



*Inc. Village of
Woodsburgh
Board Of Zoning Appeals*

**January 4, 2022 at 7:00 pm
at Village Hall, 30 Piermont Ave Hewlett
NY 11557**

Agenda

Call meeting to order: 7:00 pm

Board Members: Chairman Steven Rabinoff

David Lasky

Joel Wiener

Michael Krasne

Fred Schornstein

Dana Garraputa, *Board Clerk*

Brian Stolar, *Attorney*

CASES:

1 Continuation of Scott Selinger, 56 Willow Road, Woodsburgh, New York, Premises are also known as Section 41, Block 38, Lot 727 on the Nassau County Land and Tax Map, to construct an inground swimming pool with patio and fencing, which work requires variances of the following Village Code sections:

- 1.** (a) 150-39(A)(1) in that the building coverage will be 4,002 square feet or 27.6%, where the maximum permitted lot coverage is 2,175.32 square feet,
- 2.** (b) 150-39(B) in that the impervious surface coverage will be 6,753 square feet, where the maximum impervious surface coverage is 5,170.29 square feet,
- 3.** (c) 150-47(H), in that the pool fence will be
 - a. (i) 5 feet from the rear property line,
 - b. (ii) 6 feet from the north side property line, and
 - c. (iii) 3 feet from the south side property line, where a minimum of 25 feet is required.
- 4.** A swimming pool also requires a permit from the Board of Appeals pursuant to Village Code §150-47(8).

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 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,
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,
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,
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
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.
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

3 Application of Jeffery Smith and Aimee Alemeleh, 98 Willow Road, Woodsburgh, New York, premises are designated as Section 41, Block 38, Lot 613 on the Nassau County Land and Tax Map, to construct additions, which construction requires variances of the following Village Code sections:

1. (a) 150-22.3, to permit floor area of 4,698 square feet, where a maximum of 3,952 square feet is permitted.
2. (b) 150-39(A), to permit lot coverage of 2,576.9 square feet, where a maximum of 2,371.05 square feet is permitted.

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

4 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.
2. (b) 150-22.2, to permit a height setback ratio of 2.96, where a maximum of 1.4 is permitted.
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.

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.