

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

July 19, 2023

7:30 pm

1. Call to Order
2. Roll Call
3. Continued Public Hearing on the application submitted by Shimmy Enterprise, Inc. on behalf of 22 Dike Drive LLC for variances from the provisions of Sections, 230-17 Attachment I and 230-14L(3) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a cabana and fence having building coverage of .142 instead of the maximum permitted of .116, cabana side yard of 21.4 feet instead of the minimum required of 30 feet, cabana rear yard of 28.6 feet instead of the minimum required of 50 feet and fence height of 12 feet instead of the maximum permitted of 8 feet.

The subject premises are situated on the east side of Dike Drive approximately 600 feet north of Roven Road, known as 22 Dike Drive, designated on the Tax Map as Section 41.06, Block 1, Lot 46, in an R-50 Zoning District.

4. Continued Public Hearing on the application submitted by Neil Zyskind 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 total impervious surface ratio of .26 instead of the maximum permitted of .20.

The subject premises are situated on the northerly side of Baker Lane in the cul de sac, known as 10 Baker Lane, designated on the Tax Map as Section 41.07 Block 2 Lot 45, in an R-50 Zoning District.

5. Public Hearing on the application submitted by Eli Amsterdam on behalf of himself and for Mona Gaudino, for variances from the provisions of Sections 230-17 Attachment I and Section 230-14O(4)(a) to permit the resubdivision of two lots and construction, maintenance, and use of a 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 Lane, 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.

6. Approval of Minutes – May 17, 2023
7. Approval of Minutes – June 21, 2023