

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 July 27, 2021 at 6:00 p.m. at the Village Hall, 303 Centre Island Road, Centre Island, New York.

The hearing will be on the appeal of Hunter Shkolnik, owner of a 3.008 acre parcel of land located at 108 Centre Island Road in the Village, designated as Section 28, Block B, Lot 23 on the Nassau County Land and Tax Map and located within the Village's A-1 zoning district.

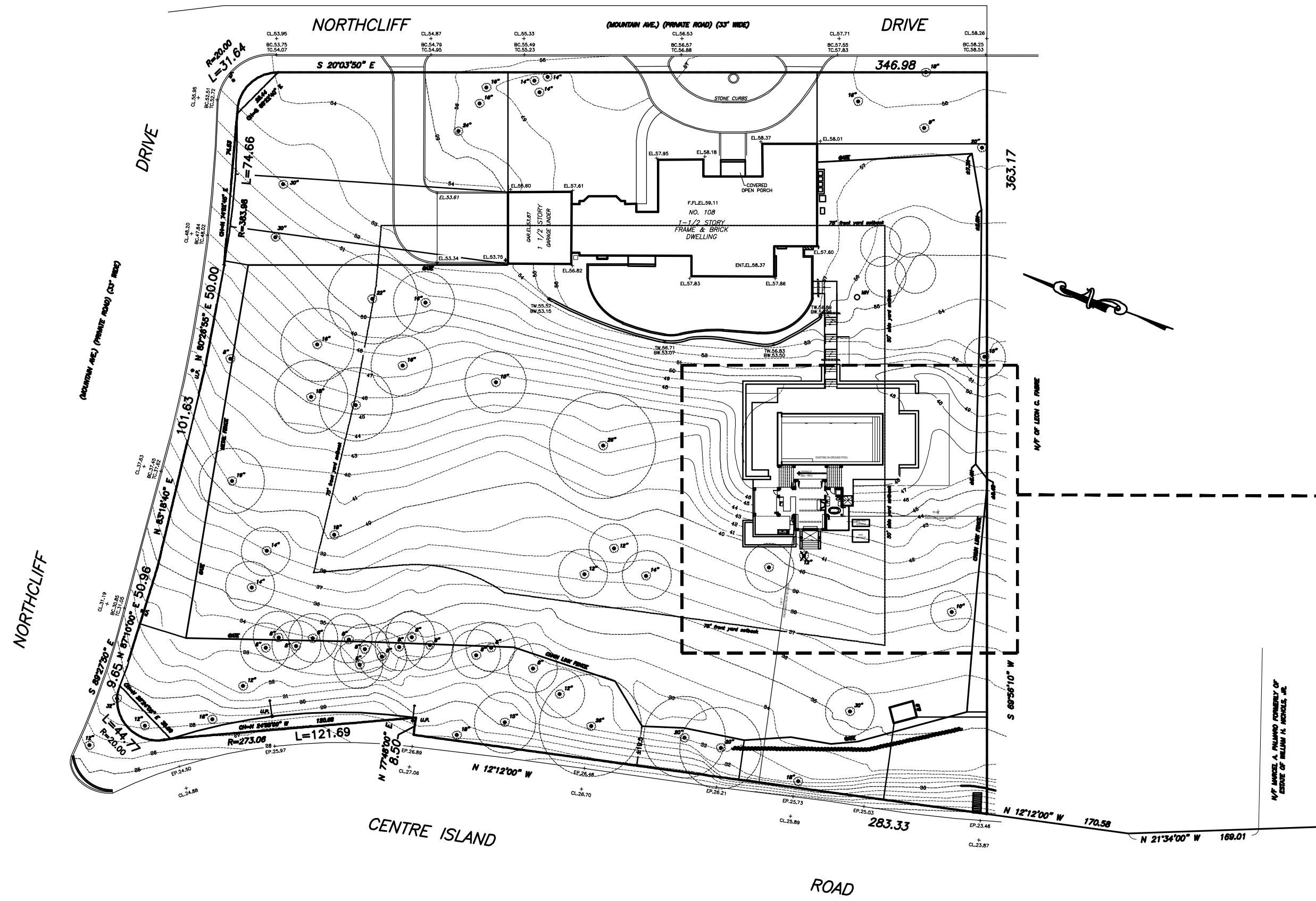
The Appellant seeks a variance to permit the construction of a pool cabana which will have a total roof area of 792 square feet (624 square feet for the cabana and 168 square feet for the roofed open porch) rather than the maximum permitted 500 square feet.

A copy of said appeal is on file at the office of the Village Clerk and may be viewed by appointment only during the hours of 10:00 AM TO 1:00 PM, Tuesday through Thursday, or on the Village's website at www.centreisland.org. 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
John Macaskill, Chairman

Z-2020-05

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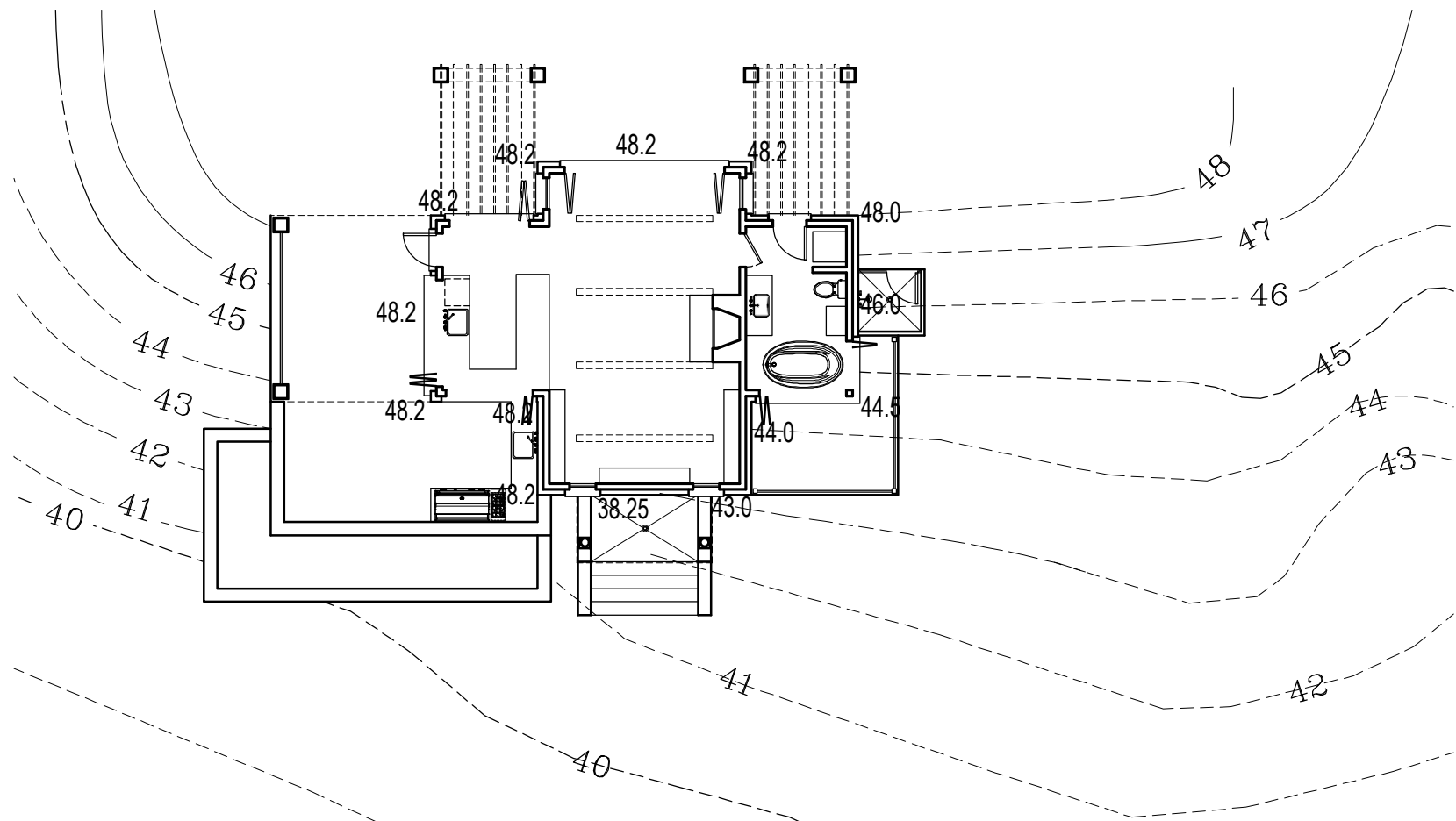
1 SITE PLAN

1"=50'-0"

ZONING DATA:

JURISDICTION: VILLAGE OF CENTRE ISLAND

SECTION: 28 BLOCK: B LOT: 23 ZONE:		
LOT INFORMATION:	REQUIRED	EXISTING
LOT AREA		131,041.14 SF 3.0083 ACRES
ZONING REGULATIONS:	REQUIRED	PROPOSED
BUILDING HEIGHT		22'-5 7/8"
SIDE YARD SETBACK	50'-0" MIN.	70'-5 5/8"
FRONT YARD SETBACK	75'-0" MIN.	124'-7"
PROPOSED GROSS SF.	ALLOWED	PROPOSED
CABANA FLOOR	—	624.0 SF
COVERED PORCH	—	168.0 SF
TRELLIS	—	178.0 SF

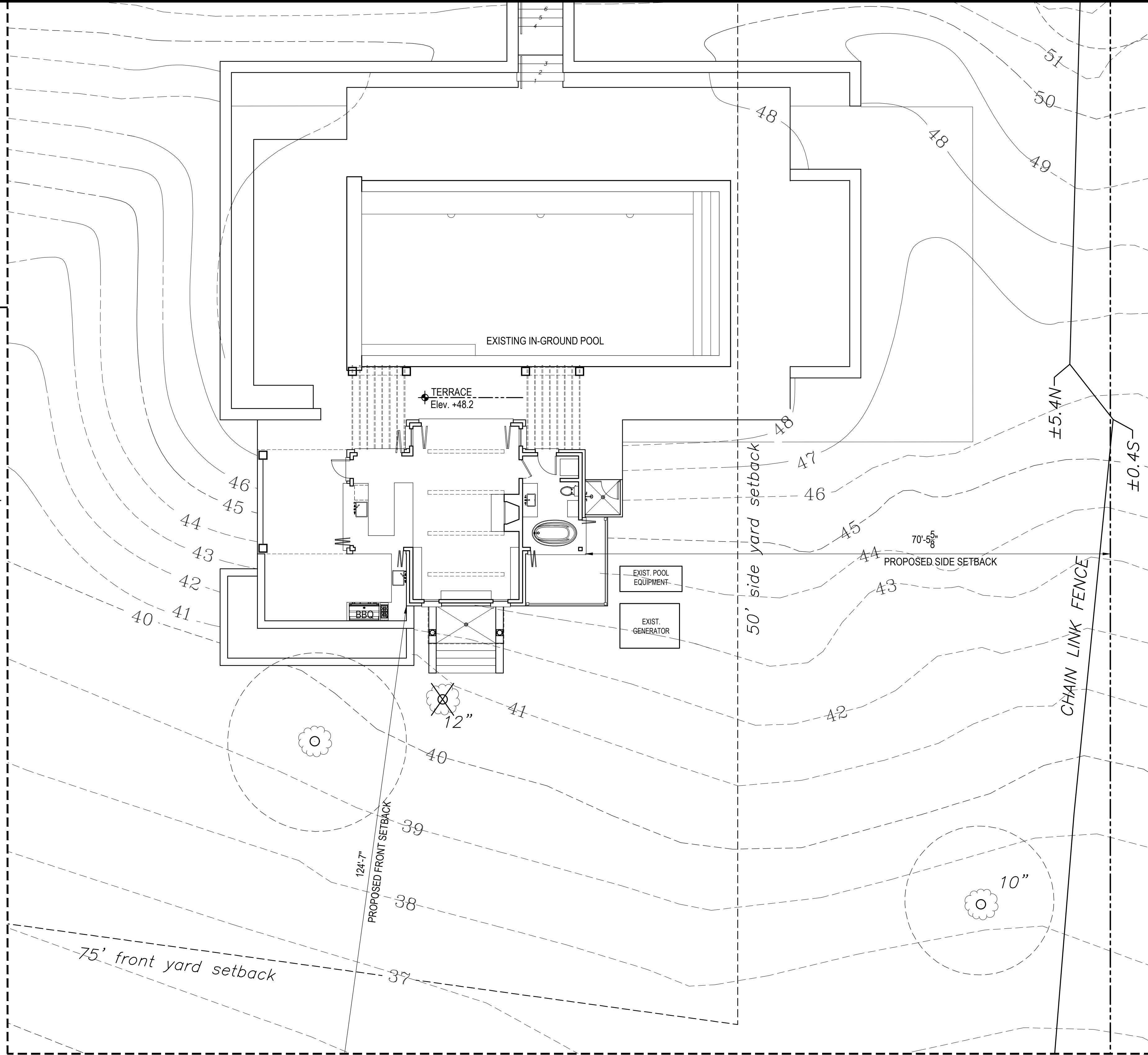


3 AVERAGE GRADE CALCULATION

AVERAGE GRADE CALCULATIONS:

48.2	48.2
48.2	48.0
48.2	46.0
48.2	44.5
48.2	44.0
48.2	43.0
+ 48.2	38.25
649.35 / 14 = 46.4 (AVERAGE GRADE)	

NTS



2 PROPOSED PARTIAL SITE PLAN

3/8"=1'-0"

Ronald Zakary
RZ architecture & design
60 Windmill Drive
Huntington, N.Y.
Tel. 516-298-1156
RonZakary@gmail.com

Project Title:
**PROPOSED CABANA FOR:
SHKOLNIK
RESIDENCE**
108 CENTRE ISLAND ROAD
CENTRE ISLAND, NEW YORK

Ronald Zakary

Revisions		
No.	Date	Description
1	04-07-21	File for Denial Letter
2	06-14-21	File for Zoning Board

Drawing Title:
**PROPOSED PARTIAL
SITE PLAN
ZONING ANALYSIS**

Scale:
Date: JUNE 14, 2021
Drawing Number:

A-1

RZ architecture & design

Project Title:

Ronald Zakary

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Revisions:

No.	Date	Description
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1	04-07-21	File for Denial Lett
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2 06-14-21 File for Zoning Bo

Drawing Title:

CABANA FLOOR PLAN
CELLAR PLAN
ROOF PLAN

CABANA FLOOR PLAN
CELLAR PLAN
ROOF PLAN

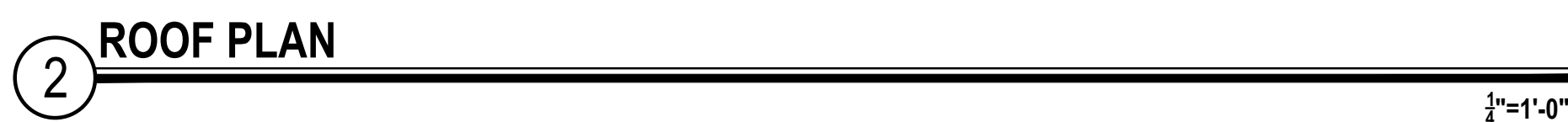
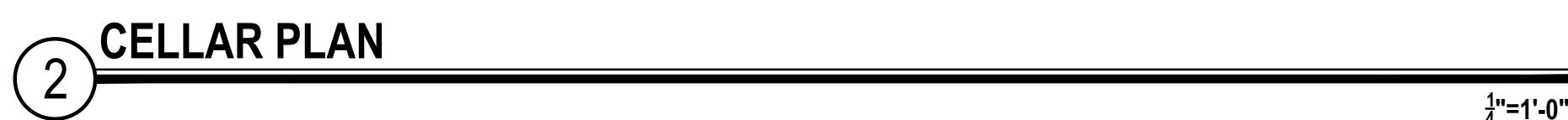
CABANA FLOOR PLAN
CELLAR PLAN
ROOF PLAN

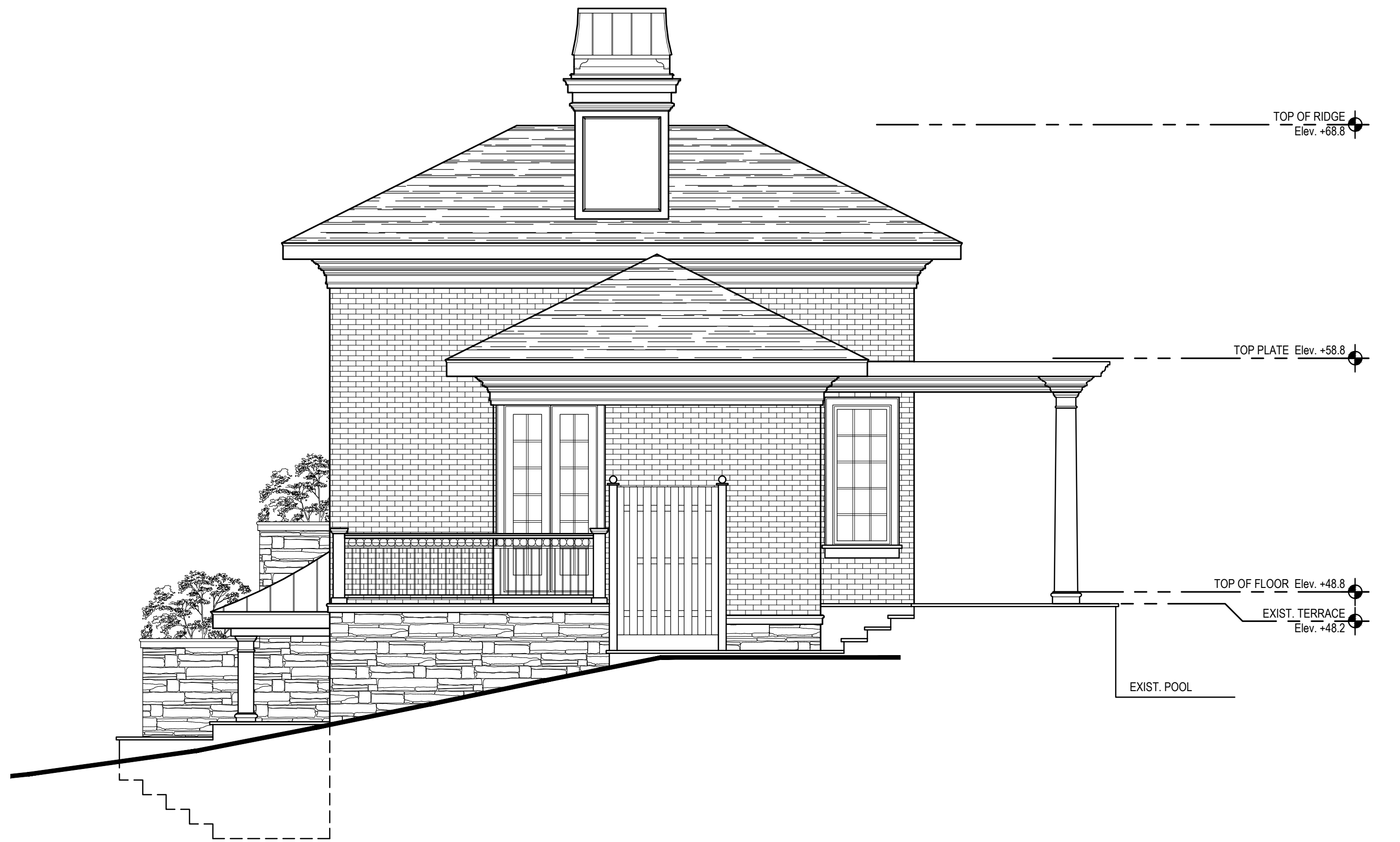
Scale:

Date: JUNE 14, 2021

Drawing Number

A-2





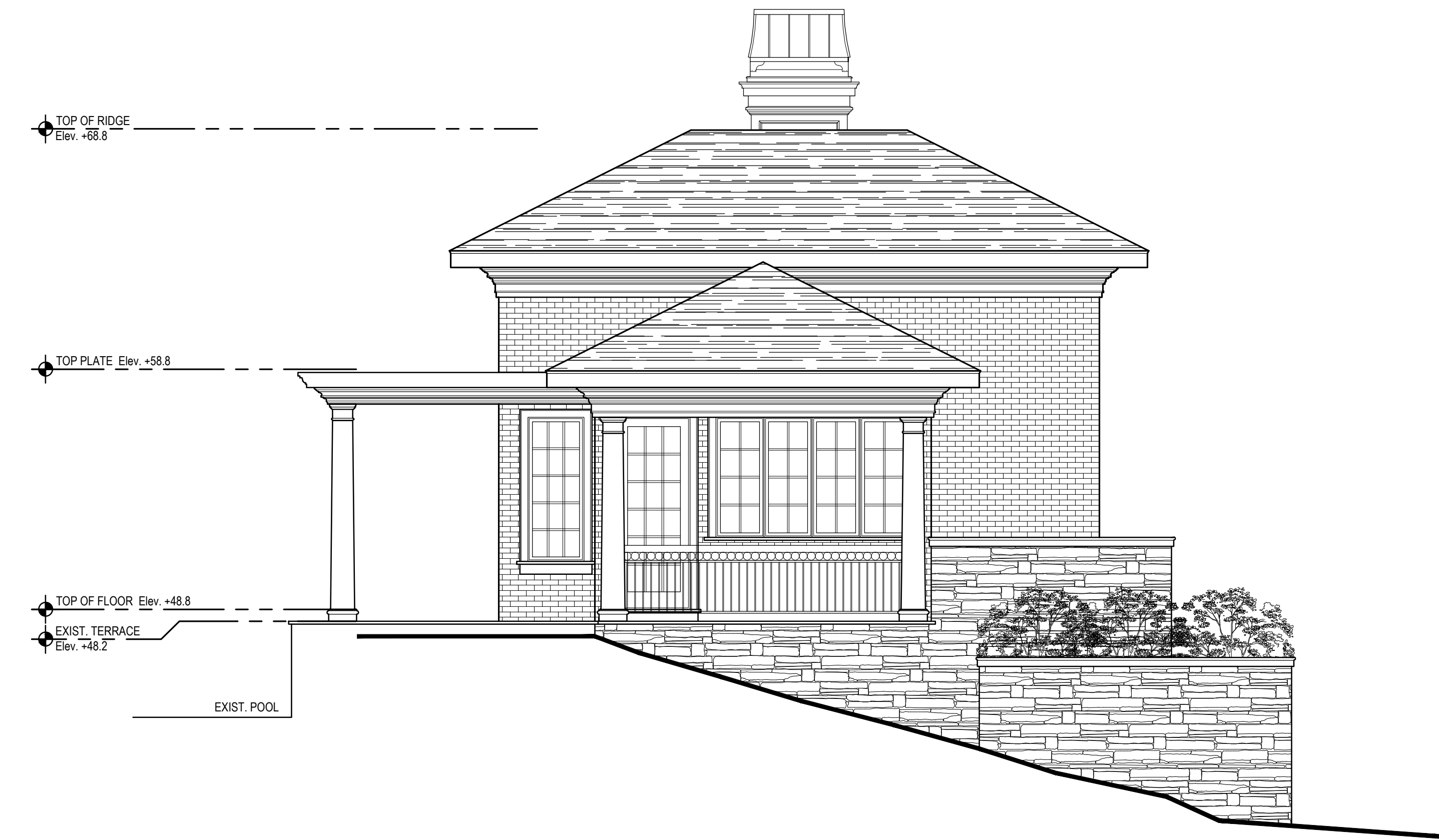
4 CABANA SIDE ELEVATION (SOUTH)

1/4"=1'-0"



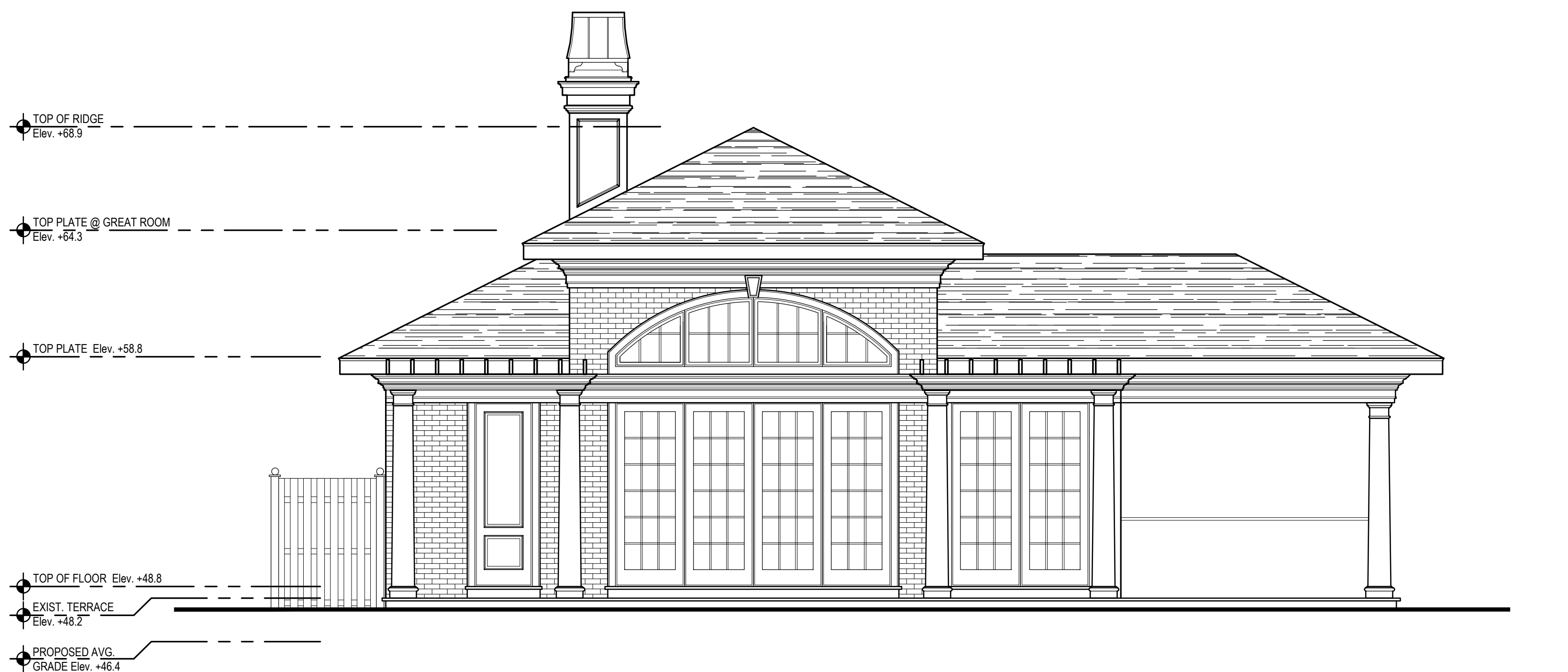
2 CABANA REAR ELEVATION (WEST)

1/4"=1'-0"



3 CABANA SIDE ELEVATION (NORTH)

1/4"=1'-0"



1 CABANA FRONT ELEVATION (EAST)

1/4"=1'-0"

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Drawing Title:
**CABANA
ELEVATIONS**

Scale:

Date:
JUNE 14, 2021

Drawing Number:

A-3

60 Windmill Drive
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CENTRE ISLAND, NEW YORK

Ronald Zakary

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CABANA ELEVATIONS

Date: JUNE 14, 2021

A-4



1 CABANA SECTION