

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.

ZV6-2021, ZS5-2021, and F1-2021: The continuation of 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, the Topographical Site Map, and the Retaining Wall Details prepared by Walden Environmental Engineers, PLLC dated 4/14/2021 and last revised on 9/2/2021. This property is designated as Section 26 Block A Lot 289 on the Land and Tax Map of Nassau County.

ZV14-2021: The public hearing on the appeal and application of **Anthony Core by Forchelli Deegan Terrana** to construct a new principal dwelling at 48 Laurel Cove Road where:

- *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 0 feet.*
- *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 29.6 feet from the southerly side yard lot line.*

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

By Order of the Board of Zoning Appeals
Russell Mohr, Chairman
October 5, 2021