



## ZONING BOARD OF APPEALS MEETING MINUTES

February 18, 2026 at 7:30 PM  
432 Route 306, Wesley Hills, NY 10952  
Phone: 845-354-0400 | Fax: 845-354-4097

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### CALL TO ORDER

Chairman Gewirtz called the meeting to order at 7:34 pm.

### ROLL CALL

**MEMBERS PRESENT:** Chairman Jonathan Gewirtz  
Member Stefanie Collantes  
Member Barry Rozenberg

**ABSENT:** Member Randi Marlin  
Member Stuart Zelmanovitz  
Ad Hoc Anita Hajioff

**OTHERS PRESENT:** Doris Ulman, Assistant Village Attorney  
Stephanie Caputo, Secretary to the Planning and Zoning Boards

### 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.

Chairman Gerwitz read the Public Hearing Notice into the record.

Jerry Steinfeld, Applicant's contractor representative, was present and affirmed to tell the truth. Mr. Steinfeld stated that he has provided the board with a new plot plan showing the removal of most of the rear pool decking along with the signed affidavits by the homeowners. Mr. Steinfeld stated that the new rear yard to the pool is now 12 feet instead of the required 15 feet.

Chairman Gerwitz stated that even with the pool decking removed, the impervious surface ratio is still at .29. Chairman Gerwitz questioned when the construction was completed?

Jerry Steinfeld stated that the construction was completed four years ago.

Doris Ulman stated that it seems that a lot had been changed during construction.

Chairman Gerwitz questioned if any additional drainage was added?

Jerry Steinfeld stated that they have double the rain gardens as originally proposed and the homeowners will comply with any additional drainage required by the Village Engineer.

Chairman Gerwitz asked if anyone from the public liked to speak?

No one from the public wished to speak.

Stefanie Collantes questioned if any of the areas had pervious pavers?

Doris stated that the driveway looks like it has pervious pavers. In addition, the cabana setback is now 22 feet whereas the prior request was to permit a setback of 11 feet.

Barry Rozenberg made a motion to close the public hearing, seconded by Stefanie Collantes. Upon vote, this motion carried unanimously.

Barry Rozenberg made a motion to approve the Application subject to zero net runoff and compliance with the Village Engineer drainage approval, seconded by Stefanie Collantes. Upon vote, this motion carried unanimously.

**In the Matter of the Application of  
Abraham Spira  
Premises 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**

**WHEREAS**, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by 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 maintenance and use of a single family residence, in-ground 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 permitted 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 of the minimum required of 60 feet and rear yard of 7 feet for the in-ground

swimming pool instead of the minimum required of 15 feet, and

**WHEREAS**, after due notice, a public hearing was held by the Zoning Board of Appeals on October 29, 2025, which hearing was continued on November 12, 2025, December 29, 2025, January 21, 2026, and February 18, 2026, and

**WHEREAS**, the applicant appeared by his contractor, who testified as follows:

That variances were granted for this property on September 16, 2020, but changes were made during construction;

That the cabana was moved further back from the side line so that the variance requested now is 22 feet instead of the one previously granted of 11 feet;

That the reason for the building coverage increase from the prior variance is because the cabana has been redesigned to add an open overhang which improves the aesthetics and does not increase the usable size of the building;

That the applicant did not know that the changes would violate the variances granted in 2020 and had no intention of violating those variances; and

**WHEREAS**, members of the Zoning Board of Appeals visited the site and viewed the changes; and

**WHEREAS**, a neighbor questioned why the pool has to be so close to the property line; and

**WHEREAS**, at the request of the Board, the applicant agreed to remove a large portion of the pool decking so that the pool is now 12 feet from the rear property line instead of the minimum required of 15 feet,

**NOW, THEREFORE, IT IS HEREBY DETERMINED** that the proposed action is a Type II action pursuant to SEQRA and that no SEQRA determination is required, and be it further

**RESOLVED**, that the application submitted by Abraham Spira for variances to permit the maintenance and use of a single-family residence, in-ground swimming pool and cabana having building coverage of .1228, impervious surface ratio of .29, side-yard of 22 feet for the cabana, total side-yard of 46.6 feet and rear yard for the in-ground swimming pool of 12 instead of the minimum required of 15 feet is hereby approved, subject to the following conditions:

1. That zero net runoff of water is achieved after construction;
2. That the Village Engineer approves drainage for this project, and be it further

**RESOLVED**, that the Zoning Board of Appeals hereby makes the following Findings of Fact:

1. That the applicant has substantially reduced the setback for the swimming pool so that the variance approved is only 20% of the requirement;
2. That the side-yard variance for the cabana has been substantially reduced from the one granted in 2020;
3. That no detriment to the community has been identified;
4. That the benefit to the applicant by granting the variances is substantial, whereas there is no

detriment to the neighborhood.

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.**

Chairman Gewirtz read into the record an email dated February 2, 2026, requesting an adjournment sent by Mendy Ortner.

Barry Rosenberg made a motion to adjourn this application to March 11, 2026, seconded by Stefanie Collantes. Upon vote, this motion was carried unanimously.

## **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.**

Chairman Gerwitz read the Public Hearing Notice into the record.

Jerry Steinfeld, Applicant's contractor, was present and affirmed to tell the truth. Mr. Steinfeld stated he is here seeking variances for a new single-family home. Mr. Steinfeld stated that they are a growing family and have a lot of family that come and stay with them.

Chairman Gewirtz questioned why the 69.9 feet proposed instead of the 75 feet side yard was not in the Public Hearing Notice?

Doris Ulman stated that the lot is an average density subdivision lot and the variances proposed by the applicant's engineer do not take into consideration the required average density subdivision, the

minimum setbacks are less.

Chairman Gewirtz stated that if you took 3 inches off the side yard you would not need a variance.

Jerry Steinfeld stated that he will speak to the homeowners.

Chairman Gewirtz questioned if there was a house on the property?

Jerry Steinfeld stated that the house had been taken down.

Chairman Gewirtz stated that having letters of support would be appreciated.

Chairman Gewirtz asked if anyone from the public would like to speak?

No one from the public wished to speak.

Chairman Gewirtz made a motion to adjourn this application until the March 11, 2026, meeting and a scheduled site visit of March 8, 2026, seconded by Stefanie Collantes. Upon vote, this motion carried unanimously.

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-35 Zoning District.**

Chairman Gerwitz read the Public Hearing Notice into the record.

Nochum Goldmunzer, Applicant's representative, was present and affirmed to tell the truth. Mr. Goldmunzer stated that they are seeking a variance for an addition for an ill family member. The applicant would like to construct an overhang over the front steps by 5 feet to extend only 12 feet across.

Chairman Gerwitz stated that the Board has already done a site visit.

Chairman Gerwitz questioned if the applicant had any letters of support?

Nochum Golmunzer stated that they did not have any letters of support.

Stefanie Collonates stated that this seemed to be a minimal request for the front entrance addition.

Chairman Gerwitz asked if anyone from the public wished to speak?

No one from the public wished to speak.

Barry Rozenberg made a motion to close the public hearing, seconded by Stefanie Collantes.

Barry Rozenberg stated that he is in support of this application.

Chairman Gewirtz made a motion to approve this application, seconded by Barry Rozenberg. Upon vote, this motion carried unanimously.

**In the Matter of the application of Nochum Goldmunzer  
Premises situated on the northeast side of Skylark Drive  
Approximately 850 feet 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**

**WHEREAS**, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Nochum Goldmunzer 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 for an average density lot, and

**WHEREAS**, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on February 18, 2026, and

**WHEREAS**, the applicant appeared in person and testified as follows:

That the owner wants to construct a five-foot wide overhang over the front steps so he can use it as a porch and be protected from the elements;

That the overhang will only extend for 12 feet in length;

That the overhang will also improve the aesthetics of the front of the house; and

**WHEREAS**, members of the Zoning Board of Appeals visited the site and viewed the location of the addition; and

**WHEREAS**, no one appeared in opposition to the application,

**NOW, THEREFORE, IT IS HEREBY DETERMINED** that the proposed action is a Type II action and that no SEQRA determination is required, and be it further

**RESOLVED**, that the application submitted by Nochum Goldmunzer 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 is hereby approved, and be it further

**RESOLVED**, that the Zoning Board of Appeals hereby makes the following Findings of Fact:

1. That the variance is not substantial in relation to the requirement;
2. That there is no feasible alternative to granting the variance;
3. That the overhang is beneficial to the neighborhood in that it will improve the aesthetics of the building;

4. That the benefit to the applicant by granting the variance is substantial, whereas no detriment to the neighborhood to the community has been identified.

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.**

Chairman Gewirtz read the Public Hearing Notice into the record.

Todd Rosenblum, Applicant's architect, was affirmed to tell the truth. Mr. Rosenblum stated that the homeowners are looking to construct a cabana adjacent to a proposed swimming pool. Mr. Rosenblum stated that they are seeking three variances; a side yard set back, total side yard setback, and a rear yard set back. Mr. Rosenblum stated that they had been granted two of the three variances in April 2024, and he would like to extend the two that were granted, leaving him with a variance for just the rear yard setback. Mr. Rosenblum presented the Board with two letters of support.

Chairmen Gewirtz read the following letters of support into the record.

Mr. Richard and Chana Cohen of 7 Glenbrook Road are in support of this application.  
Mr. David Hershkowitz of 1 Jodi Court is in support of this application.

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

No one from the public wished to speak.

Barry Rozenberg questioned if the cabana could be moved from the rear yard?

Todd Rosenblum stated that they have a play area for the kids in the yard and there is no place else to move it.

Stefanie Collantes made a motion to adjourn the application until the March 11, 2026, meeting with a site visit on March 8, 2026, seconded by Barry Rozenberg. Upon vote, this motion carried unanimously.

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.**

Chairman Gewirtz read the Public Hearing Notice into the record.

Todd Rosenblum, Applicant's architect, was present and affirmed to tell the truth. Mr. Rosenblum stated he is here requesting a variance for a new single family home and a cabana. Mr. Rosenblum stated that the variance is for exceeding the Maximum Building Coverage, which includes a proposed front porch, side porch and a cabana.

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

No one from the public wished to speak.

Chairman Gewirtz made a motion to adjourn this application to the March 11, 2026, meeting with a site visit March 8, 2026, seconded by Stefanie Collantes. Upon vote, this motion carried unanimously.

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.**

Chairman Gewirtz read the Public Hearing Notice into the record.

Ira Emanuel, Applicant's Attorney was present. Mr. Emanuel stated the homeowner started build their home and realized additional work was needed. They would like to add a tennis court and relocate the swimming pool, replace the gazebo with a pool cabana, and reconfigure the driveway and parking pad. Mr. Emanuel stated that the lot is considered a flag lot, which is hidden behind the other lots on Martha Road.

Devin Chrislo from Civil Tech, was present and affirmed, to tell the truth. Mr. Chrislo stated that the parking pad has been made larger.

Doris Ulman questioned if construction had been started prior to coming for the new variance?

Mr. Emanuel stated that the house had already been sheet rocked.

Chairman Gewirtz read the Rockland County Sewer GML letter and the Department of Planning GML letter both dated February 4, 2026, into the record.

Mr. Emanuel stated that the Department of Planning letter was sent because the lot is within 500 feet of the Village of Montebello.

Chairman Gewirtz asked if anyone from the public wished to speak?

Janice Golda, 16 Martha Road, was present and affirmed to tell the truth. Ms. Golda stated that she lives next door to the property and is concerned about the elevated land and how it will affect the water runoff.

Chairman Gewirtz would like more information about the drainage on the property.

Mr. Emanuel stated that grading of the property has been started.

Doris Ulman questioned when the property elevation was raised?

Mr. Emanuel stated that he was not sure when it had been raised.

Mike Rosenberg, 12 Martha Road, was present and affirmed to tell the truth. Mr. Rosenberg stated he is concerned about the water runoff, and how it could destroy his landscaping.

Devon Chrisol stated that they will look into adding more drainage.

Chairmen Gewirtz stated that a landscape plan should be submitted before the next meeting.

Barry Rozenberg stated that this is a large variance and it is a 40% impervious surface. Mr. Rozenberg asked for the square footage of the flag portion of the property.

Mr. Emanuel stated that the property is almost 2 acres, and they can add more drainage.

Chairman Gewirtz questioned what kind of pavers are being used for the parking pad and how many cars can fit?

Mr. Emanuel stated that the parking pad will have pervious pavers.

Devon Chrisol stated that the parking pad can fit 5 cars.

Mr. Emanuel questioned if everything should be staked out for the Board?

Chairman Gewirtz stated that the tennis court and cabana should be staked out.

Chairman Gewirtz made a motion to adjourn this application to the March 11, 2026, meeting with a site visit March 8, 2026, seconded by Stefanie Collantes. Upon vote, this motion carried unanimously.

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.**

Chairman Gewirtz read the Public Hearing into the record.

Richard Sarajian, Applicant's Attorney, was present. Mr. Sarajian stated that a new narrative and information about the deck was provided. Mr. Sarajian is in front of the Board requesting a variance for a deck that has already been built.

Chairman Gewirtz asked if anyone from the public wished to speak?

No one from the public wished to speak.

Chairman Gewirtz made a motion to adjourn this application to the March 11, 2026, meeting with a site visit March 8, 2026, seconded by Barry Rozenbeurg. Upon vote, this motion carried unanimously.

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.**

Chairman Gewirtz read the following Public Hearing Notice into the record.

Dov Hook, 21 Timber Trail, was present and affirmed to tell the truth. Mr. Hook stated that the deck has rotted away and he would like to make this an enclosed structure.

Chairman Gewirtz questioned if there would be an open space under the enclosed structure?

Mr. Hook stated yes.

Chairman Gewirtz asked if anyone from the public would like to speak?

No one from the public wished to speak.

Chairman Gewirtz made a motion to adjourn this application to the March 11, 2026, meeting with a site visit March 1, 2026 or March 8, 2026, seconded by Barry Rozenberg. Upon vote, this motion carried unanimously.

## **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.**

The Board has no objections to this item.

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.**

Chairman Gewirtz made a motion to change the public hearing date for this application to the March 11, 2026, meeting, seconded by Barry Rozenberg. Upon vote, this motion carried unanimously.

## **APPROVAL OF MINUTES**

12. **December 29, 2025 and January 21, 2026**

Barry Rozenberg made a motion to approve the January 21, 2026, minutes, seconded by Stefanie Collantes. Upon vote, this motion carried unanimously.

The Board could not vote on December 29, 2026, minutes, because attendees were not present.

## **ADJOURNMENT**

Chairman Gewirtz made a motion to adjourn the meeting, seconded by Baryy Rozenberg. Upon vote, this motion carried unanimously.

Respectively submitted,

Stephanie Caputo - Secretary to the Planning and Zoning Boards