



Inc. Village of Hewlett Neck

30 Piermont Ave, Hewlett, NY 11557

Board of Zoning Appeals – March 28, 2023 at 7:00pm

- **Call meeting to order**
- **Attendance**

Dr. Seth Paul, Chairman

Edward Vilinsky

Karen Orenstein

Dana Garraputa, Board Clerk

Brian Stolar, Attorney

Dennis Fromigia, Building Inspector

OPEN PUBLIC HEARING

Case #1 Application of Sara Malagold, 210 Dolphin Drive, Hewlett Neck, New York, to construct a new two story single family dwelling, which construction requires variances of the following Village Code sections: (a) 195-12(A), to permit a building height of 34 feet, where a maximum of 30 feet is permitted; (b) 195-12(E), to permit the shed to be located 1.1 feet from the side property line, where accessory structures shall not be closer than 20 feet; (c) 195-12(G), to permit a gross floor area of 7,926.2 square feet, where a maximum gross floor area of 7,051.3 square feet is permitted; (d) 195-17, to permit pool equipment in a side yard, where no pool equipment may encroach into a side yard; (e) 195-20(A)(3), to permit a lot coverage of 5,133.2 square feet, where the lot coverage for buildings and structures which extend above 3 feet shall not exceed 4,500 square feet; (f) 195-20 (D), to permit a building height of 34 feet, where a maximum height shall not exceed 30 feet; (g) 195-20.1 (i) to permit a right front side height setback ratio of 1.28, where the maximum of 1.0 is permitted; (ii) to permit a right rear side height setback ratio of 1.24, where the maximum of 1.0 is permitted; (iii) to permit a left rear side height setback ratio of 1.25, where a maximum of 1.0 is permitted; (iv) to permit a front height setback ratio of 0.7, where the maximum of 0.7 is permitted; (h) 195-20.2 to permit a front yard impervious surface coverage of 2,768.6 square feet, where the maximum shall be 1,613.3 square feet; (i) 195-20(B) to permit the pool equipment to be in a side yard, where no pool or part thereof shall be in a side yard; (j) 195-21(F)(1) to permit the pool enclosure fence to extend into the side yard, where every pool shall be completely enclosed in the particular yard which it is located. Premises are also known as Section 41, Block 106, Lot 30 on the Nassau County Land and Tax Map.

- Motion to close the hearing
 - Motion declaring Board lead agency with respect to the application under SEQRA and determining that the requested relief is a Type II matter under SEQRA, which requires no environmental review.
 - Notice of application sent to Nassau County Planning Commission, and they determined the Village has jurisdiction and may proceed with local determination.
- Motion to close the hearing:
- Motion declaring Board lead agency with respect to the application under SEQRA and determining that the requested relief is a Type II matter under SEQRA, which requires no environmental review. Notice of application sent to Nassau County Planning Commission, and they determined the Village has jurisdiction and may proceed with local determination.

Motion made by:

Adjournment/Decision:

Approved

Denied

Adj ned to:

Motion made by:

Conditions:

Case #2 Application of Mohamed Khan, 200 Curtis Road, Hewlett Neck, New York, to maintain the construction of two gazebos, which requires variances of the following Village Code sections: (a) 195-12(C), to permit a gazebo with an outdoor kitchen 13 feet from the side property line, where a minimum of 20 feet is required, (b) 195-12(D), to permit a gazebo to be 10.5 feet from the rear property line, where a minimum of 30 feet is required, and. (c) 195-20.2, to permit an impervious surface coverage of 8,973.64 square feet, where a maximum of 8,691 square feet is permitted. Premises are also known as Section 41, Block 106, Lot 26 on the Nassau County Land and Tax Map.

- Motion to close the hearing:
- Motion declaring Board lead agency with respect to the application under SEQRA and determining that the requested relief is a Type II matter under SEQRA, which requires no environmental review. Notice of application sent to Nassau County Planning Commission, and they determined the Village has jurisdiction and may proceed with local determination.

Motion made by:

Adjournment/Decision:

Approved

Denied

Adj ned to:

Motion made by:

Conditions:
