



ZONING BOARD OF APPEALS MEETING AGENDA

January 21, 2026 at 7:30 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

ROLL CALL

PUBLIC HEARING

1. The application submitted by Cheskel March for variances from the provisions of Section 230-17 Attachment I and 230-31 of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a residence having a total side yard of 45 feet instead of the minimum required of 60 feet, impervious surface ratio of .389 instead of the maximum permitted of .25 and building coverage of .206 instead of the maximum permitted of .10.

The subject premises are situated on the south side of Grandview Avenue approximately 200 feet west of Forshay Road, known as 174 Grandview Avenue, designated on the Tax Map as Section 41.14, Block 1, Lot 51, in an R-35 Zoning District.

CONTINUED PUBLIC HEARING

2. The application submitted by Nancy Rubin on behalf of Abraham Spira for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence, inground swimming pool and cabana having a building coverage of .1228 instead of the maximum permitted of .10 and the variance previously granted of .113, impervious surface ratio of .29 instead of the maximum of .25, side yard of 22 feet for the cabana instead of the minimum required of 25 feet, total side yard of 46.6 feet instead on the minimum required 60 feet and rear yard of 7.0 feet for the inground swimming pool instead of the minimum required of 15 feet.

The subject premises are situated on the east side of Charlotte Drive approximately 1200 feet west of Deerwood Road, known as 4 Charlotte Drive, designated on the Tax Map as Section 41.08, Block 1, Lot 35, in an R-35 Zoning District.

DISCUSSIONS

3. The application submitted by Nochum Goldmunzer on behalf of Samuel Breuer for variances from the provisions of Section 230-17 of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a addition to a residence having a front yard of 37.2 feet instead of 50 feet and lot area of 27,401 square feet instead of 35,000 square feet.

The subject premises are situated on the north-east side of Skylark Drive, approximately 850 feet north-west of Sherri Lane, known as 31 Skylark Drive, designated on the Tax Map as Section 41.16, Block 1, Lot 90, in an R-35 Zoning District.

4. Proposed Zoning Law Amendment regarding on-street parking.

APPROVAL OF MINUTES

5. December 29, 2025

ADJOURNMENT