

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

March 15, 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(4)(a) and 230-14O(5) 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. 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, 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.

5. Continued 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.

6. Continued Public Hearing on the application submitted by Asher and Aliza Goldbrenner for variances from the provisions of Sections 230-17 Attachment I and 230-34B(1) to permit the construction, maintenance and use of an addition to a single family residence and driveway having a side yard of 21.6 feet instead of the minimum required of 25 feet and a driveway gradient of 17% for a 5 foot long segment instead of the maximum permitted of 12%.

The subject premises are situated on the west side of Astor Place approximately 300 feet south of Ardley Place, known as 19 Astor Place, designated on the Tax Map as Section 41.10 Block 1 Lot 52, in an R-35 Zoning District.

7. Public hearing on the application submitted by Nachum Lebovics an Anne Braunstein 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 if a single-family residence having Building Coverage of .124 instead of the maximum permitted of .11.

The subject premises are situated on the north side of Hastings Road, approximately 50 feet north of Bedford Road, known as 16 Hastings Road, designated on the Tax Map Section 41.15 Block 1 Lot 4, in an R-35 Zoning District.

8. Approval of Minutes –February 15, 2023