

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

January 4, 2024

Present: Leonard Schiffman, Chair (arrived at 7:10pm)
Lee Schluskel, Stella Gershfeld, and Joshua
Blisko, Members
Dana Garraputa, Deputy Village Clerk
Brian Stolar, Esq., Village Attorney (via Zoom)
Dennis Fromigia, Building Inspector (via Zoom)

The meeting was called to order at 7:04pm.

In the absence of the Chair, on motion by Mr. Schluskel, seconded by Mr. Blisko, and adopted unanimously, the Board designated Ms. Gershfeld to serve as Acting Chair.

The applicant was represented by Andrew Bram, engineer. Mr. Bram discussed various changes made to the proposal, including the removal of the outdoor kitchen/BBQ island, relocation of the spa, and reduction of the rear yard setback to the pool from 20 feet to 26.4 feet and the pool cover from 7.5 feet to 23.9 feet. The minutes of the hearing were stenographically transcribed.

The Board opened the continued public hearing on the application of Michelle Zelcer, 185 Meadowview Ave, Hewlett Bay Park, New York, to construct additions to the existing dwelling, where such construction requires variances of the following Village Code sections: (a) 146-17, to permit (i) the western corner of the addition to be 45.31 feet from the front lot line, and (ii) the eastern corner of the addition to be 48.38 feet from the front lot line, where a minimum of 50 feet is required, and (b) 146-18, to permit (i) the second floor addition to be 24.23 feet from the side lot line, and (ii) the first floor

addition to be 26.41 feet from the side lot line, where a minimum of 30 feet is required. Premises are designated as Section 41, Block 4, Lot 5 on the Nassau County Land and Tax Map.

The applicant was represented by Paul Biegler. Mr. Biegler discussed various modifications in the plans that resulted in the following reductions in variances: (a) the western corner of the addition will be 48.25 feet from the front property line (was 45.31 feet), (b) second floor addition will be 27.01 feet from the side lot line (was 24.23), and (c) the first floor addition will be 27.01 feet from the side lot line (was 26.41). The proposed changes also eliminated the variance from the front yard variance from the eastern corner. The minutes of the hearing were stenographically transcribed.

Dr. Schiffman arrived at 7:11pm during the Zelcer hearing.

The Board discussed the Zelcer application, noting that the curve in the road combined with the reduction of the requested variances reduces the impact of the remaining variances on the neighborhood. After such discussion, on motion made by Ms. Gershfeld, 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, granted variances with the amendments noted above, as depicted in plans submitted to the Board by electronic mail on December 6, 2023 subject to the following conditions: (i) the work shall be constructed in conformity with the amended plans (filed with the Village on December 6, 2023), as the Board grants herein only those amended variances as identified above, (ii) no later than six (6) months after the filing of this decision with the Village Clerk the

property owner shall obtain all required licenses and permits, and (iii) no later than one (1) year from the date of permit issuance, the property owner shall obtain all required certificates of occupancy and/or completion, to the extent approved herein

There being no further business, the meeting was adjourned at 7:16 p.m.

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

TIME: _____A.M./P.M. ON

DATE: _____, 2024 BY
(Month) (Day)

Dr. Leonard Schiffman, Chairman