

**Village of Wesley Hills
Zoning Board of Appeals
Village Hall
Wednesday, July 19, 2017**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Jonathan Gewirtz
Randi Marlin, Ad Hoc

OTHERS PRESENT:

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

Chairman Weinberger called the meeting to order at 8:15 p.m.

Item #3

Mike Sussholz -28 Charlotte Drive

Stanley Mayerfeld, Architect for the Applicant was present and was affirmed to tell the truth. Mr. Mayerfeld stated that this lot is a small lot which is under 35,000 sf and there is an existing home located in the lot which will be removed and a new home will be constructed. Applicant is seeking variances for one side yard of 20 feet instead of the minimum required of 25 feet, total side yard of 44.2 feet instead of the minimum required of 60 feet and building coverage of .112 instead of the maximum required of .10. Mr. Mayerfeld stated that the character of the neighborhood will not change with the construction of this new home.

Doris Ulman stated that this is an average density lot that was approved under the Town of Ramapo. The Village of Wesley Hills code does not reduce any setback for average density lots, therefore, variances are required. Ms. Ulman stated that the public hearing notice is correct as advertised.

Jan Hilgeman stated that the bulk table needs to be amended to reflect the required variances.

Chairman Weinberger stated that an email dated 7/19/17 was received from the Bush's of 30 Charlotte Drive. Chairman Weinberger requested that the Applicant work with the Bush's to address their concerns in reference to their email and their concerns about landscaping.

Stanley Mayerfeld stated that the layout of the home is the same. The garage will be towards the Bush's home and the active areas of the home will be on the other side of the home.

Chairman Weinberger read the following letters of support into the record:

1. Henoch Messner, 15 Rochelle Lane
2. Stephen Gruenbaum, 34 Charlotte Drive
3. Mendel Rosen, 26 Charlotte Drive
4. Elana Klein, 19 Charlotte Drive
5. Michael Gruen, 7 Bruck Court
6. Estee Frankel, 25 Bruck Court

Stanley Mayerfeld stated that between the Bush's property and the Sussholz's home there is a row of hedges and they will not be removed near the Bush's property and they may be removed further towards the rear of the property. Stanley Mayerfeld submitted a photo of the hedges.

Mr. Bush was present and stated that he would like the hedges that are on his property and along the property line to remain and he is concerned that his hedges on his property will be destroyed when the driveway is installed.

Stanley Mayerfeld stated that if hedges are removed they will be removed on the Sussholz's property.

Chairman Weinberger requested that the Applicant submitted a written landscaping plan explaining the proposed plan for the hedges. Chairman Weinberger also requested that the Applicant have the property staked and also show where the property line is as the hedges is not the property line. He asked that the contractor provide a written description of how the driveway will be removed and to guarantee that the trees and roots on the Bush's property will not be disturbed.

Doris Ulman stated that the Applicant may have to provide a grantee to the Village from the contractor that any damages to the Bush's hedges will require them to be replaced.

Chairman Weinberger and the Board Members selected Sunday, August 13th at 9am for the site visit.

Jan Hilgeman made a motion to continue the public hearing for the application of Mike Sussholz of 28 Charlotte Drive to August 16, 2017 at 8pm, seconded by Carole Anderson. Upon vote, this motion carried unanimously.

Item #4

Alan Messner-15 Rochelle Lane

Stanley Mayerfeld, Architect for the Applicant was present and was affirmed to tell the truth. Mr. Mayerfeld stated that this home was recently completed and upon final review, it was noticed by the Village Engineer that the covered porch needs a variance. The covered porch was always on the plans and they are here to hopefully obtain that variance due to the over sight.

Jan Hilgeman requested that the Applicant amend the narrative that was provided to read covered instead of uncovered.

Doris Ulman stated that on the plan there is a 42 foot setback that is indicated with a dotted line that needs to be removed as the 42 foot setback is for by the covered porch not the requested setback line.

Chairman Weinberger read the following letters of support into the record:

1. Joel Eisenreich, 12 Rochelle Lane
2. Yehuda Rosen, 26 Charlotte Drive
3. Chani Norman, 6 Rochelle Lane
4. Saul & Gitty Horowitz, 21 Rochelle Lane
5. Aaron Shatzkes, 22 Charlotte Drive
6. Michele Mamman,
7. Channing Sussholz, 28 Charlotte Drive
8. Lisa Abrams, 14 Rochelle Lane
9. Ester Adler, 10 Rochelle Lane
10. Eliana & Shully Braunstein, 5 Rochelle Lane
11. Joseph Zupnik, 7 Rochelle Lane
12. An Fishkind, 11 Rochelle Lane

Chairman Weinberger and the Board Members selected Sunday, August 13th at 9:30am for the site visit.

Jan Hilgeman made a motion to continue the public hearing for the application of Alan Messner of 15 Rochelle Lane to August 16, 2017 at 8pm, seconded by Carole Anderson. Upon vote, this motion carried unanimously.

Item #5
Adoption of Minutes- May 17, 2017

Carole Anderson made a motion to approve the Zoning Board of Appeals Minutes of May 17, 2017 seconded by Mordechai Schwab. Upon vote, this motion carried unanimously.

At 9:17 Jan Hilgeman made a motion to adjourn, seconded by Carole Anderson. Upon vote, this motion carried unanimously.

Respectfully Submitted,

Camille Guido-Downey
Village Clerk