

**VILLAGE OF ROSLYN HARBOR  
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 Roslyn Harbor, Nassau County, New York, at the Village Hall – 500 Motts Cove Road South in the Village, on February 12<sup>th</sup>, 2025 at 6:30 P.M.

The hearing will be on the appeal of Jaclyn and Joshua Hochberg, owners of a parcel of land located at 585 Motts Cove Road South in the Village, designated as Section 20, Block M, Lot 55 on the Nassau County Land and Tax Map.

The Appellants seek to construct a Pool, Patio and Cabana that requires the following four (4) variances from the Zoning Board of Appeals:

- 1) Pursuant to Section 275 Attachment 2 – Maximum Lot Coverage  
The proposed lot coverage is 35.54% or 15,480.8 square feet, while the maximum permitted lot coverage is 25% or 10,889.7 square feet.
- 2) Pursuant to Section 275 Attachment 2 – Maximum Coverage of Rear Yard  
The proposed rear yard coverage is 24.86% or 4,275.1 square feet, while the maximum permitted rear yard coverage is 20% or 3,438.88 square feet.
- 3) Pursuant to Section 275 Attachment 2 – Accessory Use: Side Yard Setback  
The existing children’s play area has a side yard setback of 0.0 feet, while the required side yard setback is 15 feet.
- 4) Pursuant to Section 275 Attachment 2 – Maximum Floor Area Ratio  
The proposed cabana increases the floor area ratio to 18.60% or 8,103.10 square feet, while the maximum permitted floor area ratio is 14.55% or 6,340.15 square feet.

The above appeal is on file at the office of the Village Clerk where it may be seen Monday through Friday, 8:00 a.m. to 2:00 p.m. 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.

BY ORDER OF THE BOARD OF APPEALS  
Jamie Cattani  
Village Clerk - Treasurer

January 29, 2025