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 April 4, 2023 at 6:30 p.m.

The hearing will be on the application of The Creek, Inc., owner of a 160-acre parcel of land located at 1 Horse Hollow Road in the Village, designated as Section 30, Block B, Lots 50, 50A, 66, 74, 762, 829, 830, 831, 1084, 1085, 1086 on the Nassau County Land and Tax Map and located in the Village's R-4A (4-acre) zoning district. The Applicant seeks an amendment to its special use permit and variances to allow the following:

1. Construction of a proposed two-story golf practice building having a gross floor area of 4,628 square feet;

2. Construction of proposed additions to the existing dormitory building which will increase the building height to two-stories, increase the total gross floor area to 17,922 square feet and increase the existing non-conformity on the property by 17 dormitory rooms, while the Code restriction is no more than two permanent single-family dwelling on the site, and each shall not be occupied by more than one family.

3. Construction of a proposed golf environmental building which will have a gross floor area of 3,744 square feet will have a front yard setback of 107.2' rather than the minimum required front yard setback for clubs of 200'.

4. Construction of a proposed addition to the existing sand shed which has an existing front yard setback of 119.3 feet for which a variance was granted by the Board of Zoning Appeals by decision dated July 6, 2021. The proposed addition will have a front yard setback from Horse Hollow Road of 165.7 feet rather than the required 200 feet and will increase the gross floor area to 2,188 square feet.

7. Construction of a proposed addition to the existing maintenance building, which has an existing front yard setback from Horse Hollow Road of 197.6 feet rather than the required 200 feet, and which addition will increase the gross floor area to 13,637 square feet.

8. Construction of a proposed two-story staff apartment building which will have a gross floor area of 7,552 and will increase the existing non-conformity on the property by 8 apartments while the Code restriction is no more than two permanent single-family dwelling on the site, and each shall not be occupied by more than one family.

9. Construction of a proposed 32-space parking lot which will have a front yard setback from Horse Hollow Road of 20' rather than the minimum required front yard parking lot setback for clubs of 100'.

10. Demolition of the existing in-ground swimming pool and raised deck and construction of a new in-ground swimming pool and children's pool in the same area; new board walk along the north edge of the pool deck; seating and walkways.

11. Renovation of the existing cabanas including new siding and new pitched cedar roofs.

12. Renovation of the parking lot on the south side of Frost Creek by removing approximately 2/3 of the existing asphalt paving and replacing with gravel to match the existing gravel areas.

13. Demolition of existing field house, shed, 2-story dwelling adjacent to Horse Hollow Road, chemical and fertilizer sheds and concrete ramp to existing two-story maintenance building.

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

March 22, 2023
Z-538

h:\zoning_planning files\villages\lattingtown\zoning files & minute books\z-538_creek club\04-04-23_notice.docx