**VILLAGE OF LATTINGTOWN**

**BOARD OF ZONING APPEALS**

**PUBLIC NOTICE**

A public hearing and meeting will be held before and by the Board of Zoning Appeals of the Incorporated Village of Lattingtown, Nassau County, New York, at the Village Hall, 299 Lattingtown Road in said Village, on October 4, 2022 at 6:30 p.m.

The hearing will be on the application of Amanda and Scott Schneider, owners of a 1.43 acre parcel of land located at 245 Lattingtown Road in the Village, and designated as Section 30, Block E, Lot 12 on the Nassau County Land and Tax Map and located in the Village’s R-4A (4-acre) zoning district.

The Appellants seek variances to maintain the following structures:

1. Putting green which has a front yard setback from Lattingtown Road of 32.2 feet rather than the required 100 feet and a southerly side yard setback of 0.3 feet rather than the required 80 feet;
2. Bocce Court which has a northerly front yard setback of 42.1 feet and an easterly front yard setback from Lattingtown Road of 19.6 feet rather than the required 100 feet;

The Appellants seek variances to permit the following construction:

1. One story addition to the existing dwelling which would have a northerly front yard setback of 33 feet and an easterly front yard setback of 57.6 feet rather than the required 100 feet; a height-setback ratio of 0.6 on the northerly front yard and 0.45 on the easterly front yard rather than the required 0.24; increase the gross floor area of the dwelling to 6,674 square feet rather than the maximum permitted 5,142.97 square feet; and increase the building area of the principal building to 3,857 square feet rather than the maximum permitted 2,489 square feet;
2. Porch which would have a northerly front yard setback of 27.3 feet and an easterly front yard setback of 58.0 feet rather than the required 100 feet;
3. Cellar entrance which would have a northerly front yard setback of 31.6 feet and an easterly front yard setback of 44.6 feet rather than the required 100 feet;
4. Deck which would have a northerly front yard setback of 68.5 feet and an easterly front yard setback of 55.1 feet rather than the required 100 feet;
5. Hot Tub which has a northerly front yard setback of 31.6 feet and an easterly front yard setback of 65.9 feet rather than the required 100 feet;
6. To allow all of the above improvements to result in a total building area of 19,282 square feet (30.98% of lot area) rather than the maximum permitted 12,446 square feet (20% of lot area).

The above application is on file at Humes & Wagner, LLP, Attorneys for the Village, 147 Forest Avenue Locust Valley, New York 11560, where it may be seen by appointment only, during the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday until the time of the hearing.

If any individual requires special assistance to attend, please notify the Village Clerk at least 48 hours in advance of the hearing.

Paul L. Bentel, Ph.D.

Chairman

September 21, 2022

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