

PUBLIC NOTICE
INC. VILLAGE OF LAUREL HOLLOW - BOARD OF ZONING APPEALS

NOTICE IS HEREBY GIVEN, that a public hearing and meeting will be held by and before the Board of Zoning Appeals of the Inc. Village of Laurel Hollow, Nassau County, New York, on **Wednesday, April 17, 2019 at 7:30 P.M.**, at the Village Hall, 1492 Laurel Hollow Road, in said Village, to consider the following:

- **ZV1-2019:** The public hearing on the appeal and application of Elaine Kawas of the Laurel Group, on behalf of Gregg and Melissa Newman to install multiple accessory structures at 80 Wildwood Drive where:
 - The proposed accessory structures are not set back at least 40 feet from every lot line not abutting a street as required by Section 145-5(B)(2) of the Laurel Hollow Village Code. Proposed setbacks: Pool Patio rear yard setback=23'7"; Pool rear yard setback=33'9"; Pool equipment side yard setback=12'10"; Pool equipment rear yard setback=18'3"; Firepit side yard setback=24'6"; Firepit terrace side yard setback=15'11"; and In-ground trampoline rear yard setback=26'3".
 - The proposed sports court is not set back at least 40 feet from every lot line not abutting a street as required by Section 145-5(B)(3) of the Laurel Hollow Village Code. Proposed rear yard setback=26'7".

This property is designated as Section 25 Block 64 Lot 7 on the Land and Tax Map of Nassau County.

- **ZV4-2019:** The public hearing on the appeal and application of Michael Rant on behalf of Eugene & Mary Buccellato to install patios, retaining wall and outdoor kitchen at 143 Stillwell Lane where:
 - A proposed accessory structure is not set back at least 40' from every lot line not abutting a street as required by Section 145-5(B)(2) of the Laurel Hollow Village Code. Proposed side yard setback for lower patio =35.6 feet.

This property is designated as Section 14 Block 14 Lots 19 & 20 on the Land and Tax Map of Nassau County.

- **ZS5-2019:** The public hearing on the application of Michael Rant on behalf of Eugene & Mary Buccellato to install patios, retaining wall, & outdoor kitchen at 143 Stillwell Lane where the proposed construction will disturb steep slopes and very steep slopes as shown on the Site Plan prepared by Bladykas & Panetta LS & PE, PC dated 1/14/2018 and most recently updated on 2/27/2019.

This property is designated as Section 14 Block 14 Lots 19 & 20 on the Land and Tax Map of Nassau County.

- **ZV6-2019:** The public hearing on the appeal and application of James M. Murphy on behalf of David & Kristina Jacobson to maintain existing frame shed, generator, and garage at 1314 Ridge Road where:
 - The existing accessory structures are not set back at least 40 feet from every lot line not abutting a street as required by Section 145-5(B)(2) of the Laurel Hollow Village Code. Existing setbacks: Generator rear yard setback=13.5'; Frame shed side yard setback=20.6'; Frame shed rear yard setback=11.6'.
 - An accessory building or structure having a building area of more than 500 square feet shall be set back at least 50 feet from every lot line not abutting a street as required by Section 145-5(B)(2) of the Laurel Hollow Village Code. Existing side yard setback = 40.5'.

This property is designated as Section 26 Block C Lots 254 & 256 on the Land and Tax Map of Nassau County.

By Order of the Board of Zoning Appeals
Russell Mohr, Chairman

Dated: April 2, 2019