

Village of Centre Island

303 Centre Island Road
Oyster Bay NY, 11771
(516)922-0606

2/25/2021

Mr. Jim Cohn
353 Centre island Rd.
Centre Island, NY 11771

Re: **Application to additions to existing dwelling.**

NCTM: Section: 28 Block: 57 Lot: 21-24 Zone: A-2

Notice of Zoning Denial

Dear Resident,

Your most recent application for a building permit has been DENIED for the following reason(s):

- Pursuant to Village of Centre Island Code, section 122-; the minimum front yard setback required for dwellings or structures within the A-2 zoning district is 40.0".

Proposed additions show the following south front yard setbacks:

1. *Proposed covered front porch (west side of dwelling)24.5'FY.*
2. *Proposed fireplace (south front yard).....22.92'FY*
3. *Proposed two story elevator (south front yard).....18.42'FY*
4. *Proposed one story addition (east side of dwelling).....24.5'FY*
5. *Proposed on grade patio (east side of dwelling).....25.0' FY*

Should you wish to pursue this application as submitted, a variance must be obtained from the Centre Island Board of Zoning Appeals. If you are successful in obtaining the required variance, you will then be required to submit to the Architectural Review Board for approval.

If you have any questions, please contact me at Village Hall or on my cell phone at (516) 659-0610.



Joseph E. Richardson, Building Inspector

APPLICATION BEFORE THE
ZONING BOARD OF APPEALS OF THE
INCORPORATED VILLAGE OF CENTRE ISLAND
RELATING TO
PROPERTY BELONGING TO
JAMES COHN and KATHLEEN COHN



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APPLICATION BEFORE THE
ZONING BOARD OF APPEALS OF THE
INCORPORATED VILLAGE OF CENTRE ISLAND
RELATING TO
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JAMES COHN AND KATHLEEN COHN

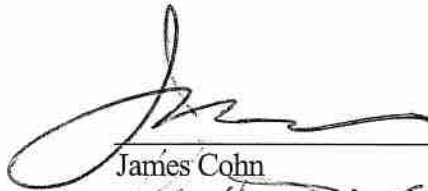
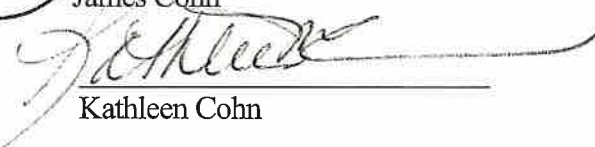
SYNOPSIS

- | | | | |
|----|----------------------------|---|--|
| 1. | Project Title | : | Cohn Residence
353 Harbor View Drive
Centre Island, New York |
| 2. | Property Location | : | 353 Harbor View Drive
Centre Island, New York |
| 3. | Tax Map Designation | : | Section 28 Block 43 Lots 21- 24 |
| 4. | Owner | : | James Cohn and Kathleen Cohn
353 Harbor View Drive
Centre Island, New York 11771 |
| 5. | Architect | : | Gregory S. Andrea, AIA, Architects
4 Birch Street
Locust Valley, NY 11560 |
| 6. | Surveyor | : | 5 Boro Drafting
966 Little Neck Ave.
North Belmore, NY 11710
(516) 652.9984 |
| 7. | Applicants Attorney | : | Hogan & Hogan, Esqs.
108 Forest Avenue
P.O. Box 447
Locust Valley, New York 11560
(516) 759-4270 |
| 8. | (a) Area of Land | : | .54 Acres |

- (b) **Zoning District** : Residence A-2 (1/2 Acre Zoning District)
- (c) **Water District** : Private Water Supply
- (d) **Is land located within :**
300 feet of Village Boundary : No
500 feet of navigable or large body of water? : Yes
- (e) **Is any part of the property subject to flooding?** : No
- (f) **Have Test Holes been dug?** : N/A
- (g) **Does the Survey show every structure on the property?** : Yes
- (h) **Is Local Water District able to serve subject property:** N/A – Private Well
- (j) **Relief Requested:** The relaxation of the Village of Centre Island's Building Zone Ordinance to the extent necessary to permit the construction of an addition to their home.
9. **Legal Status of Land:** The land is held by James Cohn and Kathleen Cohn by deed dated October 28, 2020 and recorded in the Office of the Clerk of the County of Nassau.
10. **Is land affected by easements, reservations or restrictions:** Yes, none of which would prevent the construction of the proposed addition.
11. **Signature and Certification:**

I have read the foregoing application and understand that any false statements made therein are punishable as a Class A Misdemeanor, pursuant to Section 210.45 of the Penal Law.

Dated: April 5, 2021


James Cohn

Kathleen Cohn

APPLICATION BEFORE THE ZONING BOARD OF APPEALS
OF THE
INCORPORATED VILLAGE OF CENTRE ISLAND
RELATING TO PROPERTY BELONGING
TO
JAMES COHN AND KATHLEEN COHN

Your Applicants, James Cohn and Kathleen Cohn respectfully petition the Zoning Board of Appeals of the Village of Centre Island for relief from the Village's front yard setback standards to the extent necessary to authorize the construction of addition to their home that would include:

- Enclosing an existing covered porch in order to enlarge the first floor living room and the second floor master bedroom.
- Adding a covered porch with deck above, that would provide a sitting area for both the family room and master bed room.
- A one story addition to the existing family room and kitchen.
- An elevator.

1. PROPERTY DESCRIPTION:

The subject property enjoys spectacular waterfront views of Oyster Bay Harbor and is improved with a legal non-conforming, pre-existing single family residence constructed in 1927. Your Applicants home has roofed over porches, a free standing two car garage and a wood deck with stairs leading to the Harbor, all as depicted on the Site Plan, annexed hereto as Exhibit A.

The property, as depicted on the property survey – Exhibit B is generally rectangular in shape with 135 feet of water front on Oyster Bay Harbor. Unlike most residences which front on an improved roadway, this parcel's front yard property line faces that portion of Harborview Drive that is a tree and grass covered, unimproved paper road. The main entrance to the home is from their driveway entrance on the properties east side yard. It is well screened from the neighboring property owner to the south by significant stands of mature trees. The names and addresses of neighboring property owners are set forth and their properties depicted on the radius map annexed hereto as Exhibit C.

2. PROPOSED IMPROVEMENTS – An Overview:

When your Applicants acquired their home in the fall of 2020, they knew by reason of its

94 year history, it would be necessary to make certain improvements to bring it to today's standards and life style expectations. They planned an enlarged kitchen, expanded master bedroom and bath, the addition of an open covered porch overlooking a new swimming pool and at grade patios. They love their home, its location and community. While they were aware that they would have to enlarge their home to accommodate their needs, they were unaware that they would have to seek relief from the Village's Board of Zoning Appeals to do so.

As they undertook to renovate their home, your Applicants hired Greg Andrea, a respected Architect, who over the past several months has worked to develop an overall design concept that suits your Applicants' requirements in both an esthetic and functional manner. (See Building Plans - Exhibit D).

After Mr. Andrea and his clients agreed upon his design concept, plans were prepared and submitted to the Village's Building Inspector for review. It was not until Joseph Richardson, the Village's Building Inspector reviewed and commented upon the plans that they were made aware that variances would be required before they could proceed with the addition to their home.

3. THE VILLAGE BUILDING INSPECTOR

In his letter of Denial (Exhibit E), the Village's Building Inspector states that "Pursuant to Village of Centre Island Code, section 122; the minimum front yard setback required for dwellings or structures within the A-2 Zoning District, is 40.0 feet." The Village Building Inspector advised that the proposed additions show the following south front yard setbacks:

1. Proposed covered front porch (west side of dwelling)...24.5 ft.
2. Proposed fireplace (south front yard).....22.92 ft.
3. Proposed two story elevator (south front yard)18.42 ft.
4. Proposed one story addition (east side of dwelling).....24.5 ft.
5. Proposed on grade patio (east side of dwelling)25.0 ft.

It is to be noted that the Cohn's home's front yard setback is 24.6 feet from their property line which fronts on a mapped but unpaved portion of Harborview Drive. That which separates the Cohn's property from their neighbors to the south is a treed and grass lawn area within a paper road. With the exception of a 6 foot elevator enclosure and a 2 foot chimney, the proposed additions will not extend further into their front yard line than their existing residence.

4. THE SUBJECT PROPERTY – Prior Variances:

A review of the Village records shows that on June 30, 2004, William Jaget, the then owner of the subject property applied to the Village's Board of Zoning Appeals for variances to construct (1) a protruding basement entrance having a front yard setback of 16 feet

rather than 40 feet as required, and (ii) a raised concrete terrace with second floor wood deck having a front yard setback of 24.7 feet rather than 40 feet as required. A copy of the Zoning Board Decision 4/2004 is annexed as Exhibit F.

It is apparent that when your Applicant's home was originally constructed, it was designed to front on a shared driveway and not Harborview Drive that for some reason was never improved. Today, that part of Harborview Drive which separates your Applicants home from the Seewalds to the south, remains as a treed and lawn area. See photos, Exhibit G. Clearly, in order to make their home more commodious, there is no reasonable alternative but to respect the homes architecture by adding to it in a balanced and proportionate manner. Its front entrance will now be from a roofed over porch that will be constructed on the north side of their home.

It is respectfully submitted that your Applicants proposed plans are consistent with the manner in which other homes within the area have been improved and will have no impact on any neighboring property. By way of example, in December of 2010, Alan Seewald, their neighbor whose home is on the south side of Harborview Drive and directly across the paper road from your Applicant's home, received Zoning Board approval to construct a new home with a front yard setback of 12.84 feet rather than the required 40 feet. (Exhibit H).

What the Village is faced with is a subdivision that was created in 1926 well before the Village adopted its current code of ordinances and land use plans. In order for anyone to build in this subdivision today, a variance of the Village's set back standards will most likely be required. An analysis of the subject property draws one to the inescapable conclusion that there is no other way to achieve the relief sought other than to grant the relief requested.

The reasonable and necessary benefit of the Applicants request is real and essential to the value, use and enjoyment of the premises by your Applicants and there will be neither any detriment to the neighboring properties, nor to the health, safety, welfare and character or the physical or environmental conditions of the neighborhood or community created by the granting of the requested variance.

5. PRESERVATION OF NATURAL COVER AND EXISTING FEATURES:

The proposed addition has been designed, located and will remain landscaped in such a manner that there will be no impact on the environment or neighboring properties (Environmental Impact Statement annexed, (Exhibit I).

6. UTILITIES:

No additional utilities will be required.

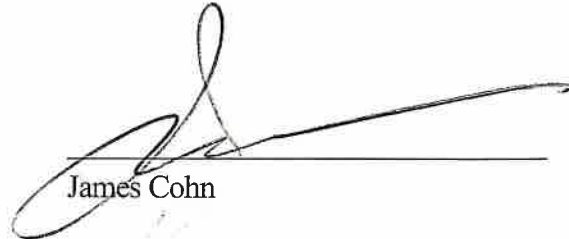
7. NEIGHBORING PROPERTY OWNERS

The names, addresses, Section, Block and Lot Numbers of the owners of record of contiguous

parcels of land within 100 feet of the border of the subject property and of any contiguous highway as set forth in the Official Records of the Village of Centre Island are included on the Radius Map. Exhibit C:

WHEREFORE, your Applicant respectfully requests that the Honorable Zoning Board of Appeals grant the relief requested herein together with such other and further relief as this Board may deem just and proper.

Dated: April 5, 2021



James Cohn



Kathleen Cohn

AFFIDAVIT OF PROPERTY OWNER AND APPLICANTS AND
DISCLOSURE AFFIDAVIT
REQUIRED ON ALL ZONING AND
SUBDIVISION APPLICATIONS

INCORPORATED VILLAGE OF CENTRE ISLAND
TOWN OF OYSTER BAY

STATE OF NEW YORK)

:SS:

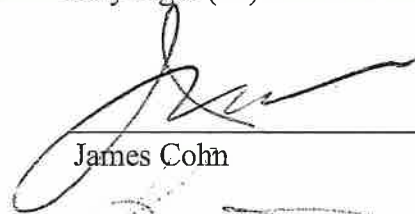
COUNTY OF NASSAU)

James Cohn and Kathleen Cohn being duly sworn, depose and say that:

1. They reside at 353 Harborview Drive, Centre Island, New York.
2. This Affidavit is submitted in connection with an application to the Incorporated Village of Centre Island for the granting of a variance of the Village's front yard set back standards.
3. Your deponents are the owners of the property designated as Section 28 Block 57, Lots 21-24 on the Land and Tax Map of Nassau County and which forms the subject matter of this proceeding and are bringing the within Application for relief of the Village's Building Zone restrictions. Your Applicants are fully familiar with all the facts and circumstances herein set forth.
4. There are no known covenants, reservations or encumbrances or holders of any instruments creating an encumbrance upon the subject property except a residential mortgage.
5. That all statements made in this application and all supplementary documentation are true and complete to the best of your deponents knowledge and they hereby authorize the firm of HOGAN & HOGAN, ESQS., their agent, to make and affirm the preceding application and to enter into agreements with respect to the subject property. All such acts will be done in deponents' name and we undertake to be bound by any and all such agreements as if made by themselves.
6. That neither of your Applicants nor any other person mentioned in this Affidavit is a village officer or employee, or is related to a village officer or employee.
7. That no state officer or employee or local municipal officer or employee in Nassau County or his spouse or a person by consanguinity related to your deponents within the third degree are the applicants or an officer, director or employee of the applicants, or legally or beneficially owns or controls the corporate stock of the applicant in a joint venture or has an agreement with the applicant, expressed or implied, whereby his compensation for services is to be dependent or contingent upon the favorable exercise of discretion in the granting of the application herein, except as herein set forth.

8. In compliance with Section 809 of the General Municipal Law, added by Chapter 646 of the Laws of 1969, neither your Applicants nor any person associated with them is a public official.

9. That in the event there is any change in the matters set forth herein prior to the public hearing relating to the property affected hereby, deponents will file with the Village a supplemental affidavit indicating the details of such change within forty-eight (48) hours of such change.



James Cohn



Kathleen Cohn

Sworn to before me this 5
day of April, 2021



Notary Public

Howard Thomas Hogan, Jr.
Notary Public, State of New York
No. 02H05037037
Qualified in Nassau County
Commission Expires Feb. 14, 2022

NEIGHBORING PROPERTY OWNERS CERTIFICATION

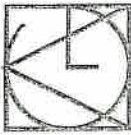
I hereby certify that the names and addresses of all abutting property owners to within a 100 foot radius of that certain parcel of land known and designated as Section 28, Block 57 Lots 21 – 24 on the Land and Tax Map of the County of Nassau were obtained from the Village Clerk of the Village of Centre Island



H. T. Hogan, Jr.

EXHIBIT A

SITE PLAN



Gregory S. Andra A.I.A. Architects
4 Beach Street
Long Beach, CA 90802
(516) 571-8000
www.gsaarchitects.com

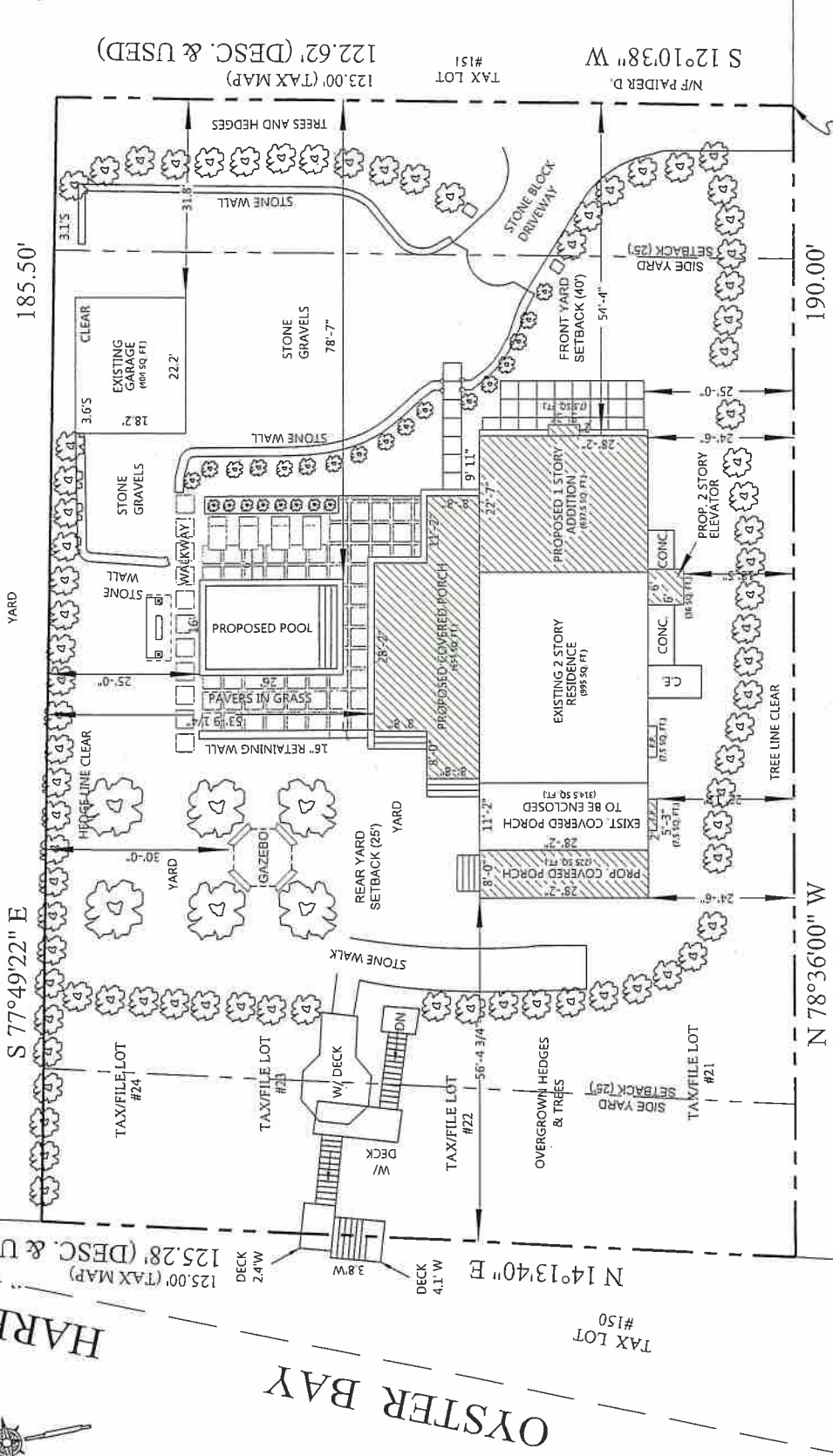
353 HARBOR DRIVE PROPOSED RENOVATION AT: CENTRE ISLAND, 11771

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NOTES:
1. OWNER HAS BEEN PROVIDED A PRELIMINARY SCALE. IT IS A RECOMMENDATION THAT THE OWNER OBTAIN A PROFESSIONAL SURVEY TO VERIFY THE EXISTING AND PROPOSED DIMENSIONS OF THE PROPERTY AND THE LOCATION OF THE PROPOSED IMPROVEMENTS.
2. THE PROPOSED IMPROVEMENTS ARE BASED ON THE INFORMATION PROVIDED BY THE OWNER AND THE INFORMATION AVAILABLE TO THE ARCHITECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR THE INFORMATION AVAILABLE TO THE ARCHITECT.
3. THE ARCHITECT HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED IMPROVEMENTS AND HAS DETERMINED THAT THE PROPOSED IMPROVEMENTS ARE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWN OF CENTRE ISLAND.
4. THE ARCHITECT HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED IMPROVEMENTS AND HAS DETERMINED THAT THE PROPOSED IMPROVEMENTS ARE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWN OF CENTRE ISLAND.
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5 BORO MAPPING
966 LITTLE NECK AVENUE
NORTH BELMORE N.Y. 11710
TELEPHONE (516)-652-9984
EMAIL: Sboromapping@gmail.com



HARBOR DRIVE
POINT OF BEGINNING
190.00'
N 78°36'00" W
N 14°13'40" E
S 77°49'22" E
185.50'
122.62' (DESC. & USED)
123.00' (TAX MAP)
S 12°10'38" W
N/F PAIDER D
TAX LOT #151



EXHIBIT B

SURVEY

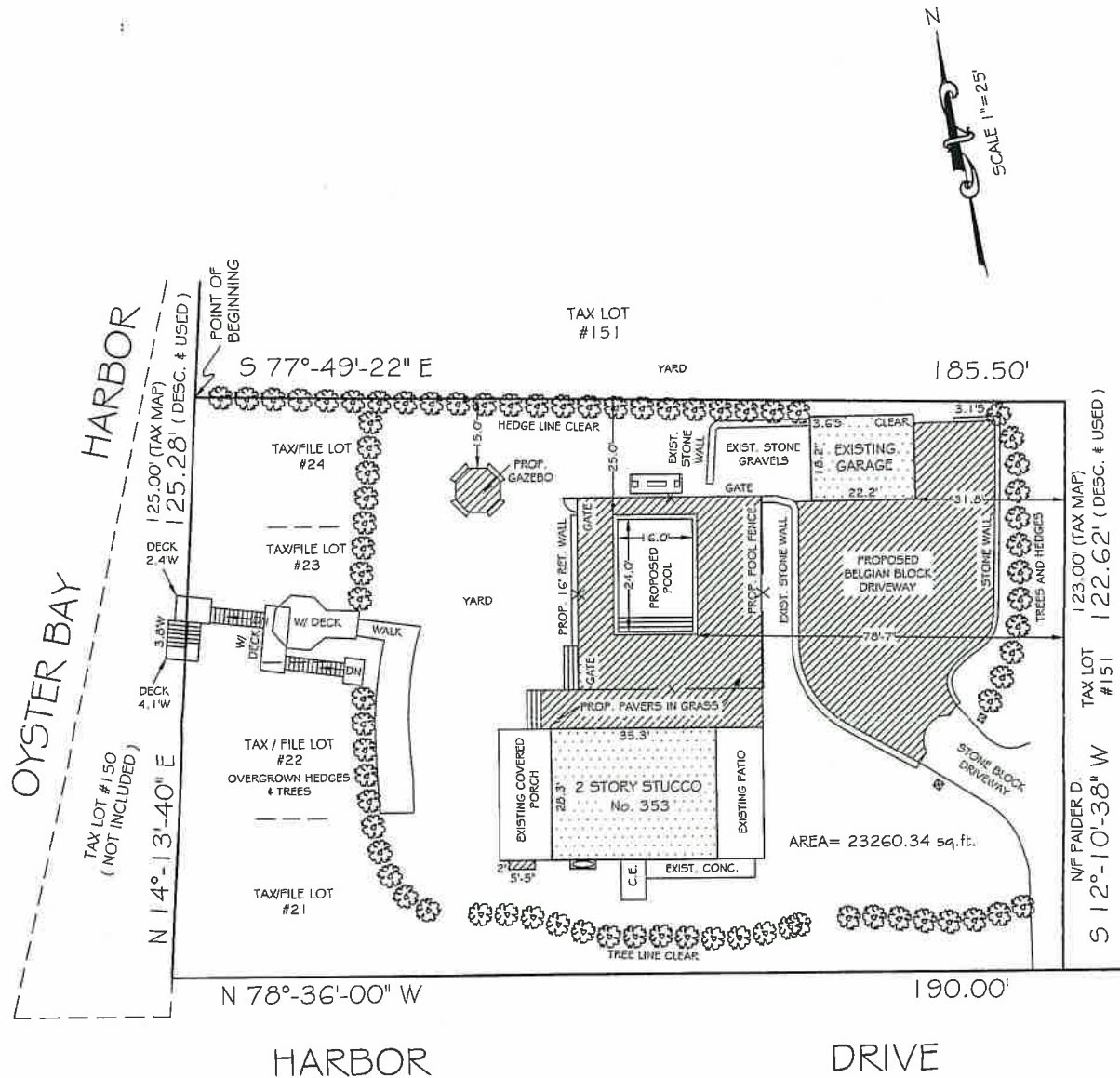
SURVEY NO. 5BNY-20-4146
PREPARED BY RAJ KUMAR
DRAWN BY: R.M.

MAP OF HARBOR VIEW AT CENTER ISLAND

TOWN OF OYSTER BAY
COUNTY OF NASSAU
STATE OF NEW YORK
SECTION 28 BLOCK 57 LOT 21-24

DATE: AUGUST 3RD, 2020
PROPOSED IMPROVEMENTS:-
DATE: OCTOBER 5th, 2020
POOL DIMS: MARCH 5th, 2021
REV. PLAN: MARCH 15th, 2021

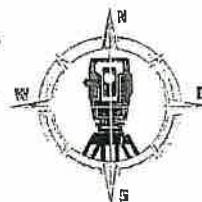
THIS SURVEY IS TO BE USED FOR MUNICIPAL PURPOSES ONLY



DESIGNATED AS LOT NO. 21, 22, 23 AND 24
ON 'MAP OF HARBOR VIEW AT CENTER ISLAND'
FILED ON AUGUST 23RD, 1926 AS MAP NO. 362 AND CASE NO. 2391

SURVEY SHOWING PROPOSED IMPROVEMENTS
CERTIFIED TO:
THE TOWN OF OYSTER BAY

1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
5. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
6. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.



VINCENT TEUTONICO, L.S.
NEW YORK LICENSE 050307

5 BORO MAPPING

966 LITTLE NECK AVENUE
NORTH BELLMORE N.Y. 11710
TELEPHONE (516)-652-9984
EMAIL: 5boromapping@gmail.com

EXHIBIT C

RADIUS MAP

100 FOOT RADIUS MAP

COHN RESIDENCE – Sec. 28 Bl. 57 lots 21 - 24



Sec. 28 Block 43 Lots 19 – 20

Alan Seewald

352 Harborview Drive, Centre Island

Sec. 28 Block 43 Lots 9 – 14

Walter Roll

350 Harborview Drive, Centre Island

Sec. 28 Block 57 Lot 151

Jason Trennert

354 Centre Island Road, Centre Island

Sec. 28 Block C Lot 1

Hon. Ute Lally

345 Centre Island Road, Centre Island

Sec. 28 Block F Lot 302

Estate of Joyce Von Bothmer

401 Centre Island Road, Centre Island

EXHIBIT D
BUILDING PLANS

PROPOSED RENOVATION



Symbols / Abbreviations



ZONING INFORMATION

Submittals / Revisions

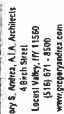
152 HARBOR DRIVE CENTRE ISLAND, NY 11771

[illegible]

PROJECT DATA SHEET

G-100.00

ALL Note:	As requested	Words: 40 per 100
Notes:	As requested	Words: 40 per 100



PROPOSED RENOVATION AT:
353 HARBOR DRIVE
CENTRE ISLAND, 11771

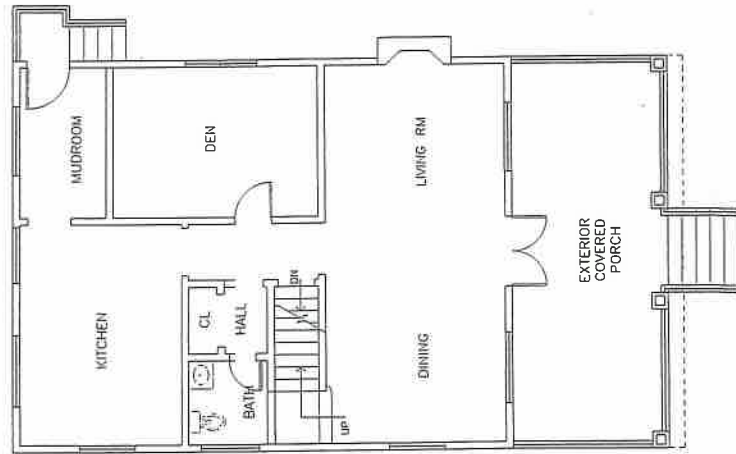
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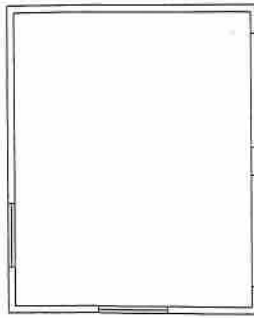
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EXISTING
FLOOR PLANS

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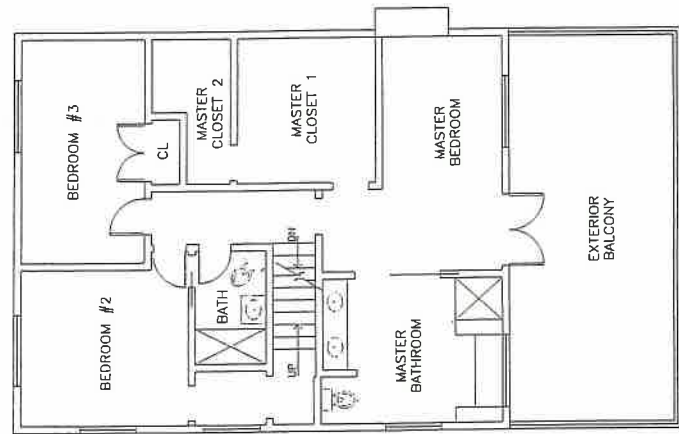
EXISTING FIRST FLOOR PLAN

SCALE: $\frac{1}{4}" = 1'-0"$



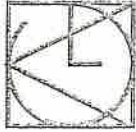
EXISTING GARAGE PLAN

SCALE: $\frac{1}{4}" = 1'-0"$



EXISTING SECOND FLOOR PLAN

SCALE: $\frac{1}{4}" = 1'-0"$



Gregory J. Andra, AIA, Architect
4 Birch Drive
Long Beach, CA 90801
Tel: 562.591.4400
www.gjandraplanet.com

PROPOSED RENOVATION AT:
353 HARBOR DRIVE
CENTRE ISLAND, 11771

PROJECT TITLE

NO. 1000

DATE

REVISIONS

NO. 1000

DATE

REVISIONS

NO. 1000

DATE

REVISIONS

NO. 1000

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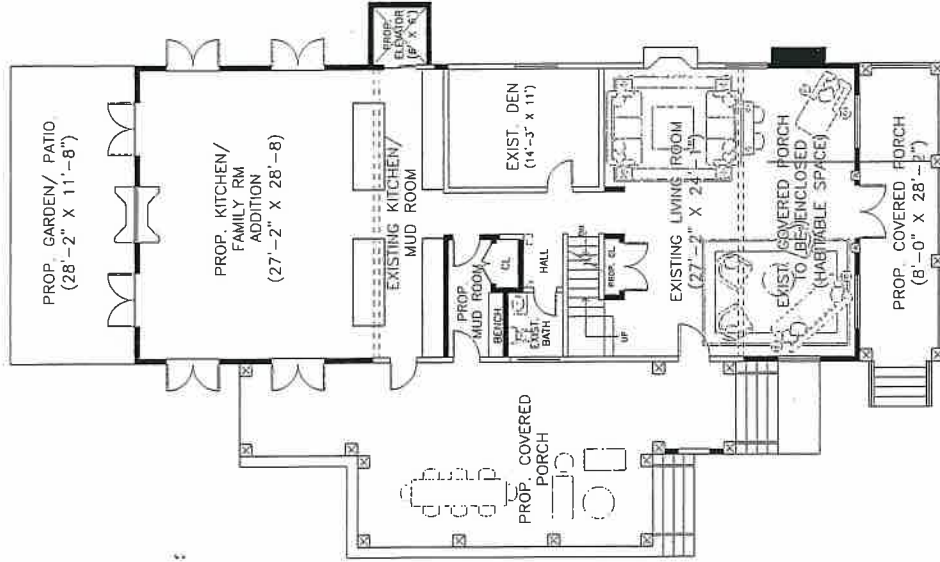
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REVISIONS

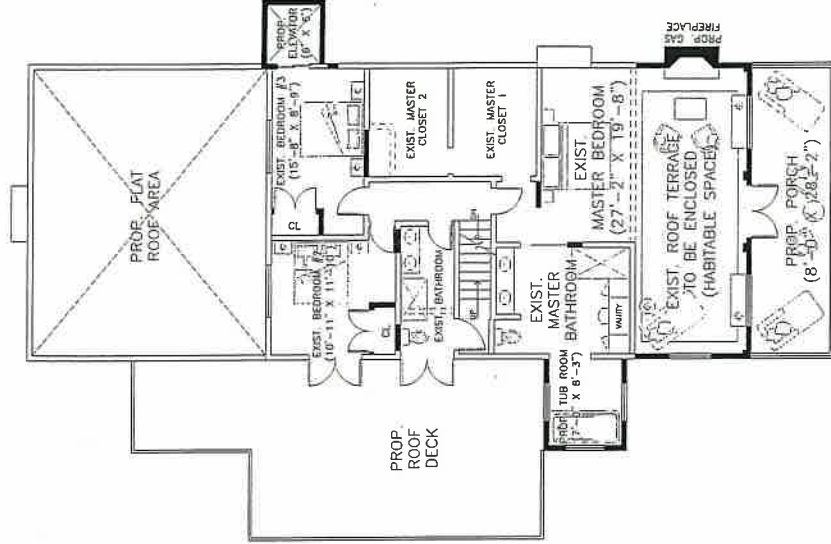
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DATE

REVISIONS



PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTES:
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PROPOSED
FLOOR PLANS

NO.	1000	DATE	08/08/2014
PROJECT	353 HARBOR DRIVE	ARCHITECT	GREGORY J. ANDRA, AIA
SCALE	AS SHOWN	DATE	08/08/2014



Gregory & Kishner Architects
10000 Lakeside Blvd., Suite 100
Lakeside, NY 11550
(516) 431-1500
www.gkarchitects.com

353 HARBOR DRIVE
CENTRE ISLAND, 11771

PROPOSED RENOVATION AT:

PROJECT SHEET

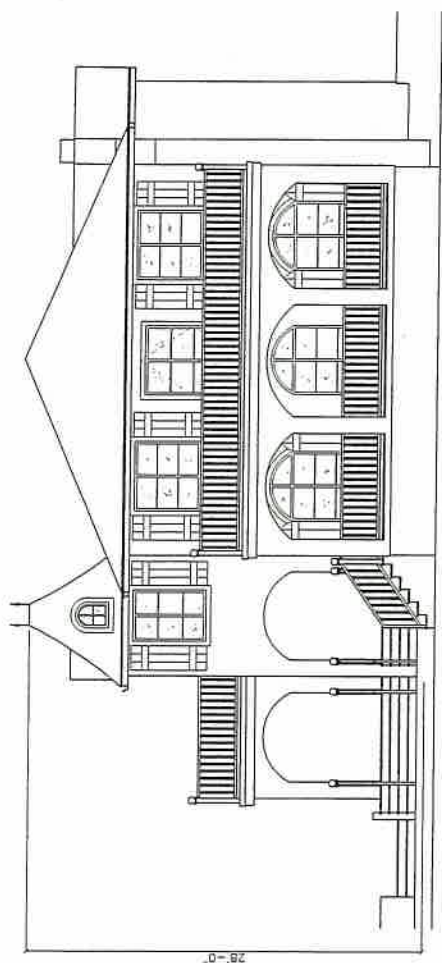
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PLAN & ELEVATION

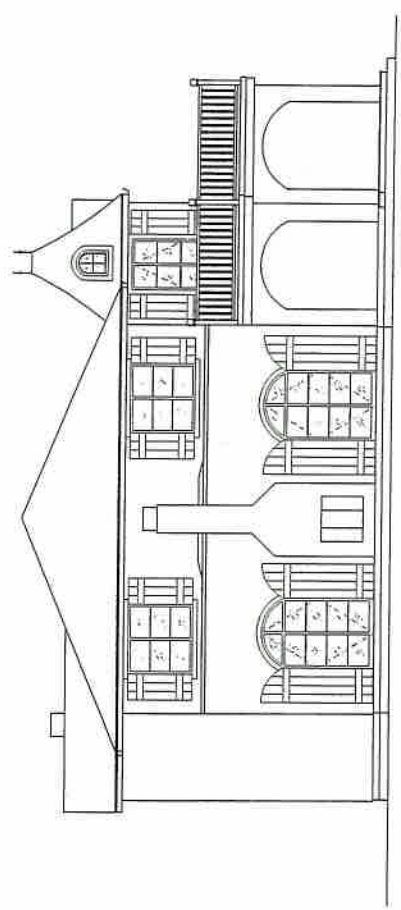
NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE AND FEDERAL SPECIFICATIONS FOR CONSTRUCTION.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY DELAYS OR PROBLEMS THAT MAY AFFECT THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL DEBRIS AND WASTE MATERIAL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURROUNDING LANDSCAPE AND PLANTING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURROUNDING INFRASTRUCTURE AND UTILITIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURROUNDING TRAFFIC AND PEDESTRIAN TRAVEL.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURROUNDING ENVIRONMENTAL FEATURES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURROUNDING HISTORIC AND CULTURAL RESOURCES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURROUNDING SOCIAL AND ECONOMIC ACTIVITIES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURROUNDING COMMUNITY INTERESTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURROUNDING PUBLIC SAFETY.
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PROPOSED ELEVATIONS I

DATE:	10/1/2014	PROJECT NO.:	A-200.00
DESIGNED BY:	JOHN J. KISHNER	ARCHITECT:	GREGORY & KISHNER ARCHITECTS
DRAWN BY:	JOHN J. KISHNER	SCALE:	AS SHOWN
CHECKED BY:	JOHN J. KISHNER	SHEET:	12 OF 12



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RENOVATION AT:
353 HARBOR DRIVE
CENTRE ISLAND, 11771

0800-2709

[illegible]

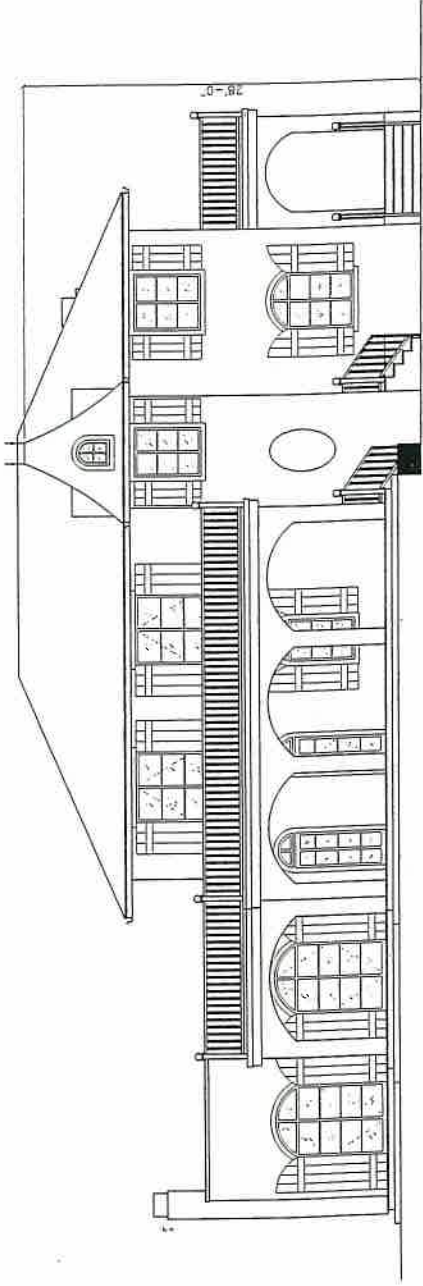
COOL & INCREDIBLE

NOTE: DRINKING MAY BE PERMITTED AT HIGHER SCALE. IT IS A VIOLATION OF ANY EDUCATIONAL LAW, COMMERCE REGULATIONS, FIRE ALARMS, OR ANY FEDERAL, STATE, OR LOCAL LAWS TO DRINK FROM ANY VEHICLE WHILE ON THE HIGHWAY. ANY VIOLATION OF ANY FEDERAL, STATE, OR LOCAL LAWS TO DRINK FROM ANY VEHICLE WHILE ON THE HIGHWAY IS A VIOLATION OF ANY EDUCATIONAL LAW, COMMERCE REGULATIONS, FIRE ALARMS, OR ANY FEDERAL, STATE, OR LOCAL LAWS TO DRINK FROM ANY VEHICLE WHILE ON THE HIGHWAY.

MANAGING TIME

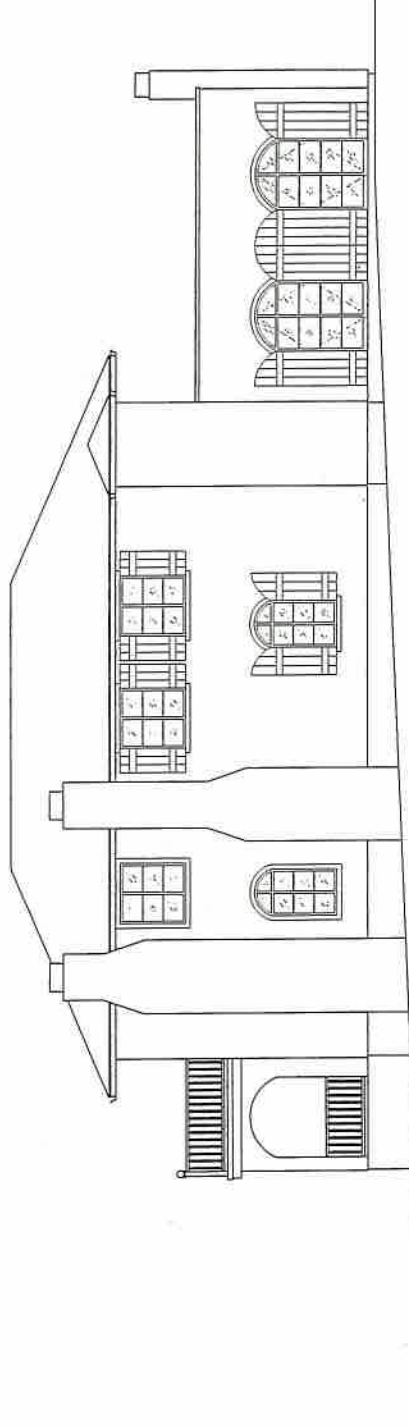
PROPOSED
ELEVATIONS II

DATE: 11/13/2021	ISSUING OFFICE: A-201.00
DEPARTMENT: CINGO ANDREA	
DEPARTMENT: C.H. E.O. HALL	
DEPARTMENT: CINGO ANDREA	
JOB TITLE:	
GRADE: 3615 0140-0000	ISSUE DATE: 10/27/20



PROPOSED NORTH ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$



PROPOSED SOUTH ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

EXHIBIT E
VILLAGE BUILDING INSPECTORS
DENIAL LETTER

EXHIBIT F
PRIOR ZONING BOARD DECISION
APPLICATION OF WILLIAM JAGET

BOARD OF ZONING APPEALS
VILLAGE OF CENTRE ISLAND

-----X

In The Matter of the of the Application

SHORT-FORM DECISION

WILLIAM JAGET

-----X

Present: Walter Stackler, Chairman
Rita Hirschfield
Stephen Lyon
Stephen Murphy
Angelo Pegno

Hearing Date: June 30, 2004

Decision Date: September 15, 2004

Property: Section 28, Block 57, Lots 21 through 24
R-2 (1/2 acre) Zoning District

Applicant's
Status: Owner

Also Present: William Jaget, Applicant
Rita Jaget, Applicant
Jack Williams, Mayor
Stephen P. Conlon, Village Attorney
Joseph Richardson, Building Inspector
Nicholas Paumgarten, Village Resident
Carol Paumgarten, Village Resident
Dwight James Relyea, Village Resident
Christa Margaret Relyea, Village Resident
Holly Relyea, Village Resident
Heather Relyea, Village Resident
Jack Townsend, Village Resident
Peter Bernholz, Paumgarten Representative
Thomas Reimels, Architect for Relyea
James Boglioli, Attorney for Paumgarten
Chuck Panetta, Land Surveyor

F. Clayton Hunt, Village Resident
Lawrence M. Lally, Village Resident
Ute W. Lally, Village Resident
Bogart Seaman, Village Resident
Stephen Lyon, Village resident and recused BZA member

The Board of Zoning Appeals of the Incorporated Village of Centre Island, with the above Board members constituting a quorum of the Board, render its decision in the above application.

*****Decision*****

The application of William Jaget, owner of a .5340 acre parcel of land located in the village's R-2 (1/2 acre) zoning district at the northwesterly terminus of Harbor Drive and designated as Section 28, Block 57, Lots 21 through 24 on the Land and Tax Map of Nassau County which application seeks a variance to construct the following additions and modifications to a principal dwelling having a pre-existing nonconforming front yard setback of 24.6 feet: (i) a protruding basement entrance having a front yard setback of 16 feet rather than 40 feet as required, and (ii) a raised concrete terrace with second floor wood deck having a front yard setback 24.7 feet rather than 40 feet as required be, and the same hereby is, GRANTED, subject to the following condition:

1. All construction shall conform to and comply with to the plans submitted with the application.

Votes for Grant: Walter Stackler
Rita Hirschfield
Stephen Lyon
Stephen Murphy
Angelo Pegno

Votes Against: None


Walter Stackler, Chairman

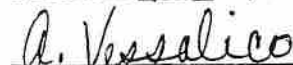
Filed this 9th day of September

Village Clerk

EXHIBIT G
PHOTOS





EXHIBIT H
ZONING BOARD DECISION
APPLICATION OF ALAN SEEWALD
December 14, 2010

**VILLAGE OF CENTRE ISLAND
BOARD OF ZONING APPEALS
APPEAL OF ALAN SEEWALD
MINUTES and DECISION**

A public hearing and meeting was held before and by the Board of Zoning Appeals of the Incorporated Village of Centre Island, Nassau County, New York at the Village Hall at 303 Center Island Road in said Village on December 14, 2010 at 5:30 p.m.

Present: Walter Stackler, Chairman
Rita Hirschfield
Stephen Murphy
Angelo Pegno

Absent: None

The Chairman called the hearing to order. He announced that the Appellant, Alan Seewald is the owner of a parcel of land located at 352 Centre Island Road in the Village, designated as Section 28, Block 43, Lots 19 & 20 on the Nassau County Land and Tax Map and located in the Village's A-2 (1/2 acre) zoning district in which the Appellant seeks variances of Sections 122-8, 122-9 and 122-10C to permit the construction of a new dwelling which would require the following variances:

1. Front yard setback from Harbor Drive of 12.84 feet rather than the required 40 feet;
2. Side yard setback of 17.92 feet rather than the required 25 feet;
3. Building height of 34.08 feet rather than the maximum permitted 32 feet;
4. Maximum gross floor area of 3,654 square feet rather than the maximum permitted 2,791 square feet

After hearing the Appellant's case, comments from the public, and deliberating on the matter, on motion duly made and seconded, the Board of Zoning Appeals of the Incorporated Village of Centre Island, with Walter Stackler, Chairman, Rita Hirschfield, Stephen Murphy and Angelo Pegno present, constituting a quorum of the Board, rendered the following decision.

BOARD OF ZONING APPEALS
VILLAGE OF CENTRE ISLAND

----- X
In the Matter of the Appeal of

ALAN SEEWALD

from an order, requirement,
decision or determination of the
Building Inspector of the
Incorporated Village of
Centre Island

----- X

On the appeal of Alan Seewald, owner of a parcel of land located at 352 Centre Island Road in the Village, designated as Section 28, Block 43, Lots 19 & 20 on the Nassau County Land and Tax Map and located in the Village's A-2 (1/2 acre) zoning district in which the Appellant seeks variances of Sections 122-8, 122-9 and 122-10C to permit the construction of a new dwelling which would require the following variances:

1. Front yard setback from Harbor Drive of 12.84 feet rather than the required 40 feet;
2. Side yard setback of 17.92 feet rather than the required 25 feet;
3. Building height of 34.08 feet rather than the maximum permitted 32 feet;
4. Maximum gross floor area of 3,654 square feet rather than the maximum permitted 2,791 square feet

Upon motion duly made and seconded, it was

RESOLVED, that based upon the Appellant's submitted environmental assessment form and application describing the project and in accordance with Article 8 of the State Environmental Quality Review Act of the Environmental Conservation Law this Board, as lead agency, determines that the above described action is a Type II action and no further environmental review is required, and it is

RESOLVED, that based upon the documentary evidence and testimony given at the hearing, and their own knowledge of the neighborhood and community, the Board determined that the above requested variances were not substantial; would not create an undesirable change in the character of the neighborhood, nor would they result in a detriment to the nearby properties; would not have an adverse impact on the physical or environmental condition of the neighborhood; cannot be achieved by any other method feasible for the Appellant to pursue; are self-created, however this finding shall not preclude the Board from granting the variance, and therefore in applying the balancing test, the benefit to the Appellant in granting the variances outweighs the detriment to the community, and it was


FURTHER RESOLVED, that such variances be, and the same hereby are **GRANTED**.

Votes for Grant:

Walter Stackler, Chairman
Rita Hirschfield
Stephen Murphy
Angelo Pegno

Votes for Denial:

Not voting:


Walter Stackler, Chairman

Filed with me this 31st day
of January, 2011.


Village Clerk

EXHIBIT I

SHORT ENVIRONMENTAL ASSESSMENT FORM

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: James Cohn and Kathleen Cohn Residence				
Project Location (describe, and attach a location map): 353 Harbor Drive, Centre Island, New York				
Brief Description of Proposed Action: Applicants are seeking a front yard setback variance in order to make additions to their home.				
Name of Applicant or Sponsor: For information contact Tom Hogan James and Kathleen Cohn		Telephone: 516.759.4270 E-Mail: tomhogan2@yahoo.com		
Address: 353 Harbor Drive				
City/PO: Centre Island		State: NY	Zip Code: 11771	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
3.a. Total acreage of the site of the proposed action? .54 acres			X	
b. Total acreage to be physically disturbed? .03 acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .54 acres			X	
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? With Zoning Board Relief		X	
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES
		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
		X	
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO	YES
			X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES If No, describe method for providing potable water: _____		NO	YES
		X	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES If No, describe method for providing wastewater treatment: _____		NO	YES
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES
		X	
b. Is the proposed action located in an archeological sensitive area?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
			X
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES
		X	
16. Is the project site located in the 100 year flood plain?		NO	YES
		X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		NO	YES
		X	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: James Cohn Date: <u>4.5.21</u> Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)