

**Village of Wesley Hills  
Zoning Board of Appeals  
Village Hall  
Wednesday, November 28, 2018**

**MEMBERS PRESENT:**

Richard Weinberger, Chairman  
Carole Anderson  
Dennis Dale  
Jonathan Gewirtz  
Randi Marlin, Ad Hoc  
Mordechai Schwab, Ad Hoc

**MEMBERS ABSENT:**

Jan Hilgeman

**OTHERS PRESENT:**

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

Richard Weinberger, Chairman called the meeting to order at 8:10 p.m.

**Item #3**

**David & Kathleen Gamzeh-Public Hearing  
22 Sherri Lane**

Public Hearing on the application submitted by David & Kathleen Gamzeh for a variance from the provisions of Section 230-17 Attachment 1 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 building coverage of .12 instead of the maximum permitted of .10.

Stanley Mayerfeld was present along with the applicant. Mr. Mayerfeld was affirmed to tell the truth. Mr. Mayerfeld stated that the home is located in an R-35 zone and is on an undersized lot. The lot size is 29,087 sf and this lot is an average density lot. The Applicant is seeking a building coverage variance for an addition. Mr. Mayer stated that if the lot was appropriate in size a variance would not be needed. Mr. Mayerfeld submitted letters of support from the following neighbors:

1. 35 Sherri Lane
2. 20 Sherri Lane
3. 59 McNamara Road
4. 31 Sherri Lane
5. 39 Sherri Lane

Doris Ulman asked what the sf of the proposed home is.

Mr. Mayerfeld answered 3,409. Mr. Mayerfeld stated that the home across the street has received a variance for building coverage.

Doris Ulman questioned why can't the home be reduced in size?

Mr. Mayerfeld answered that the addition is needed for extended family that live out of state and visit often. The proposed sf does not exceed the size of the homes in the area.

Jonathan Schwab made a motion to continue the public hearing to December 19, 2018 at 8pm and noted that the site visit is 12/16/18 at 9am, seconded by Mordechai Schwab. Upon vote, this motion carried unanimously.

**Item #4**  
**Kenneth & Tamar Schaum-Public Hearing**  
**9 Marcus Drive**

Public Hearing on the application submitted by Kenneth & Tamar Schaum for variances from the provisions of 230-17 Attachment 1 of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of an in-ground swimming pool having a front yard of 36 feet instead of the minimum required of 50 feet and impervious surface ratio of .365 instead of the maximum permitted of .25.

Robert Ball, Westrock Pools was present on behalf of the applicant and affirmed to tell the truth. Mr. Ball stated that the applicant is seeking to construct an in ground pool requiring a front yard variance and impervious surface ratio variance. Mr. Ball stated that the driveway on the home is 3,500 sf and there is no impact to the neighbors as the home is set high.

Chairman Weinberger stated that there is no fence shown on the plan.

Doris Ulman stated that the Building Department will ensure that all the state requirements are met. Ms. Ulman stated that the impervious surface variance is extremely high and the applicant needs to seek to reduce the percentage. Ms. Ulman stated that the engineer also needs to include the front yard N Sherri Lane and amend the bulk table.

Robert Ball stated that he will speak to the homeowner in reference to impervious pavers and the elimination of a pathway on the property to reduce the percentage of the variance.

Chairman Weinberger suggested the applicant obtain letters of support from the letters.

Jonathan Schwab made a motion to continue the public hearing to December 19, 2018 at 8pm and noted that the site visit is 12/16/18 at 9am, seconded by Mordechai Schwab. Upon vote, this motion carried unanimously.

**Item #5**  
**Approval of Minutes – August 22, 2018**

Jonathan Gewirtz made a motion to approve the Zoning Board of Appeals Minutes of August 22, 2018 seconded by Carole Anderson. Upon vote, this motion carried unanimously.

11/28/18  
ZBA

Mordechai Schwab made a motion to adjourn, seconded Carole Anderson. Upon vote, this motion carried unanimously.

Respectfully Submitted,

Camille Guido-Downey