

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

November 17, 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. Discussion 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.

5. Public Hearing on the application submitted by Sam Schlesinger for variances from the provisions of Section 230-17 Attachment 1 of the Code of the Village of Wesley Hills to permit the maintenance and use of a swimming pool and cabana having a front yard of 16.3 feet instead of the minimum required of 50 feet and impervious surface ratio of .299 instead of the maximum permitted of .25.

The subject premises are situated on the southeast corner of Cambridge Road and Moccasin Place, known as 19 Moccasin Place, designated on the Tax Map as Section 41.15 Block 1 Lot 42, in an R-35 Zoning District.

6. Approval of Minutes – October 20, 2021