

**PUBLIC HEARING NOTICE**

**PLEASE TAKE NOTICE that a public hearing will be held as to the following matters:**

**Agency: Board of Trustees, Village of Hewlett Bay Park**  
**Date: June 16, 2025**  
**Time: 6:30 PM**  
**Place: Village Hall, 30 Piermont Avenue, Hewlett, New York**

**Subject:**

**HBP Bill 25-03 A local law to amend Section 146-9.4 of the Code of the Village of Hewlett Bay Park regarding Piers**

**HBP Bill 25-04 - A local law to prove regulations relative to driveway requirements**

**HBP Bill 25-06- A local law to amend the regulations relating to lot coverage requirements**

**At the said time and place, all interested persons may be heard with respect to the foregoing matters.**

**The proposed laws is an Unlisted Action under SEQRA, as to which no environmental determination has been made by the Board of Trustees**

**Any person having a disability which would inhibit attendance at or participation in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.**

**All relevant documents may be inspected at the office of the Village Clerk, 30 Piermont Avenue, Hewlett, New York, during regular business hours.**

**Dated: May 29, 2025**

**BY ORDER OF THE BOARD OF TRUSTEES**

**Michelle Blandino, Village Clerk**

A local law to amend Section 146-9.4 of the Code of the Village of Hewlett Bay Park regarding piers.

**Section 1.** Section 146-9.4 of the Code of the Village of Hewlett Bay Park is hereby amended, to read as follows:

**“§146-9.4. Piers.**

- A. Masonry piers are permitted in a front yard subject to the provisions of this section.
  
- B. Masonry piers without gates attached thereto shall:
  - (1) contain a brick or stone masonry exterior, with the exception of the cap, which may be concrete,
  - (2) not exceed a horizontal area of 4 square feet, if square, and a 2-foot radius, if round. No other shape shall be permitted,
  - (3) not exceed a height of 5 feet, including within said 5-foot height any light fixtures,
  - (4) shall not be located within 5 feet of an adjoining property, and
  - (5) shall be located within the boundaries of the property on which the piers are located, and in no event closer than 10 feet from the paved area of an adjoining roadway.
  
- C. Masonry piers with attached gates shall:
  - (1) contain a brick or stone masonry exterior, with the exception of the cap, which may be concrete,
  - (2) not exceed a horizontal area of 4 square feet, if square, and a 2-foot radius, if round. No other shape shall be permitted,
  - (3) not exceed a height of 5 feet, including within said 5-foot height any light fixtures,
  - (4) shall not be located within 5 feet of an adjoining property, and
  - (5) shall be located within the boundaries of the property on which the piers are located, and in no event closer than 25 feet from the paved area of an adjoining roadway,
  - (6) gates shall open inward of the property or can be a gate that slides open from side to side within the boundaries of the property,
  - (7) gate material shall be of similar design to the primary dwelling, and
  - (8) gates shall not exceed 5-feet in height including any decorative elements.

- D. There shall be not more than 2 piers permitted per driveway access, and for a semi-circular driveway no more than 4 piers and not less than 20 feet between any such piers.
- E. No light fixture may extend beyond the exterior plane of the pier.
- F. No cap shall extend more than 3 inches beyond the exterior planes of the pier or have a height in excess of 4 inches.

**Section 2.** Any local law or provision of the Code of the Village of Hewlett Bay Park in conflict with this local law is hereby repealed to the extent of such conflict, except that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of such local law, ordinance or resolution prior to the effective date of this local law.

**Section 3.** If any clause, sentence, paragraph, section, article, or part of this local law shall be adjudged to be invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate any other part of this local law, or the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

**Section 4.** This local law shall take effect immediately upon adoption and filing pursuant to the Municipal Home Rule Law.

A local law to provide regulations relative to driveway requirements.

**Section 1.** A new Article IV to Chapter 53, entitled “Building Code Administration” is hereby adopted, to read as follows:

**§ ARTICLE IV. Driveway Requirements.**

**§ 53-28. Purpose; definitions.**

- A. Purpose. The standards and requirements set forth in this Article are intended to enhance the appearance and beauty of the Village of Hewlett Bay Park and protect property values through preservation of a cohesive look, to provide sufficient vehicle parking, avoid unsafe or unpleasant conditions resulting from poorly designed and contain storm water runoff from entering the streets.
- B. Definitions. For the purposes of this article, the following terms shall have the meanings indicated:

**DRIVEWAY**

A private road or path enabling vehicular access from a public way to a building on abutting grounds. Driveways shall be deemed an accessory structure and use for purposes of lot coverage provisions.

**PARKING SPACE**

An off-street or surfaced space available and usable for the parking of at least one motor vehicle, having dimensions of not less than 10 feet by 20 feet exclusive of passageways, aisles, driveways and other required space appurtenant thereto and giving access thereto, and having direct access to a street. Parking spaces shall be deemed an accessory structure and use for purposes of lot coverage provisions.

**STRUCTURE**

Any combination of materials, other than a building, constructed or erected on, above or below the surface of the ground including but not limited to fences, walls, swimming pools, and tennis and sports courts.

**§ 53-29. Requirements.**

- A. No driveway shall be constructed, repaved, altered, enlarged or a change of material without first obtaining a permit from the Building Inspector.
- B. All driveways must have trench drains connected to a drainage system at the ends of entrance and exits, and they must be located entirely on the property. No drainage shall be permitted on a Village right of way.
- C. Driveways shall not be located nearer than three (3) feet from any side property line or rear property line.
- D. Permitted materials.
  - (1) Black and/or Grey Impervious Asphalt
  - (2) Stone or Brick Pavers.
  - (3) Concrete
  - (4) Gravel
- E. Non-Permitted materials
  - (1) Permeable asphalt.
- F. Painting of driveways or areas of the driveway, in part or whole is strictly prohibited, except for seal coating black in color only and white lines for basketball may be painted on the driveway, as long as the lines are located 30 feet or more from the paved road, more than 10 feet from the property line, and are screened from view by evergreen plantings, maintained at a height of no less than (5) feet.
- G. Except on approved driveways and parking spaces, no parking in the front yard area is permitted.

**§ 53-30. Enforcement.**

- A. The Building Inspector shall administer and enforce the provisions of this article.
- B. The Building Inspector is authorized to direct any person as the Building Inspector may deem appropriate, to take such action as may be reasonable or necessary to prevent, discontinue, or mitigate a violation of this article.

**§ 53-31. Penalties for offenses.**

A violation of any provision of this article shall be punishable by a fine of not less than \$500 nor more than \$1,000 per day that the violation exists.

**Section 2.** Any local law or provision of the Code of the Village of Hewlett Bay

Park in conflict with this local law is hereby repealed to the extent of such conflict, except that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of such local law, ordinance or resolution prior to the effective date of this local law.

**Section 3.** If any clause, sentence, paragraph, section, article, or part of this local law shall be adjudged to be invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate any other part of this local law, or the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

**Section 4.** This local law shall take effect immediately upon adoption and filing pursuant to the Municipal Home Rule Law.

A local law to amend regulations relating to lot coverage requirements.

**Section 1.** Section 146-2 of the Code of the Village of Hewlett Bay Park is hereby amended by amending the definition of “impervious surface”, to read as follows:

**“IMPERVIOUS SURFACE**

Footprint of all buildings, structures, and covered surfaces, including but not limited to dwellings, garages, cabanas, tennis courts, sports courts, pools, spas, driveways, patios, paved areas, walkways, walls, fences, piers, and equipment pads. All impervious and permeable or pervious surfaces shall be considered impervious surface and shall be calculated in the lot coverage. Excluded areas include grass, plants, trees, brush and other natural growth.”

**Section 2.** Section 146-13.1 in Chapter 146 of the Code of the Village of Hewlett Bay Park, entitled “Zoning” is hereby amended to read as follows:

**§ 146-13.1. Lot coverage limitations.**

A. Front Yard Coverage Limits:

- (1) No more than 30% of the total lot area of a front yard may be covered by impervious surfaces.
- (2) No more than 30% of the combined area of all front yards on a lot may be covered by impervious surfaces.

B. The remainder of the lot area from the front building wall to the rear property line shall not be covered by impervious surfaces for more than 35% of the total lot area.

**Section 3.** Any local law or provision of the Code of the Village of Hewlett Bay Park in conflict with this local law is hereby repealed to the extent of such conflict, except that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of such local law, ordinance or resolution prior to the effective date of this local law.

**Section 4.** If any clause, sentence, paragraph, section, article, or part of this local law shall be adjudged to be invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate any other part of this local law, or the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

**Section 5.** This local law shall take effect immediately upon adoption and filing pursuant to the Municipal Home Rule Law.