



Call meeting to order: December 1, 2022 at 7:00pm at Village Hall

Board Members:

Chairman Leonard Schiffman, Michael Schamroth, Stella Gershfeld, Lee Schlusell

Village Attorney: Brian Stolar

Secretary to the Zoning Board: Dana Garraputa

Building Inspector: Dennis Fromigia

i. Open Hearing – Continuation

Application of Herrick Lipton, 209 Cedar Ave, Hewlett Bay Park, New York, to construct a new dwelling, pool house, swimming pool, patio, and sport court, where such construction requires a variance of Village Codes (a) §146-9(c)(b), to permit a sports court to be constructed 30 feet 3 ¾ inches from the rear property line, where a minimum setback of 35 feet is required, (b) §146-10, to permit three air conditioning units to be 26 feet from the side property line, where there shall be a minimum setback of 30 feet, (c) §146-12, (i) to permit a side height setback ratio on the south side of 1.42, (ii) to permit a north side height setback ratio of 0.95, where a maximum of 0.85 is required, (d) §146-18, (i) to permit a south side yard setback from the egress window well to be 15 feet, (ii) to permit a south side yard setback from the dwelling to be 20 feet, (iii) to permit a south side yard setback from the rear raised patio to be 20 feet, (iv) to permit a south side yard setback for the front porch to be 20 feet, where a minimum side yard setback is 30 feet. Premises are designated as Section 41, Block 004, Lot 04 on the Nassau County Land and Tax Map.

- Motion to Close Hearing
 - Motion declaring Board lead agency with respect to the application under SEQRA and determining that the requested relief is a Type II matter under SEQRA, which requires no environmental review. Notice of application sent to Nassau County Planning Commission, and they determined the Village has jurisdiction and may proceed with local determination.
 - Motion to Approve, Deny or Adjourn
 - Motion made by:
 - Second:
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ii. Open Hearing

Application of Shlomo and Elizabeth Birnbaum, 170 Woodside Drive, Hewlett Bay Park, New York, to construct a pool house, where such construction requires a variance of Village Code §146-20, to permit the pool house to be 18 feet from the rear property line, where a minimum of 35 feet is required. Premises are designated as Section 41, Block 4, Lot 4 on the Nassau County Land and Tax Map.

- Motion to Close Hearing
- Motion declaring Board lead agency with respect to the application under SEQRA and determining that the requested relief is a Type II matter under SEQRA, which requires no environmental review. Notice of application sent to Nassau County Planning Commission, and they determined the Village has jurisdiction and may proceed with local determination.
- Motion to Approve, Deny or Adjourn
 - Motion made by:
 - Second:



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- iii. **Application of 1335 Paine Rd LLC, 1335 Paine Road, Hewlett Bay Park, New York**, to maintain an extension over an existing garage, which requires variances of (a) Village Code §146-12(B), to permit a height setback ratio of 0.958, where a maximum of 0.85 is permitted, and (b) Village Code §146-18, to permit a side yard setback of 18.7 feet, where a minimum of 30 feet is required. Premises are designated as Section 42, Block 191, Lot 112 on the Nassau County Land and Tax Map.
- Motion to Close Hearing
 - Motion declaring Board lead agency with respect to the application under SEQRA and determining that the requested relief is a Type II matter under SEQRA, which requires no environmental review. Notice of application sent to Nassau County Planning Commission, and they determined the Village has jurisdiction and may proceed with local determination.
 - Motion to Approve, Deny or Adjourn
 - Motion made by:
 - Second: