

432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone: 845-354-0400 Fax: 845-354-4097 www.wesleyhills.org

Dated: May 28, 2025

Tax Parcel ID: 41.07-2-33

Address: 38 Willow Tree Road

Applicant: Ahuva Katz

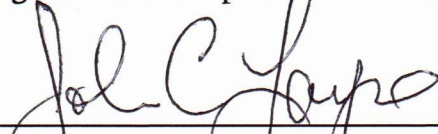
BUILDING AND ZONING DEPARTMENT:

I issued building permit #24-0038 for the construction of a cabana which is approximately 2,300 sf. When issuing that permit, I utilized the Village Code, definition of an accessory structure and not the definition of an accessory building.

After consulting with my colleagues and reviewing the definitions of accessory structure and accessory building, I understand that I have misinterpreted the code and issued a permit under the accessory structure and not accessory building.

As the definitions state, an accessory structure may be under 2,500 sf and an accessory building must be no larger than 900sf. The cabana is already constructed on the property.

Therefore, based on the misinterpretation of the Zoning Law, Section 230-140(5), I am sending the Applicant to the ZBA for guidance and a possible variance.



John Layne
Building Inspector

cc: Zoning Board of Appeals