

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

January 13, 2022

Present: Leonard Schiffman, Chair
Michael Schamroth and Richard Rubel, Members
Dana Garraputa, Zoning Board Clerk
Brian S. Stolar, Esq., Village Attorney

The meeting was called to order at 7:00p.m.

The Board opened the continued public hearing on the application of Nalini Sinha, 49 Piermont Avenue, Hewlett Bay Park, New York, to construct a fence and barbeque island, where such construction requires variances of the following Village Code sections: (a) 146-9(c)(6)(b), in that the fence is proposed to be 5 feet in height, where the maximum height for a fence is 4 feet, (b) 146-19, in that the rear yard setback to the barbeque island will be 9 feet, where a minimum of 35 feet is required, and (c) 146-13.1, in that the lot coverage will be 15,381 square feet, where a maximum of 14,410 square feet is permitted. Premises are also known as Section 41, Block 1, Lot 105 on the Nassau County Land and Tax Map.

The applicant was represented by Norman Wax. The hearing was stenographically transcribed.

The Board noted that the applicant has revised the plans, to eliminate the fence height variance. The applicant also provided the Board with revised plans reducing the setback from the barbeque island to the rear property line to 30 feet, and also providing a rear yard setback to the addition of 30 feet. The proposed rear patio covering also has been removed. The applicant agreed to further reduce the impervious coverage so that the coverage would not be in excess of 500 square feet in excess of the permitted

impervious coverage.

On motion duly made by Mr. Rubel, seconded by Mr. Schamroth, and adopted unanimously, the Board closed the public hearing and reserved decision.

After further discussion of the Sinha application, on motion duly made by Mr. Rubel, seconded by Mr. Schamroth, 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 variances as indicated in the amended plans, in accordance with a short-form format authorized by Village Code §146-33.1, subject to the following conditions:

- (a) the impervious coverage shall not be more than 14,910 square feet (500 feet over permitted), and such coverage shall be demonstrated to the satisfaction of the Building Department as a predicate to the issuance of a building permit for the proposed work,
- (b) except as modified herein, the work shall be constructed in conformity with the amended plans, as the Board grants the variances herein only for the 30 foot setback to the barbeque island and addition, and an impervious coverage of 14,910 square feet,
- (c) no later than six (6) months after the filing of this decision with the Village Clerk the property owner shall obtain all required licenses and permits, and (d) no later than one (1) year from the date of permit issuance, the property owner shall obtain all required certificates of occupancy and/or completion, to the extent approved herein.

There being no further business, the meeting was adjourned at 7:17p.m.

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

TIME: 4 A.M./P.M. ON
DATE: 01-19, 2022 BY
(Month) (Day)



Dr. Leonard Schiffman, Chairman