

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, December 15, 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.

- **ZV10-2021:** The continuation of 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.

- **ZS11-2021:** The continuation of 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
 - Topographic Map prepared by Northcoast Civil Land Surveying & Civil Engineering dated 6/9/2004 and last revised 4/17/2021
 - Plan View & Section Renderings by Harrison Design stamped received by the Village on 11/12/2021

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

- **ZV15-2021:** The public hearing on the application of The Laurel Group on behalf of Chi Mak to install a tennis court at 4 Waylor Lane, Laurel Hollow, NY where the proposed surface lot coverage will exceed 20% of the lot area, which does not comply with the Section 145-5(A)(1)(d) of the Laurel Hollow Village Zoning Code. The proposed surface lot coverage is 27.03%. This property is designated as Section 25 Block 48 Lot 10 on the Land and Tax Map of Nassau County.

By Order of the Board of Zoning Appeals
Russell Mohr, Chairman
November 29, 2021