

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

May 18, 2022  
7:30 pm

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 a portion of the application submitted by Lipa Hager for a determination if a single car garage with a driveway can be constructed onto East Willow Tree 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.

5. Public Hearing on the application submitted by Shimmy Enterprises Inc. on behalf of Judith Lane LLC 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 fence for a sports court having a height of 13 feet instead of the maximum permitted of 8 feet.

The subject premises are situated on the south side of Judith Lane east of Martha Road, known as 15 Judith Lane, designated on the Tax Map as Section 41.18 Block 1 Lot 24, in an R-35 Zoning District.

6. Public Hearing on the application of Martin Sabel and Nechama Keller 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 cabana having a rear yard of 26 feet instead of the minimum required of 50 feet.

The subject premises are situated on the east side of Holland Lane, known as 27 Holland Lane, designated on the Tax Map as Section 41.11 Block 1 Lot 28, in an R-35 Zoning District.

7. Public Hearing on the application submitted by TJG Realty of Rockland LLC for variances 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 an addition to a single-family residence having building coverage of .106 instead of the maximum permitted of .10 and building height of 35 feet instead of the maximum permitted of 25 feet.

The subject premises are situated on the north side of Glenbrook Road approximately 450 feet east of Moccasin Place, known as 15 Glenbrook Road, designated on the Tax Map as Section 41.11 Block 1 Lot 61, in an R-35 Zoning District.

8. Public Hearing on the application submitted by Jeffrey and Susan Itzkowitz 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 an addition to a single-family residence having total side yard of 67.5 feet instead of the minimum required of 75 feet.

The subject premises are situated on the west side Camberra Drive, approximately 240 feet north of Grandview Avenue, known as 3 Camberra Drive, designated on the Tax Map as Section 41.13 Block 1 Lot 12, in an R-50 Zoning District.

9. Public Hearing on the application submitted by Mordechai Schwab for a variance from the provisions of Section 230-14(L)(3) to permit the construction, maintenance and use of a fence having a height of 10 feet instead of the maximum permitted of 8 feet.

The subject premises are situated on the east side of Wilder Road approximately 100 feet south of State Route 202, known as 94 Wilder Road, designated on the Tax Map as Section 32.14 Block 1 Lot 4.1, in an R-50 Zoning District.

10. Approval of Minutes – April 13, 2022 and April 26, 2022