



Meeting Date: September 26, 2023 at 7:00pm at Village Hall

Board Members:

Chairman Leonard Schiffman

Stella Gershfeld

Lee Schlussel

Joshua Blisko

Village Attorney: Brian Stolar

Secretary to the Zoning Board: Dana Garraputa

Building Inspector: Dennis Fromigia

- 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:.

§146-9C(8)(h) Permitted Uses. No swimming pool may be installed, constructed or maintained except in the rear yard. Notwithstanding any other provision of this chapter, the pool, including the foundation and mechanical equipment in connection therewith, shall be located not less than 35 feet from the rear lot line, and not less than 30 feet from any side lot line, and in the case of a corner lot, such pool, foundation, and equipment shall be located at least 50 feet from any property line abutting a public right-of-way.

- o The pool's automatic cover vault is located 18.5 feet from the rear lot line, where a minimum of 35 feet is required.
- o The pool is located 20 feet from the rear lot line, where a minimum of 35 feet is required.
- o The pool cover vault is located 7.5 feet from the side lot line, where a minimum of 30 feet is required.
- o The pool is located 10.1 feet from the side lot line, where a minimum of 30 feet is required.
- o The spa is located 12.3 feet from the side lot line, where a minimum of 30 feet is required.
- o The pool Equipment is located 21.5 feet from the side property line. where a minimum of 30 feet is required.

§146-13.1(8) Lot Coverage Limitations. Not more than 30% (6,559.2 sqft.) of the area of a lot may be covered by impervious surface(s).

- o Impervious lot coverage is 31.7 % (6,931 sqft.), and overage of 371.8 sqft.

- ii. **Application of Nalini Sinha, 49 Piermont Avenue, Hewlett Bay Park, New York**, Premises are also known as Section 41, Block 1, Lot 105 on the Nassau County Land and Tax Map, 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 the following Village Code sections:

§146-19 Rear yard. There shall be a rear yard, the depth of which shall for its entire width be at least 35 feet.

- o The rear yard setback to the barbeque island will be 30 feet, and the rear yard setback to the addition will be 30 feet, where a minimum of 35 feet is required.

§146-13.1 Lot Coverage Limitations. Not more than 30% (14,410 sqft) of the area of a lot may be covered by impervious surface(s).

- o The lot coverage will be 14,910 sqft, where a maximum of 14,410 sqft is permitted.