

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

October 20, 2021  
Village Hall, 7:30 pm

1. Call to Order
2. Roll Call
3. Continued Public Hearing on the application submitted by Chana Gold for variances from the provisions of Section 230-17 Attachment I, 230-14 (O)(4)(a), 230-14(L) (1), (2), (3) and 230-13(C) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence and installation of a sports court having a front yard of 15.2 feet instead of the minimum required of 50 feet, front yard impervious surface ratio of .301 instead of the maximum permitted of .20, impervious surface ratio of .253 instead of the maximum permitted of .25, fence height of 10 feet instead of the maximum that would be permitted of 6 feet in the front yard and 8 feet in the side yard and for an increase in the dimensional nonconformity.

The subject premises are situated on the north side of Willow Tree Road approximately 250 feet east of Wilder Road, known as 146 Willow Tree Road, designated on the Tax Map as Section 41.10 Block 2 Lot 47, in an R-35 Zoning District.

4. Continued Public Hearing on the application submitted by Joseph Mause for variances from the provisions of Section 230-17 Attachment 1 and of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a basketball court, inground swimming pool and cabana having side yard of 18.1 feet instead of the minimum required of 25 feet, rear yard of 36 feet instead of the minimum required of 50 feet, building coverage of .11 instead of the maximum permitted of .10 and front yard impervious surface ratio of .22 instead of the maximum permitted of .20.

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 Chaim Bodner for variances from the provisions of Section 230-17 Attachment 1 and of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of an inground swimming pool and cabana having impervious surface ratio of .283 instead of the maximum permitted of .20 and front yard impervious surface ratio of .198 instead of the maximum permitted of .15.

The subject premises are situated on the south side of Suhl Lane, known as 4 Suhl Lane, designated on the Tax Map as Section 41.14 Block 1 Lot 21, in an R-50 Zoning District.

6. Public Hearing on the application submitted by SUEZ WATER NEW YORK, INC. for variances from the provisions of Section 230-17 Attachment 1 and of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a GAC water treatment facility having a height of 32.7 feet instead of the maximum permitted of 25 feet.

The subject premises are situated on the southside of Willow Tree and Forshay Road in the R-50 and R-35 zoning districts having frontage on Willow Tree and Forshay Road (County Route No. 81)

7. Continued Public Hearing on the application submitted by Cheskel March on appeal of a determination of the Building Inspector 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.

8. Approval of Minutes – October 6, 2021