VILLAGE OF LATTINGTOWN
BOARD OF ZONING APPEALS
PUBLIC NOTICE

A public hearing and meeting will be held before and by the Board of Zoning Appeals of the Incorporated Village of Lattingtown, Nassau County, New York, at the Village Hall, 299 Lattingtown Road in said Village, on September 1, 2026 at 6:00 P.M.

The hearing will be on the application of Christina and Enrico Abbondandolo, owners of a 1.0 acre parcel of land located at 16 Frost Creek Drive in the Village, and designated as Section 30, Block B, Lot 277 on the Nassau County Land and Tax Map and located in the Village's R-2A (2-Acre.) zoning district.

The Applicants seek to demolish the existing single-family dwelling and construct a new single-family dwelling which will require the following variances:

1. Northerly side yard setback of 30 feet and southerly side yard setback of 27.5 feet rather than the required 50 feet;
2. Front height-setback encroachment of 6' 10" above the required front height-setback ratio of 0.32;
3. Northerly side height-setback encroachment of 13' 4 ¾" and a southerly side height-setback encroachment of 20' 7" above the required side height-setback ratio of 0.48.
4. Gross floor area of 6,390 square feet rather than the maximum permitted 4,513 square feet;
5. Principal building area of 4,280 square feet (9.74% of lot area) rather than the maximum permitted 2,636.1 square feet (6%) of lot area;
6. Patio which has a northerly side yard setback of 32 feet and a southerly side yard setback of 31.5 feet rather than the required 50 feet;
7. Air-conditioning units which have a southerly side yard setback of 23.5 feet rather than the required 42 feet;
8. To allow the proposed driveway to have a buffer area of 3 feet from the northerly property line rather than the required minimum width of 10 feet.

The Appellants also seek a variance to maintain an existing shed which has a northerly side yard setback of 5.0 feet rather than the required 35 feet.

The above application is on file at Humes & Wagner, LLP, Attorneys for the Village, 147 Forest Avenue Locust Valley, New York 11560, where it may be seen by appointment only during the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday until the time of the hearing or on the Village's website at www.lattingtown.gov.

If any individual requires special assistance to attend, please notify the Village Clerk at least 48 hours in advance of the hearing.

Jonathan Sullivan
Chairman

August 30, 2026
Z-576
h:\zoning_planning files\villages\lattingtown\zoning files & minute books\z-576_abbondandolo\09-01-26_notice.docx