



ZONING BOARD OF APPEALS MEETING AGENDA

February 18, 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

CONTINUED PUBLIC HEARING

1. 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 1,200 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.

2. 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 41.11, Block 1, Lot 51, in an R-35 Zoning District.

PUBLIC HEARING

3. The application submitted by Nancy Rubin on behalf of Aaron Zelefsky 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 having a side yard of 24.9 feet instead of the minimum required of 25 feet, impervious surface ratio of .259 instead of the maximum permitted of .25 and building coverage of .134 instead of the maximum permitted of .105. The property is part of an average density subdivision filed in the Rockland County Clerk's office as Map No. 4479, Book 86, Page 58.

The subject premises are situated on the south side of Roven Road approximately 400 feet east of Carefree Lane, known as 10 Roven Road, designated on the Tax Map as Section 41.11, Block 1, Lot 4, in an R-50 Zoning District.

4. The application submitted by Nochum Goldmunzer at Blueline USA on behalf of Samuel Breuer for a variance 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 an addition to a single family residence having a front yard of 26.5 feet instead of the minimum required of 35 feet.

The subject premises are situated on the northeast side of Skylark Drive approximately 850 feet west of Sherri Lane, known as 31 Skylark, designated on the Tax Map as Section 41.16, Block 1, Lot 90, in an R-50 Zoning District.

5. The application submitted by Norman Pomeranz 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 cabana having a side yard of 20.1 feet instead of the minimum required of 25 feet, total side yard of 55.3 feet instead of the minimum required of 60 feet and rear yard of 20 feet instead of the minimum required of 50 feet.

The subject premises are situated on the north side of Glenbrook Road approximately 260 feet west of Van Winkle Road, known as 5 Glenbrook Road, designated on the Tax Map as Section 41.11, Block 1, Lot 57, in an R-35 Zoning District.

6. The application submitted by 7 Bruck Court LLC for a variance 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 and cabana having building coverage of .15 instead of the maximum permitted of .138.

The subject premises are situated on the west side of Bruck Court approximately 160 feet north of Charlotte Drive, known as 7 Bruck Court, designated on the Tax Map as Section 41.08, Block 2, Lot 12, in an R-35 Zoning District.

7. The application submitted by Mark Friedman for variances from the provisions of Section 230-17 Attachment I and Section 230-140(4)(a) of the Code

of the Village of Wesley Hills to permit the construction, maintenance, and use of a single family residence, swimming pool, cabana, tennis court and pergola having side yard of 25 feet for the cabana instead of the minimum required of 30 feet, rear yard of 28 feet instead of the minimum required of 50 feet, impervious surface ratio of .39 instead of the maximum permitted of .20 and a front yard impervious surface ratio of .23 instead of the maximum permitted of .15.

The subject premises are situated on the east side of Martha Road approximately 350 feet south of Grandview Avenue, known as 12A Martha Road, designated in the Tax Map as Section 41.14, Block 1, Lot 62, in an R-50 Zoning District.

8. The application submitted by Saul Horowitz for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the maintenance and use of a deck having a side yard of 15.6 feet instead of the minimum required of 25 feet and a total side yard of 41.9 feet instead of the minimum required of 60 feet.

The subject premises are situated on the north side of East Willow Tree Road approximately 120 feet west of Arcadian Drive, known as 21 Rochelle Lane, designated on the Tax Map as Section 41.08, Block 2, Lot 58.8, in an R-35 Zoning District.

9. The application submitted by Dov and Freda Hook for a variance 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 an addition to a single family residence having a side yard of 15 feet instead of the minimum required of 30 feet.

The subject premises are situated on the north side of Timber Trail approximately 790 feet east of Wilder Road, known as 21 Timber Trail, designated on the Tax Map as Section 32.14, Block 1, Lot 13, in an R-50 Zoning District.

DISCUSSIONS

10. Local Law Amending the Code of the Village of Wesley Hills Allowing the Use of Catering Facilities in the Village of Wesley Hills.
11. The application submitted by Ahuva Katz Cherns for a variance from the provisions of Section 230-140(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 New York 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.

APPROVAL OF MINUTES

12. December 29, 2025 and January 21, 2026

ADJOURNMENT