

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

June 30, 2021

Present: Steven Rabinoff, Chair
Fred Schamroth, Mike Krasne and David Lasky, Members
Dana Garraputa, Board Clerk
Brian S. Stolar, Esq., Village Attorney

The meeting was called to order at 7:01 p.m.

The Board opened the public hearing on the application of Nicole Spivak, 801 Keene Lane, Woodsburgh, New York, to amend a previous Board of Appeals decision approving variances and a special permit to construct a swimming pool with a patio, pool equipment and required fencing. Premises are also known as Section 41, Block 45, Lot 29 on the Nassau County Land and Tax Map.

The application was presented by Steve Affeldt. The applicant stated that the proposal was a replication of a previous approval granted by the Board in January 2021, but that the then approved pool had to be shifted as it was too close to a power line. The Board closed the hearing, and reserved decision.

On motion duly made by Mr. Krasne, seconded by Mr. Lasky, 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 801 Keene Lane application. After such discussion, on motion duly made by Mr. Krasne, seconded by Mr. Lasky, and adopted unanimously,

the Board granted the variances, in accordance with the short form format authorized by Village Code §150-56.1, on the following conditions: (a) except as modified herein, the conditions contained in the Board's January 2021 approval shall apply with equal force to this application; (b) the pool and pool equipment will be installed in the locations depicted on the plans submitted with this application; (c) the fencing shall be surrounded by evergreen screening, in a manner that screens the pool from the abutting private properties, as approved by the Building Department, to provide for 6 foot tall plantings, 4 feet on center, planted at a height of not less than 4 feet, and such planting shall remain in place for so long as the pool shall remain on site; (d) no later than six (6) months after the filing of this decision with the Village Clerk, the property owners shall obtain all required permits, (e) no later than one (1) year from the issuance of such building permit(s), the property owner shall obtain all required certificates of occupancy and/or completion for the proposed improvements, and (f) all approved and authorized work shall conform substantially to the plans submitted with the application, as modified by this determination.

There being no further business, the meeting was adjourned at 7:06 pm.

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