

**ZONING BOARD OF APPEALS
LEGAL NOTICE OF HEARING
THE ZONING BOARD OF APPEALS OF THE TOWN OF HUNTINGTON
WILL HOLD A PUBLIC HEARING ON:**

Thursday, September 24, 2009

**AT:
6:00 PM
TOWN HALL
100 MAIN STREET
HUNTINGTON, NEW YORK**

ZBA HEARING 19816

NAME AND ADDRESS OF APPLICANTS

Thomas Hogan C.S.H. Realty, LLC
108 Forest Ave., P.O. Box 447
Locust Valley, NY 11560

NAME AND ADDRESS OF OWNERS

SUBJECT OF REQUEST:

The applicant is proposing to demolish a two-car garage and build a parking lot with 13 spaces, to erect an accessory one-story two-car garage with fixed stairs and an attic, to erect a front covered porch, to legalize three main structures on one merged lot, and to maintain the existing uses at 147, 153, 153 A and 157 Main Street.

The applicant is requesting relief from the definition of an accessory building, accessory use and private garage, from the number of main buildings on a lot, and front yard setback. The proposal will require variances pursuant to Huntington Town Code as follows;

1. §198-2; ACCESSORY BUILDING; "A subordinate building, the use of which is clearly incidental to or customarily found in connection with the main building or principal use and which is located on the same lot as such main building or principal use. Accessory buildings shall not include features which would allow habitation within the structure such as plumbing, heating, fixed stairs, and interior walls," the proposed garage will have fixed stairs.

2. §198-2; ACCESSORY USE; "A use which is clearly incidental to or customarily found in connection with and subordinate to the principal use of the premises and which is conducted on the same lot," the proposed one-story garage with fixed stairs and an attic for residential parking and commercial storage above is not customarily found on a residential or commercial property.

3. §198-2; GARAGE, PRIVATE; "In any residence district, garage space for three (3) motor vehicles may be provided for a one-family or two-family dwelling. In any residence district, a detached garage shall be one (1) story and have only one (1) floor level, shall provide not more than three hundred (300) square feet for each motor vehicle accommodated and shall not exceed the gross floor area of a permitted accessory building," the garage is proposed to be 1 story with an attic for commercial storage.

4. §198-10(G); "Every building hereafter erected or structurally altered shall be located on a lot as herein defined, and, except as hereinafter provided, in no case shall there be more one (1) main building on one (1) lot," 3 main buildings exist currently on the lot.

5. §198-13(C); Article IX Height, Area and Bulk Regulations for the R-80 District require a minimum front

yard setback of 50 feet, the covered porch attached to the existing 2-story residence in the northerly portion of the lot is proposed to be located 15.41 feet from the northerly lot line.

6. §198-70B; "In the case of commercial and industrial districts, there shall be only one (1) main building on a lot," 3 main buildings exist currently on the lot.

The applicant is also requesting special use permits for the accessory uses in a C-6 zone, the use of municipal parking, and for a lot bisected by a zone line.

1. §198-27(C)(10); "Accessory uses, including off-street parking and loading areas, accessory storage, signs as regulated in Article XIV and accessory buildings not exceeding one (1) story in height for the storage of vehicles used in connection with a permitted use or for the storage of materials, excluding explosives or flammables."

2. §198-44(C); "With respect to expansion or alteration of a building so as to increase gross floor area or a change of use requiring additional parking spaces, municipal parking facilities within three hundred (300) feet from the building in commercial districts and not more than five hundred (500) feet from the building in industrial districts may be used to satisfy all or part of the requirements as a special exception, subject to the approval of the Zoning Board of Appeals."

3. §198-110(C)(3); "Lots bisected by zone line. Where a use district boundary line crosses a lot, the Board may permit the extension of a building or the location of an accessory off-street parking or loading area or the extension of a use of either classification into the whole lot."

LOCATION OF PROPERTY:

n/s (#147, 153 & 157) Main St., (NYS Route 25A) & s/s (#15)
Spring St., Cold Spring Harbor, NY

0400-063.00-02.00-025.001