



ZONING BOARD OF APPEALS MEETING AGENDA

September 16, 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 Barry Braunstein 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 side yard of 18.2 feet instead of the minimum required of 25 feet, total side yard of 47.4 feet instead of the minimum required of 60 feet, building coverage of .137 instead of the maximum permitted of .10 and a height of 29.3 feet instead of the maximum permitted of 25 feet.

The subject premises are situated on the north side of Judith Lane approximately 800 feet east of Martha Road, known as 14 Judith Lane, designated on the Tax Map as Section 41.18, Block 1, Lot 7, in an R-35 Zoning District.

2. To consider the application submitted by Mendel Werzberger and Rachel Block 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 side yard of 23.8 feet instead of the minimum required of 30 feet, total side yard of 54.4 feet instead of the minimum required of 75 feet, impervious surface ratio of .224 instead of the maximum permitted of .20, front yard impervious surface ratio of .226 instead of the maximum permitted of .15 and a side yard for the wall of .5 feet instead of the minimum required of 5.3 feet.

The subject premises are situated on the west of Reeder Place approximately 1000 feet south of Wildwood Road, known as 5 Reeder Place, designated on the Tax Map as Section 32.18, Block 1, Lot 16, in an R-50 Zoning District.

3. To consider the application submitted by Simon and Sarah Gold 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 front yard impervious surface ratio of .242 instead of the maximum permitted of .20 and building coverage of .122 instead of the maximum permitted of .119.

The subject premises are situated on the south side of Roven Road approximately 921 feet east of Dike Drive, known as 12 Roven Road, designated on the Tax Map as Section 41.11, Block 1, Lot 3, in an R-35 Zoning District.

4. To consider the application submitted by Morris Klein 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 improvements to the residence and related site work having a front yard of 42.66 feet instead of the minimum required of 50 feet, impervious surface ratio of .27 instead of the maximum permitted of .25 and front yard impervious surface ratio of .24 instead of the maximum permitted of .20.

The subject premises are situated on the south side of Sherri Lane approximately 180 feet west of Plank Road, known as 22 Sherri Lane, designated on the Tax Map as Section 41.16, Block 1, Lot 21, in an R-35 Zoning District.

CONTINUED PUBLIC HEARING

5. 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.

APPROVAL OF MINUTES

6. June 17, 2026
July 15, 2026
August 19, 2026

ADJOURNMENT