



## Agenda

Call meeting to order: 7:00 pm

**Board Members:** Chairman Steven Rabinoff  
David Lasky   Joel Wiener   Dena Pilevsky

Dennis Fromigia, Building Inspector

Dana Garraputa, Board Clerk

Brian Stolar, Attorney

## Open Public Hearing

**#1** Application of Jennifer Cusumano, 316 Ivy Hill Road, Woodsburgh, New York, Premises are also known as Section 41, Block 70, Lot 459 on the Nassau County Land and Tax Map, to construct a garage, which work requires variances of the following Village Code sections:

1. 150-3(C), in that the garage will be a one car garage, where a two-car garage is required;
2. (b) 150-13.2, in that side height/setback ratio will be 2.0, where the maximum permitted ratio is 1.05;
3. (c) 150-13.3, in that the floor area will be 5,637 square feet, where the maximum permitted floor area is 5,583 square feet;
4. (d) 150-39(A), in that the lot coverage will be 3,964 square feet or 15.9%, where the maximum permitted lot coverage is 3,737.25 square feet or 15%; and
5. (e) 150-54(A), in that the side yard setback will be 10 feet, where the minimum side yard setback is 20 feet.

## Close Public Hearing

- The Notice of application was sent to Nassau County Planning Commission, and they determined the Village has jurisdiction and may proceed with local determination.
- Make a motion declaring Board lead agency with respect to the application under SEQRA and determining that the requested relief is a Type II matter under SEQRA, which requires no environmental review.
- Make a motion to approve or deny the application.

## Open Public Hearing

**# 2** Application of David Feiner, 811 Keene Lane, Woodsburgh, New York, Premises are also known as Section 41, Block 45, Lot 22 on the Nassau County Land and Tax Map, to construct a new single-family dwelling, which work requires variances of the following Village Code sections:

1. 150-17(A), in that the existing lot size is 12,352.6 square feet, where no building shall be erected or altered on a lot size of less than 14,500 square feet,
2. (b) 150-20, in that the proposed north side yard setback will be 13.2 feet, where the minimum side yard setback is 15 feet,
3. (c) 150-22.1, in that the proposed front height/setback ratio will be 0.77, where the maximum front yard setback ratio is 0.60,
4. (d) 150-22.2, in that the proposed side height setback ratio will be 1.92, where the maximum side height setback ratio is 1.40,
5. (e) 150-22.3, in that the proposed floor area will be 4,015 square feet, where the maximum floor area is 3,091.41 square feet,
6. (f) 150-39, in that the proposed lot coverage will be 2,597.7 square feet, where the maximum lot coverage shall not exceed 1,852.89 square feet, and
7. (g) 150-50.2, in that there is no proposed plantings/landscaping screening the air conditioning units, where plantings/landscaping is required to screen the air conditioning units.

### **Close Public Hearing**

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  - Make a motion declaring Board lead agency with respect to the application under SEQRA and determining that the requested relief is a Type II matter under SEQRA, which requires no environmental review.
  - Make a motion to approve or deny the application.
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### **Open Public Hearing**

# 3 Application of Scott Selinger, 56 Willow Road, Woodsburgh, New York, Premises are also known as Section 41, Block 38, Lot 727 on the Nassau County Land and Tax Map, to construct an inground swimming pool with patio and fencing, which work requires variances of the following Village Code sections:

1. (a) 150-39(A)(1) in that the building coverage will be 4,002 square feet or 27.6%, where the maximum permitted lot coverage is 2,175.32 square feet,
2. (b) 150-39(B) in that the impervious surface coverage will be 6,753 square feet, where the maximum impervious surface coverage is 5,170.29 square feet, and
3. (c) 150-47(H), in that the pool fence will be
  - a. (i) 5 feet from the rear property line,
  - b. (ii) 6 feet from the north side property line, and
  - c. (iii) 3 feet from the south side property line, where a minimum of 25 feet is required.
4. A swimming pool also requires a permit from the Board of Appeals pursuant to Village Code §150-47(8).

### **Close Public Hearing**

- The Notice of application was sent to Nassau County Planning Commission, and they determined the Village has jurisdiction and may proceed with local determination.
  - Make a motion declaring Board lead agency with respect to the application under SEQRA and determining that the requested relief is a Type II matter under SEQRA, which requires no environmental review.
  - Make a motion to approve or deny the application.
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### **Open Public Hearing**

# 4 Application of Michael & Hanna Berry, 5 Willow Road, Woodsburgh, New York, Premises are also known as Section 41, Block 39, Lot 767 on the Nassau County Land and Tax Map, to construct an inground swimming pool with spa, sports court, retaining walls, outdoor kitchen, and patio, which work requires variances of the following Village Code sections:

1. (a) 150-39(A)(1), in that the building coverage will be 22.3% or 5,293.8 square feet, where the maximum permitted building coverage is 15% or 3,567.32 square feet,
2. (b) 150-39(B), in that the impervious surface coverage will be 11,351 square feet, where the maximum permitted is 7,467.46 square feet,
3. (c) 150-39(E), in that existing H frame utility structure is in a front yard, where accessory structures are not permitted in a front yard,
4. (d) 150-39(G)(1) in that a sport court will be located on an existing lot size of 23,782.10 square feet, where the lot or premises upon the court is located shall have a minimum lot area of 40,000 square feet,

5. (e) 150-39(G)(9) in that no screening shall be around the sports court, where all courts and the fencing surrounding it shall be completely screened by coniferous trees, and
6. (f) 150-47(B) in that the pool fencing will be located 3 feet from the side and rear lot lines, where the minimum side and rear setback is 25 feet.
7. A private recreational court requires a permit from the Board of Appeals pursuant to Village Code 150-39(G)(9).
8. A swimming pool also requires a special permit from the Board of Appeals pursuant to Village Code §150-47(B).

**Applicant requests adjournment to Next Meeting. Set Date for next meeting \_\_\_\_\_**

**Close Public Hearing**

- The Notice of application was sent to Nassau County Planning Commission, and they determined the Village has jurisdiction and may proceed with local determination.
- Make a motion declaring Board lead agency with respect to the application under SEQRA and determining that the requested relief is a Type II matter under SEQRA, which requires no environmental review.
- Make a motion to approve or deny the application.

MEETING ADJOURNED