

**Village of Wesley Hills
Zoning Board of Appeals
Village Hall
Wednesday, January 18, 2017**

MEMBERS PRESENT:

Richard Weinberger, Chairman
Jan Hilgeman
Carole Anderson
Dennis Dale
Mordechai Schwab, Ad Hoc
Randi Marlin, Ad Hoc

MEMBERS ABSENT:

Jonathan Gewirtz

OTHERS PRESENT:

Doris Ulman, Assistant Village Attorney
Camille Guido-Downey, Village Clerk

Chairman Weinberger called the meeting to order at 8:05 p.m.

Item #3

Aaron Metzger - 398 Route 306

Francois Nicolas, Architect for the Applicant was present and was sworn in. Mr. Nicolas stated that the requested variance is for a garage in the rear of the property. The existing garage attached to the home will be used for living space for Mr. Metzger's children. Mr. Nicolas stated that the Village code requires a garage on the property. The proposed pre-fab garage is 12x18 and will be located approximately 15 feet from the home. Mr. Nicolas stated that the Board Members had site visit on January 15, 2017.

Chairman Weinberger stated that at the site visit the members suggested saving the trees on at the lot line. The following memos were received in support of the application:

1. Suzanne Israel
2. R. Unger

The following letter was received in objection to the application:

1. V. Earl
2. A. Rubino

The following memos were received in accordance with the GML review:

1. Rockland County Sewer District #1 letter dated 12/2/16, no issue.
2. Rockland County Health Department letter dated 11/21/16, no issue.
3. Rockland County Department of Planning GML dated 12/20/16.
 1. Application was sent to NYSDOT, no response.

2. Bulk table was provided.
3. Applicant will comply with the RC Health Department memo dated 11/21/16.
4. Applicant will comply with the RCSD#1 memo dated 12/2/16.
5. No rear yard variance is required or requested.
6. Applicant will provide the vicinity map.

Chairman Weinberger questioned if the Applicant will install trees on their property between the rear of the property and Mr. Earl's property?

Francois Nicolas answered yes.

At 8:36 pm Chairman Weinberger opened the public hearing.

No one from the public wished to speak.

At 8:38 pm Mordechai Schwab made a motion to close the public hearing, seconded by Dennis Dale. Upon vote, this motion carried unanimously.

Francois Nicolas amended his application to eliminate the height variance that was requested as it is not required.

Mordechai Schwab accepted the amended to the application, seconded by Carole Anderson. Upon vote, this motion carried unanimously.

Jan Hilgeman made a motion to approve the application of Aaron Metzger subject to the following conditions:

1. Compliance with the memo from the Rockland County Sewer District #1 letter dated 12/2/16.
2. Compliance with the memo from the Rockland County Health Department letter dated 11/21/16.
3. Compliance with the memo from the Rockland County Department of Planning GML dated 12/20/16.
4. Applicant to install trees on their property between the rear of the property and Mr. Earl's property.

Seconded by Carole Anderson. Upon vote, this motion carried unanimously.

At 8:40 pm Jan Hilgeman made a motion to adjourn, seconded by Carole Anderson. Upon vote, this motion carried unanimously.

Respectfully Submitted,

Camille Guido-Downey
Village Clerk