



## ZONING BOARD OF APPEALS MEETING MINUTES

January 21, 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 opened the meeting at 7:30pm.

### 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

### 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.

Chairman Gewirtz read the Public Hearing Notice in the record.

Mendy Ortner, 10 Kupperman Lane, Applicant's representative, was present and affirmed to tell the truth. Mr. Ortner stated that they are proposing an addition to the residence,

being that the home is small and does not meet the applicants' needs. Mr. Ortner stated that they are requesting three variances, a total side yard of 45 feet instead of the required 60 feet, impervious surface of 39% instead of 25% and a building coverage of 21% instead of 10%.

Chairman Gewirtz stated that 5 variances are needed, 3 are as stated, and they need a front yard set back to 23.1 feet and a garage variance.

Mr. Ortner stated that the front yard set back and garage are existing conditions. Mr. Ortner stated that the lot size isn't as big as other properties in the Village.

Chairman Gewirtz questioned how large the addition was going to be?

Mr. Ortner stated that the basement would be 1,100 square feet and the first floor would be 1,100 square feet. Mr. Ortner stated that he would like to override the County Highway GML letter.

Ms. Ulman stated that they can not override the County Highway GML letter.

Mr. Ortner stated that there is a Village code provision that if they dedicate a portion of the lot to the County Highway Department, that they won't be penalized by the lot being smaller.

Chairman Gewirtz questioned if the home was going to be a gathering space?

Mr. Ortner stated that the home is not a gathering space.

Ms. Ulman questioned if there was a separate entrance to the basement.

Mr. Ortner answered that there is an entrance to the basement inside the house.

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

Dr. Harry Baldinger at 176 Grandview Ave has no objections to this application.

Stefanie Collantes made a motion to adjourn this application until the February 18, 2026, meeting and a scheduled site visit for February 8, 2026, with a snow date of February 15, 2026, seconded by Barry Rozenberg. Upon vote, this motion carried unanimously.

## **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.

Chairman Gewirtz read the Public Hearing Notice into the record.

Jerry Steinfeld, the applicant's contractor, was present and affirmed to tell the truth. Mr. Steinfeld stated he is asking for variances for the cabana and pool that have already been constructed.

Chairman Gewirtz stated that the cabana overhang was not included in the building plan and the pool now has a deck around it.

Mr. Steinfeld stated that when he submitted the plans, the cabana had the square footage calculated.

Chairman Gewirtz questioned if the plans that were submitted were incorrect; the overhang was not included in the calculations.

Mr. Steinfeld stated he did not prepare the plans, just handed in the plans.

Chairman Gewirtz stated that a variance was granted for a 375 square foot cabana, and what was built was 758 square feet.

Mr. Steinfeld stated the homeowners are willing to remove the deck at the pool to reduce the variance for the pool.

Ms. Ulman stated that in 2020, variances for the pool were proposed and then withdrawn because the variance was not going to be approved. Now they have constructed both the pool and cabana.

Chairman Gewirtz stated he would like to know what the setback and impervious surface ratio would be without the pool deck.

Both applicants were asked to submit an affirmation that they did not intentionally violate the Boards decision of 2020.

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

No one from the public wished to speak.

Barry Rozenberg made a motion to adjourn this item to the next meeting of February 18, 2026, seconded by Stefanie Collantes. Upon vote, this carried unanimously.

## **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 an 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.

Nochum Goldmunzer, Applicants' representative, was present and affirmed to tell the truth. Mr. Goldmunzer stated that they are seeking a variance for an addition for an immediate family member, who is currently in a nursing facility. There is a medical emergency for this addition.

Chairman Gewirtz questioned if this would be an apartment?

Mr. Goldmunzer stated that it is not an apartment, they are enlarging the family dining room and adding a front covered porch and steps.

Chairman Gewirtz stated that when they come for the site visit, please have everything marked out, so they can clearly see where the addition and front stoop will be.

The public hearing will be scheduled for February 18, 2026, with a site visit scheduled for February 8, 2026, with a snow date of February 15, 2026.

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

Chairman Gewirtz stated the law is too broad and needs to be made clearer.

Ms. Ulman stated that she will prepare a memo from the ZBA Board to send to the Village Board.

## **APPROVAL OF MINUTES**

5. December 29, 2025

The Board could not vote on the previous minutes, because attendees were not present this evening.

## **ADJOURNMENT**

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

Respectivley submitted,

Stephanie Caputo - Secretary to the Planning and Zoning Boards