

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

January 9, 2025

Present: Leonard Schiffman, Chair
David Pilchick and Lee Schlussel, Members
Dana Garraputa, Deputy Village Clerk
Brian Stolar, Esq., Village Attorney
By: Paulo M. Coelho, Esq.
Dennis Fromigia, Building Inspector (via
Zoom)

The meeting was called to order at 6:00 p.m.

The Board opened the public hearing on the application of Ezra & Iris Dori, 212 Woodside Drive, Hewlett Bay Park, New York, to construct a pool, pool equipment, fencing and shed, where such construction requires a variance of Village Code section §146-13.1B "Lot Coverage Limitations," which states that not more than 30% of the area of a lot may be covered by impervious surface(s). The applicant's lot, measuring 39,797 square feet (the "Premises"), permits a maximum of 11,939.1 square feet of impervious surface coverage under the Village Code. The proposed impervious surface coverage is 13,707.5 square feet, exceeding the allowable coverage by 1,768.4 square feet. Premises are also designated as Section 41, Block 5, Lot 406 on the Nassau County Land and Tax Map.

The application was presented by Ezra Dori, the owner of the Premises. The minutes of the hearing were stenographically transcribed.

After hearing testimony, on motion by the Chair, seconded by Mr. Schlussel, and adopted unanimously, the Board closed the public hearing on the 212 Woodside Drive

application and reserved decision. The Board discussed the 212 Woodside Drive application. After such discussion, on motion made by the Chair, seconded by Mr. Schlussel, 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 no environmental review, and granted the application for variance, in accordance with the short-form format authorized by Village Code §146-33.1, subject to the following conditions: (i) The applicant shall resubmit revised plans to the Building Department reflecting a reduction of 300 square feet of the pavilion area to grass or permeable pavers/surface materials; (ii) All fees due to the Village shall be paid in full prior to the issuance of any permits; (iii) All work shall conform to the revised plans approved by the Building Department in accordance with these conditions; (iv) The applicant shall obtain any additional permits, certificates, or approvals required by the Village within six (6) months of the filing of this decision with the Village Clerk; and (v) 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, as approved and conditioned herein.

There being no further business, the meeting was adjourned at 6:49 p.m.

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

TIME: _____ A.M. ~~P.M.~~ ON

DATE: 01/17/2025, 2025 BY
(Month) (Day)



Dr. Leonard Schiffman, Chairman