

Inc. Village of Woodsburgh



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**30 PIERMONT AVENUE • HEWLETT, NEW YORK 11557
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LEE A. ISRAEL, MAYOR

August 2, 2022

Barbara Kupferstein
45 Washington Ave
Lawrence, NY 11559

RE: Application Plan Review
110 Wood Lane – Fishman Residence

Dear Barbara Kupferstein:

In review of your plan for two proposed pergolas and two firebowls at the pool, see below:

Please provide:

1. The zoning calculations do not show the side yard height setback ratio, it states see diagram, but no diagram was supplied.

Variances required:

1. 150-11 Side Yards: 20 feet required; 11 feet proposed.
2. 150-39(A)(1) Lot Coverage: 3,422.55 square foot maximum, 4,879 square feet proposed.
3. Side height setback ratio needs to be verified.

Not Permitted by code:

1. 106-5(A)(4) Regulation of artificial lighting: No exterior light source shall illuminate, reflect, spill over, or otherwise create a nuisance upon an adjoining property or properties.
2. 150-47(M)
The pool or any auxiliary apparatus or equipment or other device used in connection therewith shall be used in such a manner as not to cause disturbance or annoyance to other residents of the village. No loudspeaker devices shall be permitted to be used on or near the pool or in connection with the use of the pool. The pool shall be lighted by underwater lighting only, and the balance of the pool area shall be lighted only with nonglaring lights.

Please provide the above.

Kind Regards,

Dennis Fromigia, Building Inspector

Mr. & Mrs. Fishman
110 Wood Lane
Woodsburgh
Woodmere, NY 11598

ZONING CALCULATIONS

110 WOOD LANE WOODMERE, NEW YORK 11598

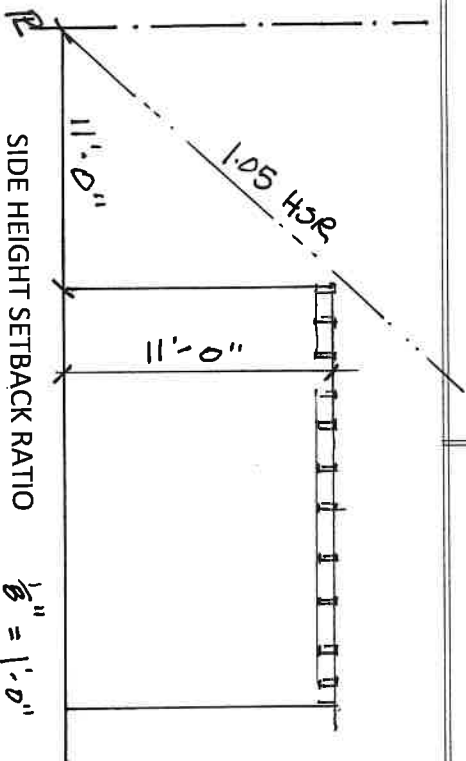
SECTION : 41 BLOCK: 68 LOT: 275

ZONING DISTRICT: RESIDENCE 'A'

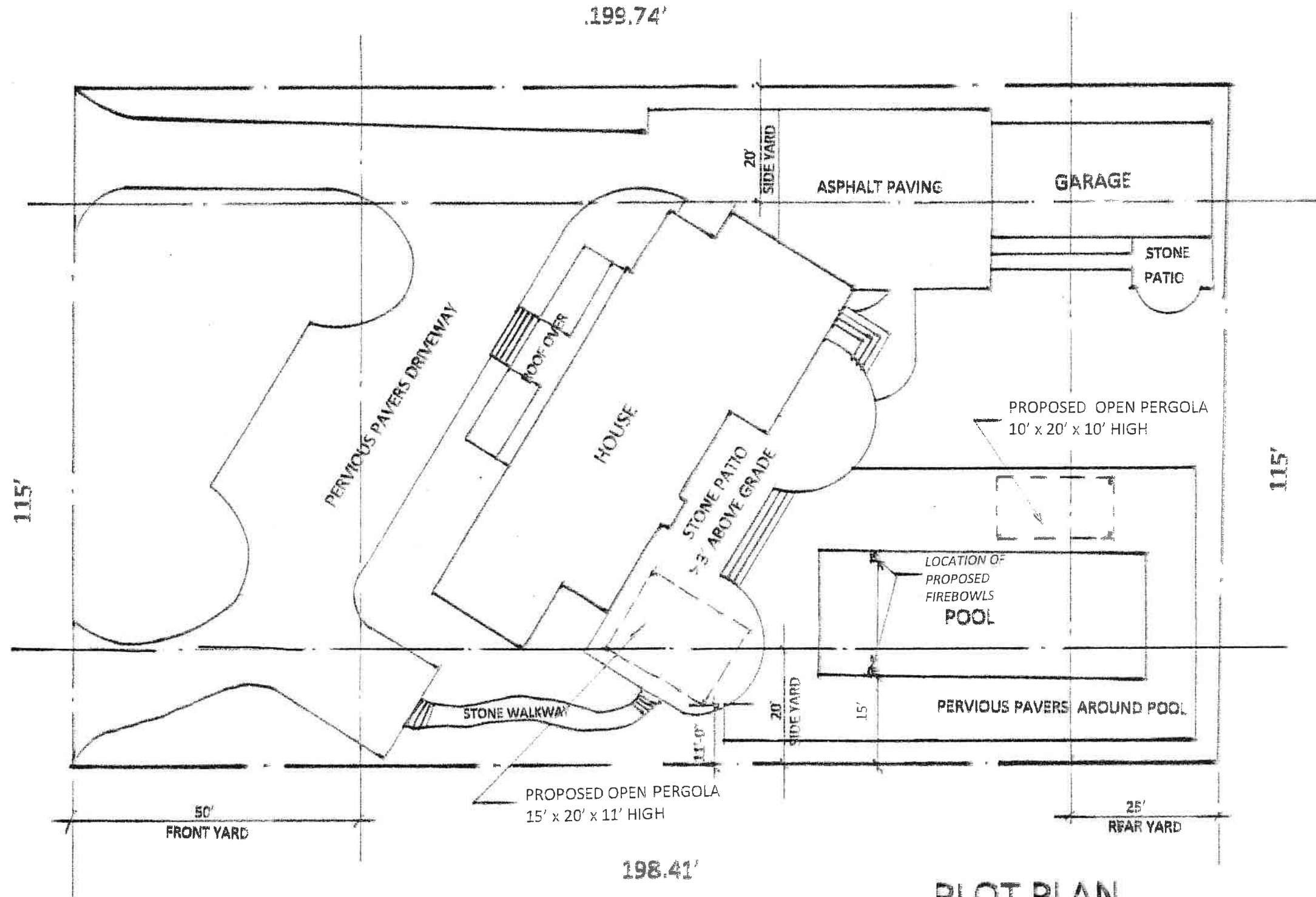
LOT SIZE : (115 x 199) = 22,817 SF

	CODE	REQUIRED / ALLOWED	PROPOSED
REQUIRED REAR YARD	150-9	25'	✓ NO CHANGE
REQUIRED FRONT YARD	150-10	50'	✓ NO CHANGE
REQUIRED SIDE YARD	150-11	20'	11.0' TO PROPOSED PERGOLA
REQUIRED SIDE SETBACK RATIO	150.13.2	1.05	✓ AT PERGOLA (see diagram)
MAXIMUM LOT COVERAGE	150-39 -A.(1)	15% = 3,422.55 SF	4,879.0 SF > 3,422.55 SF ϕ 1
MAXIMUM IMPERVIOUS COVERAGE	150-39 -A.(2)	7,252.4 SF	✓ 7,212.51 sf < 7,252.4 SF ϕ 2

	ϕ 1 LOT COVERAGE	ϕ 2 IMPERVIOUS COVERAGE
HOUSE	2404.89	HOUSE 2404.89
ROOF OVER	304.00	ROOF OVER 304.00
GARAGE	769.62	GARAGE 769.62
PERGOLA (at pool)	200.00	POOL 1120.00
STONE PATIO	1201.00	STONE PATIO 1201.00
TOTAL	4879.00	ASPHALT PAVING 750.00
		PERGOLA (on pool deck) 200.00
		PAVED WALKWAYS 463.00
		TOTAL 7,212.51



WOOD LANE



199.74'

115'

115'

50'
FRONT YARD

PROPOSED OPEN PERGOLA
15' x 20' x 11' HIGH

198.41'

PLOT PLAN

SCALE: 1" = 20'



ASPHALT PAVING

GARAGE

STONE
PATIO

PERVIOUS PAVERS DRIVEWAY

HOUSE

STONE PATIO
3" ABOVE GRADE

STONE WALKWAY

PROPOSED OPEN PERGOLA
10' x 20' x 10' HIGH

LOCATION OF
PROPOSED
FIREBOWLS
POOL

PERVIOUS PAVERS AROUND POOL

20'
SIDE YARD

20'
SIDE YARD

25'
REAR YARD