

VILLAGE OF WESLEY HILLS  
ZONING BOARD OF APPEALS  
AGENDA  
April 18, 2018, 8:00 PM  
Village Hall

1. Call to Order
2. Roll Call
3. Continued Public Hearing to consider the application submitted by Israel and Miriam Nachfolger for variances from the provisions of Section 230-17 the Table of Dimensional Requirements Attachment 1 of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family dwelling, swimming pool and pool house having a rear yard of 48.14 feet instead of the minimum required of 50 feet, building coverage of .18 instead of the maximum permitted of .10, impervious surface ratio of .36 instead of the maximum permitted of .25, side yard accessory structure of 19.1 feet instead of the minimum required of 25 feet, rear yard accessory structure of 16.6 feet instead of the minimum required of 50 feet and pool at 8.8 feet from the lot-line instead of the minimum required of 15 feet.

The subject premises are situated on the west side of Villa Lane approximately 540 feet north of Ardley Place, known as 3 Villa Lane, designated on the Tax Map as Section 41.10 Block 1 Lot 9, in an R-35 Zoning District.

4. Continued Public Hearing on the application submitted by Jeffrey & Lauren Eisenberger for variances from the provisions of Section 230-17 the Table of Dimensional Requirements Attachment I of the Code of the Village of Wesley Hills, to permit the maintenance and use of a single family residence, pool and pool house having impervious surface ratio of .282, rear yard of 30 feet instead of the minimum required of 50 feet and building coverage of .1125 instead of maximum permitted of .10.

The subject premises are situated on the northeast corner side of Hastings Road at Moccasin Place, known as 10 Hastings Road, designated on the Tax Map as Section 41.15, Block 1 Lot 1, in an R-35 Zoning District.

5. Public Hearing on the application submitted by Solly Halberthal for variances from the provisions of Section 230-17 the Table of Dimensional Requirements Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence having lot frontage of 96.87 feet instead of the minimum required of 100 feet and building height of 28 feet instead of maximum permitted of 25 feet.

The subject premises are situated on the west side of Deerwood Road approximately 980 feet north of Cara Drive, known as 39 Deerwood Road, designated on the Tax Map as Section 32.20, Block 1 Lot 49, in an R-35 Zoning District.

6. Public Hearing on the application submitted by David Kramer for variances from the provisions of Section 230-17 Attachment I Table of Dimensional Requirements of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence having a side yard of 18.5 feet instead of the minimum required of 30 feet,

total side yard of 71.4 feet instead of the minimum required of 75 feet and an existing front yard of 47.5 feet instead of the minimum required of 50 feet.

The subject premises are situated on the north side of Dike Drive approximately 530 feet north of Roven Road, 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 Shalom & Frieda Gelbman for variances from the provisions of Section 230-17 Attachment I Table of Dimensional Requirements of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a garage having a side setback of 10.4 feet instead of the minimum required of 25 feet, total side yard of 30.4 feet instead of the minimum required of 60 feet and an existing front yard of 45 feet instead of the minimum required of 50 feet and existing side yard of 23.3 feet instead of the minimum required of 25 feet.

The subject premises are situated on the north side of Glenbrook Road approximately 520 feet east of Forshay Road, known as 31 Glenbrook Road, designated on the Tax Map as Section 41.10, Block 2 Lot 25, in an R-35 Zoning District.

8. Approval of Minutes – February 21, 2018