



ZONING BOARD OF APPEALS MEETING MINUTES

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

Acting Chairwomen Collantes called the meeting to order at 7:32 pm.

DRAFT MINUTES

ROLL CALL

MEMBERS PRESENT: Member Stefanie Collantes
Member Stuart Zelmanovitz
Ad Hoc Member David Katznelson

ABSENT: Chairman Jonathan Gewirtz
Member Randi Marlin
Member Barry Rozenberg
Ad Hoc Member Zvi Joseph

OTHERS PRESENT: Doris Ulman, Assistant Village Attorney
Camille Guido, Village Clerk-Treasurer

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.

Acting Chairwoman Collantes read the Public Hearing Notice into the record.

Rhonda Smith, Engineer, Civic Tec was present and was affirmed to tell the truth. Ms. Smith stated that the Applicant is proposing a two-lot subdivision. Ms. Smith stated that the subdivision is not creating a new lot, it is moving an area of property to another. The two addresses are 15 Oz Court and 12 Mark Drive. 15 Oz Court would like to give 6,602 sf of their front yard to the property at 12 Mark Drive to add to their backyard to allow more of a play area.

Gordon Wren, 3 Rockingham Road was present and affirmed to tell the truth. Mr. Wren thanked the Board and the Applicant for describing the project and is pleasantly surprised to see that it is not creating another lot.

Doris Ulman questioned what is being proposed for the new area.

Ms. Smith answered nothing at the current time, maybe a playset. However, that will be approved by the Building Department.

Stanley Mayerfeld, 17 Bruck Court was present and affirmed to tell the truth. Mr. Mayerfeld stated that after the land swap, the remaining lots conform to the code in lot size and the variances being requested are minor.

Yisroel Cherns, Trustee and owner of 34, 36, & 38 Willow Tree Road was present and affirmed to tell the truth. Mr. Cherns thanked the ZBA Members for thier work and stated that he has received several complaints from residents who are frustrated that the process takes a long time. Mr. Cherns suggested that this site visit be eliminated since there are no residents here, objecting to this application. The ZBA should consider an approval tonight. Mr. Cherns added that the Village Board will be changing laws which we hope they will make things more efficient.

Stuart Zelmanovitz stated that the ZBA is required do a site visit as a matter of policy and would welcome any changes to legislation when approved.

Doris Ulman stated that the variances being requested are large and the ZBA can not make a decision to approve an application just because there is no opposition. Ms. Ulman also stated that there may be restrictions on what can and cannot be built as it is a front yard.

Yisroel Cherns stated that maybe the ZBA could do a site visit before the meeting, when they receive an application.

Stuart Zelmanovitz answered that it is a suggestion. However, it is difficult to do so when the Application packet is not clear on what they are applying for.

Doris Ulman stated that in this application there is also a conflict between the application materials and narrative as it lists several different variances.

AJ Ginsburg, 15 Rockingham Road was present and affirmed to tell the truth. Mr. Ginsberg stated that no one was present to object to the application and the Board should consider approving the application and not restricting what can and can not be built.

Acting Chairwomen Collantes made a motion to continue the public hearing to September 16, 2026, at 7:30 pm and a site visit on Sunday, August 30 at 9:30 at 15 Oz Court, seconded by Stuart Zelmanovitz. Upon vote, this motion carried unanimously.

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.

Acting Chairwoman Collantes read the Public Hearing Notice into the record.

Stanley Mayerfeld, Architect was present and affirmed to tell the truth. Mr. Mayerfeld stated that this application was before this Board last month and a site visit was held. Mr. Mayerfeld has supplied the Board in advance of the meeting with the revised application that eliminates the front yard variance as this lot was previously approved as an average density lot by the Town of Ramapo and the front yard is permitted at 35 feet.

Mr. Mayerfeld reminded the Board that the applicant is seeking variances for a new home and a turnaround area for safety.

Camille Guido read into the record the following review letters:

1. RC GML dated 6/15/26
2. RCSD#1 memo dated 6/10/26
3. RC Health Department memo dated 6/6/26

Stanley Mayerfeld stated that he understands the request from the County Planning comment #1 and stated that due to the small size of the lot, high street traffic, expense and knowing that, unfortunately, the homeowner will not maintain them, it is not feasible.

David Katznelson agreed.

Stuart Zelmanovitz made a motion to override comment #1 on the County GML letter dated 6/15/26, for the following reasons:

1. Lack of maintenance from the homeowners which defeats the purpose of the pavers as they become impervious
2. The expense of the pavers and the annual maintenance
3. The increase of impervious pavers will not overwhelm the proposed drainage system
4. The proposed turn around area is small in nature and needed for safety

Seconded by David Katznelson. Upon vote, this motion carried unanimously.

Stanley Mayerfeld stated that he will comply with all the other requirements of the RC GML, Sewer District & RC Health Department.

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

Stuart Zelmanovitz made a motion to approve the application for 166 E Willow Tree Road and stated that he attended the site and understands the need for the turnaround due to the safety of motorists, busy intersection, and busy street. Mr. Zelmanovitz further accepts the modification of the elimination of the one variance, seconded by Acting Chairwomen Collantes. Upon vote, this motion carried unanimously.

**In the Matter of the Application of
Stanley Mayerfeld on behalf of 166 East Willow Tree Realty LLC**

Premises situated on the North side of East Willow Tree Road

0 feet from the intersection with Route 306, known as 166 East

Willow Trees Road, designated on the Tax Map as Section 41.11,

Block 2, Lot 1, in an R-35 Zoning District

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Stanley Mayerfeld on behalf of 166 East 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 and turnaround area having a front yard of 42.9 feet on East Willow Tree Road instead of

the minimum required of 50 feet, front yard of 33.5 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, 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 August 19, 2026, and

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

That this lot is only 18,950 square feet and was created by Ramapo subdivision in 1958;

That the front setback approved by Ramapo as part of the subdivision was 35 feet so that the front yard variance on East Willow Tree Road is not needed and the front yard variance on East Willow Tree Road is not needed and the front yard variance on Route 306 is only 2 feet;

That although the building coverage variance is large, the new residence is smaller than most houses in the neighborhood;

That the front yard impervious surface ratio is needed as a turnaround area for safety reasons so that vehicles on the property do not have to back out onto the heavily traveled East Willow Tree Road;

That the new residence will improve some of the existing conditions and create a safer property, and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed existing conditions and proposed improvements, 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 where no SEQRA determination is required, and be it further

RESOLVED, that the application submitted by Stanley Mayerfeld on behalf of 166 East 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 and turnaround area having front yard on Route 306 of 33.6 feet instead of the minimum required of 35 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 instead of the maximum permitted of .20 and building coverage of .15 instead of the maximum permitted of .10 is hereby approved subject to all County GML review letters except for Recommendation 1 of the County Planning Department letter, and be it further

RESOLVED, that the GML review letter issued by the County of Rockland Planning Department is overridden with respect to the recommendation that the applicant install pervious pavers on the turnaround area for the reason that pervious pavers are very expensive and do not work on driveways and parking areas unless they are maintained

On a regular basis and it is doubtful that a single-family resident will provide the required maintenance, so that the expense is not justified, and it is further

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

1. That the lot is small and will require building coverage and impervious surface variances unless a small house of 1500 square feet or less is constructed, which size, if required, would be unreasonable in this neighborhood;
2. That the lot does not have much depth and requires substantial pavement (impervious surface) for the turnaround area which is a safety feature to discourage backing out onto East Willow Tree Road;
3. That although the building coverage and impervious surface variances are substantial, they are the minimum needed for construction of a reasonably sized residence with amenities;
4. That the benefit to the applicant by granting the variances is substantial and there is only minor detriment to the neighborhood or to the community.

APPROVAL OF MINUTES

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

Acting Chairwomen Collantes stated that both sets of minutes need to be approved at the next meeting due to the lack of attendance at tonight's meeting.

ADJOURNMENT

Stuart Zelmanovitz made a motion to adjourn the meeting, seconded by David Katznelson. upon vote, this motion carried unanimously.