

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, May 21, 2024, at 6:00 P.M.** at the Village Hall, 1492 Laurel Hollow Road, Laurel Hollow, NY.

ZV2-2024: The public hearing on the application of Scott Kahn on behalf of Jonathan Imundo and Brittany Imundo to construct a new residence and maintain two sheds at 3 Woodvale Drive, Laurel Hollow, NY where the proposed structure does not comply with the following section of the Laurel Hollow Zoning Code:

1. According to Section 145-5 A. (1) of the Laurel Hollow Zoning Code, 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 at least two acres (87,120 square feet) of land. The lot on which the applicant wishes to erect the new residence is 1.92 acres (83,804 square feet) in area.
2. According to Section 145-5 D. (4) of the Laurel Hollow Zoning Code, the maximum floor area ratio shall be .09 (7,542.36 square feet). The proposed residence has a floor area ratio of .112 (9,346.08 square feet).
3. Section 145-5 B. (2) of the Laurel Hollow Zoning Code states that an accessory building or structure having a building area of up to 500 square feet shall be set back at least 40 feet from every lot line not abutting a street. The two existing sheds are each 112 square feet in area and are situated 4 feet and 16 feet from the westerly side yard property line.

This property is designated as Section 25 Block 49 Lot 2 on the Land and Tax Map of Nassau County.

ZV3-2024: The public hearing on the application of Anothny Core and Gina Core to amend Building Permit #3351 to maintain decks 48 Laurel Cove Road, Laurel Hollow, NY where the proposed structures do not comply with the following section of the Laurel Hollow Zoning Code:

1. According to Section 145-5 B. (2) of the Laurel Hollow Zoning Code, 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 lot line not abutting a street. The decks the applicant wishes to maintain total approximately 550 square feet and are set back 12'-11" at their closest point to the southern property line.

This property is designated as Section 26 Block A Lots 289 and 1232 on the Land and Tax Map of Nassau County.

ZV4-2024: The public hearing on the application of James Murphy, Esq. on behalf of Tomer Biton and Jill Biton to maintain a garage and pool cabana at 16 Springwood Path, Laurel Hollow, NY where the proposed structures do not comply with the following section of the Laurel Hollow Zoning Code:

1. Section 145-5 B. (2) of the Laurel Hollow Zoning Code states that an accessory building or structure having a building area of up to 500 square feet shall be set back at least 40 feet from every lot line not abutting a street. The existing garage is situated 34.8 feet from the westerly side yard property line.
2. Section 145-5 B. (2) of the Laurel Hollow Zoning Code states that "no accessory building or structure shall be erected at a distance less than the same distance from the front lot line as the principal building is." The existing pool cabana is closer to the front lot line on Woodfield Court than the principal building is situated.

This property is designated as Section 14 Block 25 Lots 28 and 1147 on the Land and Tax Map of Nassau County.

By Order of the Board of Zoning Appeals
Russell Mohr, Chairman
May 6, 2024