

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 22, 2021 at 5:30 P.M. Due to the current COVID-19 restrictions, and in accordance with Executive Order 202.1, this meeting will be conducted via Zoom Videoconference. The link to participate in the videoconference is <https://zoom.us>, meeting ID: 955 3084 0309. 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 Paul Mustaccia, owner of a 2.0 acre parcel of land located at 9 South Road in the Village, designated as Section 26, Block A, Lot 684 on the Land and Tax Map of Nassau County and located in the Village's A-1 (2-Acre) Zoning District.

The Appellant seeks a variance to permit the construction of a new patio with open frame trellis, roofed over patio, to reconstruct a portion of the existing dwelling over the same foundation and to relocate existing air-conditioning units, which will require the following variances:

1. To allow the patio with open frame trellis to have a westerly side yard setback of 20.5 feet rather than the required 40 feet, and to have a westerly height-setback ratio encroachment of 2.79 feet;
2. To allow the roofed-over patio to have a westerly side yard setback of 27.5 feet rather than the required 40 feet;
3. To allow the reconstructed dwelling to have a westerly side yard setback of 35 feet rather than the required 40 feet and a height-setback ratio encroachment of 3.98 (4) feet;
4. To relocate the existing air-conditioning unit to the northerly side of the dwelling, located forward of the front lot line of the principal building in the front yard as defined between the front wall of the building and the front lot line or street line.

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-2021-07