

## Agenda

**Village of Hewlett Bay Park Board of Zoning Appeals Village Hall 30 Piermont Ave, Hewlett NY**

**July 10, 2025 6:00 pm.**

**Village Zoning Attorney:** Brian Stolar by: Paulo Coelho

**Secretary to the Zoning Board:** Dana Garraputa

**Building Inspector:** Dennis Fromigia

**Board Members:**

Leonard Schiffman, Chairman

Michael Schamroth

Lee Schlusset

Craig Levitz

David Pilchick

Application of Daniel & Lisa Kuflik, 1100 Elinor Road, Hewlett NY 11557, to construct a second-story closet addition over an existing one-story garage. Premises are designated as Section 41, Block C, Lot 16 on the Nassau County Land and Tax Map.

1. Section 146-12(B) Side Height/Setback Ratio, the maximum permitted side height/setback ratio is 0.85.
  - a. The proposed side height/setback ratio is 0.96.
2. Section 146-12(C) Rear Height/Setback Ratio, the maximum permitted rear height/setback ratio is 0.80.
  - a. The proposed rear height/setback ratio is 0.96.
3. Section 146-18 Side Yard, requires a side yard setback of 30 feet.
  - a. The proposed addition is 23.67 feet from the side lot line.
4. Section 146-19 Rear Yard, requires a rear yard setback of 35 feet.
  - a. The proposed addition is 19 feet from the rear lot line.

**Case to be adjourned to a later date.**

Application of 289 Meadowview LLC, 289 Meadowview Ave, Hewlett Bay Park, to construct an inground swimming pool, raised spa, pool equipment, fencing, pool bar structure, cabana, basketball court, pickle ball court, patios, fountain and one-story addition amendment to the new single-family dwelling.

1. § 146-9C(8)(h) Permitted Uses; Swimming Pools, states no swimming pool may be installed, constructed or maintained except in a rear yard. Notwithstanding any other provision of this chapter, the pool, including the foundation and mechanical equipment in connection therewith, shall be located not less than 35 feet from the rear lot line, and not less than 30 feet from any side lot line, and in the case of a

corner lot, such pool, foundation and equipment shall be located at least 50 feet from any property line abutting a public right-of-way.

a. The proposed pool equipment is located 26 feet from the side property line, where 30 feet is required.

2. § 146-9(C)(3-a) Permitted Uses; Accessories; states no individual accessory building, structure or use shall occupy an area more than 3% of the total lot area, exclusive of any use which is customarily or frequently under water. 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. The maximum permitted for an individual accessory is 3% or 1,020.53 sq ft and the maximum permitted for all accessories is 5% or 1,700.89 sq ft.

a. The proposed sports court is 3,570 sq ft, an excess of 2,549.47 sq ft.

3. § 146-9(C)(3-a) Permitted Uses; Accessories; states no individual accessory building, structure or use shall occupy an area more than 3% of the total lot area, exclusive of any use which is customarily or frequently under water. 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. The maximum permitted for an individual accessory is 3% or 1,020.53 sq ft and the maximum permitted for all accessories is 5% or 1,700.89 sq ft.

a. The proposed combined accessories (sports court, pool bar, cabana, fountain, pool and spa) is 5,021.9 sq ft, an excess of 3,321.01 sq ft.

4. § 146-9C(9)(b) Permitted uses states, A use accessory to a principal residential use may include a tennis or sports court, subject to the following restrictions: No tennis or sports court may be constructed or maintained in a front yard, nor within 35 feet of a rear property line, nor within 30 feet of a side property line.

a. The proposed sports court is located 5.2 feet from the south side property line, where 30 feet is required.

5. § 146-9C(9)(b) Permitted uses states, A use accessory to a principal residential use may include a tennis or sports court, subject to the following restrictions: No tennis or sports court may be constructed or maintained in a front yard, nor within 35 feet of a rear property line, nor within 30 feet of a side property line.

a. The proposed sports court is located 5.2 feet from the north side property line, where 30 feet is required.

6. § 146-9C(9)(b) Permitted uses states, A use accessory to a principal residential use may include a tennis or sports court, subject to the following restrictions: No tennis or sports court may be constructed or maintained in a front yard, nor within 35 feet of a rear property line, nor within 30 feet of a side property line.

a. The proposed sports court is located 1 foot from the southeast corner of the rear property line, where 35 feet is required.

7. § 146-9C(9)(b) Permitted uses states, A use accessory to a principal residential use may include a tennis or sports court, subject to the following restrictions: No tennis or sports court may be constructed

or maintained in a front yard, nor within 35 feet of a rear property line, nor within 30 feet of a side property line.

a. The proposed sports court is located 8.6 feet from the northeast corner of the rear property line, where 35 feet is required.

8. § 146-9C(9)(f) Permitted uses states, A use accessory to a principal residential use may include a tennis or sports court, subject to the following restrictions: No tennis or other sports court may be constructed, installed or maintained without permission of the Board of Trustees. An application for such permit shall be accompanied by plot, site and construction plans showing location, dimensions, drainage, design, fencing, screening and landscaping, such other information as may be required by the Board of Trustees and payment of an application fee in an amount determined by the Board of Trustees by resolution.

a. The proposed sports court required Board of Trustees approval.

9. § 146-10 Air conditioning states, Air-conditioning fixtures and units which are designed and intended to provide central air conditioning for one or more buildings on the lot and located outside of a building shall not be less than 30 feet from the side property line nor 35 feet from the rear lot line.

a. The proposed air conditioning units will be located 27 feet from the east side property line, where 30 feet is required.

10. § 146-13.1(B) Lot coverage limitations states, not more than 30% or 10,205.37 sq ft of the area of a lot may be covered by impervious surface(s).

a. The proposed lot coverage is 12,500.5 sq ft., an excess of 2,295.13 sq ft.

11. § 146-17 Front Yard states there shall be a setback of 50 feet from the front property line.

a. The proposed fountain has a setback of 36.5 feet from the front property line, where 50 feet is required.

12. § 146-18 Side Yard, states there shall be a setback of 30 feet from the side property lines.

a. The proposed one-story addition amendment to the dwelling is located 19.9 feet, where 30 feet is required.

13. § 146-18 Side Yard, states there shall be a setback of 30 feet from the side property lines.

a. The proposed stoop and stairs located on the east side of the dwelling is located 24.2 feet, where 30 feet is required.

14. § 146-18 Side Yard, states there shall be a setback of 30 feet from the side property lines.

a. The proposed stoop and stairs located on the west side, closest to the front of the dwelling is located 25.5 feet, where 30 feet is required.

15. § 146-18 Side Yard, states there shall be a setback of 30 feet from the side property lines.

a. The proposed stoop and stairs located on the west side, midway from the dwelling is located 25.5 feet, where 30 feet is required.

Premises are designated as Section 42, Block 111, Lot 7 on the Nassau County **Land and Tax Map**