

**Village of Wesley Hills  
Zoning Board of Appeals  
Village Hall  
Tuesday, April 12, 2016**

**MEMBERS PRESENT:**

Richard Weinberger, Chairman  
Jonathan Gewirtz  
Carole Anderson  
Dennis Dale, Ad Hoc  
Mordechai Schwab, Ad Hoc

**MEMBERS ABSENT:**

Felicia Hirshfeld  
Jan Hilgeman

**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 #4**

**Naftali Klein-73 S Parker Drive**

Chairman Weinberger read the following public hearing notice into the record:

Continuation of the Public Hearing on the application of Naftali Klein for variances from the provisions of Section 130-17, Attachment 1 of the Code of the Village of Wesley Hills, to permit the maintenance and use of a carport having 20.5 feet less than the minimum required side yard of 25 feet and 5.1 feet less than the minimum required total side yard of 60 feet and a shed having 22.2 feet less than the minimum required side yard of 25 feet and 8.1 feet less than the minimum required total side yard of 60 feet.

The subject premises are situated on the south side of South Parker Drive, approximately 75 feet west of Martha Road, known as 73 South Parker Drive, designated on the Tax Map as Section 41.18, Block 1 Lot 45, in an R-35 Zoning District.

Chairman Weinberger read into the record a letter from Naftali Klein's attorney dated 4/12/16 requesting an adjournment to the June 15<sup>th</sup> meeting.

Jonathan Gewirtz made a motion to adjourn the application of Naftali Klein to the June 15, 2016 meeting, seconded by Mordechai Schwab. Upon vote, this motion carried unanimously.

**Item #5**

**Fred & Jennifer Levine -3 Cottonwood Lane**

Chairman Weinberger read the following public hearing notice into the record:

Public Hearing on the application submitted by Fred and Jennifer Levine for a variance from the provisions of Section 230-17 Attachment 1 the Table of Dimensional Requirements of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of an in-ground swimming pool and basketball court having impervious surface of .34 instead of the maximum permitted of .25.

The subject premises are situated on the north side of Cottonwood Lane at the intersection with Rosewood Lane, known as 3 Cottonwood Lane, designated on the Tax Map as Section 32.8 Block 1 Lot 35, in an R-35 Zoning District.

Todd Rosenblum, Applicant's Architect was present and was affirmed to tell the truth. Mr. Rosenblum stated that the Applicant is seeking to construct a swimming pool and a basketball court which exceeds the maximum impervious surface area of .25. The Applicant is requesting a variance for .34. Mr. Rosenblum stated that he has spoken with the Village Engineer and she has requested that they install a dry well in the front yard to assist with any water runoff. The proposed dry well is shown on the proposed plans. There will also be a swale from the basketball court to the dry well to also assist with water runoff from the basketball court. Mr. Rosenblum stated that any drainage system that will be constructed will be as per the Village Engineer specifications. Mr. Rosenblum stated that there will be no water runoff onto any of the neighbor's property. Mr. Rosenblum stated that the Levine's are obtaining letters of support from the neighbors and will submit them once received.

Doris Ulman questioned if the patio behind the home was removed, what would the impervious surface area calculation be?

Mr. Rosenblum stated that he would calculate that information and report back to the Board.

At 8:18 pm Jonathan Gewirtz made a motion to open the public hearing, seconded by Dennis Dale. Upon vote, this motion carried unanimously.

No one wished to speak.

Chairman and Board Members scheduled a site visit for May 15, 2016 at 9am.

Mordechai Schwab made a motion to continue the public hearing to the May 24, 2016 meeting, seconded by Jonathan Gewirtz. Upon vote, this motion carried unanimously.

### **Item #3**

#### **Adoption of Minutes- January 21, 2015**

Carole Anderson made a motion to approve the Zoning Board of Appeals Minutes of January 21, 2015 seconded by Richard Weinberger. Upon vote, this motion carried unanimously.

#### **Adoption of Minutes- April 15, 2015**

ZBA  
4-12-16

Jonathan Gewirtz made a motion to approve the Zoning Board of Appeals Minutes of April 15, 2015 seconded by Carole Anderson. Upon vote, this motion carried unanimously.

**Adoption of Minutes- November 18, 2015**

Dennis Dale made a motion to approve the Zoning Board of Appeals Minutes of November 18, 2015 seconded by Carole Anderson. Upon vote, this motion carried unanimously.

At 8:23 pm Jonathan Gewirtz made a motion to adjourn, seconded by Carole Anderson. Upon vote, this motion carried unanimously.

Respectfully Submitted,

Camille Guido-Downey