

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

PLEASE TAKE NOTICE THAT on Monday, July 12, 2021, at 7:30 p.m. in the evening, the Board of Appeals will hold a public hearing in person at Village Hall, 26 Tibbits Lane, Sands Point, New York, on the following matter(s):

New Cases:

1. ****Application of Michael & Dhropatie Ertel** 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 11 Woodland Drive in a Residence B District and known on the Nassau County Land & Tax Map as Section 4, Block 109, Lot 13
2. **Application of Michael & Dhropatie Ertel** for a Fill Permit pursuant to Chapter 84 of the Code of the Village of Sands Point to place approximately 350 cubic yards, to move approximately 1,025 cubic yards and to remove 2,250 cubic yards of fill from the property related to the construction of a new dwelling on property owned by them located at 11 Woodland Drive in a Residence B District and known on the Nassau County Land & Tax Map as Section 4, Block 109, Lot 13
3. **Application of Michael & Dhropatie Ertel** for variances of the Code of the Village of Sands Point: (1) Chapter 176 Article IV Section 176-27A(2), to violate the required side yard sky plane by approximately 2'-4" on one side yard; and (2) Chapter 176 Article IV Section 176-27A(1), to violate the required front yard sky plane by 5'-3", and (3) Chapter 176 Article IV Section 176-25A, for a habitable floor area of 5593.84 sq ft where 5,229.6 sq ft is the maximum permitted, on property owned by them located at 11 Woodland Drive in a Residence B District and known on the Nassau County Land & Tax Map as Section 4, Block 109, Lot 13

The application, plans and specifications are on file at the Office of the Village Clerk, 26 Tibbits Lane, Sands Point. At said time and place of Hearing as aforesaid stated all persons who wish to be heard will be heard.

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