

Woodsburgh Board of Zoning Appeals Agenda

May 9, 2024 at 7:00 pm
at Village Hall, 30 Piermont Ave Hewlett NY 11557



Steven Rabinoff, <i>Chairman</i>	Dana Garraputa, <i>Secretary to the Board</i>
Fred Schornstein, <i>Member</i>	Dennis Fromigia, <i>Building Inspector</i>
Joel Weiner, <i>Member</i>	Brian Stolar, <i>Villages Attorney</i>
David Lasky, <i>Member</i>	
Michael Krasne, <i>Member</i>	

Cases:

1. Application of [David Neuberg as agent for, Neuberg Children Trust, 75 Willow Road, Woodsburgh, New York](#), to maintain a swimming pool and equipment, which requires an amendment to a previous approval and variances of the following Village Code sections: (a) 150-39, in that the proposed impervious site coverage will be 9,991.98 square feet (previous approval permitted impervious site coverage of 5,053 square feet), where the maximum permitted is 6,187 square feet, and (b) 150-47(H), in that the pool equipment is located 6.5 feet from the side property line (previous approval permitted a setback of 15 feet), where a swimming pool, swimming pool fencing and pool equipment shall not be located less than 25 feet from a rear or side property line. Premises are also known as Section 41, Block 40, Lot 466 on the Nassau County Land and Tax Map.
2. Application of [Rai Aslam and Mariana Davydova, 810 Barberry Lane, Woodsburgh, New York](#), to construct a three season room addition to the dwelling and a cabana, which construction requires variances of the following Village Code sections: (a) 150-39(A)(1), to permit a lot coverage of 4,873 square feet, where the maximum permitted is 3,238.05 square feet; (b) 150-39(B), to permit an impervious surface coverage of 9,302 square feet, where the maximum permitted is 6,940 square feet; (c) 150-39(F)(1) to permit the cabana to be located 18 feet from the side property line, where a minimum of 20 feet is required; (d) 150-47(H), (i) to permit the pool fence to be located 2.6 feet from the east property line and 2.5 feet from the west property line, where a minimum of 25 feet is required, and (ii) to permit the pool fence to be located in the side yards, where the fence shall be located in the rear yard. Premises are also known as Section 41, Block 71, Lot 13 on the Nassau County Land and Tax Map.
3. Application of [Israel and Jacqueline Abecassis, 99 Willow Road, Woodsburgh, New York](#), to construct a one story addition and two story addition, which requires variances of the following Village Code sections: (a) 150-10, (i) the proposed addition will be located 25.1 feet from the front property line, (ii) the proposed addition will be located 29.3 feet from the front property line, (iii) the proposed addition will be located 37.1 feet from the front property line, where the minimum front yard setback of 50 feet is required, (b) 150-13.1, (i) where the front height setback ratio along Pond Lane will be 0.87, (ii) where the front height setback ratio Pond Lane 1.20, (iii) where the front height setback ratio along Willow Road is 0.61, where the maximum height setback ratio is 0.420, (c) 150-13.3, the proposed floor area is 5,793.8 square feet, where the maximum permitted is 4,819.76 square feet, (d) 150-39(A)(1), the proposed lot coverage is 3,411.3 square feet, where the maximum permitted is 2,986.8 square feet, (e) 150-39.(B), the proposed impervious surface coverage is 7,319.2 square feet, where the maximum permitted is 6,537.75 square feet. Premises are also known as Section 41, Block 68, Lot 79 on the Nassau County Land and Tax Map.

4. Application of [Martin and Lauren Sobel, 312 Ivy Hill Road, Woodsburgh, New York](#), to maintain a rear deck with lanai, which requires a variance of the following Village Code sections: (a) 150-11, where the deck is located 17 feet 3 inches from the side property line, where a minimum of 20 feet is required. Premises are also known as Section 40, Block 70, Lot 466 on the Nassau County Land and Tax Map.