

INC. VILLAGE OF CENTRE ISLAND

303 CENTRE ISLAND ROAD
OYSTER BAY, NEW YORK 11771
BOARD OF ZONING APPEALS HEARING

Please take notice that the Board of Zoning Appeals of the Inc. Village of Centre Island will conduct a public hearing on Saturday, February 2, 2019 at 9:00 a.m. at 303 Centre Island Road, Centre Island, Nassau County, State of New York.

The hearing will be on the appeal of Jennifer and Eric Scheblein, owners of a 0.501-acre parcel of land located at 448 Roosevelt Road in the Village, designated as Section 28, Block 55, Lot 13 on the Nassau County Land and Tax Map and located within the Village's A-2 zoning district.

The Appellants seek to permit the demolition of the existing single-family dwelling and to permit the construction of a new single-family dwelling, which will require the following variances:

1. Front yard setback from Roosevelt Road of 11.4 feet and a front yard setback from Morgan Lane of 30.6 feet rather than the required 40 feet;
2. Rear yard setback of 12.9 feet to the dwelling, and 12.5 feet to the bilco door rather than the required 25 feet.
3. Floor area of 4,360 square feet rather than the maximum permitted 3,320 square feet;

The appellants also seek to permit the construction/installation of the following:

4. Swimming pool with hot tub, which would be located forward of the rear line of the proposed principal dwelling, would be located below elevation 12 and which would have an easterly side yard setback of 12.2 feet rather than the required 25 feet;
5. Generator which would have a rear yard setback of 5.5 feet rather than the required 25 feet;
6. AC units which would have a rear yard setback of 10.3 feet rather than the required 25 feet;
7. Pool equipment which would have a rear yard setback of 9.2 feet rather than the required 25 feet;
8. Appurtenant swimming pool terrace which would be located forward of the rear line of the proposed principal dwelling, would be located below elevation 12 and which would have a northerly front yard setback of 35.2 feet rather than the required 40 feet and an easterly side yard setback of 8.4 feet rather than the required 20 feet;

A copy of said appeal is on file at the office of the Village Clerk and may be viewed during the hours of 10:00 AM TO 1:00 PM, Tuesday through Thursday. All interested parties will be given the opportunity to be heard at said time and place. If any individual required special assistance to attend, please notify the Village Clerk at least 48-hours in advance of the hearing.

By Order of the Board of Zoning Appeals

Z-2018-06