

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

The hearing will be on the application of Arif Hameed and Uzma Aslam, owners of a 2.1 acre parcel of land located at 6812 Route 25A in the Village, designated as Section 25, Block 57, Lot 31 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:

Converted Garage:

1. Pursuant to Village of Oyster Bay Cove Article II Section 320-6(G) – To attach a presently detached garage/stable which has been illegally converted into a two-story accessory dwelling to the existing principal dwelling by a proposed roofed over breezeway link creating an attached “guest wing” with a gross floor area of 9674.33 s.f. in lieu of the permitted maximum 6,399.51 sf. Applicant began construction on the breezeway foundation w/o a permit.
2. Pursuant to Village of Oyster Bay Cove Article II Section 320-6(H)(2) – To attach a presently detached garage/stable which has been illegally converted into a two-story accessory dwelling to the existing principal dwelling by a proposed roofed over breezeway link creating an attached “guest wing” with a principle building area of 8.38% in lieu of the permitted maximum 5%.

Pool House

1. Pursuant to Village of Oyster Bay Cove Article I Section 320-1 – to maintain an accessory one-story pool house building with a two story addition designed and equipped to be utilized for living and sleeping “habitable” purposes which is prohibited by the definition of “accessory building.”
2. Pursuant to Village of Oyster Bay Cove Article II Section 320-6 (k) - to maintain the construction of a two story addition on the south side of an existing one story pool house which would have a rear yard setback of 33.9 ft. in lieu of the required 40.0 ft.
3. Pursuant to Village of Oyster Bay Cove Article II Section 320-6 (J) - to maintain the construction of a two story addition on the south side of an existing one story pool house which would have a side yard setback of 34.2 ft. in lieu of the required 40.0 ft. Applicant constructed the two story addition without a permit.

Carport:

1. Pursuant to Village of Oyster Bay Cove Article II Section 320-6(J) – to maintain the construction of a 214.7 sf roofed over carport with a side yard setback of 28.5 ft. in lieu of the required 40.0 ft. Applicant erected the carport after a Stop Work Order was issued.

Pergola/Patio:

1. Pursuant to Village of Oyster Bay Cove Article II Section 320-6 (k) - to maintain the construction of an accessory pergola structure which would have a rear yard setback of 14.6 ft. in lieu of the required 40.0 feet.
2. Pursuant to Village of Oyster Bay Cove Article II Section 320-6 (k) - to maintain the construction of an on-grade patio under the pergola structure which would have a rear yard setback of 13.0 ft. in lieu of the required 40.0 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-2020-06

February 14, 2024

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