

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

September 26, 2023

Present: Leonard Schiffman, Chair  
Stella Gershfeld and Lee Schlussel, Members  
Dana Garraputa, Deputy Village Clerk  
Harris Beach PLLC, Paulo M. Coelho, Esq.,  
Brian Stolar, Esq., Village Attorney  
Dennis Fromigia, Building Inspector (via Zoom)

The meeting was called to order at 7:03 p.m.

The Board opened the continued public hearing on the application of 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 setback 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 sqft.), 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. The minutes of the hearing were stenographically transcribed.

Mr. Bram submitted several letters written by neighbors and village residents regarding the instant application. The letters were marked by the stenographer and entered into the record by the Clerk of the Board.

On motion by the Chair, seconded by Ms. Gershfeld, and adopted unanimously, the Board closed the hearing on the 1100 Elinor Road application.

The Board discussed the 1100 Elinor Road application. After such discussion, on motion made by the Chair, seconded by Ms. Gershfeld, and adopted unanimously, the Board continued the hearing to **7:00PM on October 26, 2023**.

The Board opened the public hearing on the application Nalini Sinha, 49 Piermont Avenue, Hewlett Bay Park, New York, requesting a one-year extension on the zoning board decision granted on January 13, 2022 to construct a one story addition and barbeque island, where such construction requires variances of Village Code §146-19 and §146-13.1. Premises are designated as Section 41, Block 1, Lot 105 on the Nassau County Land and Tax Map.

The applicants were represented by John Novello. The minutes of the hearing were stenographically transcribed.

The applicants' representative advised that the plans, as originally submitted, remained unchanged and that the proposed project has not changed since the Board originally granted the Variance on January 13, 2022.

On motion duly made by the Chair, seconded by Ms. Gershfeld, and unanimously adopted, the Board granted the applicant's request for an additional one-year from the date of permit issuance to obtain a certificate of occupancy for the work

approved by the Board in January 2022.

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: \_\_\_\_\_ A.M./P.M. ON

DATE: \_\_\_\_\_, 2023 BY  
(Month) (Day)

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Dr. Leonard Schiffman, Chairman