



ZONING BOARD OF APPEALS MEETING MINUTES

July 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 order at 7:30 P.M.

ROLL CALL

MEMBERS PRESENT: Chairman Jonathan Gewirtz
Member Randi Marlin
Member Barry Rosenberg
2nd Ad Hoc Member David Katznelson

ABSENT: Member Stefanie Collantes
Member Stuart Zelmanovitz
Ad Hoc Member Zvi Joseph

OTHERS PRESENT: Doris Ulman, Assistant Village Attorney
Stephanie Caputo, Secretary to the Planning and Zoning Boards

CONTINUED 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 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.

Chairman Gewirtz read into the record a letter dated June 8, 2026, requesting to withdraw the

application.

Chairman Gewirtz made a motion to approve the withdrawal request, seconded by David Katznelson. 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.

Chairman Gewirtz read the Public Hearing Notice into the record.

Paul Baum, Applicant's Attorney, was present. Mr. Baum stated that they are in front of the Board due to minor changes that were made while doing construction. Mr. Baum stated that he sent over the previously approved plot plan approved in 2021 to the Board as they had asked for. Mr. Baum is asking the Board to grant these modifications to the applicant.

Chairman Gewirtz questioned what changes were made during construction.

Mr. Baum answered that the changes included the layout of the driveway and entrance walkway, widening of the driveway, an increase in size of the patio/porch and construction of a new porch.

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

No one wished to speak.

Chairman Gewirtz stated that the property is unique due to it being a flag lot, and the changes are not visible from the road. Chairman Gewirtz stated that he agrees that the changes made were minor and improve the safety of the property.

Chairman Gewirtz made a motion to approve this application, seconded by Randi Marlin. Upon vote, this motion carried unanimously.

In the Matter of the Application

Chana Gold

Premises 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

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

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on June 17, 2026, which hearing was continued on July 15, 2026, and

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

That this is a flag lot and the paved driveway to the street is more than 300 feet long, creating the need for an impervious surface and front yard impervious surface variances;

That in 2021 this Board granted variances for the impervious surface and the front yard impervious surface;

That during construction, a porch was added to the house and the driveway and walkway were slightly enlarged;

That because of the improvements, the impervious surface was increased to .32 instead of the variance previously granted of .301 and the front yard impervious surface was increased to .27 instead of the .253 previously granted; and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed the location and width of the driveway and other improvements, and

WHEREAS, Rockland County Planning Department has conducted its GML review and has no comment, 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 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, walkway and driveway 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 is hereby granted, and be it further

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

1. That although the variances are substantial, they are caused by the driveway on the flag portion of the lot which exceeds 300 feet in length;
2. That neither the house nor the impervious surface portion of the lot are visible from the road or from adjoining properties;
3. That because of the above there is no detriment to adjoining properties or to the neighborhood;
4. That the increased width of the driveway makes it easier for a vehicle to turn around so that it is not necessary to back down the driveway, making it safer to use;
5. That the benefit to the applicant by granting the variances far outweighs any detriment to the

community.

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 semicircular 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.

Chairman Gewirtz read the Public Hearing into the record.

Gary Gartenberg, 8 Villa Lane Weley Hills, NY 10952, was present and affirmed to tell the truth. Mr. Gartneberg stated that they are in front of the Board seeking a semicircular driveway so that his mother does not have to back out of the driveway. Mr. Gartenberg stated that they have had an issue with the neighbor across the street with the placement of their driveway being directly across from theirs.

Barry Rozenberg questioned how a semicircular driveway would help the applicant.

Gary Gartenberg stated that he has several cars and having more room would help.

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

Benny Silber, 40 Skyline Terrace, was present and affirmed to tell the truth. Mr. Silber stated he did work on the house, not the driveway, and confirmed that the neighbor's driveway across the street is directly across from Mr. Gartenberg.

Chairman Gewirtz questioned how wide the driveway is currently.

Benny Silber answered that the driveway is 16 feet in width.

Chairman Gewirtz questioned if the applicant could make the entrance to the driveway narrower.

Benny Silber stated that the applicant has done a lot of work to the entrance of the driveway with blue stone and to pull it up would cost a lot of money.

Chairman Gewirtz stated that the property is in a cul de sac and there is not much traffic. Chairman Gewirtz stated that there are other homes on the street that have semicircular driveways so it would not be out of character with the neighborhood.

Chairman Gewirtz made a motion to close the public hearing, seconded by David Katznelson. Upon vote, this motion carried unanimously.

Chairman Gewirtz stated that having a semicircular driveway would benefit the applicant.

Randi Marlin made a motion to approve this application, seconded by David Katznelson. Upon vote, this motion carried unanimously.

**In the Matter of the Application of
Gary and Malki Gartenberg
Premises 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**

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills 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 impervious surface ration 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%, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on June 17, 2026, which hearing was continued on July 15, 2026, and

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

That the garages to the house face the street, and it is necessary to back out onto Villa Lane, which is a dangerous condition;

That the driveway to the house across the street from the applicant's is directly across from the applicant's driveway, which makes the situation even more dangerous and there has already been a collision because of this;

That with the circular driveway, the applicant can back out of the garage onto his driveway and front exit at the far curb cut, which will enhance safety; and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed the location of the proposed driveway and noted that several other houses on the street had circular driveways, and

WHEREAS, no one spoke in opposition to the application, and

WHEREAS, the Rockland County Planning Department had no comment in its GML review,

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 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 circular driveway having 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% is hereby granted, and be it further

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

1. That the circular driveway addresses a safety issue and will enable the applicant to avoid backing out of the driveway into his neighbor's pathway.
2. That there is detriment to the community because several other houses on the street have circular driveways;

3. That this property is unique because the existing driveway is exactly opposite the driveway of the house across the street;

4. That the benefit to the applicant by granting the variances is substantial whereas no detriment to adjoining properties or the community has been identified.

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.

Chairman Gewirtz 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 lot is undersized and sits at a difficult intersection. Mr. Mayerfeld stated that the applicants would like to widen the driveway to be able to make a K-turn and will not have to back out onto two very busy roads.

Chairman Gewirtz questioned the size of the lot.

Stanely Mayerfeld replied that the lot size is 18,950 sq feet.

Doris Ulman questioned if Mr. Mayerfeld was able to obtain the original plot plan for the property.

Mr. Mayerfeld stated that he was not able to get the original plot plan. Mr. Mayerfeld requested an adjournment to the August 19, 2026, meeting to obtain copies of the original plot plans for this lot.

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

No one from the public wished to speak.

Chairman Gewirtz made a motion to adjourn this item until the August 19, 2026, meeting, seconded by David Katznelson. 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.

Chairman Gewirtz read the Public Hearing notice into the record.

Stanley Mayerfeld, the Applicant's Architect, was present and affirmed to tell the truth. Mr. Mayerfeld presented new plans to the Board which showed reduced variances. Mr. Mayerfeld stated that Maximum Building Coverage was previously .132. Now it has been reduced to .123. The Max Impervious Surface was .344 now it is .317. Mr. Mayerfeld stated that the cabana and pergola have been removed from the plans.

Chairman Gewirtz questioned why the need for maximum Building Coverage.

Stanley Mayerfeld answered that the owners are an older couple. They would like to live on the main level of the home and add another bedroom for when family comes over. Mr. Mayerfeld stated that the applicants have been working on this for a while.

Randi Marlin questioned what would happen if the Town of Ramapo had comments as per the Department of Planning letter dated June 18, 2026.

Doris Ulman stated that the approval can be subject to any comments made by the Town of Ramapo.

Chairman Gewirtz stated that homes in the area are larger than what is proposed. Chairman Gewirtz stated that he appreciated the reduction in the Impervious Surface and Building Coverage.

Barry Rozenburg questioned if there would be any visual impact on the neighbors.

Chairman Gewirtz answered that the lot has lots of greenery and there should not be any visual impact.

Chairman Gewirtz made a motion to approve the amended application subject to comments from the Town of Ramapo, seconded by Randi Marlin. Upon vote, this motion carried unanimously.

**In the Matter of the Application of
Stanley Mayerfeld on behalf of Norman Rausman
Premises 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**

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

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on June 17, 2026, which hearing was continued on July 15, 2026, and

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

That he is the architect for the project;

That the owners are an older couple and want the lower story of the house to provide all of their living space while providing a sufficient number of bedrooms for family members when they visit;

That the owners have addressed the Board's concerns and have added some pervious pavers to reduce impervious surface and have eliminated the cabana and the pergola;

That the lot contains lots of plantings so that the variances will not impact adjoining properties or the neighborhood; and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed the proposed location of the home and swimming pool; 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 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, cabana and pergola having impervious surface ratio of .344 instead of the maximum permitted of .25, front yard impervious surface ration of .237 instead of the maximum permitted of .23, building coverage of .132 instead of the maximum permitted of .10, side setback for the cabana of 15 feet instead of the minimum required of 25 feet and rear yard for the cabana of 15 feet instead of the minimum required of 50 feet is hereby amended to reduce th requested variances as follows:

Impervious surface ratio reduced from .344 to .317;

Front yard impervious surface ratio remains at .237;

Building coverage reduced from .132 to .123;

Side yard setback and rear yard setback variances withdrawn, and be it further

RESOLVED, that the amended 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 and inground swimming pool having impervious surface ration of .317 instead of the maximum permitted of .25, front yard impervious surface ratio of .237 instead of the maximum permitted of .23, building coverage of .123 instead of the maximum permitted of .10 is here by approved, subject to comments and/or recommendations from County agencies and the Town of Ramapo, and be it further

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

1. That the Zoning Board of Appeals appreciates the applicant's elimination of the cabana and use of previous pavers to substantially reduce the number and size of the variances requested for this project;

2. That the property has substantial plantings so that the variances will not impact adjoining properties or the neighborhood;

3. That the proposed residence is smaller than other residences in the neighborhood;

4. That the benefit to the applicant by granting the variances is substantial, whereas no detriment to neighboring properties or to the neighborhood has been identified.

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 of 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.

Chairman Gewirtz read the Public Hearing Notice into the record.

Kim Thomas Sipple, the Applicant's Architect, was present and affirmed to tell the truth. Mr. Sipple stated that this is a large lot with a pond on the east side of the property, that is why they would like to extend the home to the west. Mr. Sipple stated that the correct school district is Suffern. Mr. Sipple presented the Board with a handout that contained drawings of the home and pictures of the different homes in the area that have high roofs. Mr. Sipple stated that the Planning Board Planner had asked for an easement for the driveway and that Mr. Emanuel will be drafting the documents.

Chairman Gewirtz questioned how wide the driveway would be.

Kim Sipple answered that the width would be 26 feet wide.

Chairman Gewirtz questioned what would happen to the trees that are along the west side of the home.

Kim Sipple answered that the white pines would be removed, but the large maple would stay.

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

John Wagner, 7 Camberra Lane, was present and affirmed to tell the truth. Mr. Wagner stated that he and his wife have concerns about this property turning into a mufti family dwelling. Mr. Wagner also stated that there is a lot of traffic already in the cul da sac, and he is afraid that making the driveway larger will bring more traffic.

Tammy Wolchok, 11 Camberra Dr, was present and affirmed to tell the truth. Ms. Wolchok stated that she thought the circular driveway was nicer looking than just the straight one. Ms. Wolchok stated that she needs a large house to accommodate her 6 children and their families when they come to visit.

Barry Rozenberg stated that he feels that this addition will change the character of the neighborhood, and that this addition will sit higher than the rest of the homes on Camberra Dr.

Marvin Hellman, 8 Camberra Dr, was present and affirmed to tell the truth. Mr. Hellman stated that he lives across the street and has no objections to this project.

Sholom Stern, 2 Camberra Dr, was present and affirmed to tell the truth. Mr. Stern stated that he thinks that this home will enhance the block and has no objections.

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

Chairman Gewirtz stated that when an application is presented to the Board and there are concerns, the Board does take these into consideration. Chairman Gewirtz stated that he does not feel that this home will take away from the character of the area and the height is not greater than any other home on the street.

Randi Marlin made a motion to approve this application, seconded by David Katznelson. This motion was approved 4-1.

Approve: Chairman Gewirtz, Randi Marlin, David Katznelson.

Opposed: Barry Rozenberg

**In the Matter of the application of
Kim Thomas Sipple on behalf of Tammy Wolchok
Premises situated on the north side of 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**

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Kim Thomas Sipple on behalf of Tammy Wolchok for variances from the provisions of Section 230-17 Attachment 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 front yard impervious surface ratio on 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, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on June 17, 2026, which hearing was continued on July 15, 2026, and

WHEREAS, the applicant and the owner appeared in person and testified as follows;

That the owner has 6 children, and she needs the additional space when they visit with their families for weekends, holidays, etc,

That the actual height of the residence will not exceed 25 feet nor will it exceed 40 feet of exposed building height;

That the third story is only on one portion of the building and, visually the residence will not look any higher than other buildings on Camberra Drive;

That Ms. Wolchok also owns property at 9 Camberra and the front yard impervious surface variance is necessary because she is joining the driveways at 9 and 11 Camberra and creating a circular driveway at 11 Camberra to permit vehicles to park on site and not on the roadway; and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed existing conditions and other residences on the street, and

WHEREAS, several neighbors spoke in favor of the application, and

WHEREAS, one neighbor spoke in opposition to the application, stating that there is a substantial amount of traffic generated from 11 Camberra, and he is concerned that several families will be living in the house, thereby creating a multi-family residence, and

NOW, THEREFORE, IT IS HEREBY DETERMINED that this action is a Type II action and that no SEQRA determination is required, and be it further

RESOLVED, that 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 having a front yard impervious surface ratio of .31 instead of the maximum permitted of .22, building coverage of .12 instead of the maximum permitted of .10 and building height of 3 stories instead of the maximum permitted of 2.5 stories is hereby granted, and be it further

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

1. That although the front yard impervious surface ratio is large, it is caused by the joining of the driveway with the one at 9 Camberra and, in effect, will reduce parking on Camberra Drive;
2. That the height variance does not exceed the 25-foot height limitation of the Zoning Law nor the exposed building height limitation and the building is no higher than any other building on the street;
3. That no evidence has been provided to justify the allegation that the residence will be a multi-family residence since the owner testified under oath that there will be no separation of the interior into separate dwelling units and there is only one kitchen in the residence plus a Passover kitchen;
4. That the benefit to the owner by granting the variance is substantial, whereas no evidence has been submitted that there will be detriment to adjoining properties or to the community.

APPROVAL OF MINUTES

7. June 17, 2026

Chairman Gewirtz stated that the minutes could not be approved due to lack of members.

ADJOURNMENT

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

Respectively submitted by,

Stephanie Caputo - Secretary to the Planning and Zoning Boards

