

PUBLIC NOTICE  
VILLAGE OF WESTBURY

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Appeals, of the Inc. Village of Westbury, for hearing of appeals from orders of the Senior Building Inspector for matters as may be heard on Monday, June 12, 2023, at 7:30 P.M., at the Village Hall, 235 Lincoln Place, Westbury, New York. Interested parties may view the applications and associated materials at any time between the hours of 9:00am and 4:30pm, at the Clerk's Office, 235 Lincoln Place, Westbury, N.Y.

Application 2023-06-01 of Larinzo Clayton expediter, on behalf of building owner Vincenzo Buffolino and tenant Hope Owhe, seeks to add a Daycare on the first floor of a commercial building the property known as 341 Post Avenue, Westbury, N.Y., 11590 which is in violation of **Chapter 248, §248-124 Uses**. In the Business B-1 District no building shall be erected, altered or used, and no lot or premises shall be used except in conformance with Article XVIII of this chapter. **(Daycare not allowed in Bus B-1 District) (Proposed D – Daycare on first floor)**. The subject property is identified on the Nassau County Tax Map as **Section: 10, Block: 174, Lot(s): 134, Zone: Bus B1**. It is located on the westerly side of Post Avenue.

Application 2023-06-02 of Jose Pena-Hernandez seeks to add a 2<sup>nd</sup> floor addition, portico at the address known as 625 Rockland Street, Westbury, N.Y., 11590, which is in violation **§248-8 Area**. The building area shall not exceed 20% of the lot area. **(Allowed: 20%, Proposed: 21.5%)** and **§248-9 Front yard**. There shall be a front yard, the depth of which shall not be less than 30 feet. The subject property is identified on the Nassau County Tax Map as **Section: 11, Block: 221, Lot(s): 93, Zone: Residence A**. Is it is located on the northerly side of Rockland Street, westerly of Upland Street.

Application 2023-6-03 of Daniel Burko on behalf of homeowner Ruckleen Blair, seeks to add a new vestibule and portico at the address known as 19 Melrick Court, Westbury, N.Y., 11590, which is in violation of **§248-9 Front yard**. There shall be a front yard, the depth of which shall not be less than 30 feet. **(Min: 30', Proposed: 18.5')** The subject property is identified on the Nassau County Tax Map as **Section: 10, Block: M, Lot(s): 189, Zone: Residence A**. It is located on the northerly side of Melrick Court, easterly of Livingston Street.

Application 2023-06-04 of Thomas Pittito of Dormerking Inc., on behalf of homeowner, Hans Lazo, seeks a garage conversion and a 2<sup>nd</sup> story addition at the address known as 11 Walnut Street, Westbury, N.Y., 11590, which is in violation of **§248-23 Front yard**. There shall be a front yard, the depth of which shall be not less than 30 feet. In the event that any accessory building, including a private garage, which is not attached to a dwelling is constructed between the building front line of the dwelling unit and the street line of the lot, the front yard shall be the distance between the building front line of the accessory building or private garage and the front line of the lot. This definition shall in no way serve to allow accessory buildings or garages to be located in front yards in which construction is prohibited by this Code. **(Min: Required: 30', Proposed: 28.7')** and **Chapter 248, Article XXXI, §248-279: Off Street parking requirements; (Required 2 spaces) Due to garage conversion or 40', Proposed 1 space 28.7')** The subject property is identified on the Nassau County Tax Map as **Section: 10, Block: 86, Lot(s): 239, Zone: Residence B**. It is located on the northerly side of Walnut Street, easterly of Ellison Avenue.

Application 2023-06-05 of Dawn Cohen, seeks to add an inground swimming pool at the address known as 185 Ellison Avenue, Westbury, N.Y., 11590, which is in violation of **§248-343A Size and location**. All swimming pools shall be located in the rear yard of any premises and shall be set back at least five feet from the nearest property line, except that in Residence AA Districts every swimming pool shall be set back at least 15 feet from the nearest line. The subject property is identified on the Nassau

County Tax Map as **Section:10, Block: 119, Lot(s): 40, Zone Residence: A.** It is located on the westerly side of Ellison Avenue, southerly of Westbury Avenue.

BY ORDER OF THE  
BOARD OF APPEALS  
VILLAGE OF WESTBURY