



**432 Route 306**

**Wesley Hills, N.Y. 10952-1221**

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**PUBLIC HEARING NOTICE**

**PLEASE TAKE NOTICE** that a public hearing will be held by the Zoning Board of Appeals of the Village of Wesley Hills on the 21 day of May, 2025 at 7:30 P.M. at the Village Hall, 432 Route 306, Wesley Hills, New York 10952 to consider the application submitted by Moshe Lichtenstein on behalf of Four Grand Park LLC for variances from the provisions of Section 230-17 Attachment I and Section 230 34D(2) of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a single family residence and semi-circular driveway having impervious surface ratio of .203 instead of the maximum permitted of .20, front yard impervious surface ratio of .255 instead of the maximum permitted of .24 and driveway gradient of 12% for the first 20 feet instead of maximum permitted of 3%.

The subject premises are situated on the east side of Grand Park Drive approximately 160 feet north of Grandview Avenue, known as 4 Grand Park Drive, designated on the Tax Map as Section 41.14 Block 1 Lot 9, in an R-50 Zoning District.

Copies of the aforesaid application are available for public review at the office of the Village Clerk/Treasurer, Village of Wesley Hills, 432 Route 306, Wesley Hills, New York 10952 between the hours of 9 A.M. and 4 P.M. Mondays through Fridays, exclusive of holidays.

Dated: Wesley Hills, New York  
May 5, 2025

Camille Guido-Downey  
Village Clerk/Treasurer