

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, May 16, 2022, at 7:30 P.M., at the Village Hall, 235 Lincoln Place, Westbury, New York.

The continuation of application 2022-03-01 of Christopher Stasi seeks to erect an apartment building at the address known as 252 Wilson Avenue, Westbury, NY 11590, which is in violation of **§ 248-20 Uses**. In a Residence B District the following regulations shall apply: No building may be erected, altered or used and no lot or premises may be used except for one or more of the purposes set forth in **§ 248-6** of Article **IV** of this chapter. **(3 family not permitted)**

§ 248-22 Lot area. The building area shall not exceed 30% of the lot area. **(Allowed 30%, Proposed 33.8%)**

§ 248-23.1 Pavement of front yard; parking on unpaved portion. No more than 40% of a front yard of a premises used for residential purposes shall be paved, and the parking of motor vehicles on the unpaved portion of a front yard, other than a driveway, is prohibited. **(Allowed 40%, Proposed 70%)**

§ 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. **(Residential not permitted 1st floor)**

The subject property is identified on the Nassau County Tax Map as **Section: 10, Block: 181, Lot(s): 28-31 Apartment Building Zone: Bus B21/ Res B**. It is located on the southerly side of Wilson Avenue, and westerly of Post Avenue.

Application 2022-05-01 of Nicholas Macario seeks to erect a 2nd floor addition at the address known as 66 North Drive, Westbury, NY, 11590. Which is in violation of **Chapter 248, Article IV, Chapter §248-8: Area**; The building area shall not exceed 20% of the lot area. **(Required: 20%: Proposed: 22.8%)**, **Chapter § 248-9Front yard**. There shall be a front yard, the depth of which shall not be less than 30 feet. **(Required: 30', Proposed: 24.2')** and **Chapter 248, Article IV, § 248-10: Rear yard**; There shall be a rear yard the depth of which shall not be less than 30 feet. Deck **(Required: 30, Proposed: 24.2')**. The subject property is identified on the Nassau County Tax Map as **Section: 10, Block: 315, Lot(s): 6, Zone: Residence A**. It is located on the easterly side of North Drive, and northerly of Parkway Drive.

BY ORDER OF THE
BOARD OF APPEALS
VILLAGE OF WESTBURY