

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, March 30, 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.

ZV6-2020: The public hearing on the appeal and application of Michael Weiner to maintain a finished attic and garage conversion at 1634 Stewart Lane, Laurel Hollow where the maximum permitted floor area ratio is greater than 0.09 in violation of Section 145-5 (D)(4); .10 is proposed.

This property is designated as Section 26 Block E Lots 75 & 76 on the Land and Tax Map of Nassau County.

ZV1-2021: The public hearing on the appeal and application of Jessica Boskoff and Dana Boskoff to maintain pool equipment, outdoor shower, and fountain at 2 Woodgreen Way, Laurel Hollow where:

- The proposed accessory structures are not set back at least 100 feet from every lot line abutting a street as required by Section 145-5 (B)(2) of the Laurel Hollow Zoning Code. Water Feature Setback=59.2'; Outdoor Shower Setback=65.5'; Pool Equipment Setback=69.5'
- The proposed accessory structures 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); Setback of principal building from Woodgreen Way=81.1'; Water Feature Setback=59.2'. Setback of principal building from Woodfield Court=94.5 feet; Outdoor Shower Setback=65.5'; Pool Equipment Setback=69.5'.

This property is designated as Section 14 Block 25 Lot 8 on the Land and Tax Map of Nassau County.

ZV2-2021: The public hearing on the appeal and application of Janene Keegan and John Keegan to maintain a shed, pool equipment and pool patio at 1 Cedarwood Court, Laurel Hollow 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. Shed rear setback = 7.66' feet; pool equipment rear setback = 4.25' feet; pool patio rear setback = 32.0' feet.

This property is designated as Section 14 Block A Lot 1104 on the Land and Tax Map of Nassau County.

ZV3-2021: The public hearing on the appeal and application of Jason Paul to maintain garden beds & trellis and install a proposed shed at 3 Picardy Lane, Laurel Hollow where:

- The existing accessory structures are not set back at least 100 feet from every lot line abutting a street as required by Section 145-5 (B)(2) of the Laurel Hollow Zoning Code. Setback of garden beds=13.0' feet.
- The proposed & existing accessory structures are located at a distance closer to the front lot line than the principal building in violation of Section 145-5 (B)(2). From Picardy Lane: setback of garden beds=13.0' feet & setback of principal building=111.0' feet. From Stillwell Lane: setback of shed=180' feet & setback of principal building=219.9' feet.
- The proposed accessory structure is 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. Setback of shed=4.5' feet.

This property is designated as Section 14 Block 14 Lot 23 on the Land and Tax Map of Nassau County.

ZV4-2021: The public hearing on the appeal and application of Richard Cuccia to maintain a shed at 26 Vista Drive, Laurel Hollow where the existing accessory structure is 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 rear setback = 23.1 feet.

This property is designated as Section 25 Block 64 Lot 15 on the Land and Tax Map of Nassau County.

By Order of the Board of Zoning Appeals

Russell Mohr, Chairman

Dated: March 11, 2021