

Board Members: Chairman Leonard Schiffman, Richard Rubel, Michael Schamroth

Building Inspector: Steve Cherson Village Attorney: Brian Stolar Zoning Board Clerk: Dana Garraputa

1. Open Hearing

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, to construct a fence and barbeque island, where such construction requires variances of the following Village Code sections:

- 1. (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,
- 2. (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
- 3. (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.

Close Hearing

2. Open Hearing

Application of Brette Steinberg, 130 Woodside Drive, Hewlett Bay Park, New York, Premises are also known as Section 41, Block 04, Lot 07 on the Nassau County Land and Tax Map, 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:

- 1. (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,
- 2. (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
- 3. (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,
- 4. (d) 146-12(C) in that the height setback ratio of the cabana will be 2.5, where the maximum is 0.80,
- 5. (e) 146-13.1 in that the impervious lot coverage will be 34.9%, where the maximum is 30%,
- 6. (f) 146-18, in that
 - i. the side yard setback for the west side pergola will be 16.83 feet, where a minimum of 30 feet is required,
 - ii. the east side pergola will be 29.58 feet from the property line, where a minimum of 30 feet is required,

7. (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
- i. the east side pergola will be 29.58 feet from the rear lot line, where a minimum 30 feet is required.

Close Hearing

