



ZONING BOARD OF APPEALS MEETING AGENDA

October 18, 2023 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 Eli Amsterdam on behalf of himself and for Mona Gaudino, for variances from the provisions of Sections 230-17 Attachment I and Section 230-14O(4)(a) of the Code of the Village of Wesley Hills to permit the resubdivision of two lots and construction, maintenance, and use of a cabana on premises known as 8 Suhl Lane, having an accessory rear yard of 15.7 feet, when the minimum required is 50 feet.

The subject premises are situated on the east side of Suhl Lane approximately 250 feet north of Grandview Avenue, known as 8 Suhl Lane, designated on the Tax Map as Section 41.14 Block 1 Lot 27.3, in an R-35 Zoning District.

2. Application submitted by Larry and Sarah Katz for Variances from the provisions of Sections 230-17 Attachment I, 230-14L(3), 230-14O(4)(a) of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a single-family residence, inground swimming pool and basketball court having impervious surface ratio of .42 instead of the maximum permitted of .25, front yard impervious surface ratio of .239 instead of the maximum permitted of .20, basketball side yard of 0 feet instead of the minimum required of 15 feet, inground pool side yard of 4.8 feet instead of the minimum permitted of 15 feet and fence height of 9.1 feet instead of the maximum permitted of 6 feet.

The subject premises are situated on the north side of Judith Lane approximately 560 feet east of Martha Road, known as 16 Judith Lane, designated on the Tax Map as Section 41.18 Block 1 Lot 6, in an R-35 Zoning District.

PUBLIC HEARING

3. Application submitted by Mark Martin 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, in-ground swimming pool and cabana having total side yard of 52.7 feet instead of the minimum required of 60 feet, rear yard of 15 feet instead of the minimum required of 50 feet and impervious surface ratio of .33 instead of the maximum permitted of .25.

The subject premises are situated on the east side of Route 306 across from Windmill Drive, known as 428 Route 306, designated on the Tax Map as Section 41.11 Block 2 Lot 21, in an R-35 Zoning District.

4. Application submitted by Baruch and Cheryl Fruchthandler 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 side yard of 21 feet instead of the minimum required of 25 feet, total side yard of 46 feet instead of the minimum required of 60 feet, front yard impervious surface ratio of .209 instead of the maximum permitted of .20 and building coverage of .128 instead of the maximum permitted of .10.

The subject premises are situated on the north side of Amsterdam Avenue approximately 270 feet north of Jodi Court, known as 21 Amsterdam Avenue, designated on the Tax Map as Section 41.11 Block 1 Lot 38, in an R-35 Zoning District.

APPROVAL OF MINUTES

5. September 20, 2023

ADJOURNMENT