


## Agenda

 <p><i>Inc. Village of Woodsburgh Board Of Zoning Appeals</i></p>	<p><b>January 4, 2022 at 7:00 pm at Village Hall, 30 Piermont Ave Hewlett NY 11557</b></p>
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Call meeting to order: 7:00 pm

**Board Members:** Chairman Steven Rabinoff

David Lasky

Joel Wiener

Michael Krasne

Fred Schornstein

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Dana Garraputa, *Board Clerk*

Brian Stolar, *Attorney*

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## **CASES:**

### **Open Public Hearing**

**# 1** Application of Michael & Hanna Berry, 5 Willow Road, Woodsburgh, New York,  
Premises are also known as Section 41, Block 39, Lot 767 on the Nassau County Land and Tax  
Map, to construct an in-ground swimming pool with spa, sports court, retaining walls, outdoor  
kitchen, and patio, which work requires variances of the following Village Code sections:

1. (a) 150-39(A)(1), in that the building coverage will be 22.3% or 5,293.8 square feet, where the maximum permitted building coverage is 15% or 3,567.32 square feet, **Reduced to 19.3%, 4,580.3 square feet.**
2. (b) 150-39(B), in that the impervious surface coverage will be 11,351 square feet, where the maximum permitted is 7,467.46 square feet, **Reduced to 6,091 square feet, compliant.**
3. (c) 150-39(E), in that existing H frame utility structure is in a front yard, where accessory structures are not permitted in a front yard, **H frame to be removed and electrical meter will be installed on house.**
4. (d) 150-39(G)(1) in that a sport court will be located on an existing lot size of 23,782.10 square feet, where the lot or premises upon the court is located shall have a minimum lot area of 40,000 square feet,
5. (e) 150-39(G)(9) in that no screening shall be around the sports court, where all courts and the fencing surrounding it shall be completely screened by coniferous trees, and **Screening will conform to the code.**
6. (f) 150-47(B) in that the pool fencing will be located 3 feet from the side and rear lot lines, where the minimum side and rear setback is 25 feet. **Fence moved to around the pool, north side will be 15.3 ft.**
7. A private recreational court requires a permit from the Board of Appeals pursuant to Village Code 150-39(G)(9).
8. A swimming pool also requires a special permit from the Board of Appeals pursuant to Village Code §150-47(B).

### **Close Public Hearing**

- The Notice of application was sent to Nassau County Planning Commission, and they determined the Village has jurisdiction and may proceed with local determination.
  - Make a motion declaring Board lead agency with respect to the application under SEQRA and determining that the requested relief is a Type II matter under SEQRA, which requires no environmental review.
  - Make a motion to approve or deny the application.
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## **Open Public Hearing**

**# 2** Application of Chaim & Bayla Kiffel, **69 Willow Road**, Woodsburgh, New York, premises are designated as Section 41, Block 40, Lot 566 on the Nassau County Land and Tax Map, to construct one- and two-story additions, which construction requires variances of the following Village Code sections:

1. (a) 150-20, to permit a northerly side yard setback will be 5.83 feet, where a minimum setback of 15 feet is required. **Proposed 1 story under existing 2<sup>nd</sup> floor over hang.**
2. (b) 150-22.2, to permit a height setback ratio of 2.96, where a maximum of 1.4 is permitted. **Proposed 2<sup>nd</sup> story over garage has been removed.**
3. (c) 150-39(A)(1) to permit lot coverage of 3,465 square feet, where the maximum permitted lot coverage is 2,950.65 square feet.
4. (d) 150-22.3, to permit floor area of 5,738 square feet, where a maximum of 4,764.33 square feet is permitted. **Reduced to 5,702 square feet.**

## **Close Public Hearing**

- The Notice of application was sent to Nassau County Planning Commission, and they determined the Village has jurisdiction and may proceed with local determination.
- Make a motion declaring Board lead agency with respect to the application under SEQRA and determining that the requested relief is a Type II matter under SEQRA, which requires no environmental review.
- Make a motion to approve or deny the application.

MEETING FINISHED