

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 **Thursday, December 12, 2019 at 7:30 P.M.**, at the Village Hall, 1492 Laurel Hollow Road, in said Village, to consider the following:

- **ZV13-2019:** The public hearing on the appeal and application of Elaine Kawas of the Laurel Group, on behalf of Gregg and Melissa Newman to install a spa and maintain multiple accessory structures at 80 Wildwood Drive, Laurel Hollow where the total surface coverage exceeds 20% of the lot area in violation of Section 145-5(A)(1)(d) of the Laurel Hollow Village Code. 23.6% is proposed; 23.5% is existing.

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

- **ZS8-2019:** The public hearing on the application of David Schulsinger to maintain a retaining wall at 36 Timber Ridge Drive, Laurel Hollow where the installation of the replacement wall disturbed a steep slope, very steep slope, and severely steep slope as shown on the Wall Plan prepared by Bladykas & Panetta LS & PE, PC dated 8/26/2019.

This property is designated as Section 26 Block 2 Lot 9 on the Land and Tax Map of Nassau County.

- **ZV9-2019:** The public hearing on the appeal and application of Alex Girolamo to construct a pool cabana at 22 Overlook Drive, Laurel Hollow where:
 - The proposed accessory building will exceed 1000 square feet in violation of Section 145-5(A)(1)(c) of the Laurel Hollow Village Code. 1444 square feet is proposed.
 - The proposed accessory building will exceed 25% of the area of the principal building in violation of Section 145-5(A)(1)(c) of the Laurel Hollow Village Code. 48% is proposed.
 - The proposed accessory building will have a heating system in violation of Section 145-5(A)(1)(c) of the Laurel Hollow Village Code. Gas fireplace is proposed.

This property is designated as Section 14 Block 13 Lot 14 on the Land and Tax Map of Nassau County.

ZV12-2019: The public hearing on the appeal and application of Landscapes by Bob Dohne, Inc. on behalf of Ted and Heidi Grippo to install a swimming pool, spa, patio and retaining wall at 7 Birch Court where:

- The proposed pool will not be located in the rear yard in violation of Section 145-20(F) (1)(b) of The Laurel Hollow Village Code.
- The proposed pool and paver patio are located at a distance closer to the front lot line than the principal building, which is in violation of Section 145-5(B)(2) of the Laurel Hollow Village Code. Pool setback is 182.0 feet; patio setback is 177.0 feet; principal building setback = 280.1 feet.

This property is designated as Section 26 Block 1 Lot 2 on the Land and Tax Map of Nassau County.

ZS11-2019: The public hearing on the appeal and application of Landscapes by Bob Dohne, Inc. on behalf of Ted and Heidi Grippo to install a swimming pool, spa, patio and retaining wall at 7 Birch Court where the proposed construction will disturb steep and severely steep slopes as shown on the Existing Slope Plan and Site Re-Grading Plan prepared by R Shatarah Consulting Engineers, P.C. dated 8/12/2019 and last revised 11/18/2019.

This property is designated as Section 26 Block 1 Lot 2 on the Land and Tax Map of Nassau County.

By Order of the Board of Zoning Appeals
Russell Mohr, Chairman
Dated: November 22, 2019