

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 February 27, 2024 at 6:30 P.M.

The hearing will be on the application of James Bastian, owner of a 2.5 parcel of land located at 43 Berry Hill Road in the Village, designated as Section 27, Block 81, Lot 59 on the Land and Tax Map of Nassau County and located in the Village's A-1 (2-Acre) Zoning District.

The Appellant seeks to permit the construction of a detached three-car garage which will require the following variances:

1. Front yard setback of 28 feet rather than the required 100 feet and a front height-setback ratio of 1:1.3 (7' encroachment) rather than the permitted 1:2.5);
2. Northerly side yard setback of 20 feet rather than the required 40 feet and a northerly side height setback ratio of 1:1.5 (10'7" feet encroachment) rather than the permitted 1:2.5;
3. Aggregate lot coverage of 16.15% of lot area rather than the maximum permitted 15% of lot area.

The Appellant also seeks variances to maintain the following:

1. Existing shed located in the front yard and which has a front yard setback of 28 feet rather than the required 100 feet and a southerly side yard setback of 2.6 feet rather than the required 40 feet;
2. Existing shed which has a southerly side yard setback of 5.3 feet 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
Chairwoman

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February 14, 2024

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