



432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone 845-354-0400 FAX 845-354-4097 www.wesleyhills.org

DATE: February 18, 2025

TO: Zoning Board of Appeals

RE: TAX PARCEL ID: 32.19-1-45
ADDRESS: 22 Buena Vista Road
APPLICANT: Kohn

FROM: John C. Layne, Building Inspector

Please be advised that your request for a building permit is denied. The following variances are required:

1. Minimum Lot Area-50,000 sf required, 16,000 sf provided (existing condition).
2. Minimum Lot Width – 150' required, 100 provided (existing condition).
3. Minimum Effective Square – 150' required, 25' provided (existing condition).
4. Front Yard -50 required, 41.5 provided (partially existing condition).
5. Side Yard – 30 required, 9.6 provided (partially existing condition).
6. Total Side Yard - 75 required, 35 provided (partially existing condition).
7. Maximum Impervious Surface - .20 required, .2353 provided (partially existing condition).
8. Maximum Front Yard Impervious - .15 required, .263 provided (partially existing condition).
9. Maximum Building Coverage - .15 required, .178 provided (partially existing condition).

Mayor: Marshall Katz Deputy Mayor: Milton Schwartz

Trustees: Yisroel Cherns, Joseph Mause, Tova Krull

Village Clerk-Treasurer: Camille Guido-Downey Village Attorney: Benjamin Selig, Bruce Minsky