

**Village of Wesley Hills
Zoning Board of Appeals
Village Hall
Wednesday, April 17, 2019**

MEMBERS PRESENT:

Richard Weinberger, Chairman
Carole Anderson
Dennis Dale
Mordechai Schwab, Ad Hoc

MEMBERS ABSENT:

Jonathan Gewirtz
Jan Hilgeman
Randi Marlin, Ad Hoc

OTHERS PRESENT:

Doris Ulman, Assistant Village Attorney
Camille Guido-Downey, Village Clerk

Chairman Weinberger called the meeting to order at 8:05 p.m.

**Item #3- Ephraim Jacobson-Public Hearing
5 Jodi Court**

Chairman Weinberger read into the record the following public hearing notice:

Public Hearing to consider the application submitted by Ephraim Jacobson for variances from the provisions of Section 230-17 the Table of Dimensional Requirements 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 a front yard of 42.2 feet at Amsterdam Ave instead of the minimum required of 50 feet and rear yard of 39.7 instead of the minimum required of 50 feet.

The subject premises are situated on the southeast corner of Amsterdam Ave and Jodi Court, known as 5 Jodi Court, designated on the Tax Map as Section 41.11 Block 1 Lot 50, in an R-35 Zoning District.

Todd Rosenblum was present on behalf of the Applicant was affirmed to tell the truth. Mr. Rosenblum stated that the Jacobson's wish to expand their home by adding a second floor to an existing ranch style home. They would also like to add a small addition to the left side, front and back along with two decks on the home. The following variances are being requested:

Variance	Required	Provided
Front yard	50	42.2
Rear yard	50	39.7

Mr. Rosenblum stated that the rear variance is need for the deck and not for the old or new structure. Mr. Rosenblum stated that the existing home is situated on the 45° angle and it is a corner lot. There is an existing pool to remain which the Applicant needed to work around. Mr. Rosenblum added that the home across the street received very similar variances due to the position of their home. The following letters of support with received:

ZBA
4/17/19

Fisch-2 Jodi Court
Eisenberg-2 Van Winkle Road
Koblick-17 Amsterdam Ave
Mindick-16 Amsterdam Ave
Peikes-3 Jodi Court
Schlisselfeld-11 Amsterdam Ave
Kram-15 Amsterdam Ave
Herskovich-4 Van Winkle Road
Gewirtz-9 Amsterdam Ave
Schlisselfeld-19 Amsterdam Ave
Baldinger-4 Jodi Court

Chairman Weinberger stated that no one from the public wished to speak.

Carole Anderson made a motion to continue the public hearing to May 15, 2019 and schedule a site visit for May 12, 2019, seconded by Dennis Dale. Upon vote, this motion carried unanimously.

Item #4
Approval of Minutes – April 3, 2019

Chairman Weinberger stated that we need to table this item to next month as we need more members to vote.

Dennis Dale made a motion to adjourn, seconded by Mordechai Schwab. Upon vote, this motion carried unanimously.

Respectfully Submitted,
Camille Guido-Downey