

MINUTES
BOARD OF APPEALS
VILLAGE OF WOODSBURGH
VILLAGE HALL
30 PIERMONT AVENUE
HEWLETT, NEW YORK

October 7, 2021

Present: Steven Rabinoff, Chair
Joel Wiener and David Lasky, Members
Dena Pilevsky, Alternate Member
Dana Garraputa, Board Clerk
Brian S. Stolar, Esq., Village Attorney
Dennis Fromigia, Building Inspector

The meeting was called to order at 7:02 p.m.

The Board opened the public hearing on the application of Jennifer Cusumano, 316 Ivy Hill Road, Woodsburgh, New York, to construct a garage, which work requires variances of the following Village Code sections: (a) 150-3(C), in that the garage will be a one car garage, where a two car garage is required; (b) 150-13.2, in that side height/setback ratio will be 2.0, where the maximum permitted ratio is 1.05; (c) 150-13.3, in that the floor area will be 5,637 square feet, where the maximum permitted floor area is 5,583 square feet; (d) 150-39(A), in that the lot coverage will be 3,964 square feet or 15.9%, where the maximum permitted lot coverage is 3,737.25 square feet or 15%; and (e) 150-54(A), in that the side yard setback will be 10 feet, where the minimum side yard setback is 20 feet. Premises are also known as Section 41, Block 70, Lot 459 on the Nassau County Land and Tax Map.

The application was presented by Paul Biegler.

The minutes of the hearing were transcribed stenographically. On motion duly made by Mr. Wiener, seconded by Mr. Lasky, and adopted unanimously, the Board closed the public hearing.

On motion duly made by the Chair, seconded by Mr. Wiener, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, and that the application is a Type II matter under SEQRA which requires no environmental review.

The Board discussed the Cusumano application. After such discussion, on motion duly made by Mr. Wiener, seconded by Ms. Pilevsky, and adopted unanimously, the Board denied the application in its entirety, in accordance with the short form format authorized by Village Code §150-56.1.

The Board opened the public hearing on the application of Scott Selinger, 56 Willow Road, Woodsburgh, New York, to construct an inground swimming pool with patio and fencing, which work requires variances of the following Village Code sections: (a) 150-39(A)(1) in that the building coverage will be 4,002 square feet or 27.6%, where the maximum permitted lot coverage is 2,175.32 square feet, (b) 150-39(B) in that the impervious surface coverage will be 6,753 square feet, where the maximum impervious surface coverage is 5,170.29 square feet, and (c) 150-47(H), in that the pool fence will be (i) 5 feet from the rear property line, (ii) 6 feet from the north side property line, and (iii) 3 feet from the south side property line, where a minimum of 25 feet is required. A swimming pool also requires a permit from the Board of Appeals pursuant to Village Code §150-47(8). Premises are also known as Section 41, Block 38, Lot 727 on the Nassau County Land and Tax Map.

The application was presented by Kevin Natalie.

The minutes of the hearing were stenographically transcribed. On motion duly made by Mr. Wiener, seconded by Ms. Pilevsky, and adopted unanimously, the Board continued the public hearing to November 9, 2021, at 7:00pm.

The Board opened the public hearing on the application of David Feiner, 811 Keene Lane, Woodsburgh, New York, to construct a new single family dwelling, which work requires variances of the following Village Code sections: (a) 150-17(A), in that the existing lot size is 12,352.6 square feet, where no building shall be erected or altered on a lot size of less than 14,500 square feet, (b) 150-20, in that the proposed north side yard setback will be 13.2 feet, where the minimum side yard setback is 15 feet, (c) 150-22.1, in that the proposed front height/setback ratio will be 0.77, where the maximum front yard setback ratio is 0.60, (d) 150-22.2, in that the proposed side height setback ratio will be 1.92, where the maximum side height setback ratio is 1.40, (e) 150-22.3, in that the proposed floor area will be 4,015 square feet, where the maximum floor area is 3,091.41 square feet, (f) 150-39, in that the proposed lot coverage will be 2,597.7 square feet, where the maximum lot coverage shall not exceed 1,852.89 square feet, and (g) 150-50.2, in that there is no proposed plantings/landscaping screening the air conditioning units, where plantings/landscaping is required to screen the air conditioning units. Premises are also known as Section 41, Block 45, Lot 22 on the Nassau County Land and Tax Map.

The applicant was represented by Tom Cardone.

The minutes of the hearing were stenographically transcribed. On motion duly made by Mr. Wiener, seconded by Mr. Lasky, and unanimously adopted, the Board continued the public hearing to November 9, 2021, at 7:00pm.

There being no further business, the meeting was adjourned at 8:10 pm.

THE ABOVE MINUTES WERE FILED IN
THE OFFICE OF THE VILLAGE CLERK
OF THE VILLAGE OF WOODSBURGH AT

PERSON FILING: _____
Steven Rabinoff, Chairman