



ZONING BOARD OF APPEALS MEETING MINUTES

April 15, 2026, at 7:30 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

Chairman Gewirtz called the meeting to order at 7:30pm

Chairman Gewirtz introduces Zvi Joseph as a new member of the Zoning Board of Appeals.

ROLL CALL

MEMBERS PRESENT: Chairman Jonathan Gewirtz
Member Stefanie Collantes
Member Stuart Zelmanovitz
Ad Hoc Zvi Joseph

ABSENT: Member Randi Marlin
Member Barry Rozenberg
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 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 into the agenda.

Mendy Ortner, Applicant's representative, was present and affirmed to tell the truth. Mr. Ortner stated that they have submitted new plans for the Board to review. Mr. Ortner stated that the applicant has reduced the size of the addition, which has reduced the variances. Mr. Ortner stated that they do not like having to dedicate a portion of the land to the Rockland County Highway Dept. Mr. Ortner stated

that the letter from the Rockland County Highway Department only applies to subdivisions and site plans.

Doris Ulman, Assistant Village Attorney, stated that giving up the land is also a requirement that applies to building permits according to state law.

Mendy Ortner stated that the applicant would be okay with giving up the land if needed.

Chairman Gewirtz stated that the lot is very small.

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

Barnett Brodie, 8 Carter Lane, was present and affirmed to tell the truth. Mr. Brodie stated that he grew up across the street from the property and feels that the Board should grant the variances needed.

Chairman Gewirtz questioned if the addition had changed from the original plan.

Mendy Ornter stated that the plans have changed, which have been submitted.

Chairman Gewirtz stated that the applicant has a disadvantage with the size of the lot and the dedication of land for the Highway Department. Chairman Gewirtz stated that the reduction in the size of the addition is appreciated.

Zvi Joseph made a motion to close the Public Hearing, seconded by Stuart Zelmanovitz. Upon vote, this motion carried unanimously.

Chairman Gewortz made a motion to approve the Application, seconded by Zvi Joseph.

3-Ayes

1-Nay - Stefanie Collantes

**In the Matter of the application of
Cheskel March
Premises 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**

WHEREAS, an application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Cheskel March 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 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 a building coverage of .206 instead of the maximum permitted of .10, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on January 21, 2026, which hearing was continued on February 18, 2026, March 11, 2026, and April 15, 2026, and

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

That this property is legally non-conforming at 15,284 square feet and the County Highway Department has notified the Village that the County will take a portion of the front of the property for road widening purposes, thereby reducing the lot size to 14,029 square feet;

That the existing house is 2,610 square feet, which is too small for the applicant's large family and guests;

That applicant is proposing a 1,440 square foot addition to the house consisting of a dining room on the first floor and two bedrooms and a living room in the basement;

That this lot pre-dated zoning and is very small, and it is almost impossible to comply with R-35 zoning restrictions;

That the applicant had originally proposed a larger addition but, at the Board's request, reduced the size of the addition and will also remove a shed that is on the property; and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed the existing buildings and the location of the proposed addition, and

WHEREAS, the applicant asked the Board to include in the application a request to waive the requirement for an indoor parking space for one vehicle, since the construction would exacerbate the impervious surface ratio and building coverage variances and the lack of an indoor parking space has not been detrimental to the neighborhood for all these years that it has not existed, 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 Cheskel March for variances from the provisions of Section 230-17 Attachment I of the Code of the Wesley Hills, to permit the construction, maintenance and use of an addition to a residence having a 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 is hereby amended by reducing the impervious surface ratio request to .37, reducing the building coverage request to .188 and adding a request for a waiver of the indoor parking space requirement, and be it further

RESOLVED, that the amended application submitted by Cheskel March is hereby approved, subject to the following:

1. Letter from the Rockland County Department of Planning dated January 12, 2026;
2. Letter from the Rockland County Highway Department dated December 31, 2026;
3. Letter from the Rockland County Sewer District No. 1 dated January 23, 2026;
4. Letter from Rockland County Center for Environmental Health dated January 21, 2026, and be it further

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

1. That this is a non-conforming lot that is less than half the size of most lots in the R-35 Zoning District;
2. That applicant has proposed an addition that is not excessively large but is needed for his large family;
3. That the indoor parking space has not been on the property for many years, predating the applicant, and the Board is not aware of any detriment to the neighborhood by this omission;
4. That the benefit to the applicant by granting the variances is substantial whereas no detriment to the neighborhood or to the community has been identified.

PUBLIC HEARING

2. **The application submitted by Barnett Brodie for a variance from the provisions of Section 230-14L(3) to permit the construction, maintenance and use of a fence that is 12.66 feet in height instead of the maximum permitted height of 6 feet.**

The subject premises are situated on the north side of Roven Road 0 feet east of Carefree Lane, known as 18 Roven Road, designated on the Tax Map as Section 41.06, Block 1, Lot 38, in an R-50 Zoning District.

Chairman Gewirtz read the Public Hearing Notice into the record.

Barnett Brodie, 8 Carter Lane, was present and affirmed to tell the truth. Mr. Brodie stated that he has been a lifetime resident of the Village of Wesley Hills. Mr. Brodie stated that he was previously in front of the Board in April 2025 and was granted the variances needed for the project. After resubmitting the plans to the Building Department, it came back that he needed a variance for the height of the fence. Mr. Brodie stated that he is in front of the Board for a fence height variance.

Moshe Fineberg, Applicant's Architect, was present and affirmed to tell the truth. Mr. Fineberg presented the Board with the plans and showed where the retaining wall was going to be placed. Mr. Fineberg stated that the Village Engineer said the retaining wall is 12.66 feet. If the applicant was going to put a fence on top of the wall, then he would make the retaining wall lower.

Chairman Gewirtz questioned if the retaining wall would be the same height as the pool.

Moshe Fineburg answered that the retaining wall would be the same height as the pool.

Chairman Gewirtz questioned that height of the fence, being that the numbers are different in the narrative and the Hearing Notice.

Moshe Fineburg stated that the height of the retaining wall is 12.66 feet.

Barnett Brodie stated that the retaining wall would be 4 feet tall with an 8 foot fence on top.

Chairman Gewirt asked if anyone from the public wished to speak.

Lisa Winfeld, 15 Carefree Lane, was present and affirmed to tell the truth. Ms. Winfeld questioned where the 12-foot fence was going to be.

Barnett Brodie answered that the retaining wall will be at the highest point around the pool and gradually go down to a smaller height.

Chairman Gewirt read the following letters into the record:

Mr. Gelfand, 1 Fieldcrest Dr, is in support of this application.
Mr. Zelinger, 9 Dike Dr, is in support of this application.
Mr. Finklesten, 12 Dike Dr, is in support of this application.
Mr. Gutman, 6 Carter Ln, is in support of this application.
Mr. Herbit, 16 Dike Dr, is in support of this application.
Mr. Gold, 12 Roven Rd, is in support of this application.
Ms. Brodie, 1 Fieldcrest Dr, is in support of this application.
Mr. Steinhart, 22 Carefree Ln, is in support of this application.
Mr. Zelefsky, 10 Roven Rd, is in support of this application.
Mr. Greestein, 8 Roven rd, is in support of this application.
Mr. Brodie, 7 Soundview Dr, is in support of this application.
Mr. Zahler, 52 Lime Kiln Rd, is in support of this application.
Mr. Rothchild, 16 Roven Rd, is in support of this application.
Mr. Zeilingol, 9 Carter Ln, is in support of this application.
Mr. Zahlaer, 22 Dike Dr, is in support of this application.

Chairman Gewirt read an opposition letter into the record.

Mr and Mrs. Pardo, 4 Dike Dr, are opposed to this application.

Stuart Zelmanovitz made a motion to adjourn the application to the May 20, 2026, meeting with a Site Visit on May 10, 2026, seconded by Stefanie Collantes. Upon vote, this motion carried unanimously.

3. **The application submitted by Tara Weitzner 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 having a front yard of 44.7 feet instead of the minimum required of 50 feet and a total side yard of 54.3 feet instead of the minimum required of 60 feet.**

The subject premises are situated on the east side of Hillside Terrace approximately 135 feet east of Old Pomona Road, known as 4 Hillside Terrace, designated on the Tax Map as Section 32.20, Block 1, Lot 56, in an R-35 Zoning District.

Chairmen Gewirtz read the Public Hearing Notice into the record.

Tara Weitzner, 4 Hillside Terrace, was present and affirmed to tell the truth. Ms. Weitzner stated that she is in front of the Board for two variances for a covered porch where she can enjoy sitting out front. Ms. Weitzner stated that when she was constructing the house, they realized that they needed more room and made modifications to the plan.

Chairman Gewirtz read the GML letters into the record Rockland County Sewer District NO.1 dated February 27, 2026, Department of Planning dated March 24, 2026, and Center for Environmental Health dated April 13, 2026.

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

No one from the public wished to speak.

Stefanie Collantes questioned if the structure was already existing.

Tara Weitzner stated that the structure is already built and can not get a certificate of occupancy.

Chairman Gewirtz made a motion to adjourn the application to May 20, 2026, with a site visit on May 10, 2026, seconded by Stefanie Collantes. Upon vote, this motion carried unanimously.

4. **The application submitted by Naomi Streicher for variances from the provisions of Section 230-17 Attachment I, Section 230-140(4)(a) and Section 230-140(5) of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of an addition to an accessory building having a side yard of 28.2 feet instead of the minimum required 30 feet, and being 2,068 square feet instead of the maximum permitted of 900 square feet.**

The subject premises are situated on the north side of Lime Kiln Road, known as 27 Lime Kiln Road, designated on the Tax Map as Section 41.07, Block 1, Lot 9, in an R-50 Zoning District.

Chairmen Gewirtz read the Public Hearing Notice into the record.

Kim Sipple, Applicant's Architect, was present and affirmed to tell the truth. Mr. Sipple stated that the lot is unique with it being one of six lots that have two dwellings on the property. Mr. Sipple stated that the applicant would like to have more storage and that is why they are asking for the 900 square foot addition.

Chairman Gewirtz read the Rockland County Sewer District NO. 1 GML Letter into the record. Chairman questioned if this was a third structure.

Naomi Streicher, 27 Lime Kiln Rd, was present and affirmed to tell the truth. Ms. Steicher stated that this was not a third structure on the property.

Doris Ulman, Assistant Village Attorney, questioned if the addition was going to be used for anything other than storage.

Naomi stated that it is going to be used for storage and a gym.

Stefanie Collantes questioned how many cars fit into the garage now.

Naomi stated that the garage that is there now is so small it does not even fit a car in there.

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

No one wished to speak.

Chairman Gewirtz made a motion to adjourn this application to the May 20, 2026, meeting and a site visit on May 10, 2026, seconded by Stuart Zelmanovitz. Upon vote, this motion carried unanimously.

5. **The application submitted by Cong. Trisk Tolna for variances from the provisions of Section 230-17 Attachment I and Section 230-26G(c) of the Code of the Village of Wesley Hills to permit the maintenance and use of a neighborhood gathering and single family**

residence having a minimum lot area of 28,631 square feet instead of the minimum required of 35,000 square feet, lot width of 100 feet instead of the minimum required of 125 feet, effective square of 100 feet instead of the minimum required of 125 feet, front yard of 32.5 feet instead of the minimum required of 50 feet, side yard of 22.1 feet instead of the minimum required of 25 feet and total side yard of 45.1 feet instead of the minimum required of 60 feet.

The subject premises are situated on the north side of Glenbrook Road approximately 400 feet west of Moccasin Place, known as 33 Glenbrook Road, designated on the Tax Map as Section 41.10, Block 2, Lot 24, 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 they have been referred to the Zoning Board of Appeals by the Planning Board for several variances. Mr. Rosenblum stated the lot is undersized and the variances are not for coverage but for the lot dimensional issues. Mr. Rosenblum stated that the variances are to allow a neighborhood gathering and a single-family residence for the Congregation's Rabbi and family.

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

Felicia Hirschfeld, 37 Glenbrook Rd, was present and affirmed to tell the truth. Ms. Hirschfeld questioned is there are going to be more cars and where they are going to park.

Chairman Gewirtz stated that there is a certain amount of parking needed for a house of worship, and they have appeared to meet the requirement needed. Chairman Gewirtz stated that parking is a Planning Board issue and if a variance is needed it will be referred by the Planning Board.

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

Jeff Nulman, 14 Glenbrook, was present and affirmed to tell the truth. Mr. Nulman questioned what the glass structure was on the roof.

Todd Rosenblum stated that the structure is a glass sukkah that does not require any variances.

Chairman Gewirtz made a motion to adjourn this application to the May 20, 2026, meeting and a site visit on May 10, 2026, seconded by Stuart Zelmanovitz. Upon vote, this motion carried unanimously.

6. **The application submitted by Jacob Kohl pursuant to Section 86-5 and 86-6 of the Code of the Village of Wesley Hills, on appeal of a determination made by the Building Inspector of the Village of Wesley Hills requiring the demolition of greenhouse structures at premises known as 799 Union Road in the Village of Wesley Hills.**

The subject premises are situated on the west side of Union Road 0 feet north of Grandview Avenue, known as 799 Union Road, designated on the Tax Map as Section 42.13, Block 1, Lot 23.5, in an R-35 Zoning District.

Chairman Gewirtz read the Public Hearing Notice into the record.

Ryan Karben, Applicant's Attorney, was present. Mr. Karben stated they are in front of the Zoning

Boards of Appeals for three items: 1. Potentially unsafe structures. 2. Code 230-13(b) (2) Pre-existing non-confirming use. 3. Appearance tickets. Mr. Karben read an email that was sent by the clerk on behalf of Ms. Ulman, which stated the appearance tickets will be removed from the application. Mr. Karben stated they would like the site to run like a commercial property. Mr. Karben stated that the owner wants to beatify the property.

Chairman Gewirtz stated that it does not look like anything has been grown there in several years. Chairman Gewirtz questioned what is happening on the property.

Ryan Karben stated that it is an active commercial site with landscaping trucks being parked there. Mr. Karben stated that he sent the Building Inspector a letter asking about the use of the property but has yet to receive a determination.

Doris Ulman, Assitant Village Attorney, stated the statute for the appearance tickets had expired after sixty days. Ms. Ulman questioned if the Board is being asked to make a decision on the use of the property.

Ryan Karben stated that the Board should have all the facts, including the tickets, which help state the use of the property. Mr. Karben stated he would like to have a phone call conversation with Ms. Ulman.

Chairman Gewirtz read the following GML letters into the record, Rockland County Sewer District NO. 1 dated March 2, 2026, and Department of Planning dated April 7, 2026.

Stuart Zelmanovitz stated that he does not understand this application.

Zvi Joseph questioned what operates on the property

Ryan Karben stated that a landscaping business operates there.

Chairman Gewirtz stated that the greenhouses are unstable, and they have not been used in a long time.

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

Rivka Schoon, 692 New Hempstead Rd, was present and affirmed to tell the truth. Ms. Schoon stated that the garden that was previously there was wonderful and well-kept. Ms. Schoon stated that it is now a parking lot for trucks and there are mounds of dirt all over the property.

Elaine Vidars, 20 Fairway Oval, was present and affirmed to tell the truth. Ms. Vidars stated that she has written letters to the mayor of The Village of New Hempstead and the mayor of The Village of Wesley Hills regarding the state of the property. Ms. Vidars stated that if this was supposed to be a nursery, then let it be a nursery. Now it is a place for landscaping trucks to park and it is an eyesore.

Stuart Zelmanovitz made a motion to adjourn this application to the May 20, 2026, meeting, seconded by Stefanie Collantes. Upon vote, this motion carried unanimously.

APPROVAL OF MINUTES

7. March 11, 2026

Could not vote on minutes due to a missing page.

ADJOURNMENT

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

Respectively submitted,

Stephanie Caputo — Secretary to the Planning and Zoning Boards

DRAFT