

**VILLAGE OF WESLEY HILLS  
ZONING BOARD OF APPEALS  
AGENDA**

May 20, 2020  
Zoom Teleconference

1. Call to Order
2. Roll Call
3. Continued Public Hearing on the application submitted by Congregation Bais Yakov Yosef Ostrow for variances from the provisions of Section 230-26G(1)(c) and (d) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a 500 square foot one story addition for a mikvah and a separate 120 square foot two story addition to a Neighborhood Gathering Facility having a front yard setback at Skylark Drive of 40.3 feet instead of the minimum required of 50 feet and building coverage of .17 instead of the maximum permitted of .15.

The subject premises are situated on the east side of Ridgeway Terrace at the intersection with Skylark Drive, known as 5 Ridgeway Terrace, designated on the Tax Map as Section 41.16 Block 1 Lot 79, in an R-35 Zoning District.

4. Public Hearing on the application submitted by Joseph Mause for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a garage addition to a single family residence having a side yard of 15 feet instead of the minimum required of 25 feet.

The subject premises are situated on the east side of Sherri Lane approximately 500 feet north of Skylark Drive, known as 6 Sherri Lane, designated on the Tax Map as Section 41.16 Block 1 Lot 29, in an R-35 Zoning District.

5. Continued Public Hearing on the application submitted by Meir and Yocheved Friedman for variances from the provisions of Section 230-17 Attachment I 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 of 35.6 feet instead of the minimum required of 50 feet and total side yard of 51.3 feet instead of the minimum required of 60 feet.

The subject premises are situated on the north side of Glenbrook Road, approximately 180 feet west of Moccasin Place, known as 29 Glenbrook Road, designated on the Tax Map as Section 41.10 Block 2 Lot 26, in an R-35 Zoning District.

6. Continued Public Hearing on the application submitted by Aaron Eichorn for a variance from the provisions of Section 230-14L(3) of the Code of the Village of Wesley Hills, to permit the maintenance and use of a 10 foot high chain link fence that is 11 feet from the side property line instead of the maximum height of 8 feet.

The subject premises are situated on the south side of Soundview Drive approximately 100 feet east of Marisa Drive, known as 4 Soundview Drive, designated on the Tax Map as Section 41.8 Block 1 Lot 47.4, in an R-35 Zoning District.

7. Public Hearing on the application submitted by Joshua and Arielle Wertentheil for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family dwelling having building coverage of .14 instead of the maximum permitted of .10, impervious surface of .262 instead of the maximum permitted of .25, side yard of 24 feet instead of the minimum required of 25 feet and a total side yard of 53.7 feet instead of the minimum required of 60 feet.

The subject premises are situated on the west side of Holland Lane approximately 150 feet south of Amsterdam Avenue, known as 24 Holland Lane, designated on the Tax Map as Section 41.11 Block 1 Lot 85, in an R-35 Zoning District.

8. Public Hearing on the application submitted by Devorah Wieder for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a front portico to an existing residence having a front yard of 40.9 feet instead of the minimum required of 50 feet.

The subject premises are situated on the west side of Astor Place, known as 31 Astor Place, designated on the Tax Map as Section 41.10 Block 1 Lot 1, in an R-35 Zoning District.

9. Approval of Minutes – February 19, 2020