

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

September 21, 2022

7:30 pm

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

4. Continued 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.

5. Continued Public Hearing on the application submitted by David Rotenberg 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 a cabana having rear yard of 25 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 .26 instead of the maximum permitted of .25.

The subject premises are situated on the southwest corner of Cottonwood Lane and Wilder Road, known as 1 Cottonwood Lane, designated on the Tax Map as Section 32.18 Block 1 Lot 34, in an R-35 Zoning District.

6. Continued Public Hearing on the application submitted by Village Green Shul 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 a 13,753 square foot synagogue and a 900 square foot mikvah having a front yard of 32.5 feet instead of the minimum required of 50 feet, side yard of 17.5 feet for the synagogue instead of the minimum required of 25 feet, side yard of 2.5 feet for the garbage enclosure instead of the minimum required of 8.3 feet, rear yard of 25 feet for the mikvah instead of the minimum required of 50 feet, building coverage of .21 instead of the maximum permitted of .15, front yard impervious surface ratio of .21 instead of the maximum permitted of .20 and impervious surface ratio of .63 instead of the maximum permitted of .25.

The subject premises are situated on the south side of Village Green approximately 250 feet east of New York State Route 306, known as 4 Village Green, designated on the Tax Map as Section 41.11 Block 2 Lot 17, in an R-35 Zoning District.

7. Public Hearing on the application submitted by Alan and Mindy Gotesman for variances from the provisions of Section 230-17 Attachment I of the Wesley Hills Village Code to permit the construction, maintenance and use of a two-story addition to a single-family residence having a side yard of 23.8 feet instead of the minimum required of 25 feet and total side yard of 49.1 feet instead of the minimum required of 60 feet.

The subject premises are situated on the west side of Hillside Court at the intersection with Cara Drive, known as 24 Hillside Court, designated on the Tax Map as Section 41.08 Block 1 Lot 11, in an R-35 Zoning District.

8. Public Hearing on the application submitted by Avraham Ulano for variances from the provisions of Sections 230-17 Attachment I and 230-14O(a) to permit the construction, maintenance and use of an in-ground swimming pool and cabana having front yard of 44.9 feet for the swimming pool and 40.7 feet for the cabana instead of the minimum required of 50 feet, building coverage of .107 instead of the maximum permitted of .10, side yard of 11.8 feet instead of the minimum required of 30 feet, total side yard of 67.4 feet instead of the minimum required of 75 feet and impervious surface ratio of .292 instead of the maximum permitted of .20.

The subject premises are situated on the southside of Cutler Court at Route 202, known as 7 Cutler Court, designated on the Tax Map as Section 40.16 Block 1 Lot 1, in an R-50 Zoning District.

9. Public Hearing on the application submitted by Congregation Trisk Tolna for variances from the provisions of Sections 230-17 Attachment I and 230-13C to permit the construction, maintenance and use of a mikvah and parking lot for a Neighborhood Gathering having a front yard of 32.2 feet instead of the minimum required of 50 feet, total side yard of 51.7 feet instead of the minimum required of 60 feet, building coverage of .15 instead of the maximum permitted of .10, front yard impervious surface ratio of .26 instead of the maximum permitted of .20, impervious surface ratio of .52 instead of the maximum permitted of .25 and for expansion of the dimensional nonconformity.

The subject premises are situated on the northerly side of Glenbrook Road approximately 300 feet west of Moccasin Place, known as 33 Glenbrook Road, designated on the Tax Map as Section 41.10 Block 2 Lot 24, in an R-35 Zoning District.

**10.** Discussion on draft of local law regarding cabanas.

**11.** Approval of Minutes – August 17, 2022