



ZONING BOARD OF APPEALS MEETING AGENDA

June 17, 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

PUBLIC HEARING

1. The application submitted by Shimmy's Enterprises Inc, on behalf of Enoch Kimmelman for variances from the provisions of Section 230-17 Attachment I and Section 230-14L(3) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a pool house, swimming pool, raised deck and fence having side yard for the pool house of 20 feet instead of the minimum required of 25 feet, total side yard of 45 feet instead of the minimum required 60 feet, rear yard for the pool house of 15 feet instead of the minimum required 50 feet, impervious surface ratio of .32 instead of the maximum permitted of .25 and a fence height of 9 feet in a side yard, including a retaining wall, instead of the maximum permitted of 6 feet.

The subject premises are situated on the west side of Astor Place, approximately 160 feet south of Ardley Place, known as 21 Astor Place, designated on the Tax Map as Section 41.10, Block 1, Lot 53, in an R-35 Zoning District.

2. The application submitted by Shimmy's Enterprises Inc. on behalf of Chana Gold 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 an enlarged porch and walkway having impervious surface ratio of .32 instead of the maximum permitted of .25 and the variance previously granted of .301 and front yard impervious surface ratio of .27 instead of the maximum permitted of .20 and the variance previously granted of .253.

The subject premises are situated on the north side of Willow Tree Road approximately 250 feet east of Wilder Road, known as 146 Willow Tree Road, designated on the Tax Map as Section 41.10, Block 2, Lot 47, in an R-35 Zoning District.

3. The application submitted by Gary and Malki Gartenberg 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 semi-circular driveway having an impervious surface ratio of 26.1% instead of the maximum permitted of 25% and front yard impervious surface ratio of 29.2% instead of the maximum permitted of 23%.

The subject premises are situated on the east side of Villa Lane approximately 600 feet north of Ardley Place, known as 8 Villa Lane, designated on the Tax Map as Section 41.10, Block 1, Lot 14, in an R-35 Zoning District.

4. The application submitted by Stanley Mayerfeld on behalf of 166 E. Willow Tree Realty, LLC 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 front yard of 42.9 feet on East Willow Tree Road instead of the minimum required of 50 feet, 33.6 feet on Route 306 instead of the minimum required of 50 feet, side yard of 19.6 feet instead of the minimum required of 25 feet, impervious surface ratio of .29 instead of the maximum permitted of .25, front yard impervious surface ratio of .30 on East Willow Tree Road instead of the maximum permitted of .20, and building coverage of .15 instead of the maximum permitted of .10.

The subject premises are situated on the north side of East Willow Tree Road, 0 feet from the intersection with Route 306, known as 166 East Willow Tree Road, designated on the Tax Map as Section 41.11, Block 2, Lot 1, in an R-35 Zoning District.

5. The application submitted by Stanley Mayerfeld on behalf of Norman Rausman 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 impervious surface ratio of .344 instead of the maximum permitted of .25, front yard impervious surface ratio of .237 instead of the maximum permitted of .23, building coverage of .132 instead of the maximum permitted of .10, side yard setback for the cabana of 15 feet instead of the minimum required of 25 feet and rear yard setback for the cabana of 15 feet instead of the minimum required of 50 feet.

The subject premises are situated on the north side of South Parker Drive approximately 275 feet west of Judith Lane, known as 58 South Parker Drive, designated on the Tax Map as Section 41.18, Block 1, Lot 34, in an R-35 Zoning District.

6. The application submitted by Kim Thomas Sipple on behalf of Tammy Wolchok 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 and circular driveway having a front yard impervious surface ratio at Camberra Drive of .31 instead of the maximum permitted of .22, building coverage of .12 instead of the maximum permitted of .10 and residence height of 3 stories instead of the maximum permitted of 2.5 stories.

The subject premises are situated on the north side Camberra Drive at the bulb of the cul-de-sac known as 11 Camberra Drive, designated on the Tax Map as Section 41.13, Block 1, Lot 17, in an R-50 Zoning District.

CONTINUED PUBLIC HEARING

7. 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.

8. 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.

APPROVAL OF MINUTES

9. May 20, 2026

ADJOURNMENT