

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

October 23, 2025

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

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

The Board discussed the application of 289 Meadowview LLC, 289 Meadowview Ave, Hewlett Bay Park, New York, to construct an inground swimming pool, raised spa, pool equipment, pool bar structure, air-conditioning unit, cabana, patios, and one-story addition amendment to the new single-family dwelling, where such construction requires variances of the following Village Code section: (a) 146-10, to permit air conditioning units 27 feet from the east side property line, where a minimum of 30 feet is required, (b) 146-13.1(B), to permit a lot coverage of 15,297.45 square feet, where a maximum of 11,122.07 square feet is permitted, and (c) 146-18, to permit (i) the one-story addition to be 19.9 feet, (ii) the stoop and stairs located on the east side of the dwelling to be 24.2 feet, (iii) the stoop and stairs on the west side, closest to the front of the dwelling to be 25.5 feet, and (iv) the proposed stoop and stairs located on the west side, midway from the dwelling, to be 25.5 feet, from the side property line where a minimum of 30 feet is required.

The Board noted that the applicant removed from the application the side yard setback variance request with respect to the proposed stoop and stairs located on the west side, closest to the front of the dwelling with a setback of 25.5 feet.

After such discussion, on motion by Mr. Schamroth, seconded by Mr. Levitz, 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 made the following determinations with respect to the application: (i) granted the variance to permit the air conditioning units (§146-10) on the condition that a three (3) foot high solid fence be erected around the units supplemented by arborvitae plantings along the entire outside of the fencing to screen the units and the fencing, (ii) granted a modified maximum permitted coverage not to exceed 13,365.54 square feet, (iii) denied the side yard setback request for the one-story addition, and (iv) granted the side yard setback for the proposed stoop and stairs on the east side of the dwelling, 24.2 feet from the property line, and the proposed stoop and stairs located on the west side, midway from the dwelling, 25.5 feet from the side property line, on the condition that arborvitae plantings be planted along the property line screening the two side stoops subject to a planting plan approved by the Building Department with respect to the plantings, planting locations, planting separation distances and planting heights. In reaching this conclusion, with respect to the lot coverage variance, the Board indicated that the rationale for granting this variance is on account of the unusual circumstance of the lot coverage provisions having been amended by the Village at a time when the

applicant's application was in process and this unique circumstance and specific timing were considered in respect of the balancing test, and that these unique circumstances shall preclude any citation of the granting of this variance from being referenced in any and all future lot coverage applications. The variances granted are granted on the further condition that, except as modified herein, (i) the applicant shall submit revised plans showing a reduction in the lot coverage to provide for an overall coverage of 13,365.54 square feet (which shall not include the one-story addition which has been denied in this decision, (ii) the work shall be constructed in conformity with the following plans filed with the application seeking the variances identified herein, (iii) prior to issuance of a building permit, the Building Inspector shall confirm that the revised plans demonstrate compliance with this decision, (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 6:27 p.m.

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

TIME: 2:22 A.M./P.M. ON
DATE: 10 / 29, 2025 BY
(Month) (Day)



Dr. Leonard Schiffman, Chairman