

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

December 15, 2021  
Village Hall, 7:30 pm

1. Call to Order
2. Roll Call
3. Continued 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.

4. Public Hearing on the application submitted by Morty Bistrizky for variances from the provisions of Section 230-17 Attachment 1, 230-14 J(4) and 230-14(0)(4)(a) of the Code of the Village of Wesley Hills to permit the maintenance and use of a single family residence, pool, cabana and pergola having building coverage of .125 instead of the maximum permitted of .109, rear yard of 14.5 feet for the in-ground swimming pool instead of the minimum required of 15 feet and to permit eaves on the principal building to extend 30 inches into the side yard and 30 inches into the front yard at Plank Road instead of the maximum permitted of 18 inches.

The subject premises are situated on the northeast corner of Tammy Road and Plank Road, known as 15 Tammy Road, designated on the Tax Map as Section 41.16 Block 1 Lot 41, in an R-35 Zoning District.

5. Public Hearing on the application submitted by Yitchak and Yehudit Gelb for variances from the provisions of Section 230-17 Attachment 1 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 a side yard of 20.5 feet instead of the minimum required of 25 feet, total side yard of 30.2 feet instead of the minimum required of 60 feet, building coverage of .116 instead of the maximum permitted of .10 and impervious surface ratio of .26 instead of the maximum permitted of .25, and to permit the maintenance and use of a single family residence and deck having a front yard of 45.9 feet instead of the minimum required of 50 feet and side yard of 9.7 feet instead of the minimum required of 25 feet.

The subject premises are situated on the north side of Amsterdam Avenue approximately 20 feet west of Van Winkle Lane, known as 7 Amsterdam Avenue, designated on the Tax Map as Section 41.11 Block 1 Lot 32, in an R-35 Zoning District.

6. Public Hearing on the application submitted by Aron Schwartz for variances from the provisions of Section 230-17 Attachment 1 of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of an in-ground swimming pool and cabana having a rear yard of 15 feet instead of the minimum required of 50 feet, building coverage of .11 instead of the maximum permitted of .10 and impervious surface ratio of .28 instead of the maximum permitted of .25.

The subject premises are situated on the south side of Soundview Drive approximately 250 feet west of Marisa Drive, known as 6 Soundview Drive, designated on the Tax Map as Section 41.08 Block 1 Lot 47.2, in an R-35 Zoning District.

7. Approval of Minutes – November 17, 2021