

VILLAGE OF WESLEY HILLS
ZONING BOARD OF APPEALS
AGENDA
October 25, 2017, 8:00 PM
Village Hall

1. Call to Order
2. Roll Call
3. Continued Public Hearing to consider the application submitted by Bassie Hurwitz 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 a two lot subdivision, proposed lot #1 having lot area of 44,097 square feet instead of the minimum required of 50,000 square feet, side yard of 20.9 feet instead of the minimum required of 30 feet, total side yard of 51.5 feet instead of the minimum required of 75 feet and impervious surface ratio of .26 instead of the maximum permitted of .20, and proposed Lot No. 2 having lot area of 45,227 square feet instead of the minimum required of 50,000 square feet, lot frontage of 28 feet instead of the minimum required of 100 feet and front yard impervious surface ratio of .37 instead of the maximum permitted of .15.

The subject premises are 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.

4. 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.

5. Approval of Minutes – September 27, 2017