

PUBLIC HEARING NOTICE

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

Agency: Board of Appeals
Village of Hewlett Neck
Date: February 4, 2025
Time: 7:00 p.m.
Place: Village Hall, 30 Piermont Avenue, Hewlett, New York

Subject: Application of Evgenia Mayvaldov, 189 Priscilla Road, Hewlett Neck, New York, to construct a new single family dwelling with attached garage, which construction requires variances of the following Village Code sections: (a) 195-12(B), to permit a front yard setback of 28.8 feet, where the minimum setback is 30 feet; (b) 195-12(D), to permit a rear yard setback of 25.3 feet, where the minimum setback is 30 feet; (c) 195-12(G), to permit a maximum gross floor area of 7,702.8 square feet, where the maximum permitted is 6,895.5 square feet; (d) 195-20.1, to permit a front yard height setback ratio along Dolphin Drive of 0.67, where the maximum permitted ratio is 0.6; (e) 195-20.1, to permit a front yard height setback ratio along Priscilla Road of 0.69, where the maximum permitted ratio is 0.6; (f) 195-20(A)(3), to permit a lot coverage of 6,438.7 square feet, where the maximum permitted is 4,500 square feet; (g) 195-26.1(B), to permit two air conditioning units in a front yard, where air conditioning units shall be located in a side or rear yard only. Premises are also known as Section 41, Block 106, Lot 11 on the Nassau County Land and Tax Map.

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

This application is a Type II Action under the State Environmental Quality Review Act.

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: January 23, 2025

BY ORDER OF THE BOARD OF APPEALS
Michelle Blandino, Village Clerk