

MINUTES
BOARD OF APPEALS
VILLAGE OF HEWLETT BAY PARK
VIA ZOOM

November 9, 2021

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 6:20 p.m.

The meeting and public hearings were held by videoconferencing, through Zoom.

The meeting was recorded, and a transcription will be provided at a later date.

The hearing notice for the applications provided the method for public participation, including the opportunity to submit comments through regular mail, electronic mail before, and via Zoom. The Zoom sign in information was provided in the hearing notices.

The Board opened the continued public hearing on the application of Brette Steinberg, 130 Woodside Drive, Hewlett Bay Park, New York, to construct an inground swimming pool with patio and a cabana with attached pergolas, where such construction requires variances of the following Village Code sections: (a) 146-9(C)(3-a), in that the (i) pool will be 4% of the lot area and the (ii) combined accessories will be 9%, where no individual accessory building, structure or use shall occupy more than 3% of the total lot area, exclusive of any use which is customarily or frequently under water, and all accessory buildings, structures and uses shall in the aggregate occupy an area not more than 5% of the total lot area, exclusive of any area which is customarily or frequently under water, (b) 146-9(C)(8)(c), in that the fencing will not be screened in the

rear yard, where every such fence shall be properly screened with evergreen shrubs, and (c) 146-9(C)(8)(c), in that (i) the pool will be in a side yard, where pools are required to be in a rear yard, (ii) the pool will be 29.75 feet from the side property line, where it is required to be 30 feet, and (iii) the pool equipment will be 4.083 feet from the rear lot line, where a minimum of 35 feet is required, (d) 146-12(C) in that the height setback ratio of the cabana will be 2.5, where the maximum is 0.80, (e) 146-13.1 in that the impervious lot coverage will be 34.9%, where the maximum is 30%, (f) 146-18, (i) in that the side yard setback for the west side pergola will be 16.83 feet, where a minimum of 30 feet is required, (ii) in that the east side pergola will be 29.58 feet from the property line, where a minimum of 30 feet is required, (g) 146-19, in that (i) the cabana will be 6 feet from the rear lot line, where a minimum 30 feet is required, (ii) the west side pergola will be 13.65 feet from the rear lot line, where a minimum 30 feet is required, and (iii) the east side pergola will be 29.58 feet from the rear lot line, where a minimum 30 feet is required. Premises are also known as Section 41, Block 04, Lot 07 on the Nassau County Land and Tax Map.

The application was presented by the applicant and Steven Affelt. During the hearing, there were technical difficulties with the videoconference technology. The Board noted that the revised plans did not fully address the Board's concerns.

The Board continued the public hearing to December 7, 2021, at 7:00pm.

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 Board noted that there were continuing technological difficulties with the videoconferencing technology. The Board also noted that certain items were not included in the legal notice, and that a new legal notice would be required to address those items.

The Board continued the public hearing on December 7, 2021, at 7:00pm.

There being no further business, the meeting was adjourned at 7:05 p.m.

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

TIME: 5 A.M./P.M. ON

DATE: 11/17/21, 2021 BY
(Month) (Day)



DR. LEONARD SCHIFFMAN, CHAIRMAN