

**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 Lattintown, Nassau County, New York, at the Village Hall, 299 Lattintown Road in said Village, on October 1, 2024 at 6:30 P.M.

The hearing will be on the appeal of Katherine Baker & Jacek Sianarcki, owner of a 2.00 acre parcel of land located at 68 Factory Pond Road in the Village, designated as Section 29, Block J, Lot 368 on the Nassau County Land and Tax Map and located within the Village's R-4A (4-acre) Zoning District.

The Appellants seek to construct a one story and second story addition to the existing dwelling, which will require the following variances:

Proposed Mudroom on first floor:

1. To have a front yard setback of 88'5" rather than the required 100 feet;

Proposed Second Floor Addition:

1. To have a front yard setback of 87'5" rather than the required 100 feet and a northerly side yard setback of 75'10" rather than the required 80 feet;
2. To allow the second story addition to encroach vertically into the required front height setback ratio of 0.24 by 1'0";
3. To allow the second story addition ratio to encroach vertically into the required side height setback ratio of 0.30 by 2'5"

Proposed Covered Porch:

1. To have a front yard setback of 88 feet rather than the required 100 feet and a southerly side yard setback of 71'7" rather than the required 80 feet;

Proposed One-Story Garage Addition:

1. To allow a front yard setback of 83'8" rather than the required 100 feet and a northerly side yard setback of 56'2" rather than the required 80 feet.

Proposed Air Conditioner Unit

1. To allow a front yard setback of 65'3" rather than the required 72 feet;

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 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.

Jonathan Sullivan  
Chairman

September 19, 2024  
Z-552