

**REVISED 7/24/18**

**VILLAGE OF WESLEY HILLS  
ZONING BOARD OF APPEALS  
AGENDA  
July 25, 2018, 7:30 PM  
Village Hall**

1. Call to Order
2. Roll Call
3. Continued Public Hearing on the application submitted by Jerald & Kathleen Zisa for variances from the provisions of Section 230-17 Attachment I Table of Dimensional Requirements of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a water tank on a concrete slab having 20 feet less than the minimum required side yard and 30 feet less than the minimum required rear yard.

The subject premises are situated on the south side of East Lane approximately 1,058 feet south of Pomona Lane, known as 33 East Lane, designated on the Tax Map as Section 41.08, Block 2 Lot 33, in an R-35 Zoning District.

4. Planning Board & Zoning Board Combination Meeting for Congregation Derech Emes & Congregation Sha'ar Hashamayim:

Public Hearing on the application submitted by Congregation Derech Emes for variances from the provisions of Section 230-26(G)(1)(c) and 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 Neighborhood Gathering and related parking having side yard of 20 feet instead of minimum required of 25 feet, impervious surface of .61 instead of the maximum permitted of .25 and front yard impervious surface of .24 instead of the maximum permitted of .20 and from the provisions of Section 230-14(O)(3) to permit the maintenance and use of an accessory building having side yard of 3.6 feet instead of the minimum required of 8.33 feet.

The subject premises are situated on the east side of Wilder Road approximately 228 feet north of Carter Lane, known as 34 Wilder Road, designated on the Tax Map as Section 41.10, Block 2 Lot 3, in an R-35 Zoning District.

5. Public Hearing on the application submitted by Congregation Sha'ar Hashamayim for a variance from the provisions of Section 230-26(G) (1) (c) and 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 parking area for a Neighborhood Gathering having impervious surface ratio of .49 instead of the maximum permitted of .25.

The subject premises are situated on the south side of East Willow Tree Road 0 feet east of Rochelle Lane, known as 71 East Willow Tree Road, designated on the Tax Map as Section 41.12, Block 2 Lot 2, in an R-35 Zoning District.

6. Public Hearing on the application submitted by Chaim Adler 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 a single family residence having a lot area of 38.971

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square feet instead of the minimum required of 50,000 square feet, lot width of 147 feet instead of the minimum required of 150 feet and a height of 30 feet instead of the maximum permitted of 25 feet.

The subject premises are situated on the west side of Roble Road approximately 640 feet north of Wilder Road, known as 7 Roble Road, designated on the Tax Map as Section 32.18, Block 2 Lot 31, in an R-50 Zoning District.

### **7. Approval of Minutes – June 20, 2018**