

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 15, 2020 at 7:30 P.M.** Public participation in this meeting will be available under the "News" tab at the Laurel Hollow website - <https://www.laurelhollow.org/>. Due to the current corona virus restrictions, physical attendance is not permissible.

ZS10 & F4-2019:: The public hearing on the application of Hui Zhang to maintain a walkway and rebuild the existing retaining wall at 428A Harbor Road, Laurel Hollow where the installation of the walkway and wall involves the excavation of approximately 178 cubic yards of existing soil and the disturbance of severely steep slopes as defined in Section 145-12 of the Village Code as shown on the Site Improvement Plan prepared by CX Consulting dated 1/28/2020 and last revised 3/20/2020.

This property is designated as Section 14 Block 13 Lot 39 on the Land and Tax Map of Nassau County.

ZV9-2019: The continuation of the public hearing on the appeal and application of Alex Girolamo to construct a pool cabana at 22 Overlook Drive, Laurel Hollow where:

No accessory building shall exceed 25% of the area of the principal building as required by Section 145-5(A)(1)(c) of the Laurel Hollow Village Code. 33% is proposed.

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

ZV1-2020: The public hearing on the appeal and application of Sarah S. Ingraham on behalf of herself and Ridgeland's Realty, LLC to maintain structures to allow for a land swap between 1654 Moore's Hill Road and 1270 Ridge Road, Laurel Hollow, NY 11791 where:

No building shall be erected on a lot with less than 150 feet of street frontage as per Section 145-5(A)(2) of the Laurel hollow Village Code. A Street frontage of 43.25' feet is proposed for Lot #30. 0 frontage exists currently on this lot.

This property is designated as Section 26 Block D Lot 3, 30, & 31 on the Land and Tax Map of Nassau County.

ZV2-2020: The public hearing on the appeal and application of Harvest Power LLC on behalf of Daniel Luden to install two ground-mounted solar panels at 1707 Route 25A, Laurel Hollow, NY 11791 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. Proposed setbacks for solar panels are 20.0' and 21.6' feet.*
- *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 Zoning Code. Proposed side yard setbacks for solar panels are 26.6' and 31.9' feet.*
- *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); Solar Panels are set back: 57.7 feet and 59.4 feet. Existing principal building is set back approximately 310 feet.*

This property is designated as Section 25 Block 64 Lot 36 on the Land and Tax Map of Nassau County.

By Order of the Board of Zoning Appeals
Russell Mohr, Chairman
Dated: March 31, 2020