



Meeting Date: July 23, 2024 at 7:00pm at Village Hall

Board Members:

Leonard Schiffman, Chairman
Michael Schamroth
Craig Levitz
Lee Schlusell

Village Zoning Attorney: Paulo Coelho

Secretary to the Zoning Board: Dana Garraputa

Building Inspector: Dennis Fromigia

Application of Kevin & Elana Lifshitz, 142 Cedar Ave, Hewlett Bay Park, to maintain a swimming pool and pool house, which proposed maintenance requires (a) a variance of Village Code §146-9(C)(8)(h), to permit the pool to be located 30 feet from the rear property line, where a minimum of 35 feet is required and the Board previously granted approval for a 31.58 foot setback, and (b) an amendment to the terms and conditions of a previous approval: (i) to permit the pool house to be 447.07 square feet, where the previous approval was conditioned on the pool house being no greater than 325 square feet, and (ii) to permit the pool patio on the west side of the pool to be 7.9 feet wide, where the previous approval was conditioned on the width being no more than 4 feet along the westerly edge of the pool. Premises are also known as Section 41, Block A, Lot 204 on the Nassau County Land and Tax Map.