



**432 Route 306**

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

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Dated: March 26, 2025

Tax Parcel ID: 41.08-1-34, 41.08-1-44.2 & 41.08-1-44.1

Address: 2 Charlotte Drive & 110/106 E. Willow Tree Road

Applicant: Jay Court Holdings, LLC

**BUILDING AND ZONING DEPARTMENT:**

Please be advised that your Planning Board application for a subdivision does not meet the requirements of the Zoning Law of the Village of Wesley Hills. The following variances are required:

- Minimum lot frontage (E. Willow Tree Road) of 35' where 100' is required
- Minimum lot frontage (Charlotte Drive) of 86' where 100' is required

In addition, the Zoning Board of Appeals may review any existing non-conforming items and previously granted variances.

  
John Layne  
Building Inspector

cc: Zoning Board of Appeals