

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

January 18, 2023

7:30 pm

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

4. Public Hearing on the application submitted by Ayelet Berman 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 Building Coverage of .163 instead of the maximum permitted of .10.

The subject premises are situated on the west side of Villa Lane approximately 1,000 feet north of Ardley Place, known as 11 Villa Lane, designated on the Tax Map as Section 41.6 Block 1 lot 74, in an R-35 Zoning District.

5. Continued 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.

6. Public Hearing on the application submitted by Nancy Rubin on behalf of Shimon Reider for variances from the provisions of Sections 230-17 Attachment I and 230-34D(4) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a circular driveway having a front yard impervious surface ratio of .236 instead of the maximum permitted of .22 and a width of more than 12 feet.

The subject premises are situated on the east side of Astor Place approximately 300 feet south of Woodcrest Road, known as 14 Astor Place, designated on the Tax Map as Section 41.10 Block 1 Lot 39, in an R-50 Zoning District.

7. Public Hearing on the application submitted by Pinchas Kahana 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 front yard setback of 10.7 feet instead of the minimum required of 50 feet, impervious surface ratio of .28 instead of the maximum permitted of .20 and building coverage of .21 instead of the maximum permitted of .11.

The subject premises are situated on the north side of Buena Vista Road at the intersection with Cains Road, known as 15 Buena Vista Road, designated on the Tax Map as Section 32.19 Block 1 Lot 26, in an R-35 Zoning District.

8. Public Hearing on the application submitted by Kenneth and Beth Rozenberg 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 yard of 70 feet instead of the minimum required of 75 feet.

The subject premises are situated on the west side of State Route 306 approximately 800 feet north of Lime Kiln Road, known as 531 NY Route 306, designated on the Tax Map as Section 41.07 Block 1 Lot 21, in an R-50 Zoning District.

9. Public Hearing on the application submitted by Martin Neiman for variances from the provisions of Section 230-14O(5) and 230-14O(6) to permit the construction, maintenance and use of an accessory building that is 3,000 square feet instead of the maximum permitted of 900 square feet and is the fourth accessory building on the lot when not more than two are permitted.

The subject premises are situated on the south side of Pomona Lane at the intersection with West Lane, known as 24 Pomona Lane, designated on the Tax Map as Section 41.08 Block 2 Lot 29, in an R-35 Zoning District.

10. Approval of Minutes –December 14, 2022

11. Recommendation to the Board of Trustees considering proposed zoning law amendment regarding cabanas.