

## 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 **Tuesday, October 26, 2021 at 6:00 P.M.** Public participation in this meeting will be available via the Zoom application which can be accessed under the "News" tab at the Laurel Hollow website - <https://www.laurelhollow.org>. Due to the current coronavirus restrictions, physical attendance is not permissible.

- **ZS12-2021**: The public hearing on the application of Michael Rant on behalf of James Eckel to install a pool and patio at 1484 Laurel Hollow Road, Laurel Hollow, NY where the construction will disturb a steep slope and a very steep slope as shown on the Overall Site Plan and Site Plan prepared by Northcoast Civil Land Surveying & Civil Engineering dated 2/25/2020. This property is designated as Section 26 Block A Lots 216,223,725, & 742 on the Land and Tax Map of Nassau County.
- **ZS11-2021**: The public hearing on the application of James Murphy on behalf of Glenn Bernstein to install an elevated tram at 12 North Road, Laurel Hollow, NY where the construction will disturb a steep slope, severely steep slope, greenbelt and bluff as shown on the: Proposed Elevated Tram Site Plan prepared by Northcoast Civil Land Surveying & Civil Engineering dated 4/29/2021 and last revised 6/21/2021 and the Topographic Map prepared by Northcoast Civil Land Surveying & Civil Engineering dated 6/9/2004 and last revised 4/17/2021. This property is designated as Section 26 Block A Lot 1272 on the Land and Tax Map of Nassau County.

- **ZV10-2021**: The public hearing on the application of James M. Murphy on behalf of Glenn Bernstein to install an elevated tram at 12 North Road, Laurel Hollow, NY where the proposed structure does not comply with the following sections of the Laurel Hollow Village Zoning Code:

- *Section 145-5(A)(2) states that no building or structure shall hereafter be erected, altered or enlarged in the Residence District except on a lot which, for each principal building, together with its accessory buildings and structures, has a lot frontage on a street of at least 150', except that where said frontage coincides with the circumference of a cul-de-sac at the extremity of a dead-end street, such front lot line frontage shall be at least 50 feet. The structure is proposed on a lot with no street frontage or cul-de-sac frontage.*
- *Section 145-5(A)(1)(c) states that in no event shall the building area of an accessory building exceed 1,000 sq. ft. The building area of the proposed accessory building is 1,496.6 sq. ft.*
- *Section 145-5(A)(1)(c) states that no accessory building shall exceed 25% of the building area of the principal building. The building area of the proposed accessory building is 43% of the building area of the principal building.*
- *Section 145-12(A)(3) states that no disturbance of any land defined as a "severely steep slope" herein shall be permitted other than the construction of a simple wooden staircase or similar structure, not to exceed four feet in width. The proposed structure will disturb a "severely steep slope" and is not a simple wooden staircase.*

This property is designated as Section 26 Block A Lot 1272 on the Land and Tax Map of Nassau County.

- **ZV13-2021**: The public hearing on the application of Seicha Turnbull to reconstruct an existing residence at 192 Cove Road, Laurel Hollow, NY where the proposed structure does not comply with the following sections of the Laurel Hollow Village Zoning Code:

- *No building shall be erected, altered, or enlarged except on a lot that has an area of at least 2 acres (87,120 square feet) as per Section 145-5(A)(1) of the Laurel Hollow Village Code. Proposed erection of a new building is on a lot with insufficient area of 1.24 acres (53,821.64 square feet)*
- *No building shall be erected, altered, or enlarged except on a lot that has a frontage on a street of at least 150 feet as per Section 145-5(A)(2) of the Laurel Hollow Village Code. Proposed erection of a new building is on a lot with insufficient frontage on a street of 111.55 feet.*
- *No building shall be erected, altered, or enlarged unless, if it is a principal building, it shall be setback at least 60 feet from every street line as per Section 145-5(B)(1) of the Laurel Hollow Village Code. Proposed erection of a new principal building is setback 21 feet from the street line.*
- *No building shall be erected, altered, or enlarged unless, if it is a principal building, it shall be setback at least 40 feet from every lot line that is not a street line as per Section 145-5(B)(1) of the Laurel Hollow Village Code. Proposed erection of a new principal building is setback 27.2 feet from the north side yard lot line.*
- *No building shall be erected, altered, or enlarged unless, if it is a principal building, it shall be setback at least 40 feet from every lot line that is not a street line as per Section 145-5(B)(1) of the Laurel Hollow Village Code. Proposed erection of a new principal building is setback 26.9 feet from the south side yard lot line.*
- *The minimum floor area of the ground floor of any one-story principal building, excluding garage, hereafter erected, constructed, altered, or moved on a lot shall be 1,800 square feet as per Section 145-5(D)(1). The area of the ground floor of the proposed one-story building is 1,423 square feet.*
- *Permitted uses. No building, structure or premises in the Residence District shall be used or maintained for any purpose except one detached single-family dwelling as per Section 145-5(E)(1) of the Laurel Hollow Village Code. The applicant proposes to demolish and reconstruct a second single-family dwelling on the premises.*
- *No nonconforming building, if 50% or more of assessed value thereof is destroyed due to any cause, shall be restored in nonconforming form or location as per Section 145-21(F) of the Laurel Hollow Village Code. The applicant proposes to demolish the existing residence and reconstruct it in a nonconforming form and location.*

This property is designated as Section 26 Block A Lot 99 on the Land and Tax Map of Nassau County.