

Kohn
22 Buena Vista Road
Suffern, NY 10901

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VILLAGE OF WESLEY HILLS
FEB 20 2025
BUILDING,
PLANNING & ZONING

Zoning Board of Appeals Narrative

To the Village of Wesley Hills Zoning Board,

We, the residents of 22 Buena Vista Rd, Suffern, NY 10901, respectfully submit this request for a zoning modification regarding lot size regulations to better accommodate the unique needs of our household and community. Our family consists of eight permanent members, including six children. We face daily challenges related to ADHD, anxiety, and a history of trauma. Additionally, we provide care and shelter to extended family members, including nieces and nephews who are orphans and rely on us for stability, as well as guests who often have no other place to eat or sleep.

Household and Family Composition

Our immediate family consists of the following members:

Father-Yuda Yunger (37 years old): Has ADHD, trauma history, and anxiety.

Mother- Shoshana Yunger (30 years old): Manages household responsibilities and supports the family's needs, including those of extended family members.

Our kids:

10-month-old girl, 3-year-old girl, 4-year-old girl, 8-year-old boy, 9-year-old girl, 10-year-old boy (Struggles with anxiety). Additionally, we provide regular care for our orphaned niece and nephew who stay with us frequently throughout the year.

Household and Community Needs

a. Large Family with Special Needs

Several of our children have ADHD, and our home requires structure and space to support their healthy development.

My wife and oldest son both struggle with anxiety, making a calm and organized living space essential for their mental well-being.

My ADHD and trauma history add to the importance of maintaining a well-organized and spacious environment to reduce stress and manage daily responsibilities.

Overcrowding intensifies these challenges and makes it difficult to maintain a peaceful and functional home.

b. Extended Family and Orphaned Relatives

My wife and I both have many siblings, both local and abroad, who visit frequently. We tend to host them, their spouses and children, when they're in town.

We also care for our niece and nephew who have lost their parents and rely on us for stability and security.

These children require proper accommodation for sleeping, studying, and maintaining a healthy routine, which our current space limitations make difficult.

c. Community Support and Hospitality

We regularly open our home to guests who have nowhere else to eat or sleep. On some weekends, our home expands to accommodate up to 25 people, the kids sharing space in the basement, and adding more beds to existing rooms.

Many of these guests are experiencing financial hardship, homelessness, or other struggles, and we provide them with a safe space for temporary relief.

d. Hosting Community Events and Holiday Gatherings

Our home serves as a gathering place for community events, holiday celebrations, and family get-togethers.

These gatherings bring together our immediate family, extended relatives, and local community members, fostering a sense of unity and support.

We host holiday and Shabbat meals, celebrations, and cultural events that provide social and emotional benefits to those who may not have other places to go during important Jewish holidays.

Given these circumstances, we respectfully request the variances to adjust the lot size requirements, allowing for expansion or modifications to better serve our household and extended community. Our request is based on the following key factors:

Health & Safety Considerations: Adequate living space is essential for maintaining a safe, comfortable, and structured home environment, particularly for family members with ADHD, anxiety, and trauma histories.

Mental Well-Being: A less crowded, more organized home can significantly reduce anxiety for my wife and oldest son, helping them manage stress and maintain emotional balance.

Community Benefit: The ability to accommodate guests in need aligns with our family's commitment to social responsibility and supporting those less fortunate.

Property Utilization: Adjusting lot size regulations will enable us to make the necessary improvements and ensuring that our property is used in a way that aligns with its actual occupancy and purpose. We as a family have worked hard with our architect to design this addition to have the least impact on our neighbors and the community.

We offer the following statements for the Board's further consideration:

Undesirable Change-We have considered whether this change would create an undesirable change to the neighborhood or a detriment to the nearby properties and feel that if the variances are granted there

would be minimal change to the area. The addition is 582 Square feet and variances are only needed as the area is in a small average density area with extremely small lots.

Benefit Sought by another method- We have contacted our neighbors to seek the purchase of the neighboring property, and they are not interested in selling their property at the current time. Further we have spent time with our architect seeking alternative locations for the addition and there is not alternate method that can be sought. If the addition was moved to the opposite side of the home, there would be substantial interior renovations needed to accommodate the flow of the home.

Substantial-the variances being sort are not substantial as the lot is undersized, it is a part of average density subdivision and the addition is minor in nature,

Adverse Impact-If the variances are granted there will be no adverse impact to the neighbors or the community. The proposed addition is minor in nature.

Self-created-The variances are not self-created as the zoning was established by the village and not the family.

We understand the importance of zoning regulations in preserving the integrity of the community. However, given our exceptional circumstances, we believe an adjustment would allow us to continue providing a safe and stable home for our family and those who rely on us for support.

We appreciate your time and consideration of this request and welcome any opportunity to discuss our situation further.

Respectfully submitted,

[Shoshana Kohn](#)