

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 September 28, 2022 at 6:30 P.M.

The hearing will be on the application of New Cingular Wireless PCS, LLC d/b/a AT&T, lessee of a portion parcel of land owned by the Village of Oyster Bay Cove presently being used as the Village of Oyster Bay Cove Police Station, located at the southeasterly side of the intersection of NYS Route 25A and Berry Hill Road in the Village, designated as Section 25, Block C01, Lot 1036 on the Land and Tax Map of Nassau County. The Applicant seeks to permit the installation of a wireless telecommunications facility consisting of an approximately 85' tall monopine antenna, and the installation of associated equipment cabinets and backup generator, all as shown on the plans entitled "*AT&T Site ID#:LI-6238A...*" prepared by Cohen Enterprises of NJ LLC, and last dated March 7, 2022, which will require the following variances:

1. To permit the wireless telecommunications facility and associated ground-based equipment to increase the total lot coverage of the lot to 34.77% of lot area rather than the maximum permitted 15% of lot area, and which would have a rear yard setback of 24.9 feet rather than the required 40 feet;
2. To permit the proposed monopine antenna to have a height of 85 feet rather than the maximum permitted height for an accessory structure of 25 feet;
3. To permit the proposed monopine antenna to have a front height-setback ratio in excess of the maximum permitted 1:2.5 and a rear and side height-setback ratio in excess of the maximum permitted 1:2.
4. To permit the emergency backup generator to have a rear yard setback of 28.91 feet rather than the required 40 feet;
5. To permit the erection of a wood stockade fence enclosure having a height of 8 feet rather than the maximum permitted 6.0 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-2022-04

September 14, 2022

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