

PUBLIC HEARING NOTICE

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

Agency: Board of Appeals  
Village of Woodburgh  
Date: August 2, 2023  
Time: 7:00 p.m.  
Place: Village Hall, 30 Piermont Avenue, Hewlett, New York

Subject: Application of WG Woodmere, LLC, 99 Meadow Drive, Woodburgh, New York, (a) appealing the Building Inspector's June 29, 2023 determination that (i) Village Code §150-106 applies and the applicant is required to provide certain details as required therein, (ii) the conceptual plan is required to contain details as indicated in the Building Inspector's determination, (iii) pursuant to Village Code §150-111(A), proposed lots 60, 61, 81-88 and 138-145 are not permitted uses within the Open Space/Recreation subdistrict, (iv) pursuant to Village Code §150-111(C), proposed lots 138-140 are not permitted uses within the Open Space/Recreation subdistrict, and (v) pursuant to Village Code §150-111(A), a proposed road is not a permitted use within the Open Space/Recreation subdistrict, and in the alternative, requesting variances of the aforesaid provisions, and (b) requesting variances of the following Village Code sections: (i) 150-113, to permit proposed lots 43, 44, 52 and 56-59 to not include the required 50 feet of rear property line adjacent to the Open Space/Recreation subdistrict, (ii) 150-113, to permit proposed lot 45 to contain lot area of 5,948.4 square feet, where 15,000 square feet is required, a 75 foot width for a depth of 54 feet, where the 75 foot width must be maintained for a depth of 125 feet, and the lot does not contain the required 50 feet of rear property line adjacent to the Open Space/Recreation subdistrict, (iii) 150-113, to permit proposed lot 46 to contain lot area of 6,611.4 square feet, where 15,000 square feet is required, a 75 foot width for a depth of 62 feet, where the 75 foot width must be maintained for a depth of 125 feet, and the lot does not contain the required 50 feet of rear property line adjacent to the Open Space/Recreation subdistrict, (iv) 150-113, to permit proposed lot 47 to contain lot area of 7,385.2 square feet, where 15,000 square feet is required, a 75 foot width for a depth of 78 feet, where the 75 foot width must be maintained for a depth of 125 feet, and the lot does not contain the required 50 feet of rear property line adjacent to the Open Space/Recreation subdistrict, (v) 150-113, to permit proposed lot 48 to contain lot area of 8,801.2 square feet, where 15,000 square feet is required, a 75 foot width for a depth of 54 feet, where the 75 foot width must be maintained for a depth of 125 feet, and the lot does not contain the required 50 feet of rear property line adjacent to the Open Space/Recreation subdistrict, (vi) 150-113, to permit proposed lot 49 to contain lot area of 9,603.1 square feet, where 15,000 square feet is required, a 75 foot width for a depth of 84 feet, where the 75 foot width must be maintained for a depth of 125 feet, and the lot does not contain the required 50 feet of rear property line adjacent to the Open Space/Recreation subdistrict, (vii) 150-113, to permit proposed lot 50 to contain lot area of 11,548.6 square feet, where 15,000 square feet is required, a 75 foot width for a depth of 58 feet, where the 75 foot width must be maintained for a depth of 125 feet, and the lot does not contain the required 50 feet of rear property line adjacent to the Open Space/Recreation subdistrict, (viii) 150-113, to permit proposed lot 51 to contain lot area of 4,994.4 square feet, where 15,000 square feet is required, a 75 foot width for a depth of 11 feet, where the 75 foot width must be maintained for a depth of 125 feet, and the lot does not contain the required 50 feet of rear property line adjacent to the Open Space/Recreation subdistrict, (ix) 150-113, to permit proposed lot 52 to have a 75 foot width for a depth of 122 feet, where the 75 foot width must be maintained for a depth of 125 feet, and the lot does not contain the required 50 feet of rear property line adjacent to the Open Space/Recreation subdistrict, and (x) 150-113, to permit lots 56 through 59 to contain less than the required 50 feet of rear property line adjacent to the Open Space/Recreation subdistrict. Premises are also known as Section 41, Block D, Lots 53 and 55; Block F, Lots 40, 123 and 310; Block 72, Lot 1 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matters. The Board has not yet made any determinations under the State Environmental Quality Review Act.

Any person having a disability which would inhibit attendance at or participation in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Clerk, 30 Piermont Avenue, Hewlett, New York, during regular business hours.

Dated: July 13, 2023

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