

**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 **November 28, 2023, at 6:00 P.M.** at the Village Hall, 1492 Laurel Hollow Road, Laurel Hollow, NY.

**ZV16-2023 and ZS17-2023:** The public hearing on the application of Jay and Christina Rechtweg to construct retaining walls, patio, and stone steps at 1438 Ridge Road, Laurel Hollow, NY where the proposed structures do not comply with the sections of the Laurel Hollow Zoning Code as described below:

1. As per Section 145-12 A. (2) of the Laurel Hollow Zoning Code, within any steep or very steep slope area, no disturbance of the land or vegetation thereon shall be permitted without a permit from the Village of Laurel Hollow Board of Zoning Appeals. The application as submitted will disturb very steep slope areas.
2. As per Section 145-5 B. (2) of the Laurel Hollow Zoning Code, 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 patio, stone steps and retaining walls are all proposed at a distance closer to the front lot line than the principal building is setback (135.7').
3. As per Section 145-18 B. of the Laurel Hollow Zoning Code, a single retaining wall three feet in height or less may be located within a required setback area. Retaining walls over three feet in height shall not be located within the required setback areas. There are three retaining walls proposed in the required front yard setback, all of which exceed three feet in height. Each of the three walls proposed are four feet in height.

This property is designated as Section 26 Block C Lot 2068 on the Land and Tax Map of Nassau County.

By Order of the Board of Zoning Appeals  
Russell Mohr, Chairman  
October 27, 2023