



ZONING BOARD OF APPEALS MEETING AGENDA

April 17, 2024 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

PUBLIC HEARING

1. Application submitted by Avrom and Bastzion Pancer 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 a front yard of 37.8 feet instead of the minimum required of 50 feet.

The subject premises are situated on the west side of Villa Lane 0 feet from the intersection with Ardley Place, known as 1 Villa Lane, designated on the Tax Map as Section 41.10 Block 1 Lot 10, in an R-35 Zoning District.

2. Application submitted by David Buchinger for variances 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 a single family residence having a front yard on Terrace Road of 23.1 feet instead of the minimum required of 50 feet, a front yard on Serven Road of 24.5 feet instead of the minimum required of 50 feet, front yard impervious surface ratio on Terrace Road of .159 instead of the maximum permitted of .15 and building coverage of .125 instead of the maximum permitted of .10.

The subject premises are situated on the north side of Terrace Road 0 feet from the intersection with Serven Road, known as 6 Terrace Road, designated on the Tax Map as Section 32.19 Block 1 Lot 53, in an R-50 Zoning District.

3. Application submitted by Norman Pomeranz for variances 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 a single family residence having a front yard of 40 feet instead of the minimum required of 50 feet, side yard of 20 feet instead of the minimum required of 25 feet, total side yard of 53.6 feet instead of the minimum required of 60 feet and building coverage of .122 instead of the maximum permitted of .115.

The subject premises are situated on the north side of Glenbrook Road approximately 260 feet west of Van Winkle Lane, known as 5 Glenbrook Road, designated on the Tax Map as Section 41.11 Block 1 Lot 57, in an R-35 Zoning District.

CONTINUED PUBLIC HEARING

4. Application submitted by Goldy Rosenfeld for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) of the Code of the Village of Wesley Hills, to permit the maintenance and use of an inground swimming pool having, impervious surface ratio of .30

instead of the maximum permitted of .25 and rear yard for the pool of 11.5 feet instead of the minimum required of 15 feet.

The subject premises are situated on the north side of Ardley Place at the intersection with Wilder Road, known as 2 Ardley Place, designated on the Tax Map as Section 41.10 Block I Lot 20, in an R 35 Zoning District.

5. Application submitted by Nancy Rubin on behalf of Mark Schwartz and Goldie Slater for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) to permit the maintenance and use of a single-family residence, inground swimming pool, cabana, circular driveway and other structures having front yard impervious surface ratio of .46 instead of the maximum permitted of .20, impervious surface ratio of .36 instead of the maximum permitted of .25, side yard of 19.9 feet instead of the minimum required of 25 feet, cabana side yard of 14.8 feet instead of the minimum required of 25 feet and the variance previously granted of 18 feet and cabana rear yard of 17 feet instead of the minimum required of 50 feet and the variance previously granted of 18 feet.

The subject premises are situated on the south side of Ardley Place approximately 700 feet west of Wilder Road, known as 7 Ardley Place, designated on the Tax Map as Section 41.1·0 Block 1 Lot 24. in an R-35 Zoning District.

6. Application submitted by Bassie Hurwitz for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the maintenance and use of a driveway to a single-family residence having impervious surface ratio of .29 instead of the prior variance granted of .26.

The subject premises are situated on the west side of Spook Rock Road at the intersection with Oren Court, known as 89 Spook Rock Road, designated on the Tax Map as Section 40.16 Block 1 Lot 10.21, in an R-50 Zoning District.

7. Application submitted by Shalom Moskowitz, for variances 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 a front porch to a single-family residence having building coverage of .13 instead of the maximum permitted of .10 and front yard of 43' instead of the minimum required of 50'.

The subject premises are situated on the northerly side of Grandview Avenue, 270 feet west of Sansberry Lane, known as 53 Grandview Avenue, designated on the Tax Map as Section 41.16 Block 2 Lot 23, in an R-35 Zoning District.

8. Application submitted by Issac Wieder for variances 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 a front yard of 46.7 feet instead of the minimum required of 50 feet and front yard impervious surface ratio of .228 instead of the maximum permitted of .20.

The subject premises are situated on the west side of Tranquility Road approximately 1000 feet south of Joy Road, known as 49 Tranquility Road, designated on the Tax Map as Section 41.09 Block 1 Lot 28, in an R-50 Zoning District.

APPROVAL OF MINUTES

9. March 20, 2024

ADJOURNMENT