



- Call meeting to order: _____pm
- Attendance:

Steven Rabinoff, <i>Chairman</i>	David Lasky, <i>Member</i>
Michael Krasne, <i>Member</i>	Joel Weiner, <i>Member</i>
Dena Pilevsky, <i>Alternate Member</i>	
Dana Garraputa, <i>Board Clerk</i>	Brian Stolar, <i>Attorney</i>

Public Hearing of:

#1: Application of Joseph Shenker, as contract vendee, and Michelle and Reuven Garrett, as owners, 90 Birch Lane, Woodsburgh, New York, to construct a new single-family dwelling with attached garage, in-ground swimming pool, and associated improvements, which work requires variances of the following Village Code sections:

1. 150-22.2, in that the side height setback ratio will be 1.66, where the maximum permitted height setback ratio is 1.4,
2. (b) 150-22.3, in that the proposed floor area is 4,983 square feet, where the maximum permitted floor area is 4,371 square feet,
3. (c) 150-39(A)(1), in that the building coverage will be 21.7% or 3,836 square feet, where the maximum permitted building coverage is 15% or 2,656.8 square feet,
4. (d) 150-39(F)(2), in that the swimming pool will be 1,000 square feet, where an individual accessory structure may not exceed 885.6 square feet,
5. (e) 150-47(H), in that
 - 5.1. (i) the pool side yard setback will be 20.42 feet, where the minimum required side yard setback of 25 feet,
 - 5.2. (ii) the swimming pool will be located in a side yard, where a swimming pool is required to be in a rear yard only,
 - 5.3. (iii) the swimming pool equipment will be in a side yard, where swimming pool equipment is required to be in a rear yard only, and
 - 5.4. (iv) the swimming pool fence will be on the property line and no plantings are proposed on the exterior side of the fence, where the swimming pool fence is required to be 25 feet from the property line and plantings to be on the exterior side of the fence,
6. (f) 150-50(B) in that
 - 6.1. (i) the wall height will be 8 feet, where a maximum of 4 feet is permitted
 - 6.2. (g) 150-50(F), in that the fencing/wall will be on the property line with no exterior shrubbery, where a wall shall be a sufficient distance from the property line to plant landscaping to screen the wall.
7. A swimming pool also requires a permit from the Board of Appeals pursuant to Village Code §150-47(B).

Premises are also known as Section 41, Block 41, Lot 339 on the Nassau County Land and Tax Map.

Motions:

- **Motion to Close Hearing:** 1st _____ 2nd _____
 - 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.
 - Motion: 1st _____ 2nd _____
- **Notice of application** sent to Nassau County Planning Commission and they determined the Village has jurisdiction and may proceed with local determination.

Consideration of applications for decision

Decision:

☐ Granted ☐ Denied ☐ Adjourned

Conditions/comments:



Public Hearing of

2 Application of Shimon and Naomi Fishman, 110 Wood Lane, Woodsburgh, New York,
to construct a rear deck, in-ground swimming pool and associated improvements, which work
requires variances of the following Village Code sections:

1. 150-39(A)(1), in that the building coverage will be 20.5% or 4,679.51 square feet, where the maximum permitted building coverage is 15% or 3,422.6 square feet,
2. (b) 150-39(8), in that the impervious coverage will be 7,402.51 square feet, where a maximum of 7,235.87 square feet is permitted,
3. (c) 150-39(F)(1), in that the rear deck will be 8.75 feet and the deck 9.92 feet, from the side property line, where a minimum of 20 feet is required,
4. (d) 150- 47(H), in that (i) the pool rear yard setback will be 10 feet, where the minimum required side yard setback of 25 feet,
 - 4.1. (ii) the pool side yard setback will be 14.33 feet, where a minimum of 25 feet is required,
 - 4.2. (iii) the pool equipment will be located 19.08 feet from a side property line, where a minimum of 25 feet is required, and
 - 4.3. (iv) the fence will be on the property line, where the swimming pool fence is required to be 25 feet from the property line.
5. A swimming pool also requires a permit from the Board of Appeals pursuant to Village Code §150-47(8).

Premises are also known as Section 41, Block 68, Lot 275 on the Nassau County Land and Tax Map.

Motions:

- **Motion to Close Hearing:** 1st 2nd
 - 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.
 - Motion: 1st 2nd
- **Notice of application** sent to Nassau County Planning Commission and they determined the Village has jurisdiction and may proceed with local determination.

Consideration of applications for decision

Decision:

☐ Granted

☐ Denied

☐ Adjourned

Conditions/comments:
