



Meeting Date: November 30, 2023 at 7:00pm at Village Hall

Board Members:

Chairman Leonard Schiffman

Stella Gershfeld

Lee Schlussel

Michael Schamroth

Joshua Blisko

Village Attorney: Brian Stolar

Secretary to the Zoning Board: Dana Garraputa

Building Inspector: Dennis Fromigia

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- i. **Application of Daniel & Lisa Kuflik, 1100 Elinor Road, Hewlett Bay Park, New York,** Premises are designated as Section 41, Block 4, Lot 16 on the Nassau County Land and Tax Map, to construct a pool, pool equipment, fencing and BBQ island, where such construction requires a variance of Village Codes:

- (a) 146-9(C)(8)(h), to permit (i) the pool cover vault to be 18.5 feet from the rear lot line, and (ii) the pool to be 20 feet from the rear lot line, where a minimum of 35 feet is required, **REVISED SETBACK: 23.9'**
- (b) 146-9(C)(8)(h) to permit (i) the pool cover vault to be 7.5 feet from the side lot line, (ii) the pool to be 10.1 feet from the side lot line, (iii) the spa to be located 12.3 from the side lot line, **REVISED PLAN, RELOCATED SPA TO OPPOSITE SIDE OF POOL NO VARIANCE NEEDED** and (iv) the pool equipment to be 21.5 feet from the side lot line, where a minimum of 30 feet is required; and
- (c) 146-13.1(8), to permit an impervious lot coverage of 31.7% (6,931 square feet), where a maximum of 30% (6,559.2 square feet) is permitted. **REVISED COVERAGE OF 6,889.99**

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- ii. **Application of Michelle Zelcer, 185 Meadowview Ave, Hewlett Bay Park, New York,** Premises are designated as Section 41, Block 4, Lot 5 on the Nassau County Land and Tax Map, to construct additions to the 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,
- b) 146-18, to permit (i) the second-floor addition to be 24.23 feet from the side lot line, (ii) the first floor addition to be 26.41 feet from the side lot line, where a minimum of 30 feet is required.