

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: July 13, 2021
Time: 7:00 p.m.
Place: 30 Piermont Ave Hewlett, NY 11557

Subject: Application of Joseph Shenker, as contract vendee, and Michelle and Reuven Garrett, as owners, 90 Birch Lane, Woodsburgh, New York, to construct a new single-family dwelling with attached garage, in-ground swimming pool, and associated improvements, which work requires variances of the following Village Code sections: (a) 150-22.1, in that the front height setback ratio will be 0.69, where the maximum permitted height setback ratio is 0.600, (b) 150-22.2 in that the side height setback ratio will be 1.58, where the maximum permitted side height setback ratio is 1.400, (c) 150-22.3, in that the proposed floor area is 5,230 square feet, where the maximum permitted floor area is 4,371 square feet, (d) 150-39(A)(1), in that the building coverage will be 22.5% or 3,981.6 square feet, where the maximum permitted building coverage is 15% or 2,656.8 square feet, (e) 150-39(B), in that the impervious surface coverage will be 6,238 square feet, where a maximum of 5,987.75 square feet is permitted, (f) 150-47(H), in that (i) the pool side yard setback will be 20.42, where the minimum required side yard setback of 25 feet, (ii) the swimming pool will be located in a side yard, where a swimming pool is required to be in a rear yard only, (iii) the swimming pool equipment will be in a side yard, where swimming pool equipment is required to be in a rear yard only, (iv) the swimming pool fence will be on the property line and no plantings are proposed on the exterior side of the fence, where the swimming pool fence is required to be 25 feet from the property line and plantings to be on the exterior side of the fence, (v) no swimming pool fence is proposed along the rear property line and along the northern side of the property and no plantings are proposed on the exterior side of the fence, where a swimming pool fence is required to be 25 feet from the property lines and plantings to be on the exterior side of the fence, (g) 150-50(B) in that (i) the wall height will be 8 feet, where a maximum of 4 feet is permitted, and (ii) the wrought iron fence and gates will be 6 feet high, where a maximum of 4 feet is permitted, and (h) in that the wall will be on the property line, where the wall shall be a sufficient distance from the property line to plant landscaping to screen the wall. A swimming pool also requires a permit from the Board of Appeals pursuant to Village Code §150-47(B). Premises are also known as Section 41, Block 68, Lot 275 on the Nassau County Land and Tax Map.

The Board of Appeals, as lead agency, has determined that this application is a Type II matter under the State Environmental Quality Review Act, which requires no environmental review.

At the said time and place, all interested persons may be heard with respect to the foregoing matters.

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.

Plans and other materials associated with the application may be reviewed and downloaded at www.woodsburghny.com or inspected at the office of the Village Clerk, 30 Piermont Avenue, Hewlett, New York, during regular business hours.

Dated: June 18, 2021

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