

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 at the East Woods School on Yellow Cote Road in the Village on January 23, 2024 at 6:30 P.M.

The hearing will be on the application of Tracy & William Webster, owners of a parcel of land located at 129 Cove Road in the Village, designated as Section 27, Block D, Lots 19 & 20 on the Land and Tax Map of Nassau County and located in the Village's A-1 (2-Acre) Zoning District.

The Appellants seek the following variances:

1. To maintain an existing patio with stone retaining wall and built-in steps, which has a westerly side yard setback of 18.6 feet rather than the required 40 feet;
2. To maintain the relocation of an existing shed to the front yard where accessory buildings are not permitted, and which would have a front yard setback of 11.3 feet rather than the required 75 feet and an easterly side yard setback of 13.7 feet rather than the required 40 feet;
3. To maintain two (2) existing air-conditioning units located in the front yard, which have a westerly side yard setback of 8.0 feet rather than the required 40 feet;
4. To maintain one (1) heat pump condensing unit which has an easterly side yard setback of 37.8 feet rather than the required 40 feet;
5. To permit the construction of a proposed on-grade rear patio which would have a westerly side yard setback of 3.0 feet rather than the required 40 feet;
6. To allow all improvements on the lot to have a total lot coverage of 23.5% of lot area (3,786.1 s.f.) rather than the maximum permitted 15% of lot area (2,416.7 s.f.).

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  
Chairwoman

Z-2024-02

January 11, 2024

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