



## **ZONING BOARD OF APPEALS MEETING AGENDA**

**May 15, 2024 at 7:30 PM**

**432 Route 306, Wesley Hills, NY 10952**

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

---

### **CALL TO ORDER**

### **ROLL CALL**

### **CONTINUED 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.

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 41.10 Block 1 Lot 24. in an R-35 Zoning District.

## **DISCUSSIONS**

6. Amendment to Resolution adopted on April 14, 2024 for Wieder, 49 Tranquility Road.

## **APPROVAL OF MINUTES**

7. April 17, 2024

## **ADJOURNMENT**