



## ZONING BOARD OF APPEALS MEETING MINUTES

June 17, 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

Chairwoman Collantes called the meeting to order at 7:35 P.M.

### ROLL CALL

#### MEMBERS

Member Stefanie Collantes

#### PRESENT:

Member Randi Marlin

Member Barry Rozenberg

Member Stuart Zelmanovitz

Ad Hoc Zvi Joseph

#### ABSENT:

Chairman Jonathan Gewirtz

Ad Hoc Anita Hajioff

#### OTHERS PRESENT:

Attorney Doris Ulman

Stephanie Caputo - Secretary to the Planning and Zoning Boards

### 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 45.4 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 Building Coverage of .118 instead of the maximum permitted of .10 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.

Chairwoman Collantes read the Public Hearing Notice into the record.

Chairwoman Collantes read a letter requesting adjournment for 21 Astor Place into the

record.

Barry Rosenberg made a motion to adjourn the application to the July 15, 2026, meeting, seconded by Zvi Joseph. Upon vote, this motion carried unanimously.

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.**

Chairwoman Collantes read the Public Hearing Notice into the record.

Paul Baum, Applicants' Attorney, was present. Mr Baum stated that the applicant had previously been granted variances from the Zoning Board of Appeals and for a special permit from the Planning Board. for a sports court. Mr. Baum stated that during construction the homeowners made changes that increased the coverage by increasing the size of the porch, changing the layout of the driveway and put in a slate walkway.

Shimmy Galandauer, the Applicant's Builder, was present and affirmed to tell the truth. Mr Galandauer stated that this is an existing house that was renovated.

Paul Baum stated that he will supply the Board with the plot plan from 2021 and the resolution.

Chairwoman Collantes read the GML RC Sewer District #1 dated May 11, 2026, and the RC Department of Planning letter dated June 5, 2026, into the record.

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

No one wished to speak.

Barry Rozenberg made a motion to adjourn this application to the July 15, 2026, meeting with a Site Visit on July 5, 2026, seconded by Zvi Joseph. Upon vote, this motion carried unanimously.

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.

Chairwoman Collantes read the Public Hearing Notice into the record.

Stanley Mayerfeld, Applicant's Architect, 17 Bruck Court was present and affirmed to tell the truth. Mr. Mayerfeld stated that it's an existing home with a modest addition, and they would like to add a circular driveway due to safety issues.

Gary Gartenberg, 8 Villa Lane was present and affirmed to tell the truth. Mr Gartenberg stated that since the neighbor made changes to their driveway, his car had been hit while in the driveway. Mr. Gartenberg stated that his driveway exits directly across from the neighbors.

Doris Ulman questioned where the neighbor was in reference to his property.

Gary Gartenberg stated that he is across the street.

Barry Rozenberg questioned if there was a pool rebuilt besides the driveway.

Gary Gartenberg stated that the pool already exists.

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

No one from the public wished to speak.

Stefanie Collantes made a motion to adjourn this application to the July 15, 2026, meeting with a Site Visit on July 5, 2026, seconded by Barry Rozenberg. Upon vote, this motion carried unanimously.

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.**

Chairwoman Collantes read the Public Hearing Notice into the record.

Stanley Mayerfeld, the Applicant's Architect, was present and affirmed to tell the truth. Mr. Mayerfeld stated that this is an undersized lot at a busy intersection. Mr. Mayerfeld stated that the applicant would like a driveway that the homeowners can turn around instead of trying to back out on to E. Willow Tree Rd.

Randi Marlin questioned how large the driveway was going to be.

Stanley Mayerfeld stated that the homeowner would like to park two cars and have room to make a K turn to easily get out on to the road.

Doris Ulman questioned whether the porch was closer to the front property line than 42.9 feet. Ms. Ulman stated that this property was part of a 1961 subdivision approved by the Town of Ramapo, which is why the lot is so undersized. Ms. Ulman stated she would like to see a copy of the original plot plan.

Stanley Mayerfeld stated that he would get the plot plan.

Chairwoman Collantes read the GML letters from RC Dept of Health dated June 16, 2026, and RC Dept of Planning dated June 15, 2026, into the record.

Stuart Zelmanowitz made a motion to adjourn this application until the July 15, 2026, meeting with a site visit on July 5, 2026, seconded by Barry Rozenberg. Upon vote, this motion carried unanimously.

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.**

Chairwoman Collantes read the Public Hearing Notice into the record.

Stanley Mayerfeld, Applicant's Architect, was present and affirmed to tell the truth. Mr. Mayerfeld stated that the homeowner is a long-standing community member.

Stanley Mayerfeld presented the Board with a generalized support letter with several signatures.

Chairwoman Collantes read the GML letter from RC Dept of Health dated June 16, 2026, into the record.

Stuart Zelmanovitz questioned if there was a rendering of the home design.

Stanley Mayerfeld stated that he will provide a landscaping plan for the Board.

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

No one from the public wished to speak.

Chairman Collantes questioned if the structure is under construction.

Stanley Mayerfeld answered that it is not under construction.

Chairman Collantes asked that the addition and the cabana be marked out for the Board to see when they come for the site visit.

Chairman Collantes made a motion to adjourn this application to the July 15, 2026, meeting with a site visit on July 5, 2026, seconded by Randi Marlin. Upon vote, this motion carried unanimously.

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.**

Chairwoman Collantes read the Public Hearing into the record.

Kim Thomas Sipple, the Applicant's Architect, was present and affirmed to tell the truth. Mr. Sipple stated that the homeowner is proposing an addition to the west side of the existing house, which will include guest suites for the owner's children and family. Mr. Sipple stated that they are in front of the Zoning Board of Appeals seeking three variances for the Front Yard Maximum Impervious Surface Ratio, Maximum Building Coverage and Maximum Building Height. Mr. Sipple stated that the owner also owns the property next to 11 Camberra Dr, known as 9 Camberra Dr, where the two lots will share a driveway. Mr. Sipple stated that they are in front of the Planning Board for a Wetlands Permit.

Barry Rozernberg questioned if the three stories will affect anyone else's view.

Kim Sipple stated he was told that across the street on Wesley Chapel Rd was park land.

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

John Wagner, 7 Camberra Dr, was present and affirmed to tell the truth. Mr Wagner stated that he and his wife had concerns about the project regarding the suites being built, which would increase the number of people living in the house. Mr Wagner questioned if the area was zoned for multiple family housing. Mr. Wagner stated that there are many cars going in and out of the house.

Doris Ulman answered that this Board does not regulate the number of people living in a home that is regulated by the State Building Code and that it is not a multifamily use if the residents all live together as a family.

Chairwoman Collantes asked that the applicant mark where the addition is going to be when they come for the site visit.

Chairwoman Collantes made a motion to adjourn this application to the July 15, 2026, meeting with a site visit on July 5, 2026, seconded by Zvi Joseph. Upon vote, this motion carried unanimously.

## **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.**

Chairwoman Collantes read the Public Hearing Notice into the record.

Naomi Streicher, 15 Kings Court, Pomona, was present and affirmed to tell the truth. Ms. Streicher stated that she changed the plans so that it didn't look like an apartment.

Chairwoman Collantes stated that the updated plans were received today and should have been provided to the Board earlier.

Doris Ulman questioned if the square feet of the building had been reduced.

Naomi Streicher answered no.

Chairwoman Collantes read an email into the record from David Rezner stating he opposes this application.

Doris Ulman stated that the 2 residences on the property were approved by the Zoning Board in 1995 with the condition that one of the parking spaces be maintained in the garage for the rear residence. Ms Ulman stated that the property is in violation of that condition.

Chairwoman Collantes stated that the accessory structure is not a use for someone who does not reside on the property. Chairwoman Collantes stated that the applicant testified that she uses the building for storage and other things and that she does not reside on the property.

Stuart Zelmanovitz stated that you have not said that this is for the residence of the property.

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

No one from the public wished to speak.

Chairwoman Collantes stated that the Board can not move forward with this application because the building in question is in violation of the law.

Chairwoman Collantes made a motion to deny this application, seconded by Stuart Zelmanovitz. Upon vote, this motion carried unanimously.

**In the Matter of the application**

**Naomi Streicher**

**Premises 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**

**WHEREAS**, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Naomi Streicher for variances from the provisions of Section 230-17 Attachment I, Section 230-14O(4)a and Section 230-14O(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 of 30 feet and being 2,068 square feet instead of the maximum permitted of 900 square feet, and

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

That the existing accessory building contains a home office, a home gym, a bathroom and storage space, all of which are used by the applicant when she visits the property;

Applicant is the owner of the property but lives elsewhere;

That there are two single family residences on the property which are rented;

That neither house contains a garage;

That applicant wants to increase the size of the accessory building to 2,068 square feet for additional storage; and

**WHEREAS**, members of the Zoning Board of Appeals visited the site and viewed the size and location of the accessory building; and

**WHEREAS**, the history of the property reveals that in 1995 the accessory building was a garage that contained five parking spaces and that having two residences on the lot was approved by the then Zoning Board of Appeals in 1995 subject to the condition that one of the five parking spaces in the garage would always remain for the use of the rear residence;

**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 Naomi Streicher for variances from the provisions of 230-17 Attachment I, Section 230-14O(4)a and Section 230-14O(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 of 30 feet and being 2,068 square feet instead of the maximum permitted of 900 square feet is hereby denied, and the Zoning Board of Appeals hereby makes the following Findings of Fact:

1. That the property is currently in violation of the condition imposed by the Zoning Board of Appeals in 1995 and that no indoor parking space exists for the rear residence;
2. That the property is in further violation in that the accessory building is not used by the residents on the lot but is used by a non-resident;
3. That to approve the increase in the size of the accessory building for the use of the non-resident would further exacerbate the illegal use of the property;
4. That the requested variance is substantial. It is 100% of the requirement, i.e., the requirement is a maximum of 900 square feet, the request is for 2,068 square feet;
5. That there is a feasible alternative to granting the variance in that parking spaces can be restored within the existing accessory building;
6. That a 2,000 square foot building will be an aesthetic detriment to the residence in the rear in that a large old tree in front of the residence will be removed and replaced with the addition to the existing building;
7. That the detriment to the resident and to the neighborhood by granting the variance far outweighs any benefit to the applicant.
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.**

Chairwoman Collantes read the Public Hearing Notice into the record.

Ryan Karben, Applicant's Attorney was present. Mr. Karben stated that they still have not been served with the lawsuit paperwork and feels that it is not fair to continue with this application open because this overlaps with the lawsuit. Mr. Karben requested an indefinite adjournment.

Chairwoman Collantes stated that Mr. Karben had not submitted the evidence to dispute the Building Inspector's determination.

Ryan Karben stated that they can not offer an alternative because of the violations on the property.

Doris Ulman stated that the applicant's architect did not disagree with the Building Inspector's letter, there has been no evidence provided to contradict the determination of the Building Inspector.

Ryan Karben stated he feels they are being denied due process.

Stuart Zelmanovitz questioned if the applicant was asking the Board to overturn the determination of the Building Inspector.

Mr Karben answered that he had asked the Building Inspector for an interpretation of the code and never received an answer.

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

No one from the public wished to speak.

Chairwoman Collantes made a motion to close the public hearing, seconded by Randi Marlin. Upon vote, this motion carried unanimously.

Chairwoman Collantes stated that the only question in front of this Board is whether to overturn the Building Inspectors determination.

Randi Marlin made a motion to deny the adjournment of this application, seconded by Barry Rozenberg.

In Favor- Chairwoman Collantes, Member Barry Rozenberg, Member Randi Marlin, Ad Hoc Zvi Joseph.  
No -Member Stuart Zelmanovitz.

Chairwoman Collantes made a motion to uphold the Building Inspector determination seconded by Randi Marlin.

In Favor - Chairwoman Collantes, Member Barry Rozenberg and member Randi Marlin.

Abstain - Ad Hoc Zvi Joseph.

No - Member Stuart Zelmanovitz.

**In the Matter of the application of  
Jacob Kohl**

**Premises 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**

**WHEREAS**, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills 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, and

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

That he wanted to discuss the use of the property with the Zoning Board;

That he has asked the Building Inspector to issue a determination with respect to the use of the property, but the Building Inspector has not issued such determination;

That there is a landscaping business on the property;

That the Village has started a lawsuit against his client concerning the use of the property that

includes demolition of the greenhouse structures;

That the applicant requests an indefinite adjournment of the application until the lawsuit has been concluded, and

**WHEREAS**, litigation counsel for the Village has informed the Zoning Board of Appeals that the lawsuit against the applicant does not include the demolition of the greenhouses, and

**WHEREAS**, the determination by the Building Inspector that is the subject of this application, a copy of which is attached hereto, orders the demolition of three greenhouses on the property that are allegedly structurally unsafe, and

**WHEREAS**, the aforesaid determination made by the Building Inspector was based upon a report issued by the Village Engineering Consultant (Fusco Engineering), a copy of which is attached hereto, and

**WHEREAS**, the applicant submitted a report issued by the applicant's architect (Volvi Lowy Architects), a copy of which is attached hereto, that does not dispute the Building Inspector's determination and does not dispute the Village Engineering Consultant's report,

**NOW, THEREFORE, IT IS HEREBY DETERMINED** that the proposed action is an unlisted action pursuant to SEQRA and that no determination is required because the action is being denied, and be it further

**RESOLVED**, that the application submitted by Jacob Kohl 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 is hereby denied, and be it further

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

1. That the determination of the Building Inspector is based upon uncontroverted findings by Fusco Engineering that the buildings are not repairable and are in danger of collapsing;
2. That the applicant's architect's report does not suggest that the buildings be repaired, but they should be replaced;
3. That applicant has provided no testimony relating to the condition of the greenhouses;
4. That no evidence has been provided to contradict or disagree with the determination of the Building Inspector;
5. That the only issue before the Zoning Board pursuant to Sections 86-5 and 86-6 of the Village Code is whether the Building Inspector's determination should be overturned.

## **APPROVAL OF MINUTES**

9. May 20, 2026

Chairwoman Collantes made a motion to approve the May 20, 2026, minutes, seconded by Randi Marlin. Upon vote, this motion carried unanimously.

## **ADJOURNMENT**

Chairwoman Collantes made a motion to adjourn the meeting, seconded by Randi Marlin.

Upon vote, this motion carried unanimously.