

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, September 23, 2024, 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., 11590.

Continuation of application 2024-05-01 of Bubble Island One Inc., seeks a proposed indoor playground at the address known as 307 Post Avenue, Westbury, N.Y., 11590, which is in violation of **§ 248-267 Requirements. (A)** All structures and land uses hereafter erected, enlarged or extended shall be provided with the amount of off-street automobile parking space and loading and unloading space required by the terms of this article, to meet the needs of persons making use of such structures or land. A permit for the erection, replacement, reconstruction, extension or substantial alteration of a structure or the development of a land use shall not be issued unless off-street automobile parking facilities and, where required, loading and unloading spaces shall have been laid out in accordance with the appropriate requirements for structures and uses, as set forth in this article. As used herein, parking facilities shall be constructed to include loading and unloading spaces required by this article. **(Required # of spaces – 35) (Proposed # of spaces 18) Total spaces for variance – 17.** The subject property is identified on the Nassau County Tax Map as **Section: 10, Block: 181, Lot(s): 1, Zone: Bus B-1.** The property is located on the westerly side of Post Avenue, southerly of Wilson Avenue.

Application 2024-09-01 of William Mello, on behalf of homeowner Francesca Stasi, seeks to add proposed additions and interior alterations at the address known as 89 South Fulton Street, Westbury, New York 11590 which is in violation of **§ 248-37 Front yard;** There shall be a front yard, the depth of which shall be not less than 25 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. **(Required: 25', Proposed: 6.9'). § 248-38.1 Rear yard; of two-family dwelling.** There shall be a rear yard the depth of which shall not be less than 30 feet. **(Min Req: 30', Proposed: 18.5')** **§ 248-44 Corner lot yards.** In the case of a corner lot in a Residence C District, a building shall be required to comply with the front yard setback restrictions applicable to that district only on the narrower or narrowest of two or more street fronts. The depth of any other front yard from the other street lines shall be 15% of the width of the lot but need not be more than 10 feet. In the case of a corner lot with two or more sides equal in length on street fronts, a building shall be required to comply with the front yard restrictions applicable to that district only with regard to the front yard where the front door, as defined in **§ 248-2,** is located, and the depth of any other front yard from the adjoining street shall be 15% of the width or length of the lot, but need not be more than 10 feet. Nothing contained in this section shall affect or change the definition of "front yard," "rear yard" or "side yard" as contained in **§ 248-2,** Definitions and word usage, nor shall this affect the application of setback requirements except as expressly provided in this section. **(Narrower Street Front Req: 25', Proposed: 6.9', other front yard Req: 6.75', Proposed: 6.5')** and **§ 248-232B(1) Nonconforming uses.** Continuation; abandonment; restoration; unsafe structures.**(1)** Restoration of nonconforming uses. A lawful use which is rendered nonconforming by the enactment of this code or by reason of any subsequent amendment to this code may be continued, provided that it is not abandoned or destroyed as to 50% or more of the building square footage for all buildings located on the site used for such nonconforming use. If a nonconforming use is abandoned or destroyed as to 50% or more of the building square footage for all buildings located on the site used for

such nonconforming use, it may not be resumed. The increase or expansion of a nonconforming use is prohibited. **(Increase or expansion prohibited) (Proposed – Increase or expansion)** The subject property is identified on the Nassau County Tax Map as **Section: 10, Block: 3, Lot(s): 76, Zone: Residence C**. The property is located on the westerly side of South Fulton Street, northerly of Lexington Avenue.

BY ORDER OF THE  
BOARD OF APPEALS  
VILLAGE OF WESTBURY