

MINUTES
BOARD OF APPEALS
VILLAGE OF WOODSBURGH

July 8, 2020

Present: Steven Rabinoff, Chair
Joel Weiner, Michael Krasne and David Lasky, Members
Dana Garraputa, Board Clerk

The meeting was called to order at 7:00 p.m.

Due to public health and safety concerns related to COVID-19, and pursuant to the Governor's Executive Orders, the meeting and public hearings were held by videoconferencing, through Zoom. The meeting was recorded and a transcription will be provided at a later date.

The hearing notice provided the method for public participation, including the opportunity to submit comments through regular mail, electronic mail before, and via Zoom. The Zoom sign in information was provided in the hearing notices. The applicants presented their application through Zoom videoconference.

The application materials were made available for viewing and downloading, on the Village website, before and during the hearing.

The Board opened the public hearing on the application of Ari and Shira Hoschander, 45 Willow Road, Woodsburgh, New York, to construct an in-ground swimming pool, pool fence and related improvements, which construction requires variances of the following Village Code sections: (a) 150-47(H), in that (i) the pool and fencing is partially in a side yard, where all pools, fencing and equipment are required to be located in a rear yard; (ii) the fence is setback 22.5 feet from the rear property line, where a minimum of 25 feet is required, and (iii) the pool is located 10 feet, and the

fence 1 foot, from the side yard property line, where a minimum of 25 feet is required; and (b) 150-39, in that the impervious coverage will be 5,898 square feet, where a maximum of 5,710 square feet is permitted. The proposed swimming pool and spa also requires a special permit pursuant to the Village Code §150-47(B). Premises are also known as Section 41, Block 40, Lot 465 on the Nassau County Land and Tax Map.

The proposed pool was shifted from its original proposed location, as reflected in the plan prepared by Shmuel D. Flaum, Architect, dated 06/25/20 (the “Hoschander Plan”).

On motion duly made by the Chair, seconded by Mr. Weiner, and adopted unanimously, the Board closed the hearing, and reserved decision.

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

On motion duly made by Mr. Weiner seconded by Mr. Krasne, and adopted unanimously, the Board, granted the special permit and variances, in accordance with the short form format authorized by Village Code §150-56.1, on the following conditions: (a) no later than six (6) months after the filing of this decision with the Village Clerk, the property owners shall obtain all required permits, (b) no later than one (1) year from the issuance of such building permit(s), the property owners shall obtain all required certificates of occupancy and/or completion for the proposed improvements, (c) applicants shall plant and maintain, for as long as the variances and special permit are required, evergreen screening planted at a height of 4 feet with a mature height of 6

feet, planted 6 feet on center, in the areas shown on the Hoschander Plan, and (d) all work shall conform to the Hoschander Plan submitted to the Board.

There being no further business, the meeting was adjourned at 7:08pm.

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

TIME: _____ A.M./P.M. ON

DATE: _____, 2020

(Month) (Day)

PERSON FILING: _____

Steven Rabinoff, Chairman