

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 April 16, 2024 at Lawrence Yacht and Country Club, 101 Causeway, 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:

- **105 Ocean Ave, Cohen** - Section 212-13.D(2)(a) of the Village Code states, in Residence AA District the maximum front yard height/setback ratio is 0.44. Section 212-39.C of the Code of the Village of Lawrence states the maximum exterior wall height from the base plane to the underside of the eave is 23 ft. Section 212-24.D of the Code of the Village of Lawrence states, accessory structures may only be constructed in the side or rear yard.
- **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.
- **Soifer, as owner of 200 Juniper Circle N.** – Appealing the determination of the Building Department’s issuance of a Certificate of Occupancy related to 206 Juniper Circle North.

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: March 28, 2024