

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

June 21, 2023

7:30 pm

1. Call to Order
2. Roll Call
3. Continued Public Hearing on the application submitted by Nancy Rubin on behalf of David Wanounou 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 a front yard of 49.3 feet instead of the minimum required of 50 feet.

The subject premises are situated on the east side of Marisa Drive approximately 600 feet north of the intersection with Soundview Drive, known as 12 Marisa Drive, designated on the Tax Map as Section 41.08 Block 1 Lot 51, in an R-35 Zoning District.

4. Continued Public Hearing on the application submitted by Shimmy Enterprise, Inc. on behalf of 22 Dike Drive LLC for variances from the provisions of Sections, 230-17 Attachment I and 230-14L(3) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a cabana and fence having building coverage of .142 instead of the maximum permitted of .116, cabana side yard of 21.4 feet instead of the minimum required of 30 feet, cabana rear yard of 28.6 feet instead of the minimum required of 50 feet and fence height of 12 feet instead of the maximum permitted of 8 feet.

The subject premises are situated on the east side of Dike Drive approximately 600 feet north of Roven Road, known as 22 Dike Drive, designated on the Tax Map as Section 41.06, Block 1, Lot 46, in an R-50 Zoning District.

5. Continued Public Hearing on the application submitted by Cong. K'Hal Chasidim for variances from the provisions of Section 230-17 Attachment I, 230-140(4)(a) and 230-28A of the Code of the Village of Wesley Hills, to permit the maintenance and use of playground equipment having front yard of 39 feet instead of the minimum required of 50 feet, side yard of 10 feet instead of the minimum required of 30 feet, rear yard of 19 feet instead of the minimum required of 50 feet, front yard impervious surface ratio of .21 instead of the maximum permitted of .15 and to permit the parking of one vehicle in the front yard.

The subject premises are situated on the east side of Martha Road approximately 260 feet south of Grandview Avenue, known as 15 Martha Road, designated on the Tax Map as Section 41.14 Block 1 Lot 66, in an R-50 Zoning District.

6. Continued Public Hearing on the application submitted by Daniel P. Reiss and Blanche Reiss 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 a front yard of 45 feet instead of the minimum permitted of 50 feet.

The subject premises are situated on the north side of Woodcrest Road approximately 358 feet west of Astor Place, known as 6 Woodcrest Road, designated on the Tax Map as Section 41.10 Block 1 Lot 28, in an R-35 Zoning District.

7. Continued Public Hearing on the application submitted by Michael Finkelstein 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 a single family residence, inground swimming pool and cabana having front setback of 28.9 feet instead of the minimum required of 50 feet, building coverage of .14 instead of the maximum permitted of .12 and impervious surface ratio of .30 instead of the maximum permitted of .25.

The subject premises are situated on the northeast corner of Dike Drive and Roven Road, known as 12 Dike Drive, designated on the Tax Map as Section 41.06 Block 1 Lot 41, in an R-35 Zoning District.

8. Continued Public Hearing on the application submitted by Sam Yurowitz 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 front yard of 40 feet instead of the minimum required of 50 feet, side yard of 23.3 feet instead of the minimum required of 25 feet, total side yard of 50.9 feet instead of the minimum required of 60 feet and building coverage of .127 instead of the maximum permitted of .10.

The subject premises are situated on the north side of Glenbrook Road approximately 100 feet east of Moccasin Place, known as 21 Glenbrook Road, designated on the Tax Map as Section 41.11 Block 1 Lot 64, in an R-35 Zoning District.

9. Continued Public Hearing on the application submitted by Congregation Trisk Tolna for variances from the provisions of Sections 230-17 Attachment I and 230-13C to permit the construction, maintenance and use of a mikvah and parking lot for a Neighborhood Gathering having a front yard of 32.2 feet instead of the minimum required of 50 feet, total side yard of 51.7 feet instead of the minimum required of 60 feet, front yard impervious surface ratio of .26 instead of the maximum permitted of .20, impervious surface ratio of .52 instead of the maximum permitted of .25 and for expansion of the dimensional nonconformity.

The subject premises are situated on the northerly side of Glenbrook Road approximately 300 feet west of Moccasin Place, known as 33 Glenbrook Road, designated on the Tax Map as Section 41.10 Block 2 Lot 24, in an R-35 Zoning District.

10. Public Hearing on the application submitted by Neil Zyskind 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 impervious surface ratio of .26 instead of the maximum permitted of .20.

The subject premises are situated on the northerly side of Baker Lane in the cul de sac, known as 10 Baker Lane, designated on the Tax Map as Section 41.07 Block 2 Lot 45, in an R-50 Zoning District.

11. Approval of Minutes – May 17, 2023