffrey Nulman, 14 Glenbrook Road, questioned how tall the trees are, how tall the fence is, and whether you can see into the property and/or pool area from the main road.

Mr. Baum answered that the fence is 6 feet high, the trees are slightly taller than the fence, and there is currently ample screening from the main road, although that may change if the County requests that all of the trees and/or fencing be removed.

Chairman Gewirtz stated that we would like to see pictures to see if the remaining trees provide sufficient screening for the fence.

Nobody from the audience chose to speak.

Chairman Gewirtz made a motion to adjourn this application to the November 20, 2024 meeting, seconded by Stefanie Collantes-Bouvry. Upon vote, this motion carried unanimously.

ITEM #2 - APPROVAL OF MINUTES – September 19, 2024

Stuart Zelmanovitz made a motion to approve the September 19, 2024 minutes, seconded by Stefanie Collantes-Bouvry. Upon vote, this motion carried unanimously.

ITEM #3 – PUBLIC HEARING – 73 FORSHAY ROAD – CONGREGATION AHAVAS YITZCHAK

Chairman Gewirtz read the public hearing notice into the record. Neither the applicant or any of their representatives showed for the meeting. Doris Ulman stated that the Congregation was granted variances in July 2019 for maximum impervious surface of 0.56 where 0.25 is allowed, and minimum front yard of 31.9 feet where 50 feet is required. Ms. Ulman added that the CoVid pandemic stalled construction and they were granted an extension to begin in 2021. The proposed maximum impervious surface for Phase I is 0.55, and upon Phase II's completion is 0.58, so they will need to adjust their application to include a variance for the maximum impervious surface increase.

Chairman Gewirtz stated that the narrative does not describe the differences between Phase I and Phase II site plan changes, and the SEQRA review information is not definitive enough.

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

Nobody from the audience chose to speak.

Chairman Gewirtz made a motion to adjourn this application to the November 20, 2024 meeting, and a letter be sent that if they do not appear the application will be denied, seconded by Stuart Zelmanovitz. Upon vote, this motion carried unanimously.

ADJOURNMENT

Stuart Zelmanovitz made a motion to adjourn the meeting, seconded by Stefanie Collantes-Bouvry. Upon vote, this motion was carried unanimously.

Respectfully submitted,
Alicia Schultz