



ZONING BOARD OF APPEALS MEETING AGENDA

August 16, 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 a rear yard of 25 feet instead of the minimum required of 50 feet, and the lot known as 95 Forshay Road having a rear yard of 43.3 feet instead of the minimum required of 50 feet, swimming pool rear yard of 4.3 feet instead of the minimum required of 15 feet, and impervious surface ratio of .31 instead of the maximum permitted of .25.

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 and on the west side of Forshay Road approximately 275 feet north of Grandview Avenue, known as 95 Forshay Road, designated on the Tax Map as Section 41.14 Block 1 Lot 30, both lots being in the R-35 Zoning District.

PUBLIC HEARING

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.

3. Application submitted by Nancy Rubin on behalf of Jacob Hamerman for Variances from the provisions of Sections 230-17 Attachment I of the Code of the Village of Wesley Hills for Variances to permit the construction, maintenance and use of a single-family residence having

total side yard of 60.1 feet instead of the minimum permitted of 75 feet and building coverage of .13 instead of the maximum permitted of .10.

The subject premises are situated on the east side of Reeder Place approximately 200 feet south of Wildwood Drive, known as 4 Reeder Place, designated on the Tax Map as Section 32.18 Block 1 Lot 19, in an R-50 Zoning District.

4. Application submitted by Simeon Hillel and Chaya Schlisselfeld for a Variance from the provisions of Sections 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a walkway creating a front yard impervious surface ratio of .23 instead of the maximum permitted of .20.

The subject premises are situated on the north side of Amsterdam Avenue approximately 150 feet west of Jodi Court, known as 19 Amsterdam Avenue, designated on the Tax Map as Section 41.11 Block 1 Lot 37, in an R-35 Zoning District.

DISCUSSIONS

5. Discussion of Lead Agency for Ira Wickes, Inc.

APPROVAL OF MINUTES

6. June 21, 2023
7. July 19, 2023

ADJOURNMENT