

**PUBLIC HEARING
BOARD OF APPEALS
INC. VILLAGE OF SANDS POINT**

PLEASE TAKE NOTICE THAT the Board of Appeals of the Incorporated Village of Sands Point will convene to hold a public hearing on **Monday, May 10, 2021 at 7:30 PM** in the evening.

The Public Hearing will be conducted via the Zoom App as authorized by Governor Cuomo's Executive Order 202.1, or such other manner as authorized by subsequent Executive Order or authorized by law.

While this public hearing will be open to the public, there will be no "in-person" attendance at Village Hall; and all of the proceedings will be conducted remotely through the Zoom App or by using the following link:

<https://zoom.us/j/99063934309?pwd=VINVbkgwNTVKYW9wZDVVWnRHQXlzUT09>

When prompted to enter a password, please enter 368102. If any interested members of the public would like to provide comments at the meeting, comments can be e-mailed to joanna@sandspoint.org or called in during the meeting at +1 (929) 205-6099, Meeting ID: 990 6393 4309

Members of the public may listen to, and participate in, the Public Hearing via telephone conference call by dialing +1 (929) 205-6099 and entering the following Meeting ID: 990 6393 4309. When prompted to enter a passcode, please enter 368102.

The meeting will be recorded and later transcribed.

At the aforesaid time and manner of Public Hearing, all those interested persons will be heard.

Continued Cases:

1. **Application of John & Sarah Kenyon** for Site Plan Review pursuant to Chapter 132, Section 132-4A(1) of the Code of the Village of Sands Point to construct a **new residence** on property owned by them located at 6 Seagate Court in a Residence A District and known on the Nassau County Land & Tax Map as Section 4, Block 122, Lot 35
2. **Application of John & Sarah Kenyon** for a Fill Permit pursuant to Chapter 84 of the Code of the Village of Sands Point to place approximately 2,100 cubic yards and to remove 2,200 cubic yards of fill from the property related to the construction of a new dwelling on property owned by them located at 6 Seagate Court in a Residence A District and known on the Nassau County Land & Tax Map as Section 4, Block 122, Lot 35
3. **Application of John & Sarah Kenyon** for variances of the Code of the Village of Sands Point: (1) Chapter 176 Article III Section 176-13A(2), to violate the required side yard sky plane by approximately 2'-7" and 3'-0"; and (2) Chapter 176 Article III Section 176-13A(1), to violate the required front yard sky plane by 3'-6", 11'-7", 5'-8" and 10'-8", on property owned by them located at 6 Seagate Court in a Residence A District and known on the Nassau County Land & Tax Map as Section 4, Block 122, Lot 35

New Cases:

4. **Application of Harlan Cherniak & Tracy Kisner** for Site Plan Review pursuant to Chapter 132, Section 132-4A(1) of the Code of the Village of Sands Point to construct a **new residence** on property owned by them located at 2 March Lane in a Residence A District and known on the Nassau County Land & Tax Map as Section 4, Block 96, Lot 28

5. **Application of Harlan Cherniak & Tracy Kisner** for a Fill Permit pursuant to Chapter 84 of the Code of the Village of Sands Point to place approximately 1,400 cubic yards and to move 2,897 cubic yards of fill from the property related to the construction of a new dwelling on property owned by them located at 6 Seagate Court in a Residence A District and known on the Nassau County Land & Tax Map as Section 4, Block 122, Lot 35

6. **Application of Ronny & Annie Koenig** for variances of the Code of the Village of Sands Point: (1) Chapter 176 Article IV Section 176-27A(2), to maintain a side yard setback of 38.7' where 40' is the minimum required; and (2) Chapter 176 Article IV Section 176-32C, to maintain a rear yard setback to a cabana of 13.8' where 15' is the minimum required on property owned by them located at 39 Cornwells Beach Road in a Residence B District and known on the Nassau County Land & Tax Map as Section 4, Block C, Lot 13 & 14

BY ORDER OF THE BOARD OF APPEALS
F. WILLIAM SCHMERGEL, CHAIRMAN
LIZ GAYNOR, VILLAGE CLERK