

Village of Lawrence
Legal Notice

NOTICE IS HEREBY GIVEN that the Board of Appeals of the Incorporated Village of Lawrence will hold a work session beginning at 6:45 P.M. followed by a public meeting on May 15, 2024 at the Lawrence Village Hall 196 Central Ave Lawrence, New York 11559 beginning at 7:30 P.M. to conduct the following Public Hearings and to attend to such other matters as may properly come before the Board:

- **217 Juniper Circle S, Lowy** - Section 212-12.1 of the Schedule of Dimensional Regulations states the maximum building coverage for a lot size of 9,325 sq ft in area is 2,677 sq ft. Section 212-16.D (1) of the Village Code states, in a Residence District B, the minimum side yard setback is 15 ft. Section 212-16.D (1) of the Village Code states, in a Residence District B, the minimum aggregate yard setback is 30 ft. Section 212-16.D (1) of the Village Code states, in a Residence District B, the minimum rear yard setback is 30 ft. Section 212-16.D (2)(c) of the Village Code states, in a Residence District B, the maximum side yard height/setback ratio is 1.5. Section 212-39.C of the Village Code states, the maximum exterior wall height from the base plane to the underside of the eave is 23 ft. Section 212-27.C(3) of the Village Code states, one-car garage shall have clear inside dimensions of not less than 10 feet in width and 20 in depth.
- **213 Juniper Circle South, Mendel** - Section 212-16.D (1) of the Village Code states, in a Residence B District the minimum side yard setback is 15 ft. Section 212-16.D (1) of the Village Code states, in a Residence B District the minimum aggregate yard setback is 30 ft. Section 212-16.D (1) of the Village Code states, in Residence B District the minimum rear yard setback is 30 ft. Section 212-16.D (2) (c) of the Village Code states, the maximum side yard height setback ratio for a building on a lot sized of 8,863 ft. is 1.5. Section 212-16.D (2) (c) of the Village Code states, the maximum rear yard height setback ratio is .74.
- **85 Harborview W, Wolmark (Contract Vendee)**-Section 212-48.B of the Village Code states, the minimum rear yard setback for a pool is 20 feet. Section 212-48.C of the Village Code states, in a Residence District B the minimum side yard setback for pool equipment is 15 ft.
- **30 Muriel Ave, Fein** - Section 70-11.B of the Village Code states that it shall be unlawful to alter, change, add to or remove from any site soil or other material which will result in any deviation from the original grade of the property.
- **222 Broadway, Shattner** - Section 212-25.A (4) of the Village code states, in the case of a corner lot, a garage may not be nearer to the street line of the street on which the lot has greater frontage than the front building line established for that street.
- **64 Muriel Ave, Borenstein**- Section 212-15.D (1) of the Village Code states, in a Residence District BB, the minimum side yard setback is 15 ft. Section 212-15.D (1) of the Village Code states, in a Residence District BB, the minimum aggregate yard setback is 35 ft. Section 212-15.D(2)(c) of the Village Code states the maximum side yard height/setback ratio in Residence District BB is 1.5. Section 212-39.C of the Village Code states the maximum exterior wall height from the base plane to the underside of the eave is 23 ft. Section 212-27.C(3) of the Village Code states, one-car garage shall have clear inside dimensions of not less than 10 ft in width and 20 ft in depth. Section 212-55.A of the Code of the Village of Lawrence states, no recreational structure shall be constructed less than 20 ft from any side or rear property line. Section 212-48.B of the Village Code states, the minimum rear yard setback for a pool is 20 ft.

The order in which the listed applications are heard shall be determined the night of the meeting. The applications and accompanying exhibits are on file and may be inspected at the Village Office during normal business hours between 8:00 a.m. and 4:00 p.m. If anyone needs special accommodations for a disability, such person should contact the Village Clerk at least 5 days before the hearing.

All interested parties will have the opportunity to be heard
By Order of the Board of Appeals
Lloyd Keilson
Chairman

Dated: April 22, 2024