

BOARD OF ZONING APPEALS
INCORPORATED VILLAGE OF WOODSBURGH

IN THE MATTER OF THE APPLICATION OF

OWNER NAME(S): Jeremy Kirschner + Jessica Kirschner

FOR A VARIANCE OF SECTION(S): 150-39, 150-47-B, D, H, 150-50 B, C.

OF THE VILLAGE CODE OF THE INCORPORATED VILLAGE OF WOODSBURGH.

TO: THE BOARD OF ZONING APPEALS INCORPORATED VILLAGE OF WOODSBURGH

THE PETITION OF Jeremy Kirschner + Jessica Kirschner

RESPECTFULLY ALLEGES AS FOLLOWS:

1. THE PETITIONER(S) IS A (ARE) RESIDENT(S) OF NASSAU COUNTY, CURRENTLY RESIDING AT 935 Browsers Point Branch, Woodsburgh, N.Y.

2. THE PETITIONER(S) OWN(S) THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION LOCATED ON THE (N, S, E OR W) SIDE OF Browsers Point Branch

AT THE INTERSECTION OF

(OR 206.53 FEET FROM Barberry Lane THE INTERSECTION OF

Browsers Point Branch), WITHIN THE INCORPORATED VILLAGE OF WOODSBURGH.

THE PREMISES IS ALSO DESIGNATED AS SECTION 41, BLOCK 61, LOT(S) 2

(&) ON THE NASSAU COUNTY LAND AND TAXMAP.

THE SUBJECT PREMISES IS LOCATED WITHIN THE RESIDENCE DISTRICT "A".

THE SUBJECT APPLICATION SEEKS A VARIANCE OF SECTION(S) 150-39; 150-47B;

150-47.D, H. + 150-50 B + C OF THE VILLAGE CODE OF THE INCORPORATED VILLAGE OF

WOODSBURGH, IN ORDER TO: (CONSTRUCT) (MAINTAIN) A: INGROUND

Swimming pool with patios and fencing

IN ACCORDANCE WITH PLANS SUBMITTED HEREWITH.

4. A VARIANCE OF SECTION (S) 150-39, 150-47. B, D, H, 150-50 B, C,
IS REQUIRED BECAUSE THE (CONSTRUCTION/INSTALLATION) IS NON-CONFORMING TO
VILLAGE CODE IN THAT: THE SWIMMING POOL, PATIO, POOL EQUIPMENT
AND FENCING ARE OVER IN LOT COVERAGE AND SOME SETBACKS ARE
NON-CONFORMING AND THE SWIMMING POOL IS LOCATED IN A FRONT YARD.

5. THE REQUESTED VARIANCE WILL HAVE NO ADVERSE EFFECT UPON THE SURROUNDING
PROPERTIES, WILL PROVIDE FOR A REASONABLE USE OF THE SUBJECT PREMISES
COMPATIBLE WITH THE SURROUNDING PROPERTIES AND IN CONFORMITY WITH THE
STANDARDS PRESCRIBED FOR GRANTING OF SUCH A VARIANCE, AS SET FORTH IN THE
BUILDING ZONE ORDINANCE OF THE INCORPORATED VILLAGE OF WOODSBURGH.

WHEREFORE, PETITIONER(S) RESPECTFULLY REQUEST(S) THAT THE BOARD OF
ZONING APPEALS GRANT THE VARIANCE(S) AS REQUESTED HEREIN ALONG WITH SUCH
OTHER AND FURTHER RELIEF AS MAY BE JUST AND PROPER.

DATED: 9/23/20


(SIGNATURE OF PETITIONER)


(SIGNATURE OF PETITIONER #2)

DISCLOSURE AFFIDAVIT
General Municipal Law §809

BOARD OF ZONING APPEALS
VILLAGE OF WOODSBURGH

In the Matter of the application of

Owner: Jeremy Kirschner

STATE OF NEW YORK:
ss:
COUNTY OF NASSAU :

Jeremy Kirschner

being duly sworn, deposes

and says:

I am the ~~applicant with respect to~~ / owner of the premises which is the subject of *(cross out whichever is not applicable)* the within application.

I make this affidavit for the purposes of complying with the requirements of General Municipal Law §809.

No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of Hempstead or the Village of Woodsburgh and no party officer of any political party, has an interest in the within application within the meaning of General Municipal Law §809, except as stated hereinafter (if none, state "NONE"):

NAME ADDRESS POSITION NATURE OF INTEREST

None

In the event there is any change in the information set forth herein between the date hereof and the final determination of this application, a supplemental affidavit will be filed to provide that further information.

Sworn to before me on

This 24th day of September, 2020

Karen R Shaw
(NOTARY PUBLIC)

Karen R Shaw
(SIGNATURE)

KAREN R SHAW
Notary Public, State of New York
Reg. No. 01SH6360750
Qualified In Suffolk County
Commission Expires June 26, 2021

STATE OF NEW YORK

SS.;

PETITIONER VERIFICATION

COUNTY OF NASSAU

I (WE), Jeremy Kirschner (AND Jessica Kirschner),
 BEING DULY SWORN, DEPOSE(S) AND SAY(S): I (WE) AM (ARE) THE
 PETITIONER(S) IN THE WITHIN ACTION; I (WE) HAVE READ THE FOREGOING
 PETITION AND KNOW THE CONTENTS THEREOF; THE SAME IS TRUE TO OUR OWN
 KNOWLEDGE, EXCEPT AS TO THE MATTERS THEREIN STATED TO BE ALLEGED UPON
 INFORMATION AND BELIEF AND AS TO THOSE MATTERS WE BELIEVE IT TO BE
 TRUE.

Jeremy Kirschner
 PETITIONER'S SIGNATURE

Jess Kirschner
 PETITIONER #2 SIGNATURE

SWORN TO BEFORE ME THIS 24th
 DAY OF September 2020

KAREN R SHAW
 Notary Public, State of New York
 Reg. No. 01SH6360750
 Qualified in Suffolk County
 Commission Expires June 26, 2021

Karen R Shaw
 NOTARY PUBLIC, NASSAU COUNTY

Short Environmental Assessment Form

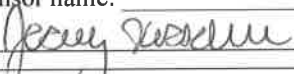
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project:							
Project Location (describe, and attach a location map): 935 Browsers Point Branch, Woodsburgh, NY							
Brief Description of Proposed Action: Construct a swimming pool							
Name of Applicant or Sponsor: Jeremy Kirschner		Telephone: 631-393-6220					
		E-Mail: pbloom@hba-law.com					
Address: 935 Browsers Point Branch							
City/PO: Woodsburgh		State: NY	Zip Code: 11598				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align:center;">NO</td> <td style="text-align:center;">YES</td> </tr> <tr> <td style="text-align:center;"><input checked="" type="checkbox"/></td> <td style="text-align:center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align:center;">NO</td> <td style="text-align:center;">YES</td> </tr> <tr> <td style="text-align:center;"><input checked="" type="checkbox"/></td> <td style="text-align:center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		.595 acres					
b. Total acreage to be physically disturbed?		.02 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.595 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic Other (specify): _____ <input type="checkbox"/> Parkland							

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO X	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO X	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO x	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Jeremy Kirschner</u>		Date: <u>9/23/20</u>
Signature: <u></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

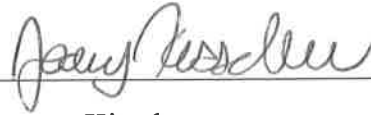
Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

I, Jeremy Kirschner, am the only owner of the property located at 935 Browers Point Branch Woodsburgh, NY 11598 hereby authorize Paul J. Bloom, Esq. of Harras Bloom & Archer LLP to appear and present this application on my behalf.

A handwritten signature in cursive script, appearing to read "Jeremy Kirschner", is written above a horizontal line.

Jeremy Kirschner

Village of Woodsburgh



JACOB HARMAN, DEPUTY MAYOR
CARL CAYNE, TRUSTEE
ALAN HIRMES, TRUSTEE
DAVID PERL, TRUSTEE

MICHELLE BLANDINO, VILLAGE CLERK
BRIAN S. STOLAR, VILLAGE ATTORNEY
JUDAH LIBIN, TREASURER

30 PIERMONT AVENUE • HEWLETT, NEW YORK 11557
TELEPHONE (516) 295-1400 • FACSIMILE (516) 295-1406

LEE A. ISRAEL, MAYOR

September 29, 2020

Mr. & Mrs. Jeremy Kirschner
981 Clark Place
Woodmere, NY 11598

Re: 935 Browers Point Branch
Swimming Pool Application Denial

Dear Mr. & Mrs. Jeremy Kirschner:

Your application to construct a swimming pool, pool equipment, 2 patios and fencing are hereby denied due to non conformity of Village Code Sections:

1. **150-39. Lot Coverage:** The areas occupied by all buildings and structures and accessory uses which extend above the grade of the property shall not exceed 15% in a Residence A District.
 - a. *Proposed lot coverage for a lot size of 26,736 SF will be 16% (4,343 SF), where a maximum of 15% (4,010 SF) is required.*
2. **150-47.B Swimming Pools:** No swimming pool shall be constructed or erected unless a permit for the same shall have been issued by the Board of Appeals of the Village of Woodsburgh.
3. **150-47.D Swimming Pool Fence Enclosure:** Said fence is to be properly screened with shrubs and plants located outside the fence.
 - a. *Proposed shrubs are located along the exterior of the northern fence, none proposed along the exterior of the western or eastern fence.*
4. **150-47.H. Swimming Pool, Location:** No swimming pool shall be built or maintained except in a rear yard.
 - a. *Proposed swimming pool will be located in a front yard.*
5. **150-47.H Swimming Pool, Setbacks:** The pool, including the fences surrounding it and the foundation for the purifying apparatus, if any, shall be

located not less than 25 feet from the rear lot line and not less than 25 feet from the side property lines of the premises.

a. *Proposed fencing will be located on the northern, western and eastern property lines, where 25 ft is required.*

6. **150-50.B Fences:** A fence erected in connection with a swimming pool shall be a maximum of 4 ft high.

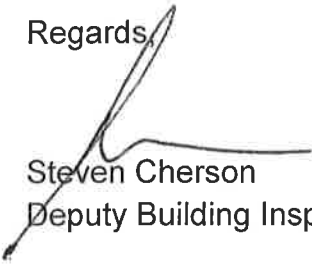
a. *Proposed fencing will be 6 ft high.*

7. **150-50.C Fences:** No fence shall be erected within 5 ft of a front property line and shall not exceed 50% of the linear dimensions of the front property line.

a. *Proposed fence will be on the front property line for the entire length.*

If you wish to pursue this application, you may seek a variance from the Board of Appeals. Application must be made within sixty days of the filing of this determination and must include 1 original, 8 copies and 1 thumb drive, of the application, related documents and plans, and a filing fee of **\$2,000**.

Regards,



Steven Cherson
Deputy Building Inspector

CC: Barry Bashker, Architect
(Via email: BARRYMBRA@AOL.COM)

PROPERTIES WITHIN RADIUS
OF 300 FEET FROM SUBJECT PREMISES

MAP DESCRIPTION					Return Receipt Received
SEC.	BLK.	LOT	OWNER	ADDRESS	
41	61	1	Daniel Kerstein	1000 Barberry Lane Woodmere, NY 11598	
41	61	4	Frances Ross	925 Browsers Pt. Branch Woodmere, NY 11598	
41	61	5	Stuart & Miriam Samuels	900 Barberry La. Woodmere, NY 11598	
41	61	6	Andrew & Aleeza Lauer	116 Woodmere Blvd. Woodmere, NY 11598 114 Oak Street Woodmere, NY 11598	
41	61	7	Mark & Marcia Goldberg	122 Woodmere Blvd. S Woodmere, NY 11598	
41	61	8	Ilan & Amy Mosery	100 S Woodmere Blvd. S Woodmere, NY 11598	
41	64	102	Alvin & Tondra Goldstein	109 Woodmere Blvd. S Woodmere, NY 11598	
41	64	202	I Schipper & G Wolberg	111 S Woodmere Blvd. S Woodmere. NY 11598	
41	64	107,109	David & Vivian Mehl	880 Barberry Lane Woodmere, NY 11598	
41	65	402	Colorful Flowers Commonwealth LLC	129 Woodmere Blvd. S Woodmere, NY 11598	

Properties in Village of Hewlett Neck

41	19	3,102	Elliot & Rena Listman	111 Harold Rd. Woodmere, NY 11598	
41	19	101	Carlo & Carminella Bordone	101 Harold Rd. Woodmere, NY 11598	
41	19	137	Jonathan & Michal Weinstein	949 East Broadway Woodmere, NY 11598	
41	19	640	Fred & Ronnie Hirsch	100 Hewlett Neck Rd. Woodmere, NY 11598	
41	19	639	Jeremy Ritzenberg as Trustee of the Phillip Ritzenberg Irrevocable Trust and Jeremy Ritzenberg as Trustee of the Edith H. Ritzenberg a/k/a Edna Ritzenberg Irrevocable Trust	108 Hewlett Neck Rd. Woodmere, NY 11598	
41	57	8	Jeffrey & Jacqueline Schecter	109 Hewlett Neck Rd. Woodmere, NY 11598	
41	62-01	1,334	Barberry Lane LLC	935 Barberry La. Woodmere, NY 11598 1501 Broadway #21 st New York, NY 10036	
41	62-01	229	Malkie Alpert	136 Woodmere Blvd. S Woodmere, NY 11598	
41	62-01	329	Ian & Sarah Boczko	130 Woodmere Blvd. Woodmere, NY 11598	
41	62-01	335	Jared & Elizabeth Soloman	945 Barberry La. Woodmere, NY 11598	
41	62-01	226	ROSS MSG LLC	1 Ross La. Woodmere, NY 11598 130 Harold Road, Hewlett Neck, NY 11598	
41	62-01	326	Wendy Bistrisky & Sheryl Rosenfeld	955 Browsers Pt. Branch Woodmere, NY 11598	

Property in Town of Hempstead:

41	36	345	Dnaile & Devora Zolty	83 Burton Ave. Woodmere, NY 11598	
41	36	346	Hillel & Bracha Yanni	920 Browsers Pt. Branch Woodmere, NY 11598	
41	36	347	Daniel & Karen Appel	900 Browsers Point Branch Woodmere, NY 11598	

41	33	325,426	Boris & Yuliya Feygis	91 Neptune Ave. Woodmere, NY 11598
41	33	327,526	David & Rachel Levine	940 Browsers Pt. Branch Woodmere, NY 11598
41	33	329	Benjamin S. Goldstein	86 Burton Ave. Woodmere, NY 11598
41	33	330	Zvi & Sarah Gewirtz	82 Burton Ave. Woodmere, NY 11598
41	33	423	David & Helen Bugayer	81 Neptune Ave. Woodmere, NY 11598
41	33	424	Jacob & Yehudis Malek	85 Neptune Ave. Woodmere, NY 11598
41	33	428	90 Burton LLC	90 Burton Ave. Branch Woodmere, NY 11598 304 St. Nichols Ave Brooklyn, NY 11237
41	33	528	Ann Schockett	930 Browsers Pt. Branch Woodmere, NY 11598
41	2	701	Susan Lerhoff & Leona Hilton	88 Neptune Ave. Woodmere, NY 11598
41	2	104	Frank & Robin Sita	94 Neptune Ave. Woodmere, NY 11598
41	2	106	Paul Weintraub & Robyn Wolintz	96 Neptune Ave. Woodmere, NY 11598
41	2	702	David Odzer & Heather Plaut	90 Neptune Ave. Woodmere, NY 11598
41	2	703	Gary & Lisa Rodolitz	92 Neptune Ave. Woodmere, NY 11598
41	2	707-708	Joseph Caronna	100 Neptune Ave. Woodmere, NY 11598
41	2	109	Alan & Batsheva Singer	952 East Broadway Woodmere, NY 11598
41	2	110	Gennady & Maya Golbraykh	956 E. Broadway Woodmere, NY 11598
41	2	112	Benjamin & Tova Frenkel	960 E. Broadway Woodmere, NY 11598
41	50	2	Kirill & Mariya Khazan	95 Sherman Ave. Woodmere, NY 11598
<u>Town or Village Boundry:</u>				
			Town of Hempstead	350 Front St. Hempstead, NY 11550
			Village of Hewlett Neck	30 Piermont Ave. Hewlett, NY 11557



SCALE: 1" = 100'

NOTE:
MUNICIPAL BOUNDARIES
WITHIN 300' RADIUS:
TOWN OF HEMPSTEAD
INCORP. VILLAGE OF HEWLETT NECK
INCORP. VILLAGE OF WOODSBURGH

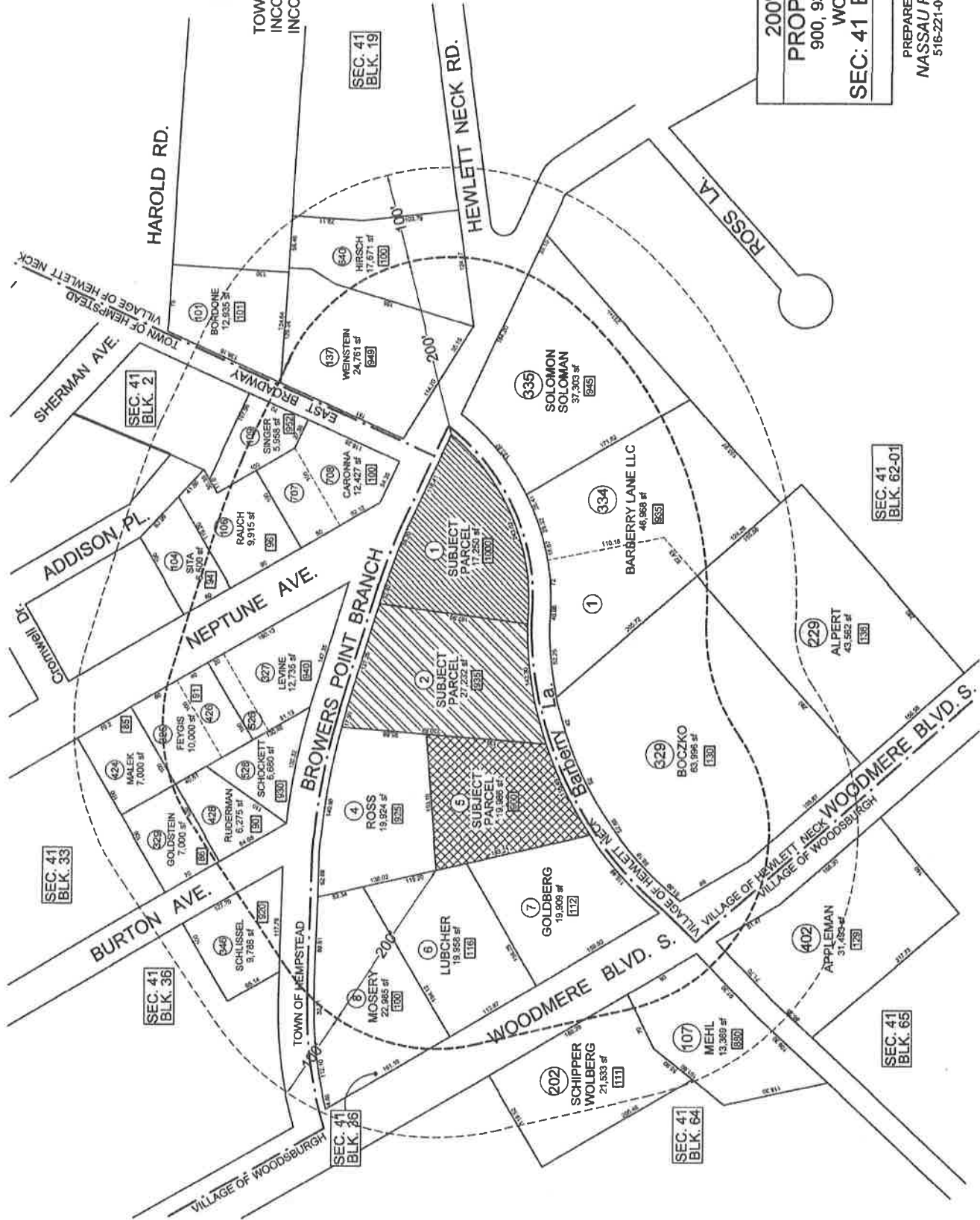
ZONING SCHEDULE:
EXISTING ZONING INCORPORATED VILLAGE OF WOODSBURGH RESIDENTIAL "A"
PROPOSED ZONING INCORPORATED VILLAGE OF WOODSBURGH RESIDENTIAL "A"

PROFESSIONAL SEAL



200'-300' RADIUS MAP
PROPERTY LOCATED AT
900, 935 & 1000 BARBERRY LA.
WOODMERE, NY 11598
SEC: 41 BLOCK: 61 LOT: 1, 2 & 5

PREPARED BY:
NASSAU RADIUS
516-221-0086
DATE: 11-25-19

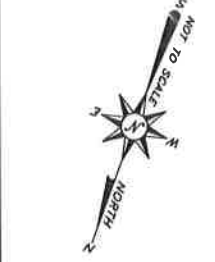


GENERAL NOTES

1. Have designer review sidewalk plan to make sure it's in compliance with the design plan.
2. This survey must be collared to mark foundation on footing and verify location and grade.
3. Elevations refer to architect's design plan.

LEGEND

PK MARK SET	●
HUB SET WITH TACK NAIL	○
ELEVATION MARK SET	○
BRACING LINE MARK SET	○
LIGHT POLE	○
FIRST FLOOR ELEVATION	○
TOP OF CURB	○
BOTTOM OF CURB	○



LAYOUT SURVEY

Date of Survey: June 19, 2020

Tax Section: 41

Tax Block: 61

Tax Lot: 2

PROPERTY SITUATED AT
 825 BROWERS POINT
 VILLAGE OF WOODMERE
 TOWN OF HENRIETTA
 COUNTY OF NASSAU
 STATE OF NEW YORK

WR1168

Ramzen Alii License No. 050457

NY LAND SURVEYOR

Records of Earl B. Lovell - S.P. Balcher Inc.
 NY Land Surveyor P.C.
 77-15 164 Street, Fresh Meadows, NY 11366
 Tel: 718-591-6600 Fax: 631-930-3292
 nylandsurveyor@gmail.com
 www.nylandsurveyor.com

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION AS SET FORTH IN THE STATE SURVEYING LAW AND REGULATIONS. THE SURVEYOR HAS REVIEWED THE ARCHITECT'S DESIGN PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE SURVEY DATA. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPOSED CONSTRUCTION. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE CORRECT INTERPRETATION OF THE ARCHITECT'S DESIGN PLAN. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE ARCHITECT'S DESIGN PLAN OR THE RESULTS OF ANY CONSTRUCTION BASED THEREON.

