

## 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: September 12, 2023  
Time: 7:00 p.m.  
Place: Village Hall, 30 Piermont Avenue, Hewlett, New York

Subject: Application of Noah & Rivka Gross, 240 Dolphin Drive, Hewlett Neck, New York, to construct a new two-story single-family dwelling with an attached two car garage, raised terrace, inground swimming pool and patio, which construction requires variances of the following Village Code sections: (a) 195-12(a), to permit the building height to be 36.5 feet, where a maximum height of 30 feet is permitted; (b) 195-20(a), to permit a lot coverage of 4,857 square feet, where a maximum of 4,500 square feet is permitted; (c) 195-20.1, (i) to permit a front height setback ratio of 0.77, where the maximum of 0.6 is permitted, (ii) to permit a side height setback ratio of 1.16, where the maximum of 1.0 is permitted; (d) 195-21(b), to permit the pool barrier to be partially located in the front yard, where no pool or the part thereof is permitted in a front yard. Premises are also known as Section 41, Block 109, Lot 0001 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: August 28, 2023

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