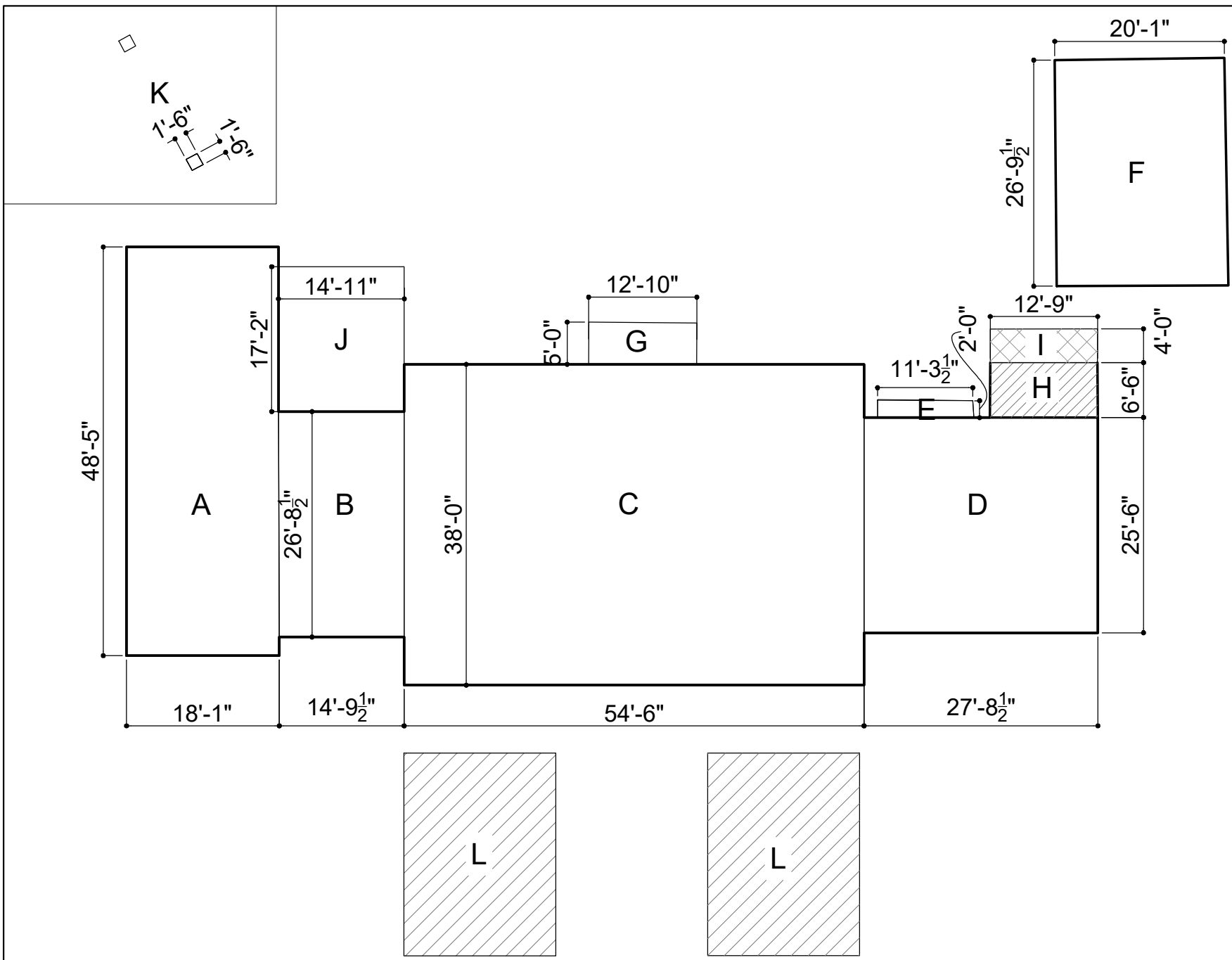


GLASTEIN RESIDENCE

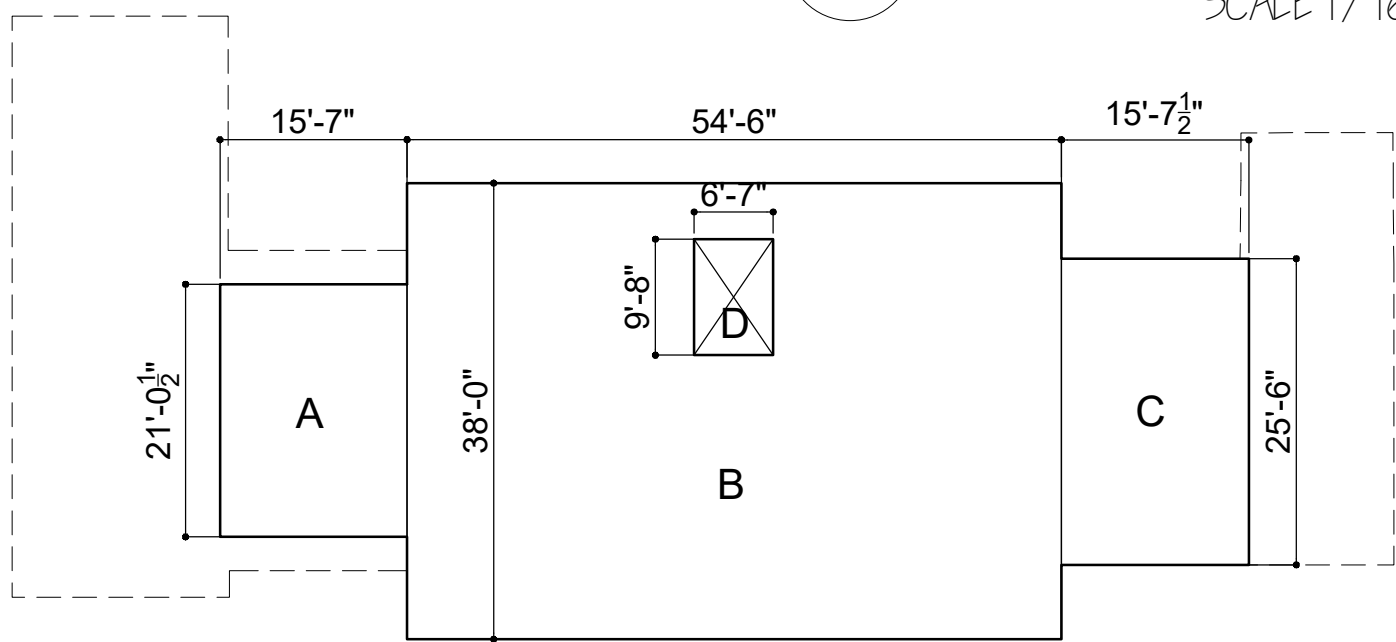
35 WOOD LANE

PROPOSED LANDSCAPING PLAN



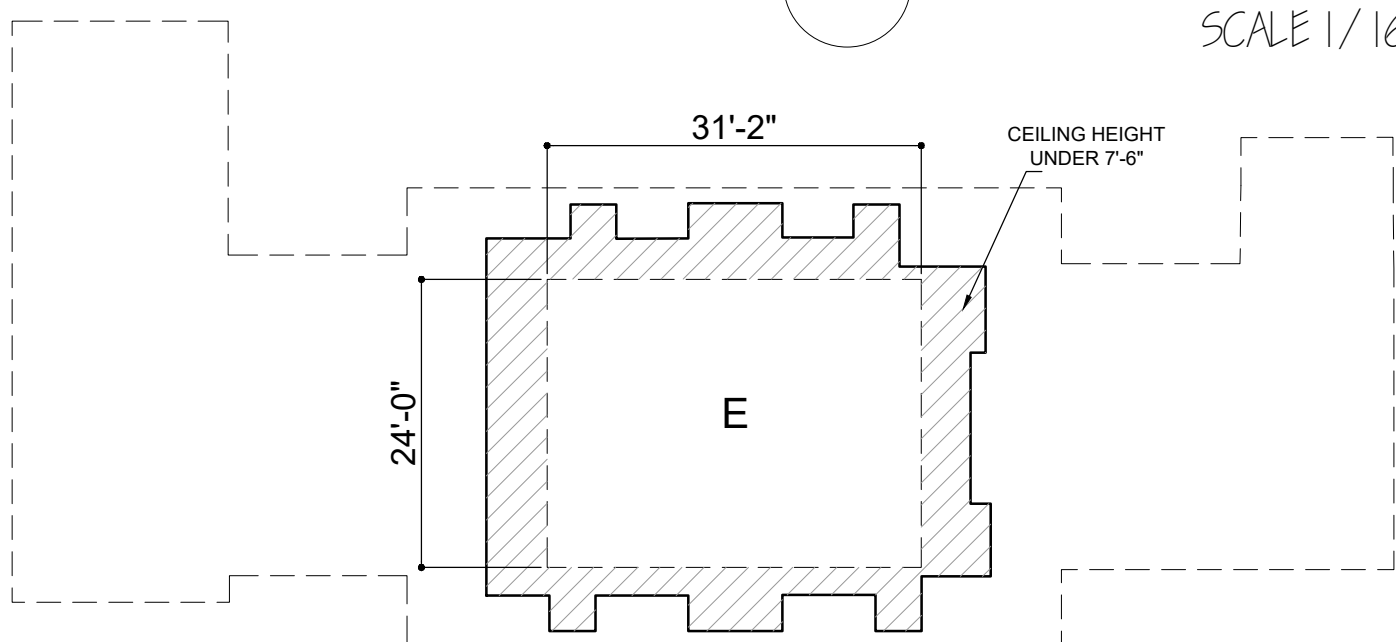
BUILDING AREA DIAGRAM

SCALE 1/16" = 1'-0"



FLOOR AREA SECOND FLOOR

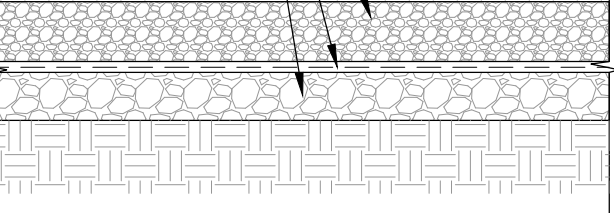
SCALE 1/16" = 1'-0"



3" LAYER OF PEA GRAVEL

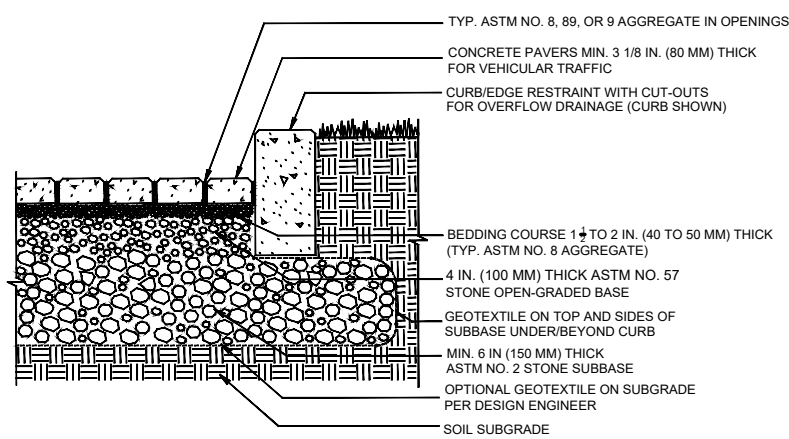
FILTER FABRIC

2" LAYER OF CRUSHED STONE BASE



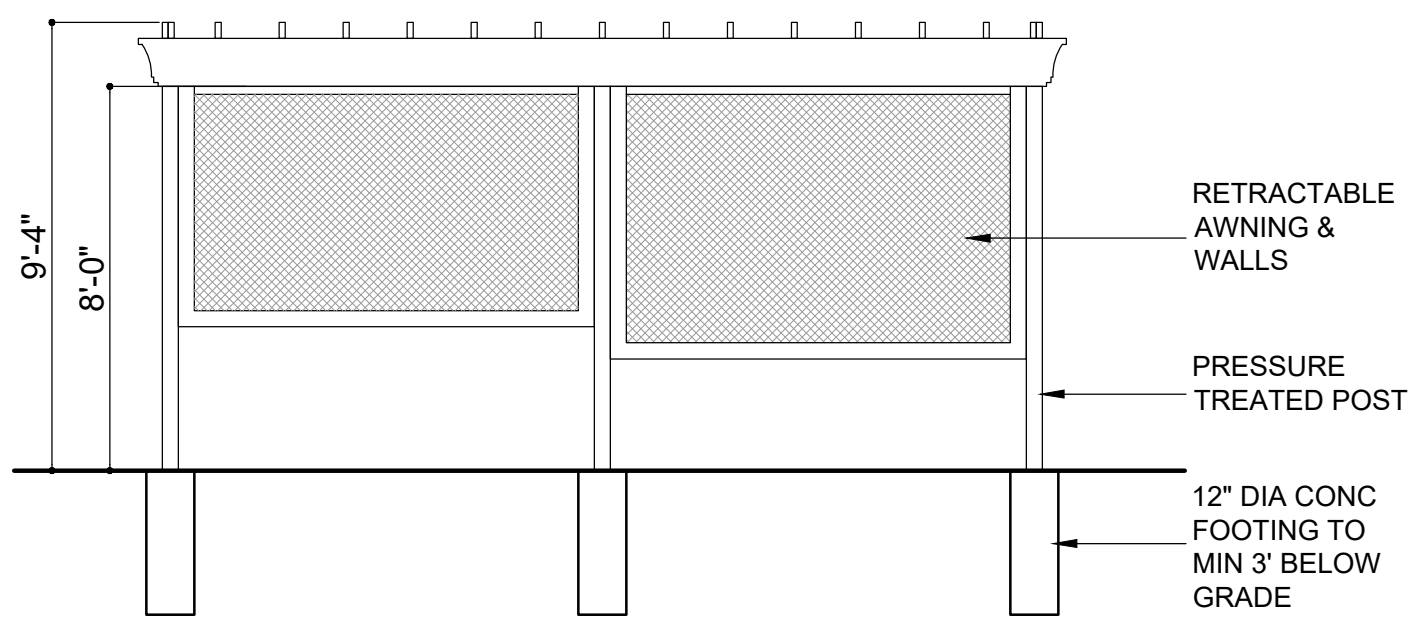
PEA GRAVEL DETAIL

SCALE 1-1/2" = 1'-0"



PERVIOUS PAVER DETAIL

SCALE 1-1/2" = 1'-0"



PERGOLA DETAIL

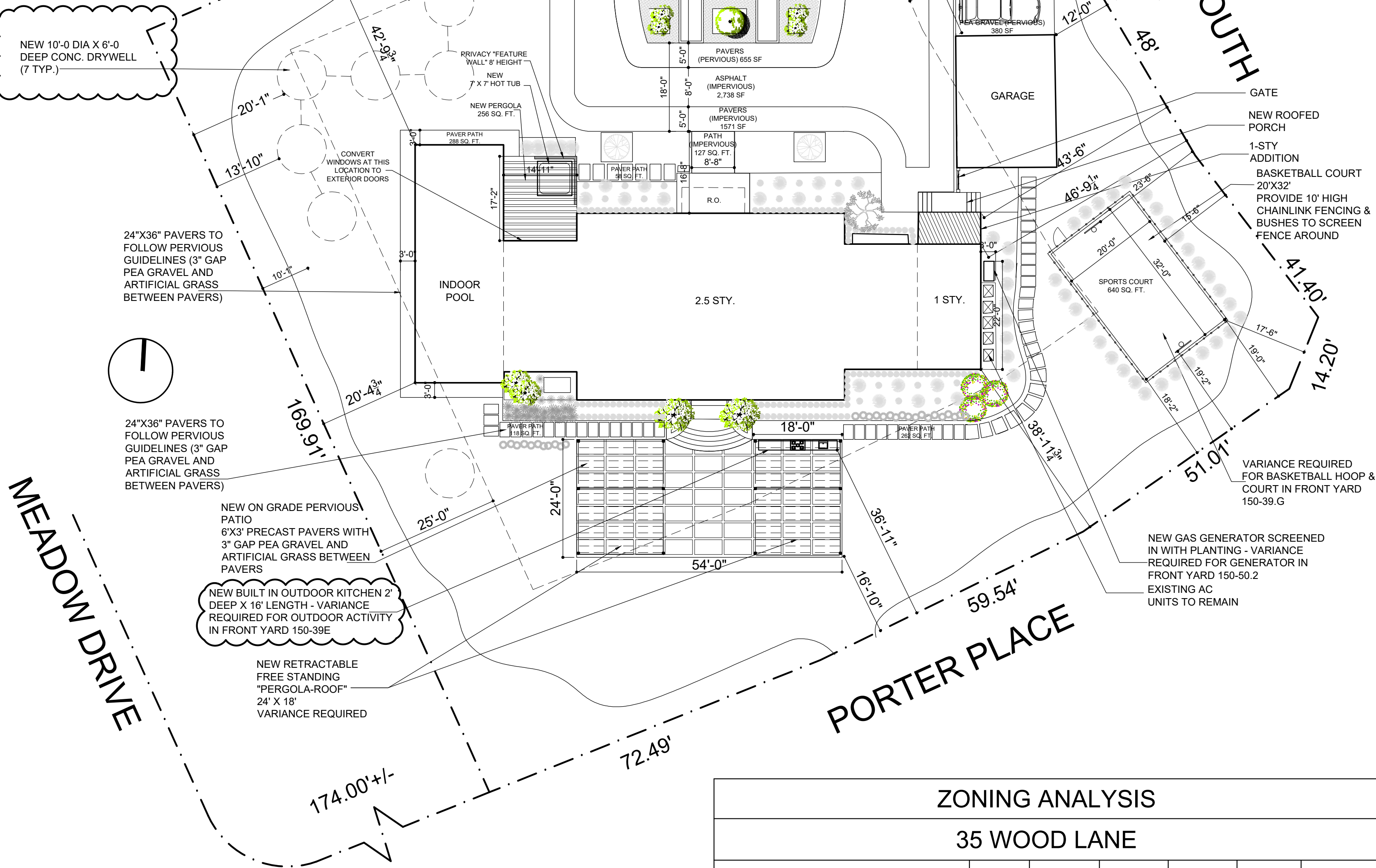
SCALE 1/4" = 1'-0"

DRYWELL CALCULATIONS				
PROPOSED IMPERVIOUS AREA		11803.3 SQ. FT.		
	11803.3 SQ. FT.	$\times 0.25 =$	2950.83CU. FT.	TOTAL = 2950.83 cu.ft.
COEF. = 1 = 2950.83 CU. FT.				
RAINFALL= 3" (0.25)		COEFFICIENT= 1		
RING DESIGN				
USE (7) 10 ft. DIA x 6.0ft. DEEP	π	RADIUS	DEEP	QTY
CAPACITY π (R ²)h = 3.14x5.0x5.0x6.0x 10ft.	3.1416	5.00	6.00	7
3298.68	>	2950.83		

BUILDING AREA		
EXISTING		
A	48'5 X 18'1	872.76 SQ. FT.
B	14'9 X 26'8	396.50 SQ. FT.
C	54'6 X 38'	2071.01 SQ. FT.
D	27'8 X 25'6	706.35 SQ. FT.
E	11'4 X 2'0	23.05 SQ. FT.
F	20'1 X 26'10	543.55 SQ. FT.
G	12'10 X 5'	63.40 SQ. FT.
TOTAL EXISTING TO REMAIN		4676.62 SQ. FT.
EXISTING LOT COVERAGE		15.17%
PROPOSED HOUSE ADDITION		
H	12'9 X 6'6	82.9 SQ. FT.
PROPOSED ACCESSORY STRUCTURE		
I	12'9 X 4'	50.73 SQ. FT.
J	14'11 X 17'2	255.71 SQ. FT.
K	1'6 X 1'6 X 2	4.50 SQ. FT.
L	18' X 24' X 2	864.00 SQ. FT.
TOTAL PROPOSED		1257.95 SQ. FT.
TOTAL BUILDING AREA		5934.5 SQ. FT.
TOTAL LOT COVERAGE		19.25%

FLOOR AREA		
FIRST FLOOR		
(SEE ABOVE)		4613.2 SQ. FT.
SECOND FLOOR		
A		327.9 SQ. FT.
B		2071.0 SQ. FT.
C		398.4 SQ. FT.
DEDUCTIONS @ SECOND FLOOR		
D	OPEN TO BELOW	63.7 SQ. FT.
TOTAL DEDUCTIONS		63.7SQ. FT.
TOTAL SECOND FLOOR AREA		2733.7 SQ. FT.
THIRD FLOOR		
E		747.7 SQ. FT.
TOTAL EXISTING FLOOR AREA		8094.6 SQ. FT.
PROPOSED FLOOR AREA (G ABOVE)		82.92 SQ. FT.
TOTAL FLOOR AREA		8177.5 SQ. FT.

IMPERVIOUS SURFACE COVERAGE CALCULATIONS		
EXISTING / PROPOSED		
BUILDING COVERAGE	5934.48 SQ. FT.	
TOTAL DRIVEWAY AREA	5804.42 SQ. FT.	
INNER PAVER BORDER + PEA GRAVEL (PERVIOUS- TO BE SUBTRACTED FROM DRIVEWAY TOTAL)	1495.48 SQ. FT.	
FRONT PATH	127.61 SQ. FT.	
SPORTS COURT	640.00 SQ. FT.	
AC + GENERATOR PLATFORM	66.00 SQ. FT.	
STEPPING STONES	726.27 SQ. FT.	
TOTAL SURFACE COVERAGE	11803.3 SQ. FT.	
PROPOSED STRUCTURES		
VARIANCES REQUIRED		
	REQUIRED	PROVIDED
RETRACTABLE PERGOLA	35' FRONT YARD	16'-10"
BASKETBALL COURT	35' FRONT YARD	18'-2" & 15'-6" TO COURT 19'-2" & 23'-6" TO HOOP



ZONING ANALYSIS						
35 WOOD LANE						
ZONING DISTRICT: RES B SEC: 41 BLK: 42 LOT: 86		MAXIMUM PERMITTED	MINIMUM REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT INFO	LOT WIDTH		100 FEET	148.83'	NO CHANGE	OK
	LOT AREA		14,500 SQ. FT.	30832.13 SQ. FT.	NO CHANGE	OK
FLOOR AREA	3,000 + 18% LOT EXCESS	6,389.7 SQ. FT.		8094.62 SQ. FT.	8177.54 SQ. FT.	NO VARIANCE REQUIRED
COVERAGE	MAX BUILDING AREA	4624.8 SQ. FT.		4676.62 SQ. FT.	5934.48 SQ. FT.	NO VARIANCE REQUIRED
	IMPERVIOUS SURFACE COVERAGE	9151.3 SQ. FT.		10,018.00 SQ. FT.	11803.30 SQ. FT.	NO VARIANCE REQUIRED
BUILDING LIMITATIONS	RIDGE HEIGHT	28'-0"		28'-0	28'-0	OK
	FRONT HEIGHT SETBACK RATIO	0.6		0.27	0.27	OK
YARD REQ'S	SIDE HEIGHT SETBACK RATIO	1.4		N/A	N/A	OK
	FRONT YARDS		35' EACH	38.9'	NO CHANGE	OK
	SIDE YARD		15'	20'-4 3/4"	NO CHANGE	OK
	REAR YARD		25'	42.8'	NO CHANGE	OK

Shmuel D. Flaum
SDF architect

APPLICANT:
SHMUEL D. FLAUM R.A. NCARB 207
LAWRENCE AVE
INWOOD, NY 11096
(718) 471-5385

DOB APPLICATION NUMBER:

DESCRIPTION	DATE	NO.

PROJECT NAME / LOCATION:

35 WOOD LANE
SECTION: 40
BLOCK: 42
LOT: 86

DRAWING TITLE:

NOTES
PLOT PLAN
ZONING MAP

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

CLIENT:
SCALE:
DRAWN BY:
CHECKED BY:
DATE:
PROJECT NO:

AS NOTED
EA
SDF
3/7/22
0365

T-101.00
2 OF 4

BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

JOB NO.: 14-37431

MEADOW DRIVE

N 25°12'00" W

169.91' (CALC.)
169.50' (DEED & TAX MAP)

174.00' +/-

S 67°15'00" W
72.49'

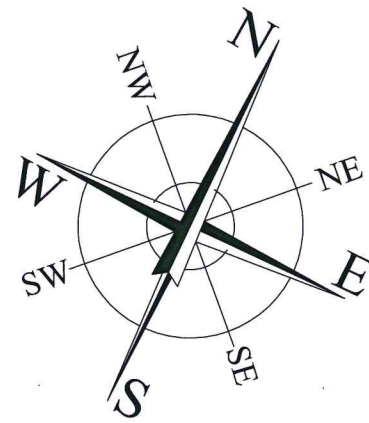
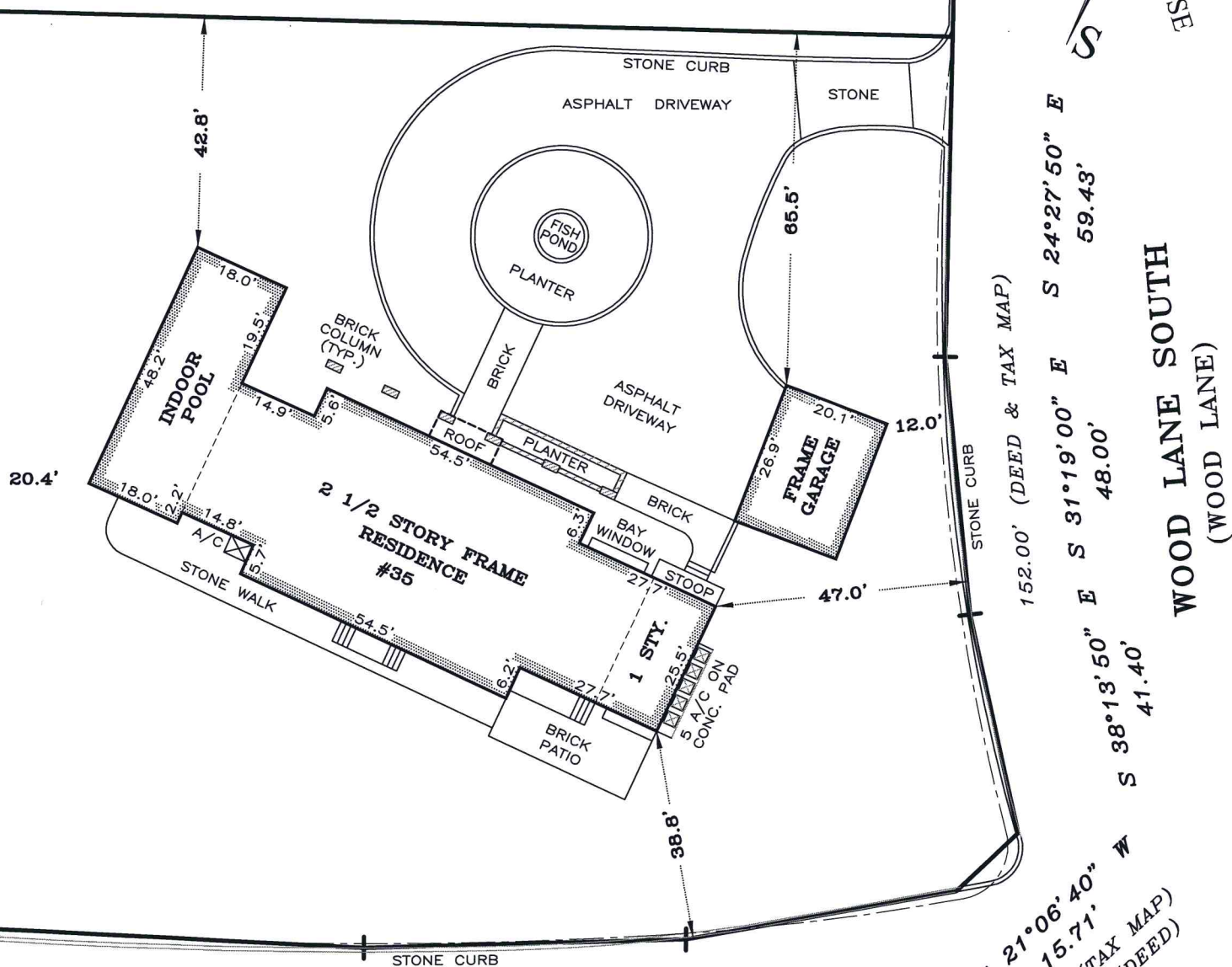
184.63' (DEED & TAX MAP)

S 62°57'00" W
59.54'

PORTER PLACE

N 65°54'00" E

179.80'



WOOD LANE SOUTH
(WOOD LANE)

S 24°27'50" E 59.43'
S 31°19'00" E 48.00'
S 38°13'50" E 41.40'
S 21°06'40" W 15.71'
S 54°17'40" W 51.01'
S 62°57'00" W 59.54'
S 67°15'00" W 72.49'

152.00' (DEED & TAX MAP)

MAP of SURVEY

P/O LOT 379 in BLOCK 33
"MAP OF WOODMERE"
FILED ON 08/17/1911, AS FILE #163

LOCATED AT:
INCORPORATED VILLAGE OF WOODSBURGH,
TOWN OF HEMPSTEAD,
COUNTY OF NASSAU, STATE OF NEW YORK

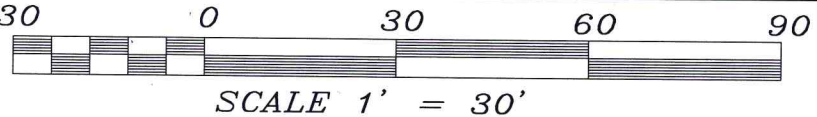
TAX DESIGNATION:
SECTION: 41, BLOCK: 42, LOT: 86

SURVEYED ON: OCTOBER 02, 2014
CERTIFIED TO: SURFSIDE ABSTRACT Inc.;
STEWART TITLE INSURANCE COMPANY;
JPMORGAN CHASE BANK, N.A.,
IT'S SUCCESSORS AND/OR ASSIGNS;
IAN JOSHUA GLASTEIN & SOPHIE FRANCESCA CLASTEIN

DRAWN BY: M.V. CHECKED BY: A.T.



ALEXANDER TSUKERMAN N.Y.S. L.S. No. 050189



THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS
OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES
ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE
THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS,
ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION
7209 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL
OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE
SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL
AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE
LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL
INSTITUTIONS OR SUBSEQUENT OWNERS.

LEONARD J. STRANDBERG AND ASSOCIATES,
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.
32 SMITH STREET, FREEPORT, NY 11520
516-378-2064 • 212-213-4090 • FAX 516-378-6649

Inc. Village of Woodsburgh

JACOB HARMAN, DEPUTY MAYOR
CARL CAYNE, TRUSTEE
ALAN HIRMES, TRUSTEE
SHIRA HOSCHANDER, TRUSTEE



MICHELLE BLANDINO, CLERK TREASURER
BRIAN S. STOLAR, VILLAGE ATTORNEY
DENNIS FROMIGIA, BUILDING INSPECTOR

30 PIERMONT AVENUE • HEWLETT, NEW YORK 11557
TELEPHONE (516) 295-1400 • FACSIMILE (516) 295-1406

LEE A. ISRAEL, MAYOR

April 14, 2022

APPLICATION DENIAL - REVISED

Mr. & Mrs. Glastein
35 Wood Lane
Woodmere, NY 11598

Re: Building, Sports Court, Accessory Structures
Sec 41 Blk 42 Lot 86

Dear Applicant:

We hereby deny your application to construct additions, a sports court, accessories and paving. Our denial is based on the non-conformance with the following sections in the Zoning Code of the Inc. Village of Woodsburgh.

1. **§150-22.3 Maximum Floor Area:** states the maximum floor area for a lot size of 30,832.13 square feet shall not exceed 6,387.7 square feet.
 - a. Proposed floor area is 8,177.54 square feet, an overage of 1,787.84 square feet.
2. **§150-39(A)(1) Lot Coverage:** states the areas occupied by all buildings and structures and accessory uses which extend above the grade of the property shall not exceed 15% or 4,624.82 square feet of the lot.
 - a. Proposed lot coverage is 19.25% or 5,934.5 square feet, an overage of 1,309.68 square feet.
3. **§150-39(B) Impervious Site Coverage:** states the maximum permitted impervious site coverage for a lot size of 30,832.13 square feet is 9,151.3 square feet.
 - a. Proposed impervious site coverage is 11,803.30 square feet, an overage of 2,652 square feet.
4. **§150-39(E) Lot coverage; impervious site coverage; accessory buildings or structures:** states accessory buildings and structures are not permitted in a front yard.
 - a. Proposed Piers at driveway entrance.
 - b. BBQ Island under pergola in the front yard with seating.
5. **§150-39(G) Private Recreational Courts:** Private recreational courts. Notwithstanding any other provision of this chapter, a recreational court with an impervious hard and/or prepared surface, such as, but not limited to, tennis courts, volleyball courts, and basketball courts, shall be permitted as accessory to a single-family residential use, with a special permit from the Board of Appeals, provided that the location of the court complies with all applicable setback requirements, all applicable lot coverage requirements, and the other provisions of this chapter.
 - a. Proposed basketball court.

6. **§150-39(G)(1) & (7) Private Recreational Courts:** a private recreational court shall comply with the following requirements.

(1) The lot or premises upon which the court or facility is located shall have a minimum area of 40,000 square feet.

a. Proposed basketball court will be located on a lot area of 30,832.13 square feet.

(7) No private recreational court, including the fence enclosing it, shall be built or maintained in a front yard nor within 20 feet of a rear or side lot line.

a. Proposed basketball court will be located in the front yards of the corner lot.

b. Proposed basketball court will be located 15.5 feet from the Wood Lane lot line, 18.16 feet from the Porter Place lot line.

7. **§150-39.1 Certain Activities in front yards:** states no owner or occupant of property in the Village, and no other person, shall engage in or permit any of the following activities to occur or take place in the front yard of any property in the Village:

(1) Installation, placement or maintenance of a barbecue, or other cooking facility or equipment, whether permanent or portable;

(2) Installation, placement or maintenance of tables, including picnic tables or other similar facilities, whether permanent or portable;

(3) Installation, placement or maintenance of any tent, or other similar structure or enclosure, whether permanent or temporary in nature;

a. Proposed retractable pergolas with a patio.

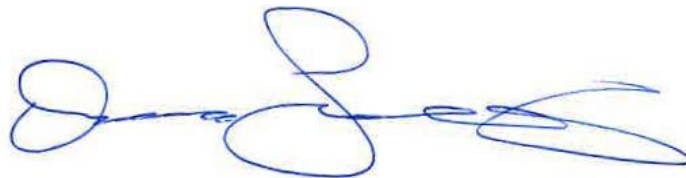
b. BBQ Island under pergola in the front yard with seating.

8. **§150-50.2 Air Conditioning Units:** no air conditioning unit or equipment shall be located in a front yard.

a. Proposed generator will be located in the front yard.

If you wish to pursue this project, you may make application to the Zoning Board for a variance. That application must be made within 60 days of the date of this determination and must include one original, and 8 copies of the application, related documents, plans, one PDF via email (Dana@woodsburghny.com) or on a thumb drive and a filing fee of \$2,000.

Regards,

A handwritten signature in blue ink, appearing to read 'Dennis Fromigia', with a stylized, cursive script.

Dennis Fromigia
Building Inspector

CC: SDF Architect
C/O Esther Adler-Ingber (Email) ea@sdf-a.com
207 Lawrence Ave
Inwood, NY 11096

Dg

INCORPORATED VILLAGE OF WOODSBURGH

IN THE MATTER OF THE APPLICATION OF

OWNER NAME(S) : Ian Joshua Glastein & Sophie Francesca Glastein

FOR A VARIANCE OF SECTION(S) : §150-22.3, §150-39(A)(1), §150-39(B), §150-39(G),
§150-39(G)(1), §150-39.1, §150-50.2 §150-39(E)

OF THE VILLAGE CODE OF THE INCORPORATED VILLAGE OF WOODSBURGH.

TO: THE BOARD OF ZONING APPEALS INCORPORATED VILLAGE OF WOODSBURGH

THE PETITION OF Ian Joshua Glastein & Sophie Francesca Glastein

RESPECTFULLY ALLEGES AS FOLLOWS:

1. THE PETITIONER(S) IS A (ARE) RESIDENT(S) OF NASSAU COUNTY, CURRENTLY
RESIDING AT 35 Wood Lane, Woodmere, N.Y. 11598

2. THE PETITIONER(S) OWN(S) THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION LOCATED ON THE (N, S ☒ E OR W) SIDE OF **Wood Lane**

AT THE INTERSECTION OF Porter Place

(OR FEET FROM THE INTERSECTION OF

), WITHIN THE INCORPORATED VILLAGE OF WOODSBURGH. THE

PREMISES IS ALSO DESIGNATED AS SECTION 41 , BLOCK 42 , LOT(S) 86

(&) ON THE NASSAU COUNTY LAND AND TAX MAP.

THE SUBJECT PREMISES IS LOCATED WITHIN THE RESIDENCE DISTRICT
" RES B " .

THE SUBJECT APPLICATION SEEKS A VARIANCE OF SECTION (S)§150-22.3, §150-39(A)(1), §150-39(B), §150-39(G)

§150-39(G)(1), §150-39.1, §150-50.2 OF THE VILLAGE CODE OF THE INCORPORATED VILLAGE
§150-39(E)

OF WOODSBURGH, IN ORDER TO: (CONSTRUCT) (MAINTAIN) A:

PERGOLA, PATIO, BASKETBALL COURT, DRIVEWAY, BBQ ISLAND, GENERATORS

IN ACCORDANCE WITH PLANS SUBMITTED HEREWITH.

4. A VARIANCE OF SECTION (S} _____
§150-22.3, §150-39(A)(1), §150-39(B), §150-39(E) §150-39(G), §150-39(G)(1), §150-39.1, §150-50.2

IS REQUESTED BECAUSE,

The petitioners have been residents of the Village of Woodsburch for several years.

They would like to build a pergola, bbq island, patio and basketball court to enhance the leisure time spent outdoors as a family.

Accordingly, the petitioners' architect, Shmuel D. Flaum, has designed proposed plans indicating new structures to accommodate petitioners' family.

5. THE REQUESTED VARIANCE WILL HAVE NO ADVERSE EFFECT UPON THE SURROUNDING PROPERTIES, WILL PROVIDE FOR A REASONABLE USE OF THE SUBJECT PREMISES COMPATIBLE WITH THE SURROUNDING PROPERTIES AND IN CONFORMITY WITH THE STANDARDS PRESCRIBED FOR GRANTING OF SUCH A VARIANCE, AS SET FORTH IN THE BUILDING ZONE ORDINANCE OF THE INCORPORATED VILLAGE OF WOODSBURGH.

WHEREFORE, PETITIONER(S) RESPECTFULLY REQUEST(S) THAT THE BOARD OF ZONING APPEALS GRANT THE VARIANCE(S) AS REQUESTED HEREIN ALONG WITH SUCH OTHER AND FURTHER RELIEF AS MAY BE JUST AND PROPER.

DATED: 4/1/2022


(SIGNATURE OF PETITIONER)


(SIGNATURE OF PETITIONER #2)

DISCLOSURE AFFIDAVIT
General Municipal Law §809

BOARD OF ZONING APPEALS
VILLAGE OF WOODSBURGH

In the Matter of the application of

Owner: Ian Joshua Glastein

STATE OF NEW YORK:

ss:

COUNTY OF NASSAU :

Ian Joshua Glastein

being duly sworn, deposes

and says:

I am the applicant with respect to / owner of the premises which is the subject of (cross out whichever is not applicable) the within application.

I make this affidavit for the purposes of complying with the requirements of General Municipal Law §809.

No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of Hempstead or the Village of Woodsburch and no party officer of any political party, has an interest in the within application within the meaning of General Municipal Law §809, except as stated hereinafter (if none, state "NONE"):

<u>NAME</u>	<u>ADDRESS</u>	<u>POSITION</u>	<u>NATURE OF INTEREST</u>
-------------	----------------	-----------------	---------------------------

NONE

In the event there is any change in the information set forth herein between the date hereof and the final determination of this application, a supplemental affidavit will be filed to provide that further information.

Sworn to before me on

This 1st day of APRIL, 2022

Stuart Va
(NOTARY PUBLIC)

[Signature]
(SIGNATURE)

STUART VAISELBERG
Notary Public - State of New York
No. 01VA6233081
Qualified in Nassau County
My Commission Expires Dec. 20, 2022

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Glastein Residence							
Project Location (describe, and attach a location map): 35 Wood Lane, Woodmere NY 11598							
Brief Description of Proposed Action: Interior renovation, new pergola, new patio, new basketball court, extended driveway.							
Name of Applicant or Sponsor: Ian Joshua Glastein & Sophie Francesca Glastein		Telephone: 9173253204 E-Mail: sophie.glastein@gmail.com					
Address: 35 Wood Lane							
City/PO: Woodmere		State: NY	Zip Code: 11598				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%;">NO</td><td style="width: 50%;">YES</td></tr><tr><td style="text-align: center;">X</td><td></td></tr></table>	NO	YES	X	
NO	YES						
X							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%;">NO</td><td style="width: 50%;">YES</td></tr><tr><td style="text-align: center;">X</td><td></td></tr></table>	NO	YES	X	
NO	YES						
X							
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	X		
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	NA		
	NA		
	NA		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	NA		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	NA		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	X		
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	X		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO X	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO X	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO X	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Ian Joshua Glastein / Sophie Francesca Glastein</u> Date: <u>3/31/2022</u> Signature: <u>X <i>[Signature]</i></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

Notice of Appearance
Board of Zoning Appeals

Village Hall
30 Piermont Ave
Hewlett N.Y. 11557

I, Shmuel D. Flaum RA, appear on behalf of
(Architect or Attorney -Print Name)

Ian Joshua Glastein & Sophie Francesca Glastein, owner(s) of
(Owner(s) of Property)

35 Wood Lane, Woodmere NY 11598, to seek
(Address of Property)

a variance from the Board of Zoning Appeals.

Dated:

3rd DAY OF
April, 20 22


(Signature of Architect/Attorney)

207 Lawrence Ave


(Address)

Inwood, NY 11096

7184715389/ sdf@sdf-a.com

(Tel # or Email)

Signature of Owner(s):

X 

X 

DISCLOSURE AFFIDAVIT
General Municipal Law §809

BOARD OF ZONING APPEALS
VILLAGE OF WOODSBURGH

In the Matter of the application of

Owner: Sophie Francesca Glastein

STATE OF NEW YORK:
ss:
COUNTY OF NASSAU :

Sophie Francesca Glastein

being duly sworn, deposes

and says:

I am the applicant with respect to / owner of the premises which is the subject of *(cross out whichever is not applicable)* the within application.

I make this affidavit for the purposes of complying with the requirements of General Municipal Law §809.

No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of Hempstead or the Village of Woodsburch and no party officer of any political party, has an interest in the within application within the meaning of General Municipal Law §809, except as stated hereinafter (if none, state "NONE"):

<u>NAME</u>	<u>ADDRESS</u>	<u>POSITION</u>	<u>NATURE OF INTEREST</u>
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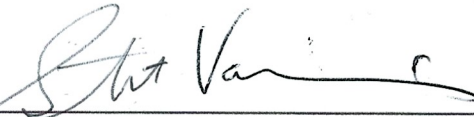
NONE

In the event there is any change in the information set forth herein between the date hereof and the final determination of this application, a supplemental affidavit will be filed to provide that further information.

Sworn to before me on

This 1st day of APRIL, 2022


(SIGNATURE)


(NOTARY PUBLIC)

STUART VAISELBERG
Notary Public - State of New York
No. 01VA6233081
Qualified in Nassau County
My Commission Expires Dec. 20, 2022

STATE OF NEW YORK

SS.;

PETITIONER VERIFICATION

COUNTY OF NASSAU

I (WE), Ian Joshua Glastein (AND Sophie Francesca Glastein),
BEING DULY SWORN, DEPOSE(S) AND SAY(S): I (WE) AM (ARE) THE
PETITIONER(S) IN THE WITHIN ACTION; I (WE) HAVE READ THE FOREGOING
PETITION AND KNOW THE CONTENTS THEREOF; THE SAME IS TRUE TO OUR OWN
KNOWLEDGE, EXCEPT AS TO THE MATTERS THEREIN STATED TO BE ALLEGED UPON
INFORMATION AND BELIEF AND AS TO THOSE MATTERS WE BELIEVE IT TO BE
TRUE.



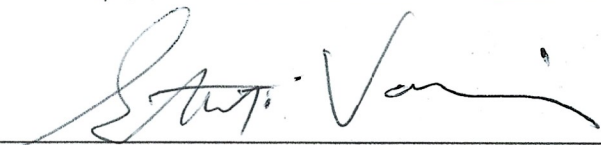
PETITIONER'S SIGNATURE



PETITIONER #2 SIGNATURE

SWORN TO BEFORE ME THIS 1ST

DAY OF April 20 22



NOTARY PUBLIC, NASSAU COUNTY

STUART VAISELBERG
Notary Public - State of New York
No. 01VA6233081
Qualified in Nassau County
My Commission Expires Dec. 20, 20 22