

Inc. Village of Woodsburgh

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JACOB HARMAN, MAYOR

February 13, 2024

APPLICATION DENIAL LETTER

Seth & Naomi Fishman
110 Wood Lane
Woodsburgh, Woodmere, NY 11598

Re: 110 Wood Lane, Woodsburgh; SBL 41-68-275; Denial Letter

Dear Seth & Naomi Fishman:

We hereby deny your application to construct (2) pergola structures and driveway entry piers with gates. Our denial is based on the non-conformity with the Village Codes:

1. **Section 150-9 Rear Yard.** The rear yard shall be 25 feet.
 - a. Proposed Pergola 1 has a rear yard setback of 21 feet, where 25 feet is required.
2. **Section 150-11 Side Yard.** The side yard shall be 20 feet.
 - a. Proposed Pergola 2 has a side yard setback of 11 feet, where 20 feet is required.
3. **Section 150-39(A)** The areas occupied by all buildings and structures and accessory uses which extend above the grade of the property shall not exceed 15% or 3,422.55 square feet of a lot size of 22,817 square feet.
 - a. Proposed lot coverage is 21.5% or 4,904 square feet.
4. **Section 150-39(E).** Accessory buildings and structures not greater than 100 square feet in floor area and not more than 10 feet in height measured to the highest point of the building or structure shall be located not closer than 1/3 of the side yard and rear yard dimensions applicable in the district in which the lot is located. Accessory buildings and structures are not permitted in a front yard.
 - a. Proposed are 4 entry piers with gates located in the front yard, where no accessory structures are permitted in a front yard.

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- b. Proposed north entry pier has a side yard setback of 6 inches, where 13.32 feet is required.
- c. Proposed south entry pier has a side yard setback of 3 feet, where 13.32 feet is required.

An updated application to the zoning board is required and the new legal notice must be mailed out certified return receipt to the properties within the 300-foot radius.

Regards,



Dennis Fromigia
Building Inspector
buildingdepartment@woodsburghny.com

PROPOSED
4'-0" HIGH ESTATE STYLE GATE
BETWEEN PIERS

PROPOSED BRICK PIERS
2'-6" x 2'-6" x 5'-0"
(4) TYPICAL AT SIDES OF DRIVEWAY

199.74'

REQUIRED SIDE YARD
20'

WOOD LANE

DRIVEWAY

115'

CARAGI

PATIO

PROPOSED PERGOLA 1
OPEN SLAT ROOF
10' x 20' x 10' HIGH

21'

POOL

PROPOSED PERGOLA 2
OPEN SLAT ROOF
15' x 20' x 11' HIGH

11'

198.41'

PROPOSED BRICK PIERS
2'-6" x 2'-6" x 5'-0"
(4) TYPICAL AT SIDES OF DRIVEWAY

PROPOSED
4'-0" HIGH ESTATE STYLE GATE
BETWEEN PIERS

REQUIRED SIDE YARD
20'

REQUIRED SIDE YARD
20'

50'
REQ'D FRONT YARD

25'
REQ'D REAR YARD

PLOT PLAN

SCALE: 1" = 20'

BARBARA F. KUPFERSTEIN, R.A.

Architect

45 WASHINGTON AVENUE

LAWRENCE, NEW YORK, 11559

bkupfersteinarch@gmail.com 516 316 5871

FISHMAN RESIDENCE

110 WOOD LANE

WOODSURGH, NEW YORK 11598

ZONING CALCULATIONS

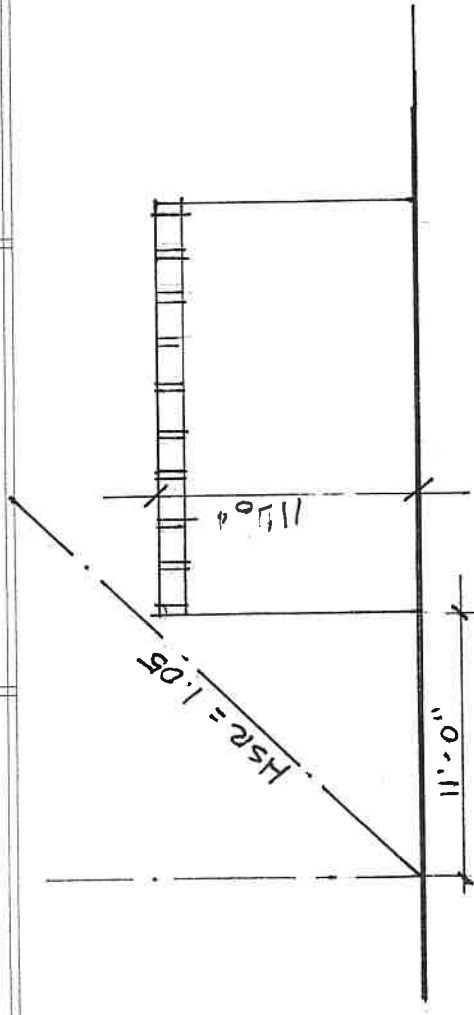
110 WOOD LANE WOODSBURGH, NEW YORK 11598

SECTION: 41 BLOCK: 68 LOT: 275

ZONING DISTRICT: RESIDENCE 'A'

LOT SIZE: 22,817 SF

	CODE SECTION	REQUIRED / ALLOWED	PROPOSED
REQUIRED REAR YARD	150-9	25'	21'
REQUIRED SIDE YARD	150-11	20'	11'
MAXIMUM LOT COVERAGE	150-39 (A)	15% (3,422.55 SF)	21.5% (4,904 SF)
ACCESSORY STRUCTURES	150 - 39 (E)	NOT ALLOWED IN FRONT YARD NOT CLOSER THAN 1/3 OF REQ'D SIDE YD.	PIERS 9' FROM FRONT YARD 6" AND 3' SIDE YARD, RESPECTIVELY



SIDE HEIGHT SETBACK RATIO REQUIRED: 1.05 IN COMPLIANCE Scale: 1/8" = 1'-0"

