

VILLAGE OF OYSTER BAY COVE
BOARD OF ZONING APPEALS
PUBLIC NOTICE

A public hearing and meeting will be held by and before the Board of Zoning Appeals of the Incorporated Village of Oyster Bay Cove, Nassau County, New York, on June 23, 2020 at 5:30 P.M. Due to the current COVID-19 restrictions, and in accordance with Executive Order 202.2, this meeting will be conducted via Zoom Videoconference. The link to participate in the videoconference is <https://zoom.us/j/94093456866>, meeting ID: 940 9345 6866. The dial-in phone number for audio participation, or for computers without audio capability is 1-929-205-6099.

The hearing will be on the application of Chris Vlasopoulos, owner of a 2.22 acre parcel of land located at 1168 Cove Edge Road in the Village, designated as Section 26, Block A, Lot 484 on the Land and Tax Map of Nassau County and located in the Village's A-1 (2-Acre) Zoning District.

The Appellant seeks variances to permit the construction of a new two-story, single-family dwelling on a pre-existing, non-conforming existing foundation, which requires the following variances:

1. Front yard setback of 67 feet rather than the required 75 feet, southerly side yard setback of 38.4 feet, northerly side yard setback of 39.2 feet rather than the required 40 feet, and a southerly side height setback ratio encroachment of 3.83 feet;
2. To allow the addition of a front yard setback of a two-story front entry portico which would have a front yard setback of 64.8 feet rather than the required 75 feet;
3. Construction of an attached two-story garage which would have a northerly side yard setback of 27.1 feet rather than the required 40 feet, and a height setback ratio encroachment of 2.83 feet;
4. Construction of two-story additions which would increase the principal building area to 6.45% of lot area, rather than the maximum permitted 5% of lot area, and which would increase the gross floor area of the building to 6,057 square feet, rather than the maximum permitted 5,963.01 square feet;
5. Construction of a two-story rear addition with a southerly side height-setback ratio encroachment of 2.5 feet;
6. The Appellant also seeks variances to maintain two (2) existing air conditioning condenser units which have southerly side yard setbacks of 36.5 feet and 37.4 feet, respectively, rather than the required 40 feet.

The above application and plan are available for review on the Village of Oyster Bay Cove website at <https://www.oysterbaycove.net/>.

If any individual requires special assistance to attend, please notify the Village Clerk at least 48 hours in advance of the hearing.

Sheryl Lerner
Chairperson

Z-2020-04