



SEPTEMBER 30, 2025 AT 6:00 PM

<b>Board Members:</b> Leonard Schiffman, Chairman Michael Schamroth Lee Schlusssel Craig Levitz David Pilchick	<b>Village Zoning Attorneys:</b> Brian Stolar & Paulo Coelho <b>Secretary to the Zoning Board:</b> Dana Garraputa <b>Building Inspector:</b> Dennis Fromigia (via zoom)
	<b>Alternate Members</b> Liz Birnbaum Meredith King

**CASES:**

**Application of 289 Meadowview LLC, (Mr. Avi Rave) 289 Meadowview Ave, Hewlett Bay Park, to construct an inground swimming pool, raised spa, pool equipment, fencing, pool bar structure, cabana, patios and a one-story addition amendment to the new single-family dwelling. Property is also known as Section 42, Block 111, Lot 7.**

- § 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.
  - The proposed air conditioning units will be located 27 feet from the east side property line, where 30 feet are required.
- § 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/pervious surface(s) and an additional 5% (916.7 sq ft.) pervious surface only for the side and rear yards, a total of 11,122.07 sq ft.
  - The proposed lot coverage is 15,297.45 sq ft., an excess of 4,175.38 sq ft.
- § 146-18 Side Yard, states there shall be a setback of 30 feet from the side property lines.
  - The proposed one-story addition amendment to the dwelling is located 19.9 feet, where 30 feet is required.
  - The proposed stoop and stairs located on the east side of the dwelling is located 24.2 feet, where 30 feet is required.
  - 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.
  - The proposed stoop and stairs located on the west side, midway from the dwelling is located 25.5 feet, where 30 feet is required.



**Application of 60 Heron Drive LLC, Eliezer Mechlovitz manager, to construct a new single-family dwelling with attached pergola, covered patio, swimming pool, pool equipment. Property is also known as Section 41, Block A, Lot 78.**

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.
  - The proposed pool is located in the side yard, where it shall be in a rear yard only.
  - The proposed pool equipment is located in the side yard, where it shall be in a rear yard only.
2. § 146-17 Front Yard, states there shall be a front yard, the depth of which shall for its entire width be at least 50 feet from the street line.
  - The proposed front porch will be 46.6 feet, where 50 feet is required.
  - The proposed house will be 47 feet, where 50 feet is required.
  - The proposed garage will be 45.1 feet, where 50 feet is required.
3. § 146-19 Rear Yard, states there shall be a rear yard, the depth of which shall for its entire width be at least 35 feet.
  - The proposed rear second story deck will be 30.5 feet, where 35 feet is required.
  - The proposed rear right side of the dwelling will be 34.4 feet, where 35 is required.
  - The proposed pergola will be 32.5 feet, where 35 feet is required.