

MINUTES
BOARD OF APPEALS
VILLAGE OF HEWLETT BAY PARK
30 PIERMONT AVENUE
HEWLETT BAY PARK, NEW YORK

July 23, 2024

Present: Leonard Schiffman, Chair
Michael Schamroth, Craig Levitz, and Lee
Schlussel, Members
Dana Garraputa, Deputy Village Clerk
Brian Stolar, Esq., Village Attorney
By: Paulo M. Coelho, Esq.
Dennis Fromigia, Building Inspector (via Zoom)

The meeting was called to order at 7:15 p.m.

The Board opened the continued public hearing on the 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

The applicant was represented by Architect, Thomas Peter Domanico, who appeared via zoom. The minutes of the hearing were stenographically transcribed.

On motion by the Chair, seconded by Mr. Schlussel, and adopted unanimously, the Board closed the public hearing on the 142 Cedar Ave application. The Board discussed the current and prior 142 Cedar Ave application.

After such discussion, on motion made by the Chair, seconded by Mr. Schlussel, and adopted unanimously, the Board declared itself to be the lead agency under the New York State Environmental Quality Review Act ("SEQRA") and determined that the relief requested is a Type II matter under SEQRA which requires no environmental review, and, in accordance with the short-form format authorized by Village Code §146-33.1, (a) granted the requested 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.

On motion made by the Chair, seconded by Mr. Schlussel, and adopted unanimously, the Board adjourned the balance of the application to **7:00PM on August 8, 2023**, to allow the applicant to submit printed copies (to scale) of the site plan on proper size paper, and present additional information regarding the request for 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.

There being no further business, the meeting was adjourned at 7:42 p.m.

THE ABOVE MINUTES WERE FILED IN THE
OFFICE OF THE VILLAGE CLERK OF THE
INCORPORATED VILLAGE OF HEWLETT BAY PARK AT

TIME: 7:30 A.M./P.M. ON

DATE: 8 / 8, 2024 BY
(Month) (Day)



Dr. Leonard Schiffman, Chairman