

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

July 31, 2025

Present: Leonard Schiffman, Chair
David Pilchick, Lee Schluskel, Michael
Schamroth, and Craig Levitz, Members
Dana Garraputa, Secretary to the Board
Brian Stolar, Esq., Village Attorney
Dennis Fromigia, Building Inspector (via
Zoom)

The meeting was called to order at 6:03 p.m.

The Board opened the public hearing on the application of 289 Meadowview LLC, 289 Meadowview Ave, Hewlett Bay Park, New York, to construct an inground swimming pool, raised spa, pool equipment, fencing, pool bar structure, cabana, basketball court, pickleball court, patios, fountain and one-story addition amendment to the new single-family dwelling, where such construction requires variances of the following Village Code section: (a) 146-9C(8)(h), to permit the pool equipment to be located 26 feet from the side property line, where 30 feet is required; (b) 146-9(c)(3a), (i) to permit the individual accessory use of the sports court to be 3,570 square feet or 10.5%, where the maximum permitted individual accessory is 1,020.53 square feet or 3%, (ii) to permit the combined accessories of a sports court, pool bar, cabana, fountain, pool and spa to be 5,0021.9 square feet or 14.8%, where the maximum permitted combined accessories is 1,700.89 square feet or 5%; (c) 146-9(C)(9)(b), to permit the sports court to be located 5.2 feet from the south and north side lot line, where the minimum required setback is 30 feet; (d) 146-9(C)(9)(b), (i) to permit the sports

court to be located 1 foot from the southeast corner of the rear lot line, (ii) to permit to permit the sports court to be located 8.6 feet from the northeast corner of the rear lot line, where 35 feet is required from the rear lot line; (e) 146-10, to permit (4) air conditioning units to be located 27 feet from the east side lot line, where a minimum of 30 feet is required; (f) 146-13.1(B) to permit a lot coverage of 12,500.5 square feet or 36.7%, where the maximum permitted lot coverage is 10,205.37 square feet or 30%; (g) 146-17, to permit a fountain to have a front yard setback of 36.5 feet, where the required minimum front yard setback is 50 feet; (h) 146-18, (i) to permit a one story addition 19.9 feet from the side lot line, (ii) to permit a stoop and stairs on the east side of the dwelling to be located 24.2 feet from the side lot line, (iii) to permit a stoop and stairs on the west side closest to the front of the dwelling to be located 25.5 feet, (iv) to permit a stoop and stairs on the west side midway of the dwelling to be located 25.5 feet, where the required minimum side yard setback is 30 feet.

The hearing was stenographically transcribed. Thomas McKeivitt represented the applicant.

After hearing testimony, at the applicant's request, on motion by Mr. Levitz, seconded by the Chair, and adopted unanimously, the Board adjourned the public hearing to **September 11, 2025**, at **6:00 p.m.**, to allow the applicant to prepare and submit revised or alternate plans for the Board's consideration of the requested variances.

The Board opened the continued public hearing on the application of Daniel and Lisa Kuflik, 1100 Elinor Road, Hewlett NY 11557, to construct a second-story closet addition over an existing one-story garage, where such construction requires a variance

of (i) Village Code §146-12(B), which limits the maximum permitted side height/setback ratio to 0.85, whereas the proposed ratio is 0.96; (ii) Section §146-12(C), which limits the maximum permitted rear height/setback ratio to 0.80, whereas the proposed ratio is 0.96; (iii) Section §146-18, which requires a side yard setback of 30 feet, whereas the proposed setback is 23.67 feet; and (iv) Section §146-19, which requires a rear yard setback of 35 feet, whereas the proposed setback is 19 feet. Premises are designated as Section 41, Block C, Lot 16 on the Nassau County Land and Tax Map.

The hearing was stenographically transcribed. During the hearing, the Board discussed the proposal and requested assurances that the maximum square footage of the proposal would not exceed 100 square feet. Upon reviewing the plans, including the exterior of the proposed addition, it appears that the proposed addition will not exceed 100 square feet. After hearing testimony from all interested parties, the Board closed the hearing and reserved decision.

The Board discussed the 1100 Elinor Road application. After such discussion, on motion by Mr. Schamroth, seconded by Mr. Schluskel, and adopted unanimously, the Board declared itself to be the lead agency under the New York State Environmental Quality Review Act ("SEQRA"), determined that the relief requested is a Type II matter under SEQRA which requires no environmental review, and, in accordance with the short-form format authorized by Village Code §146-33.1 granted the requested variance on the following conditions: (i) the work shall be constructed in conformity with the following plans, all entitled "Kuflik Residence", prepared by Platinum Design, dated 05.14.2025: (a) A1.0 (General Notes, Plot Plan, Zoning Analysis), last revised 05.21.2025 (b) A2.0 (Partial Floor Plans @ New 2nd Story Addition), and (c) A3.0 (Partial Elevations & Section @ New 2nd Story Addition), last revised 05.21.2025

(together the "Plans"), (ii) prior to issuance of a building permit, the Building Inspector shall confirm that the Plans depict an addition no greater than 100 feet, (iii) if the Plans, as reviewed by the Building Inspector, depict the addition to be larger than 100 square feet, applicant shall submit a revised drawing providing for a reduction of the addition to a size no greater than 100 square feet and if the revised plans merely reduce the length or width of the addition proposed in the Plans no further application to the Board for such modification shall be required, (iv) no later than six (6) months after the filing of this decision with the Village Clerk applicant shall obtain all required licenses and permits, and (v) no later than one (1) year from the date of permit issuance, applicant shall obtain all required certificates of occupancy and/or completion.

There being no further business, the meeting was adjourned at 7:21 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: _____, 2025 BY
(Month) (Day)

Dr. Leonard Schiffman, Chairman