

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

August 17, 2022
7:30 pm

1. Call to Order
2. Roll Call
3. Public Hearing on the application submitted by Lipa Hager 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 Neighborhood Gathering having front yard impervious surface ratio of .34 instead of the maximum permitted of .20.

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.

4. Continued Public Hearing on the application submitted by Moshe Braun for a variance from the provisions of Section 230-17 Attachment I and 230-14O(4)(a) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a shed having a side yard of 2 feet instead of the minimum required of 25 feet.

The subject premises are situated at the bulb of the cul-de-sac on Auburn Court, known as 6 Auburn Court, designated on the Tax map as Section 41.15 Block 2 Lot 16, in an R-35 Zoning District.

5. Continued Public Hearing on the application of Eli Amsterdam for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) to permit the re-subdivision of two lots and construction of a cabana on the lot known as 8 Suhl Lane, said cabana having a rear yard of 25 feet instead of the minimum required of 50 feet and the lot known as 95 Forshay Road having a rear yard of 43.3 feet instead of the minimum required of 50 feet, swimming pool rear yard of 4.3 feet instead of the minimum required of 15 feet and impervious surface ratio of .31 instead of the maximum permitted of .25.

The subject premises are situated on the east side of Suhl Lane approximately 250 feet north of Grandview Avenue, known as 8 Suhl, designated on the Tax Map as Section 41.14 Block 1 Lot 27.3 and on the west side of Forshay Road approximately 275 feet north of Grandview Avenue, known as 95 Forshay Road, designated on the Tax Map as Section 41.14 Block 1 Lot 30, both lots being in the R-35 Zoning District.

6. Public Hearing on the application submitted by David Rotenberg 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 cabana having rear yard of 25 feet instead of the minimum required of 50 feet, building coverage of .11 instead of the maximum permitted of .10, and impervious surface ratio of .26 instead of the maximum permitted of .25.

The subject premises are situated on the southwest corner of Cottonwood Lane and Wilder Road, known as 1 Cottonwood Lane, designated on the Tax Map as Section 32.18 Block 1 Lot 34, in an R-35 Zoning District.

7. Discussion on draft of local law regarding cabanas.
8. Approval of Minutes – June 15, 2022
9. Approval of Minutes – July 20, 2022