



Woodsburgh Board of Zoning Appeals Hearing Agenda:

September 21, 2022 at 7:00 pm

at Village Hall, 30 Piermont Ave Hewlett NY 11557

Board Members: Chairman Steven Rabinoff, Joel Wiener, Michael Krasne, David Lasky, Fred Shorestein

Dana Garraputa, Board Clerk Brian Stolar, Attorney Dennis Fromigia, Building Inspector

1. **Application of Ian Joshua and Sophie Francesca Glastein, 35 Wood Lane, Woodsburgh** to construct pergolas, patio, driveway, generator, and piers, and provide for patio seating, which construction requires variances of the following Village Code section:
 - a. Code § 150-22.3 to permit a floor area is 8,177.54 square feet, an overage of 1,787.84 square feet, where the maximum floor area for a lot size of 30,832.13 square feet shall not exceed 6,387.7 square feet.
 - b. Code §150-39(A)(1) to permit a lot coverage is 17.83% or 5,497.98 square feet, an overage of 873.18 square feet, where 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.
 - c. Code §150-39(E) to permit a 16 ft x 2 ft BBQ island and (1) 24 ft x 18 ft open wood pergola in a front yard, where no accessory structures are permitted in a front yard.
 - d. Code §150-39.1 150-39.1(A)(1), to permit a barbeque island in a front yard, where no barbeque or cooking facilities, whether permanent or portable, are permitted in a front yard,
 - e. Code 150-39.1(A)(2), to permit patio seating in a front yard, where no patio seating, whether permanent or portable, is permitted in a front yard,
 - f. Code 150-39.1(A)(3), to permit a pergola and patio in a front yard, where no such structures, whether permanent or portable, are permitted in a front yard, and
 - g. Code §150-50.2, to permit a generator in a front yard, where no such equipment is permitted in a front yard.

2. **Application of Adam Greenberg, 145 Woodmere Boulevard South, Woodsburgh**, to construct a wood deck which construction requires variances of the following Village Code section:
 - a. Code §150-11, to permit the deck to be 10 feet from the side property line, where a minimum setback of 20 feet is required.

3. **Adjournment of Jonathan Mizrachi and Shoshana Penstein, 5 Manor Lane, Woodsburgh**, to construct additions and alterations, which construction requires variances of the following Village Code sections:
 - a. Code 150-29, to permit the two-story addition to be 13.67 feet from the side property line, where a minimum setback of 15 feet is required,
 - b. Code 150-30.2, to permit a side height setback ratio of 1.76, where the maximum permitted ratio is 1.40.
 - c. Code 150-30.2, to permit a floor area of 5,393 square feet, where the maximum permitted is 3,331.24 square feet

Requested Adjournment to October

4. **Adjournment of application of Michael & Hanna Berry, 5 Willow Road, Woodsburgh,** to construct an in-ground swimming pool with spa, outdoor kitchen, roof overhang and patio which construction requires variances of the following code sections:

- i. Code §150-39. A Residence B: to permit the lot coverage to be 19.3% or 4,580.3 square feet, where a maximum lot coverage of 15% or 3,567 SF is permitted.
- ii. Code §150-47. B to permit the pool fencing to be 15.3 ft from the northeast side lot line, where a minimum of 25 ft is required.
- iii. Code §150-47. B Swimming Pools, states no swimming pool shall be constructed or erected unless a permit for the same shall have been issued by the Board of Appeals of the Village of Woodsburgh. An application for such permit shall be accompanied by plot, site and building plans of such pool showing dimensions, design, location and use of all structures, equipment, drainage, sanitary filtration, water supply and disposal facilities, fencing, covering of pool and such information as may be required by said Board.

Requested Adjournment to October