

**Village of Wesley Hills
Zoning Board of Appeals
Village Hall
Wednesday, July 21, 2021**

MEMBERS PRESENT:

Jonathan Gewirtz, Deputy Chairman
Dennis Dale
Richard Weinberger
Carole Anderson
Stefanie Collantes, Ad Hoc

MEMBERS ABSENT:

Mordechai Schwab, Chairman
Randi Marlin, Ad Hoc

OTHERS PRESENT:

Doris Ulman, Assistant Village Attorney
Tara Roberts, Deputy Village Clerk

Jonathan Gewirtz called the meeting to order at 7:40 p.m.

**Item #3 – Public Hearing – Shimmy Enterprises Inc. on behalf of Carmel Holding LLC
28 Wilder Road**

Paul Baum Esq., The Applicant's Attorney, appeared before the Board and affirmed to tell the truth. Mr. Baum stated that the proposed cabana, to be constructed at 28 Wilder Road, is to be used for the swimming pool at 1 Carter Lane. He further stated that this is the reason why this structure is situated so close to the northern property line. He stated that both properties are owned by the same person. Mr. Baum stated that the distance from the house to the northern property line is 62.1 feet, from the house to the southern property line is 21 feet.

Mr. Baum stated he did not believe the total side variance was needed. Doris Ulman requested that Mr. Baum provide a memo/written argument as to why this variance was not needed.

Mr. Baum discussed that additional landscaping will be done so this structure will not be seen from Wilder Road. Jonathan Gewirtz asked if there was a walkway from the pool to the cabana. Mr. Baum stated that he did not believe so but would confirm. Mr. Baum stated that the pergola is open and the structure would be located on the side and 15 feet from the property line, instead of the 25 feet required.

Stephanie Collantes made a motion to adjourn the Public Hearing to the August 18th meeting at 7:30pm and noted a site visit on 8/15/21 at 9am, seconded by Dennis Dale.

Upon vote, this motion was carried unanimously.

Richard Weinberger wanted it noted that Paul Baum was the only person in attendance for this Board Meeting. He requested that the owner, builder and other key participants should be in attendance at the site visit.

**Item #4 – Continued Public Hearing – March
174 Grandview Avenue**

A letter was received from the applicant's attorney requesting an adjournment. Carole Anderson made a motion to adjourn the public hearing at the request of the applicants' attorney to August 18, 2021, seconded by Dennis Dale. Upon vote, this motion carried unanimously.

Item #5--Approval of Minutes- June 16, 2021

Richard Weinberger made a motion to approve the minutes of June 16, 2021, seconded by Carole Anderson. Upon vote, this motion carried Ayes-3, Abstain-2 (Gewirtz and Dale not present at June 16th meeting).

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

Respectfully submitted,
Tara Roberts