

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

April 13, 2022

7:30 pm

1. Call to Order
2. Roll Call
3. Continued Public Hearing on the application submitted by Shalom and Eliana Braunstein for variances from the provisions of Sections 230-17 Attachment I and 230-14(O)(6) of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a cabana and pergola having a side yard of 14.5 feet instead of the minimum required of 25 feet, total side yard of 49.2 feet instead of the minimum required of 60 feet, rear yard of 15 feet instead of the minimum required of 50 feet, building coverage of .12 instead of the maximum permitted of .10 impervious surface ratio of .35 instead of the maximum permitted of .25 and to permit 5 accessory structures instead of the maximum permitted of 2 such structures.

The subject premises are situated on the west side of Rochelle Lane, approximately 410 feet north of East Willow Tree Road, known as 5 Rochelle Lane, designated on the Tax Map as Section 41.08 Block 2 Lot 58.3, in an R-35 Zoning District.

4. Continued Public Hearing on the application submitted by Eliot Kahan 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 deck having a rear yard of 32 feet instead of the minimum required of 50 feet.

The subject premises are situated at the cul-de-sac bulb of Hunters Run, known as 2 Hunters Run, Suffern, N.Y. 10901, designated on the Tax Map as Section 32.19 Block 2 Lot 20.6, in an R-50 Zoning District.

5. Continued Public Hearing on the application submitted by Lipa Hager for an interpretation of Section 230-5 of the Code of the Village of Wesley Hills, the definition of AVERAGE EXISTING GRADE, for an interpretation of Section 230-34D(5) and 230-31A of said Code to permit the construction, maintenance and use of a single family residence having a front yard of 39 feet instead of the minimum required of 50 feet, Building Coverage of .1017 instead of the maximum permitted of .10, building height of 29.8 feet instead of the maximum permitted of 25 feet and to permit a single car garage with a driveway onto East Willow Tree Road instead of two parking spaces with a driveway onto Deerwood Road.

The subject premises are situated on the east side of Deerwood Road 0 feet north of East Willow Tree Road, known as 2 Deerwood Road, designated on the Tax Map as Section 41.12 Block 1 Lot 4, in an R-35 Zoning District.

6. Public Hearing on the application submitted by Shimmy Enterprises Inc. on behalf of RR Investment 2012 LP and Judith Lane LLC 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 sports court having impervious surface ratio of .339 instead of the maximum permitted of .25.

The subject premises are situated on the south side of Judith Lane east of Martha Road, known as 15 and 17 Judith Lane, designated on the Tax Map as Section 41.18 Block 1 Lots 24 and 25, in an R-35 Zoning District.

7. Public Hearing on the application of Martin Sabel and Nechama Keller 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 cabana having a rear yard of 26 feet instead of the minimum required of 50 feet.

The subject premises are situated on the east side of Holland Lane, known as 27 Holland Lane, designated on the Tax Map as Section 41.11 Block 1 Lot 28, in an R-35 Zoning District.

8. Public Hearing on the application submitted by Mordechai Schwab for a variance from the provisions of Section 230-14(L)(3) to permit the construction, maintenance and use of a fence having a height of 10 feet instead of the maximum permitted of 8 feet.

The subject premises are situated on the east side of Wilder Road approximately 100 feet south of State Route 202, known as 94 Wilder Road, designated on the Tax Map as Section 32.14 Block 1 Lot 4.1, in an R-50 Zoning District.

9. Approval of Minutes – March 15, 2022