

VILLAGE OF WESLEY HILLS  
ZONING BOARD OF APPEALS  
AGENDA  
December 20, 2017, 8:00 PM  
Village Hall

1. Call to Order
2. Roll Call
3. Continued Public Hearing to consider the application submitted by Eliana Braunstein for a variance from the provisions of Section 230-17 Table of Dimensional Requirements and Section 230-14(O)(6) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a cabana having a side yard of 14.4 feet instead of the minimum required of 25 feet and a total side yard of 50.2 feet instead of the minimum required of 60 feet, a pergola have a rear yard of 15 feet instead of the minimum required of 50 feet, a generator having a side yard of 5.4 feet instead of the minimum required of 8.3 feet and a rear yard of 8.1 feet instead of the minimum required of 16.7 feet, a fence having a height of 10 feet instead of the maximum required of 6 feet, building coverage of .12 instead of the maximum permitted of .10, impervious surface of .33 instead of the maximum permitted of .25 and to permit five accessory buildings instead of the maximum permitted of two accessory buildings.

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 to consider the application submitted by Benjamin and Chana Berkowitz for a variance 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 in-ground swimming pool with patio and related equipment and lighting having impervious surface of .30 instead of the maximum permitted of .25.

The subject premises are situated on the south side of Sherri Lane, approximately 442 feet from Plank Road, known as 20 Sherri Lane, designated on the Tax Map as Section 41.16 Block 1 Lot 22, in an R-35 Zoning District.

5. Public Hearing to consider the application submitted by Mark Mindick 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 an addition to a single family residence having a front yard on Amsterdam Ave of 40.4 feet instead of the minimum required of 50 feet, front yard on Jodi Court of 32 feet instead of the minimum required of 50 feet, building coverage of .113 instead of the maximum permitted

of .10, and impervious surface ratio of .33 instead of the maximum permitted of .25.

The subject premises are situated on the south side of Amsterdam Ave at the intersection with Jodi Court, known as 16 Amsterdam Ave, designated on the Tax Map as Section 41.11 Block 1 Lot 45, in an R-35 Zoning District.

6. Public Hearing to consider the application submitted by Joel and Miriam Goldberg for a variance 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 maintenance and use of an existing pool and patio having an impervious surface ratio of .28 instead of the maximum permitted of .25.

The subject premises are situated on the east side of Cambridge Road at the intersection with Grandview Ave, known as 2 Cambridge Road, designated on the Tax Map as Section 41.15 Block 1 Lot 41, in an R-35 Zoning District.

7. Public Hearing to consider the application submitted by Martin Sabel 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 residence having building coverage of .117 instead of the maximum permitted of .10 and front yard impervious surface of .333 instead of the maximum permitted of .20.

The subject premises are situated on the east side of Charlotte Drive approximately 1000 feet west of Deerwood Road, known as 2 Charlotte Drive, designated on the Tax Map as Section 41.08 Block 1 Lot 34, in an R-35 Zoning District.

8. Approval of Minutes – November 15, 2017
9. New Business-Amendment to variance granted on November 15, 2017 to Bassie Hurwitz  
Premises situated on the west side of Spook Rock Road  
Approximately 700 feet north of Grandview Ave,  
Known as 89 Spook Rock Road, designated on the Tax Map  
As Section 40.16 Block 1 Lot 10.2, in an R-50 Zoning District