

**VILLAGE OF WESLEY HILLS
ZONING BOARD OF APPEALS
AGENDA**

February 16, 2022
Village Hall, 7:30 pm

Join Zoom Meeting
<https://us02web.zoom.us/j/5400214758>

Meeting ID: 540 021 4758

Dial by your location
+1 646 558 8656 US (New York)

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1. Call to Order
2. Roll Call
3. Continued Public Hearing on the application submitted by Yitzchak and Yehudit Gelb for a variance from the provisions of Section 230-17 Attachment 1 of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of an addition to a single family dwelling having a side yard of 9.7 feet instead of the minimum required of 25 feet.

The subject premises are situated on the north side of Amsterdam Avenue approximately 20 feet west of Van Winkle Lane, known as 7 Amsterdam Avenue, designated on the Tax Map as Section 41.11 Block 1 Lot 32, in an R-35 Zoning District.

4. Continued Public Hearing on the application submitted by Shalom and Eliana Braunstein for variances from the provisions of Sections 230-17 Attachment I and 230-14(O)(6) of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a cabana and pergola having a side yard of 14.5 feet instead of the minimum required of 25 feet, total side yard of 49.2 feet instead of the minimum required of 60 feet, rear yard of 15 feet instead of the minimum required of 50 feet, building coverage of .12 instead of the maximum permitted of .10 impervious surface ratio of .35 instead of the maximum permitted of .25 and to permit 5 accessory structures instead of the maximum permitted of 2 such structures.

The subject premises are situated on the west side of Rochelle Lane, approximately 410 feet north of East Willow Tree Road, known as 5 Rochelle Lane, designated on the Tax Map as Section 41.08 Block 2 Lot 58.3, in an R-35 Zoning District.

5. Continued Public Hearing on the application submitted by Hillel Markowitz for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence having building coverage of .106 instead of the maximum permitted of .10.

The subject premises are situated on the south side of Woodcrest Road approximately 300 feet west of Wilder Road, known as 5 Woodcrest Road, designated on the Tax Map as Section 41.10 Block 1 Lot 35, in an R-35 Zoning District.

6. Public Hearing on the application submitted by Marilyn Kramer for variances from the provisions of Section 230-17 Attachment 1 of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence having rear yard of 47.4 feet instead of the minimum required of 50 feet, impervious surface ratio of .293 instead of the maximum permitted of .20, front yard impervious ratio of .155 instead of the maximum permitted of .15 and exposed building height of 42 feet instead of the maximum permitted of 40 feet.

The subject premises are situated on the cul de sac of Dike Drive, known as 23 Dike Drive, designated on the Tax Map as Section 41.06 Block 1 Lot 47, in an R-50 Zoning District.

7. Public Hearing on the application submitted by Sarah Weinstock for variances from the provisions of Section 230-17 Attachment 1 of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a covered front porch addition to a single family residence having front yard of 45.3 feet instead of the minimum required of 50 feet and front yard impervious surface ratio of 20.8% instead of the maximum permitted of 20%.

The subject premises are situated on the east side of Van Winkle Road approximately 250 feet north of Glenbrook Road, known as 9 Van Winkle Road, designated on the Tax Map as Section 41.11 Block 1 Lot 79, in an R-35 Zoning District.

8. Approval of Minutes – January 19, 2022