

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, June 10, 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.

ZV1-2021: The continuation of the public hearing on the appeal and application of **Jessica Boskoff and Dana Boskoff** to maintain a water feature at 2 Woodgreen Way, Laurel Hollow where:

- The proposed accessory structure is 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 Village Code. Water Feature Setback=59.2'
- The proposed accessory structure is 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; Setback of principal building from Woodgreen Way=81.1'; Water Feature Setback=59.2'.

This property is designated as Section 14 Block 25 Lot 8 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.

ZV6-2021, ZS5-2021, and F1-2021: The public hearing on the appeal and application of **Walden Engineering** on behalf of **Anthony Core and Gina Core** to install retaining walls at 48 Laurel Cove Road, where the retaining walls exceed three feet in height and are located within a required setback, in violation of Section 145-18(B) of the Laurel Hollow Village Code. Proposed sections of the wall are as high as 7.5 feet and as close as 15 feet to the property line where a 40 foot side yard setback is required.

The proposed retaining walls also involve the excavation of approximately 2035 cubic yards of land and installation of approximately 1715 cubic yards of fill as well as disturbance of steep, very steep and severely steep slopes as defined in Section 145-12 of the Village Code as shown on the Cut/Fill Concept Plan and the Topographical Site Map prepared by Walden Environmental Engineers, PLLC dated 4/14/2021.

This property is designated as Section 26 Block A Lot 289 on the Land and Tax Map of Nassau County.

ZV7-2021: The public hearing on the appeal and application of **Miguel Taveras** to install a pool cabana at 459 Cold Spring Road, Laurel Hollow, where the accessory building is not less than or equal to 25% of the building area of the principal building and it is not less than or equal to 1000 square feet in building area as required by Section 145-5(A)(1)(c) of the Laurel Hollow Village Code. The proposed accessory building is 61.76% of the building area of the principal building and has a building area of 3230 square feet.

This property is designated as Section 25 Block 48 Lot 3 on the Land and Tax Map of Nassau County.

ZV8-2021: The public hearing on the appeal and application of **Charles Mulham** to install a pergola at 10 Woodgreen Way, Laurel Hollow where the proposed accessory structure will not be 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. Proposed rear yard setback for pergola=5.0' feet.

This property is designated as Section 14 Block 25 Lot 22 on the Land and Tax Map of Nassau County.

ZV9-2021: The public hearing on the appeal and application of **Kean Landscaping Inc. on behalf of Kandy Sullivan** to install exterior beach access stairs and landings at 1392 Ridge Road, Laurel Hollow where:

- 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(E)(2) allows for permitted uses that include accessory buildings and structures for private and noncommercial purposes, subordinate and incidental to the single family dwelling. The structure is proposed on a lot that has no single family dwelling.
- Section 145-5(E)(3) allows for permitted uses that include uses customarily incidental and accessory to a single family dwelling, provided that they are located on the same lot and under the same ownership. The structure is proposed on a separate lot (under the same ownership) than the lot where the single family residence is located.
- An accessory building or structure having a building area of more than 500 square feet up to 1,000 square feet shall be set back at least 50 feet from every other lot line not abutting a street per Section 145-5(B)(2). The proposed structure is set back 14.625' and 20.083' from the northern and southern side property lines, respectively.

This property is designated as Section 26 Block C Lot 2119 on the Land and Tax Map of Nassau County.