



ZONING BOARD OF APPEALS MEETING MINUTES

May 20, 2026 at 7:30 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

Chairwoman Collantes opened the meeting at 7:32 P.M.

ROLL CALL

MEMBERS PRESENT: Member Stefanie Collantes
Member Randi Marlin
Member Barry Rozenberg
Member Stuart Zelmanovitz
Member Zvi Joseph

ABSENT:

Chairman Jonathan Gewirtz
Ad Hoc Anita Hajioff

OTHERS PRESENT:

Doris Ulman, Assitant Village Attorney
Stephanie Caputo, Secretary to the Planning and Zoning Board

CONTINUED PUBLIC HEARING

1. The application submitted by Barnett Brodie for a variance from the provisions of Section 230-14L(3) of the Code of the Village of Wesley Hills 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 located 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.

Chairwoman Collantes read the Public Hearing Notice into the record.

Barnett Brodie, 8 Carter Lane, was present and affirmed to tell the truth. Mr Barnett stated that the height of the retaining wall with the fence on top is roughly 12 feet high. Mr. Brodie stated that at the site visit he showed the Board Members several properties that have walls with fencing on top that are higher. Mr. Brodie stated that he had provided letters of support from the last meeting. Mr. Brodie stated that the wall would face a wooded easement in the backyard.

Doris Ulman, Assistant Village Attorney, questioned why the wall is necessary.

Barnett Brodie answered that the purpose of the wall is to make sure there is no erosion and to hold the land in place. The wall is approximately 8 feet in height.

Doris Ulman, Assistant Village Attorney, questioned why the fence is necessary.

Barnett Brodie answered that the purpose of the fence is for safety. The fence is about 4 feet tall and will be on top of the wall. The 12 foot height is in one small area.

Chairwoman Collantes questioned if there was going to be screening to hide the wall.

Barnett Brodie answered that he will have a landscaping plan prepared with trees and flowers.

Chairwoman Collantes asked if anyone from the public wished to speak.

No one from the public wished to speak.

Chairwoman Collantes stated that she understands the need for the wall with the fencing. Ms. Collantes stated that the easement behind the house creates a natural boundary.

Barry Rozenberg made a motion to approve this application with the following conditions:

1. That the prior height variance for the house granted on April 24, 2025, is vacated
2. That the fence should be visually appealing, and not made of plastic material.

This motion was seconded by Zvi Joseph and unanimously approved.

**In the matter of the application of
Barnett Brodie
Premises 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**

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Barnett Brodie for a variance from the provisions of Section 230-14L(3) of the Code of the Village of Wesley Hills, 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, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on April 15, 20206, which hearing was continued on May 20, 2026, and

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

That an 8-foot-high retaining wall is needed behind the pool to prevent erosion and to keep the land in place near a drop-off;

That for safety reasons, a 4-foot-high fence will be constructed on top of the wall in the pool area only;

That a landscape plan will be prepared to screen the adjacent property;

That the fence will not be visible from the street because the residence will screen it;

That the adjoining property owner has no objection and the applicant has provided several letters in support; and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed the proposed location of the pool, the wall and the fence, and

WHEREAS, the applicant submitted several letters in support of the application and no one appeared in opposition,

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 Barnet Brodie for a variance from the provisions of Section 230-14L(3) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a retaining wall with a fence above that is 12.66 feet in height instead of the maximum height permitted of 6 feet is hereby granted subject to the following conditions:

1. That the height variance for the residence previously granted by this Board on April 24, 2025, is hereby vacated;
2. That the fence shall be aesthetically pleasing, not made of plastic material and shall not have the appearance of a solid wall, and be it further

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

1. That the retaining wall, which will be 8feet in height, does not need a variance and is for erosion control purposes;
2. That the fence is only approximately 4 feet in height, will be above the retaining wall, and is for safety purposes in the pool area only;
3. That the fence will not be visually offensive and will be screened with plantings from the adjacent property;
4. That the benefit to the applicant by granting the variance is substantial whereas no detriment to neighboring properties or to the neighborhood has been identified.

2. **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 54.3 feet instead on the minimum required 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.

Chairwoman Collantes 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 wanted to have an overhang over the front stoop. This way she can sit outside and when packages are delivered they will not get wet. Ms. Weitzner stated that when they were doing construction they realized they needed more room, which caused the side yard variance. Ms. Weitzner handed letters of support to the Board.

Chairwoman Collantes read the following letters of support into the record.

David and Batsheva Greenspan of 20 Hillside Court are in support of this application.
Sholom and Mushki Ginsburg of 3 Hillside Terrace are in support of this application.
Brett and Dr. Esther Bekritsky of 6 Hillside Terrace are in support of this application.
Adam and Jenna Schuh of 23 Hillside Terrace are in support of this application.

Chairwoman Collantes stated that at the Site Visit that the other homes in the area all had overhangs, she understands the need for the front overhang. Chairwoman Collantes stated the stoop and steps currently exist, only the overhang will be added.

Chairwoman Collantes asked if anyone from the public wished to speak.

Barnett Brodie, 8 Carter Lane, stated that the applicant should be granted the variances.

Chairwoman made a motion to close the Public Hearing, seconded by Randi Marlin.

Stuart Zelmanovitz made a motion to approve the application, seconded by Zvi Joseph. Upon vote, this motion carried unanimously.

**In the Matter of the Application of
Tara Weitzner
Premises 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**

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills 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 construction, maintenance and use of an addition to a single family residence having a front yard of 44.7 feet instead of the minimum required of 50 feet and total side yard of 54.3 feet instead of the minimum requires 60 feet, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on April 15, 2026, which was continued on May 20, 2026, and

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

That she wants to install an overhang above the existing front stoop to provide a dry area for herself and packages in inclement weather;

That the overhang will not extend over the existing front steps;

That the overhang will be aesthetically pleasing instead of the existing flat look of the front door;

That the small addition to the side does not violate the minimum required side yard but only affects the total side yard requirement and enables the applicant to add 6 feet to two small rooms;

That most other houses in the neighborhood have similar front overhangs; and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed other houses in the neighborhood as well; and

WHEREAS, several persons submitted letters in support of the application and no one appeared in opposition,

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 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 construction, maintenance and use of an addition to a single family residence having 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 is hereby granted, and be it further

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

1. That the variances are not substantial in that each is approximately 10% of the requirement;
2. That the front overhang will be in keeping with other houses in the neighborhood, most of which have similar overhangs;
3. That the total side yard variance does not impact the adjacent property since the full 25-foot setback exists on both sides of the property;
4. That the benefit to the applicant by granting the variances is substantial whereas no detriment to adjacent properties or to the neighborhood has been identified.

3. **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.

Chairwoman Collantes read the Public Hearing Notice into the record.

Kim Sipple, Architect, was present and affirmed to tell the truth. Mr. Sipple stated that this property is unique being that there are two homes on the property. Mr Sipple stated that the applicant would like to add on to the existing garage for more storage space.

Chairman Collantes questioned if the addition would be the same size as the garage.

Kim Sipple stated that it is an extension to the back of the structure.

Chairwoman Collantes questioned who would be using the bathroom that is on the plan.

Naomi Streicher, applicant, was present and affirmed to tell the truth. Ms. Streicher answered that she would be using the bathroom.

Barry Rozenberg questioned if Ms. Streicher lived on the property.

Ms. Streicher stated that she does not live on the property.

Randi Marlin questioned why the need for the bathroom.

Naomi Streicher stated that she would use the bathroom when she is on the property using the home gym in the building.

Barry Rozenberg stated that he thought the addition was for storage.

Zvi Joseph questioned who was using the home office.

Naomi Streicher stated that no one is using the home office.

Chairwoman read the Rockland County Department of Planning Letter dated May 15, 2026, into the record. Chairwoman Collantes stated that, given the plans, she is not convinced that this will not be used as a dwelling. She is not in favor of this.

Naomi Streicher stated that it will not be used as a dwelling.

Chairwoman stated that she would not be in favor of this application and advised the applicant that they reconsider their submission.

Chairwoman Collantes made a motion to adjourn the Application until the June 17, 2026, meeting, seconded by Stuart Zelmanovitz. Upon vote, this motion carried unanimously.

4. **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.

Chairwoman Collantes read the Public Hearing Notice into the record.

Todd Rosenblum, the Applicant's Architect, was present and affirmed to tell the truth. Mr. Rosenblum stated that they are in front of the Board seeking several variances. Mr. Rosenblum stated that the variances are to allow a neighborhood gathering and a single-family residence for the Congregation's

Rabbi and family. Mr. Rosenblum stated there is no new construction proposed and the variances are for the existing conditions.

Barry Rozenberg questioned why they are seeking approval now.

Todd Rosenblum answered that this has been a minor gathering since the 1970s before the Village was established, and they are now changing the use to a neighborhood gathering and Rabbis' residence, which triggered the need for the variances.

Chairwoman Collantes questioned if any variances had previously been granted.

Doris Ulman answered that no variances have been previously granted.

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

No one from the public wished to speak.

Chairman Collantes stated that while on the site visit, she had a better understanding of the property.

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

Randi Marlin made a motion to approve the application, seconded by Barry Rozenberg. Upon vote, this motion carried unanimously.

In the Matter of the Application of

Congregation Trisk Tolna

Premises 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

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Congregation Trisk Tolna for variances from the provisions of Section 230-17 Attachment I and Section 230-26G© of the Code of the Village of Wesley Hills, to permit the maintenance and use of a neighborhood gathering and single family residence for the Congregation's Rabbi having 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, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on April 15, 2026, which hearing was continued on May 20, 2026, and

WHEREAS, the applicant appeared by its architect, who testified as follows:

That this is an existing single-family residence that is now being changed into a Neighborhood Gathering with the Rabbi's residence;

That no new construction is proposed, but the variances are required because of the change of use;

That the property has previously been used as a minor Neighborhood Gathering so that the use will not change substantially;

That the houses on Glenbrook Road are part of an old Ramapo subdivision that permitted smaller lots and smaller setbacks than are now required in the R-35 Zoning District;

That the subject house is similar to other houses in the neighborhood; and

WHEREAS, the applicant has applied to the Wesley Hills Planning Board for Special Permit for a Neighborhood Gathering and the Planning Board has conducted a coordinated review for SEQRA purposes, and

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

NOW, THEREFORE, BE IT RESOLVED, that the application submitted by the Congregation Trisk Tolna for variances from the provisions of Section 230-17 Attachment I and Section 230-26G© of the Code of the Village of Wesley Hills, to permit the maintenance and use of a Neighborhood Gathering and Rabbi's residence having 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 is hereby approved, and be it further

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

1. That these variances are for an existing residence that did not require variances when it was used as a single family residence;
2. That the use will not change the character of the neighborhood because the building is similar to other buildings on Glenbrook Road;
3. That there is no alternative to the granting of variances because of the existence of the building in its present location;
4. That the benefit to the applicant by granting the variances is substantial whereas no detriment to adjacent properties or to the neighborhood has been identified.
5. **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, 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.

Ryan Karben, Applicant's Attorney, was present. Mr. Karben asked the Zoning Board of Appeals for an indefinite adjournment because he had been told that the Village is starting a lawsuit with respect to this property.

Ms Ulman stated that the lawsuit has nothing to do with this application.

Ryan Karben said it does.

Chairwoman Collates made a motion to adjourn this application to the June 17, 2026, meeting to get further information, seconded by Zvi Joseph. Upon vote, this motion was carried unanimously.

DISCUSSIONS

6. Amendment regarding Veterans' Exemptions.

The Boards have no comments at this time.

APPROVAL OF MINUTES

7. March 11, 2026 & April 15, 2026

Chairwoman Collantes made a motion to approve the March 11, 2026, minutes, seconded by Stuart Zelmanovitz. Upon vote, this motion carried unanimously.

Chairwoman Collantes made a motion to approve the April 15, 2026, minutes, seconded by Zvi Joseph. Upon vote, this motion carried unanimously.

ADJOURNMENT

Chairwoman Collantes made a motion to adjourn the meeting, seconded by Stuart Zelmanovitz. Upon vote, this motion carried unanimously.