

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 **Laurel Hollow Village Hall – 1492 Laurel Hollow Road, in the Village of Laurel Hollow** on Tuesday, September 22, 2020 at 7:30 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 area variances to maintain the following existing structures:

1. 2-story addition to an existing pool house which has a southerly rear yard setback of 33.9 feet and an easterly side yard setback of 34.2 feet rather than the required 40 feet.
2. Accessory pergola which has a southerly rear yard setback of 14.6 feet rather than the required 40 feet;
3. On-grade patio, which has a southerly rear yard setback of 13 feet rather than the required 40 feet;

The Appellants also seek use and area variances to maintain a reconstructed two-story, pre-existing, non-conforming accessory dwelling for use as a guest house, which requires the following variances:

4. A variance of Section 320-17(A) which prohibits an accessory dwelling from being erected, created or enlarged, or the conversion of an existing structure to an accessory dwelling;
5. A variance of Section 320-53(B) which prohibits the enlargement of a non-conforming building with respect to use, or structural alteration, except as may be allowed by law or ordinance;
6. A variance of Section 320-53(C) which prohibits a non-conforming use from being enlarged or extended, or changed to another non-conforming use.
7. A variance of Section 320-53(E) which prohibits the reconstruction of a non-conforming use if discontinued for a period of six months or longer;
8. A variance of Section 320-53(F) which prohibits a non-conforming building from being reconstructed in non-conforming form or location or the continuance of a non-conforming use if 50% or more of assessed value is deliberately destroyed due to any cause.

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.

This hearing will be conducted following all required social distancing protocols. Face masks are required to be worn for entry into Village Hall and must be worn continuously while inside the Village Hall.

Sheryl Lerner
Chairperson

Z-2020-06

INCORPORATED VILLAGE OF
OYSTER BAY COVE

TOWN OF OYSTER BAY, NASSAU COUNTY, N.Y.

September 8, 2020

Dear Resident:

Enclosed is a notice of a public hearing to be held by the Village of Oyster Bay Cove Zoning Board on September 22, 2020. In light of the COVID-19 crisis, and to allow for proper social distancing, the Board of Zoning Appeals has enacted the following policies and procedures for the public hearing.

1. All attendees will be required to undergo a temperature check prior to entering the hearing room. If a person's temperature tests above 100.4 degrees Fahrenheit, the Board has the sole discretion to allow or deny entry.
2. All attendees will be required to wear a face mask or other cloth face covering at all times while in the hearing room, and maintain 6-feet of distance from other attendees.
3. All attendees will be required to complete the Village's COVID-19 Visitor Questionnaire prior to entering the hearing room. If any attendee answers "yes" to any of the questions, the Board of Zoning Appeals has the sole discretion to allow or deny entry.

The Village of Oyster Bay Cove Zoning Board thanks you for your patience and cooperation.