

## 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 Margareta Miller owner/member of JMG 326 LLC, 326 Hewlett Neck Road, Hewlett Neck, New York, to construct a new single-family dwelling, which construction requires variances of the following Village code sections: (a) 195-12(A), states no building shall exceed 2 1/2 stories, with a maximum height of 30 feet, the proposed building height is 34 feet, an excess of 4 feet; (b) 195-20(A)(3), states, the footprint areas occupied by all buildings and structures and accessory uses which extend three feet or more above the grade of the property shall not exceed 4,500 square feet, the proposed lot coverage is 5,225 square feet, an excess of 725 square feet; (c) 195-20.1, state the following height/setback for a side yard shall not exceed 1.0, (i) the proposed east side setback ratio is 1.70, (ii) the proposed west side setback ratio is 1.54; (d) 195-20.2, states that for a lot size of 36,715 square feet, the maximum permitted impervious surface coverage is 10,504.2 square feet, the proposed impervious surface coverage is 13,054.1 square feet; (e) 195-21(F), states, every swimming pool shall be enclosed by a fence, such fence shall be erected so as to completely enclose the pool itself or the particular yard area in which the pool is situated or the entire property back of the building, the proposed fencing on the east side of the property is located in the side yard at the front of the building, where it must be at the rear of the building, (f) 195-25(E), states, all sports courts and/or tennis courts shall be completely screened from adjoining properties by a living screen of coniferous trees. Said trees shall be of a height, when planted, not less than two feet below the top of the adjacent fence and shall be planted five feet on center and not more than 10 feet away from the fence surrounding the sports court and/or tennis court, on all sides of the court not facing the dwelling on the same lot, and shall be maintained so long as the sports court and/or tennis court remains in existence, the proposed landscaping is not within 10 feet on the north side and west side of the sports court.

Premises are also known as Section 41, Block 17, Lot 524 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: December 12, 2024

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