

## PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Appeals  
Village of Woodsburgh  
Date: January 28, 2021  
Time: 7:00 p.m.  
Place: Via Zoom videoconference

Subject: 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 2.50, where the maximum permitted ratio is 1.05; (c) 150-13.3, in that the floor area will be 5,756 square feet, where the maximum permitted floor area is 5,583 square feet; (d) 150-39(A), in that the lot coverage will be 3,885 square feet , where the maximum permitted lot coverage is 3,737.25 square feet; and (e) 150-54(A), in that the side yard setback will be 4 feet, where the minimum side yard setback is 15 feet. Premises are also known as Section 41, Block 70, Lot 459 on the Nassau County Land and Tax Map.

Application of Nicole Spivak, 801 Keene Lane, Woodsburgh, New York, to construct a swimming pool with a patio, pool equipment and required fencing, which work requires variances of the following Village Code sections: (a) 150-39(B), in that the proposed impervious surface coverage will be 6,545 square feet, where the maximum permitted impervious surface coverage is 5,188.9 square feet; (b) 150-47(D), in that there is no landscaping proposed between the pool fence and the property line, where landscaping is required to be planted outside of the fencing; (c) 150-47(H), in that (i) the proposed pool is in a front yard, (ii) the pool will be 14.92 feet from southerly front property line, (iii) the pool will be 15.08 feet from the westerly front property line, (iv) the pool equipment is 11.25 feet from the side property line, , and (v) the pool fencing will be on the property line, where pools shall be built or maintained in a rear yard, including its equipment and fencing and shall have a minimum setback of 25 feet from all property lines on a corner lot. The proposed pool also requires a special permit pursuant to Village Code §150-47(B). Premises are also known as Section 41, Block 45, Lot 29 on the Nassau County Land and Tax Map.

Application of David Feiner, 811 Keene Lane, Woodsburgh, New York, to construct a second floor addition and alterations to the existing 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 0.66, where the maximum front yard setback ratio is 0.60, (d) 150-22.2, in that the proposed side height setback ratio will be 1.83, where the maximum side height setback ratio is 1.40, (e) 150-39, in that the proposed lot

coverage will be 2,497 square feet, where the maximum lot coverage shall not exceed 1,852.89 square feet, (f) 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.

Due to public health and safety concerns related to COVID-19, and pursuant to the Governor's Executive Orders, the Board will not be meeting in person on January 28, 2021. The meeting and the public hearings will take place via teleconferencing and videoconferencing through Zoom. The meeting will be recorded, and a transcription will be provided at a later date.

The Zoom login information is:  
Meeting ID: 816 1829 7142  
Password: 707611

Or dial by your location: 646-558-8656...82563587603

Plans and other materials associated with the application may be reviewed and downloaded at [www.woodsburghny.com](http://www.woodsburghny.com).

Through Zoom, the public will have the opportunity to see and hear the meeting and hearing live, and upon recognition by the Board, may present comments. Comments also may be submitted prior to the meeting, but not later than 3:00pm on January 28, 2021, by regular mail to Village Hall or email to the Board at [bstolar@msek.com](mailto:bstolar@msek.com) and [buildingdepartment@woodsburghny.com](mailto:buildingdepartment@woodsburghny.com). Public comments submitted by email must identify the application to which the comments apply.

Dated: January 13, 2021

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