

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Appeals
Village of Woodsburgh
Date: June 21, 2023
Time: 7:00 p.m.
Place: Village Hall, 30 Piermont Avenue, Hewlett, New York

Subject: Application of Micha and Lika Kalbo, 100 Woodmere Boulevard South, Woodsburgh, New York, to construct additions, alterations, a swimming pool, pavement, retaining walls, fencing and piers, which construction requires variances of the following Village Code sections: (a) 150-10, in that the following proposed improvements are set back from the front property line the following distances (i) addition over the garage is 40.6 feet, (ii) entry roof overhang is 41.4 feet, (iii) foyer addition is 45.39 feet, (iv) 2nd floor addition is 34.47 feet, (v) 2nd story deck is 30.52 feet, and (vi) pergola is 20.25 feet, where a minimum of 50 feet is required; (b) 150-13.1, in that the following improvements will have the following height-setback ratios, (i) garage addition (from Woodmere Boulevard South) 0.436, (ii) garage addition (Browsers Point Branch) 0.4826 at the peak and 0.533 at the low point, (iii) foyer addition 0.54, and (iv) 2nd floor addition 0.534 at the peak and 0.63 at the low point, where a maximum ratio of 0.42 is permitted; (c) 150-39(A)(1), in that the lot coverage will be 5,655.5 square feet, where a maximum of 3,441.36 square feet is permitted; (d) 150-39(B), in that the impervious surface coverage will be 10,685.8 square feet, where a maximum of 7,265.94 square feet is permitted; (e) 150-39(E), in that (i) the play set is 11 feet from the southerly property line and (ii) the pool shed is 8.333 feet from a property line, where a minimum of 13.33 feet is required; (f) 150-39(E), in that the (i) play set and (ii) pergola, are in a front yard, where no accessory structure is permitted in a front yard; (g) 150-39.1(A)(1), in that the outdoor kitchen is located partially in a front yard, where no such kitchen may be located in a front yard; (h) 150-47(H), in that the (i) pool and spa are located partially in a front yard, (ii) pool equipment is located in a front yard, (iii) retaining wall and pool fencing on top are located in a front and side yard, (iv) retaining wall and fencing on top are located 5 feet from Browsers Point Branch, (v) retaining wall and pool fencing on top are located 3.75 feet from the easterly property line, (vi) retaining wall and pool fencing are located 5 feet from the southerly property line, (vii) pool and spa are located 20.32 feet from the front property line, (viii) pool and spa are located 22.77 feet from the side property line, where a pool, including pool fencing and pool equipment shall be located not less than 25 feet from the rear property line, 25 feet from the side property line, and for a corner lot 25 feet from any property line abutting a street; and (i) 150-50(B), in that the fence on top of the retaining wall is 4.583 feet in height, where a maximum height of 4 feet is permitted. The swimming pool also requires a special permit pursuant to Village Code §150-47(B). Premises are also known as Section 41, Block 61, Lot 8 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matters.

This application is a Type II Action under the State Environmental Quality Review Act.

Any person having a disability which would inhibit attendance at or participation in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Clerk, 30 Piermont Avenue, Hewlett, New York, during regular business hours.

Dated: May 31, 2023

BY ORDER OF THE BOARD OF APPEALS
Michelle Blandino, Village Clerk