

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

June 15, 2022

7:30 pm

1. Call to Order

2. Roll Call

3. Continued 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.

4. Continued Public Hearing on the application submitted by TJG Realty of Rockland LLC 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 front yard of 38.7 feet instead of the minimum required 39.5 feet, side yard of 12.6 feet instead of the minimum required 20 feet, total side yard of 30.8 feet instead of the minimum required 40 feet, building coverage of .12 instead of the maximum permitted of .10, front yard impervious surface ratio of .30 instead of the maximum permitted of .20 and building height of 27.5 feet instead of the maximum permitted of 25 feet.

The subject premises are situated on the north side of Glenbrook Road approximately 450 feet east of Moccasin Place, known as 15 Glenbrook Road, designated on the Tax Map as Section 41.11 Block 1 Lot 61, in an R-35 Zoning District.

5. Continued Public Hearing on the application submitted by Jeffrey and Susan Itzkowitz 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 an addition to a single-family residence having total side yard of 67.5 feet instead of the minimum required of 75 feet.

The subject premises are situated on the west side Camberra Drive, approximately 240 feet north of Grandview Avenue, known as 3 Camberra Drive, designated on the Tax Map as Section 41.13 Block 1 Lot 12, in an R-50 Zoning District.

6. Public Hearing on the application submitted by Moshe Braun for a variance from the provisions of Section 230-17 Attachment I and 230-14O(4)(a) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a shed having a side yard of 2 feet instead of the minimum required of 25 feet.

The subject premises are situated at the bulb of the cul-de-sac on Auburn Court, known as 6 Auburn Court, designated on the Tax map as Section 41.15 Block 2 Lot 16, in an R-35 Zoning District.

7. Public Hearing on the application of Eli Amsterdam for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) to permit the re-subdivision of two lots and construction of a cabana on the lot known as 8 Suhl Lane, said cabana having a rear yard of 25 feet instead of the minimum required of 50 feet and the lot known as 95 Forshay Road having a rear yard of 43.3 feet instead of the minimum required of 50 feet, swimming pool rear yard of 4.3 feet instead of the minimum required of 15 feet and impervious surface ratio of .31 instead of the maximum permitted of .25.

The subject premises are situated on the east side of Suhl Lane approximately 250 feet north of Grandview Avenue, known as 8 Suhl, designated on the Tax Map as Section 41.14 Block 1 Lot 27.3 and on the west side of Forshay Road approximately 275 feet north of Grandview Avenue, known as 95 Forshay Road, designated on the Tax Map as Section 41.14 Block 1 Lot 30, both lots being in the R-35 Zoning District.

8. Discussion on draft of local law regarding cabanas.
9. Approval of Minutes – May 18, 2022