

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

March 15, 2022  
Zoom, 7:30 pm

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

Meeting ID: 540 021 4758

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+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 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.

4. Continued 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.

5. Continued 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.

6. Public Hearing on the application submitted by Eliot Kahan 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 deck having a rear yard of 32 feet instead of the minimum required of 50 feet.

The subject premises are situated at the cul-de-sac bulb of Hunters Run, known as 2 Hunters Run, Suffern, N.Y. 10901, designated on the Tax Map as Section 32.19 Block 2 Lot 20.6, in an R-50 Zoning District.

7. Public Hearing on the application submitted by Lipa Hager for an interpretation of Section 230-5 of the Code of the Village of Wesley Hills, the definition of AVERAGE EXISTING GRADE, for an interpretation of Section 230-34D(5) and 230-31A of said Code to permit the construction, maintenance and use of a single family residence having a front yard of 39 feet instead of the minimum required of 50 feet, Building Coverage of .1017 instead of the maximum permitted of .10, building height of 29.8 feet instead of the maximum permitted of 25 feet and to permit a single car garage with a driveway onto East Willow Tree Road instead of two parking spaces with a driveway onto Deerwood Road.

The subject premises are situated on the east side of Deerwood Road 0 feet north of East Willow Tree Road, known as 2 Deerwood Road, designated on the Tax Map as Section 41.12 Block 1 Lot 4, in an R-35 Zoning District.

8. Approval of Minutes – February 16, 2022