



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

November 30, 2023

Present: Leonard Schiffman, Chair
Michael Schamroth, Lee Schlussel and Joshua
Blisko, Members
Dana Garraputa, Deputy Village Clerk
Brian Stolar, Esq., Village Attorney
Dennis Fromigia, Building Inspector (via Zoom)

The meeting was called to order at 7:03pm. Mr. Blisko arrived at 7:05 pm.

The Board opened the continued public hearing on the application of Daniel and Lisa Kuflik, 1100 Elinor Road, Hewlett Bay Park, New York, to construct a pool, pool equipment, fencing and BBQ island, which requires variances of (a) Village Code §146-9C(8)(h), to permit a (i) rear yard setback of 18.5 feet, where a minimum of 35 feet is permitted for placement of certain pool equipment; (ii) a rear yard set back of 20 feet from the rear lot line, where a minimum of 35 feet is required for the proposed pool's location; (iii) a side yard set back of 7.5 feet from the side lot line, where a minimum of 30 feet is required for the pool cover vault location; (iv) a side yard setback of 10.1 feet from the side lot line, where a minimum of 30 feet is required; (v) a side yard setback of 12.3 feet from the side lot line, where a minimum of 30 feet is required for the proposed location of the spa; and (vi) a side yard setback of 21.5 feet from the side property line, where a minimum of 30 feet is required; and (b) Village Code §146-13.1(8), to permit an "impervious lot coverage" of 31.7% (6,931 square feet), where a maximum of 30% of the area of a lot may be covered by impervious surface(s). Premises are designated as Section 41, Block 4, Lot 16 on the Nassau County Land and Tax Map.

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.

After hearing testimony, the Board closed the public hearing and reserved decision. The Board discussed the Kuflik application. After such discussion, on motion by Mr. Schamroth, 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 denied the amended application for variances, in accordance with a short-form format authorized by Village Code §146-33.1.

The Board opened the 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. The minutes of the hearing were stenographically transcribed.

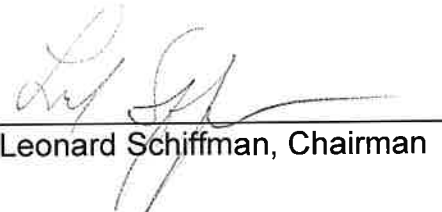
During the discussion, the applicant's representative advised that he would be modifying the plans to address comments raised by the Board. On motion by the Chair, seconded by Mr. Schlusel, and adopted unanimously, the Board continued the public hearing to December 7, 2023, at 7:00 pm.

There being no further business, the meeting was adjourned at 7:50 p.m.

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

TIME: 7:00 A.M./~~P.M.~~ ON

DATE: 12-15, 2023 BY
(Month) (Day)



Dr. Leonard Schiffman, Chairman