



MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP
William Brady, AICP

DATE: March 11, 2025

RE: 6 Jeremy Court Architectural Review
Applicant: Nancy Rubin
Owner: Zev Weinstein
SBL: 32.19-2-4.1

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Stewart Strow, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney

Items Reviewed for this Memorandum

- Narrative, List of Finish Materials and Colors, undated, rec'd February 26, 2025.
- Architectural Review Application Package, signed by Nancy Rubin, signed February 25, 2025.
- Set of Renderings (all four sides), undated, rec'd February 26, 2025.
- Plot Plan for Westreich, 6 Jeremy Court, stamped by Paul Gdanski, PE, dated February 11, 2025.
- Architectural Plans and Elevations for Westreich Residence, 22 sheets, unstamped, by Yes Haiyahu Feinberg, Architect, dated July 5, 2024, with the latest revision date of January 12, 2025.:

Project Summary

Nancy Rubin ("the Applicant") is applying to construct a single-family home at 6 Jeremy Court for the owner Zev Weinstein and is seeking architectural approval. The two-story home has a proposed total square footage of 9,777 square feet of floor area, with an additional 529 square feet for the garage. The site is 43,996 square feet (1.01 acres), located on the south side of Jeremy Court, and located in the R-50 zone. The home is being constructed on lot #1 of the AMS Subdivision (also known as "15 Terrace"), so ARB review is required by §230-36.E.(5). The SBL number of the full parcel prior to subdivision is 32.19-2-4.

Submission Comments

1. Please submit these required additional items, per §230-36.E(5)(a): Colors and samples of façade and roofing materials to be used (with manufacturers' pictures if available)

Architectural Review Comments

2. A public hearing is required as per Village Code §230-36.E(5)(c). The Planning Board may wish to schedule a public hearing if it finds the application to be complete enough.
3. As per the Village Code §230-36.E(5)(e)[1] and [2], no proposed construction should be excessively similar or dissimilar in relation to the surrounding existing structures within 500 feet. Photographs from Google Maps of nearby homes are included below. The proposed design does not appear to be excessively similar or dissimilar to homes in the surrounding neighborhood.

23 Powder Horn Drive



19 Powder Horn Drive



21 Powder Horn Drive



18 Powder Horn Drive



20 Powder Horn Drive



16 Powder Horn Drive



SEQR/GML Comments

4. GML review will not be required for this application, as the County does not review ARB applications.
5. This can be classified as a Type II action as per SEQR §617.5(25), as “official acts of ministerial nature involving no exercise of discretion, including building permits and historic preservation permits where issuance is predicated solely on the applicant’s compliance or noncompliance with the relevant local building or preservation codes.”