

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

November 16, 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 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.

6. Continued 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, ground floor area of 1522 square feet instead of the maximum permitted of 900 square 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.

7. Continued Public Hearing on the application submitted by Abraham Breuer 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 single family residence having total side setback of 50.93 feet instead of the minimum required of 60 feet, building height of 27.35 feet instead of the maximum permitted of 25 feet and building coverage of .14 instead of the maximum permitted of .12.

The subject premises are situated on the north side of Skylark Drive approximately 238 feet west of Harriett Lane, known as 3 Skylark Drive, designated on the Tax Map as Section 41.16 Block 1 Lot 62, in an R-35 Zoning District.

8. Continued Public Hearing on the application submitted by Gary and Malki Gartenberg 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 Building Coverage of .127 instead of the maximum permitted of .10, front yard of 45.3 feet instead of the minimum required of 50 feet and Impervious Surface Ratio of .255 instead of the maximum permitted of .25.

The subject premises are situated on the east side of Villa Lane approximately 600 feet north of Ardley Place, known as 8 Villa Lane, designated on the Tax Map as Section 41.10 Block 1 Lot 14, in an R-35 Zoning District.

9. Continued Public Hearing on the application submitted by Nancy Rubin as Project Manager for Mark Schwartz and Goldie Slater for a variance from the provisions of Section 230-34(D)(4) to permit a new circular driveway that is 20 feet wide instead of the maximum permitted of 12 feet wide and for an interpretation of the Village Code regarding parking in the front yard as it applies to this application.

The subject premises are situated on the south side of Ardley Place approximately 700 feet west of Wilder Road, known as 7 Ardley Place, designated on the Tax Map as Section 41.10 Block 1 Lot 24, in an R-35 Zoning district.

- 10.** Public Hearing on the application submitted by Yehuda and Dvora Ginsberg 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 single-family residence having a front yard of 35 feet instead of the minimum required of 50 feet.

The subject premises are situated on the east side of Vanessa Drive approximately 385 feet south of Lime Kiln Road, known as 6 Vanessa Drive, designated on the Tax Map as Section 41.07 Block 2 Lot 21, in an R-50 Zoning District.

- 11.** Public Hearing on the application submitted by Chaya Wilhelm 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 single-family residence having building coverage of .115 instead of the maximum permitted of .10.

The subject premises are situated on the east side of Dike Drive approximately 124 feet north of Roven Road, known as 16 Dike Drive, designated on the Tax Map as Section 41.6 Block 1 Lot 3, in an R-35 Zoning District.

- 12.** Approval of Minutes –October 19, 2022