



ZONING BOARD OF APPEALS MEETING AGENDA

August 19, 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. To consider the application submitted by Carl and Oryan Pfeffer/COP Capital LLC for variances from the provisions of Section 230–17 Attachment I and Section 230-14B(1) of the Code of the Village of Wesley Hills, to permit a two lot subdivision, the lot known as 15 Oz Court having lot width of 83.8 feet instead of the minimum required of 125 feet, effective square of 81.5 feet instead of the minimum required of 125 Feet, front yard of 25 feet instead of the minimum required of 50 feet, impervious surface ratio of .281 instead of the maximum permitted of .25, and which proposed subdivision impairs conformity with the Zoning Law for minimum lot width, effective square, front yard and impervious surface requirements.

The subject premises are situated on the east side of Oz Court approximately 300 feet from the intersection of Arcadian Drive, known as 15 Oz Court and 12 Mark Drive, in an R-35 Zoning District.

CONTINUED PUBLIC HEARING

2. To consider 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.

APPROVAL OF MINUTES

3. June 17, 2026, and July 15, 2026.

ADJOURNMENT