



ZONING BOARD OF APPEALS MEETING MINUTES

July 16, 2025, at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

MEMBERS PRESENT:

Stefanie Collantes, Acting Chairwoman
Richard Weinberger, Member
Stuart Zelmanovitz, Member
Barry Rozenberg, Ad Hoc
Anita Hajioff, Ad Hoc

MEMBERS ABSENT:

Jonathan Gewirtz, Chairman
Randi Marlin, Member

OTHERS PRESENT:

Doris Ulman, Assistant Village Attorney
Alicia Schultz, Deputy Village Clerk

Chairwoman Collantes opened the meeting at 7:30 pm followed by a roll call.

ITEM #1- PUBLIC HEARING – 2 CHARLOTTE DRIVE/106 & 110 EAST WILLOW TREE ROAD

Chairwoman Collantes read the following public hearing notice into the record:

Application submitted by Pomona Enterprises Corp on behalf of Jay Court Holdings, LLC on appeal of a determination of the Building Inspector or, in the alternative, for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit a two lot subdivision, proposed Lot No. 1 having lot frontage of 35 feet on East Willow Tree Road and 86 feet on Charlotte Drive instead of the minimum required of 100 feet on each of said roads.

The subject premises are situated on the north side of East Willow Tree Road approximately 305 feet west of Deerwood Road, known as 106 East Willow Tree Road/2 Charlotte Drive, designated on the Tax Map as Section 41.08 Block 1 Lot 35, in an R-35 Zoning District.

Chairwoman Collantes stated that the neighboring property notified the Village that their Public Hearing Notice was received just today, and not minimum (10) days prior.

Sharon Abrams, 3 Charlotte Drive, stated that she received the Public Hearing Notice for this evening’s meeting, today July 16, 2025, and not minimum (10) days prior. Ms. Abrams’ Notice was post marked July 14, 2025. Ms. Abrams stated that her neighbor @ 5 Charlotte Drive also received their notice today. Ms. Abrams also stated the signage for the Public Hearing was not posted.

Ira Emanuel, the applicant's attorney, questioned what date the mailing certification was dated. Alicia Schultz responded that the mailing certification for this notice is dated July 2, 2025, which of note was right before a long holiday weekend. Mr. Emanuel stated that it is based on the date the notices were mailed out, not the date they are postmarked. Mr. Emanuel provided pictures to the Board that shows the posting are up and have been up for 2 weeks. Mr. Emanuel questioned if there would be a site visit or wait until the following month.

Doris Ulman stated that the issued raised by the resident raises jurisdictional questions and the Public Hearing Notices must be resent and signage for the next meeting on August 13, 2025 must be provided.

Chairwoman Collantes rescheduled this application to the August 13, 2025 meeting.

ITEM #2- CONTINUED PUBLIC HEARING – 38 Willow Tree Road

Chairwoman Collantes read the following public hearing notice into the record:

Application submitted by Ahuva Katz Cherns for an interpretation of Section 230-14O(5) of the Code of the Village of Wesley Hills, and if appropriate, for a variance from the provisions of Section 230-14O(5) of the Code of the Village of Wesley Hills, to permit the maintenance and use of a cabana that is 2,337 square feet instead of the maximum permitted of 900 square feet.

The subject premises are situated on the north side of Willow Tree Road approximately 700 feet west of State Route 306, known as 38 Willow Tree Road, designated on the Tax Map as Section 41.07 Block 2 Lot 33, in an R-50 Zoning District.

Doris Ulman stated that there is a lawsuit against the Zoning Board of Appeals to prevent the hearing of this application and there is a court order adjourning this hearing, pending our court appearance on July 18, 2025.

Chairwoman Collantes made a motion to adjourn this application to the August 13, 2025 meeting, seconded by Anita Hajioff. Upon vote, this motion carried unanimously.

ITEM #3- RESOLUTION CHANGING NEXT ZONING BOARD MEETING TO AUGUST 13, 2025, FROM AUGUST 20, 2025

Chairwoman Collantes made a motion to approve the following resolution, seconded by Anita Hajioff:

RESOLVED, that the meeting of the Zoning Board of Appeals originally scheduled to be held on August 20, 2025 has been rescheduled to April 13, 2025 at 7:30 PM at the Village Hall.

Upon vote, this motion carried unanimously.

ITEM #4- APPROVAL OF MINUTES – MAY 21, 2025

Chairwoman Collantes made a motion to approve the Zoning Board of Appeals minutes of May 21, 2025, seconded by Anita Hajioff. Upon vote, this motion carried unanimously.

ADJOURNMENT

Chairwoman Collantes made a motion to adjourn the meeting, seconded by Anita Hajioff. Upon vote, this motion carried unanimously.

Respectfully submitted,
Alicia Schultz