

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

**AGENDA**

May 19, 2021

Village Hall

7:30pm

1. Call to Order
2. Roll Call
3. Public Hearing on the application submitted by Yisroel and Heidi Kluger 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 swimming pool, pool patio, cabana and pergola having building coverage of .1273 instead of the maximum permitted of .10 and impervious surface ratio of .28 instead of the maximum permitted of .25.

The premises are situated on the north side of Tammy Road approximately 420 feet west of Plank Road, known as 23 Tammy Road, designated on the Tax Map as Section 41.16 Block 1 Lot 37, in an R-35 Zoning District

4. Public Hearing on the application submitted by Mark and Goldie Schwartz 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 single family residence and cabana having a side yard of 20.3 feet instead of the minimum required of 25 feet on the west side of the property, a side yard of 15.9 feet instead of the minimum required of 25 feet on the east side of the property, rear yard of 16.2 feet instead of the minimum required of 50 feet, total side yard of 58.4 feet instead of the minimum required of 60 feet, building coverage of .134 instead of the maximum permitted of .12 and front yard impervious surface of .28 instead of the maximum permitted of .20.

The subject premises are situated on the south side of Ardley Place approximately 250 feet east of Astor Place, known as 7 Ardley Place, designated on the Tax Map as Section 41.10 Block 1 Lot 24, in an R-35 Zoning District.

5. Continued Public Hearing on the application submitted by Cheskel March on appeal of a determination of the Building Inspection dated December 20, 2020 that an apartment situated above the garage at 174 Grandview Avenue had lost its non-conformity or, in the alternative, for an extension of the previous non-conforming use of the dwelling unit.

The subject premises are situated on the south side of Grandview Avenue approximately 200 feet east of Forshay Road, known as 174 Grandview Avenue, designated on the Tax Map as Section 41.14 Block 1 Lot 51, in an R-35 Zoning District.

6. Continued Public Hearing on the application submitted by Benjamin and Chana Berkowitz 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 side yard of 18.5 feet instead of the minimum required of 25 feet, building coverage of .146 instead of the maximum permitted of .10 and impervious surface ratio of .313 instead of the maximum permitted of .25.

The subject premises are situated on the south side of Sherri Lane approximately 335 feet west of Plank Road, known as 20 Sherri Lane, designated on the Tax Map as Section 41.16 Block 1 Lot 22, in an R-35 Zoning District.

7. Continued Public Hearing on the application submitted by Shimmy Enterprises, inc. for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills and for an interpretation of the definition of DEVELOPMENT COVERAGE to permit the construction, maintenance and use of an addition to a single family residence consisting of a garage and an enclosed swimming pool having impervious surface coverage ratio of .29 instead of the maximum permitted of .25, front yard impervious surface ratio of .28 instead of the maximum permitted of .23 and building coverage of .167 instead of the maximum permitted of .1245.

The subject premises are situated on the south side of Parker Drive approximately 100 feet east of Pilgram Lane, known as 59 S Parker Drive, designated on the Tax Map as Section 41.18 Block 1 Lot 39, in an R-35 Zoning District.

8. Approval of Minutes – April 21, 2021