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 Richard & Ron-Alyse Cammerer, owners of a 4.08 acre parcel of land located at 32 Peacock Lane in the Village, and designated as Section 30, Block B, Lot 1216 on the Nassau County Land and Tax Map and located in the Village's R-4A (4-Acre.) zoning district.

The Applicants seek to permit the construction of additions and alterations to a pre-existing, non-conforming accessory dwelling, which would require the following variances:

1. To allow the proposed additions to extend the nonconforming accessory dwelling;
2. To allow the proposed additions to increase the nonconforming setback;
3. To allow the accessory dwelling to remain on a lot having a lot area of 4.08 acres rather than the required 8 acres;
4. To allow the accessory dwelling to remain in a location on the lot that cannot comply with the Village's Zoning Ordinance in the event the lot is subdivided in the future.

Proposed Screened-in porch:

1. The proposed side yard setback is 0.75 feet rather than the required 80 feet;
2. The proposed rear-yard setback is 52.5 feet rather than the required 80 feet;
3. A vertical encroachment into the side height-setback ratio of 12.5 feet.

Proposed Enclosed Breezeway

1. The proposed side yard setback is 32.2 feet rather than the required 80 feet;
2. The proposed rear yard setback is 24.3 feet rather than the required 80 feet;
3. A vertical encroachment into the westerly side height setback ratio of 7.4 feet;
4. A vertical encroachment into the southerly rear height setback ratio of 8.7 feet.

Proposed Carport Addition

1. The proposed side yard setback is 49.8 rather than the required 80 feet.
2. The proposed rear yard setback is 20.6 feet, rather than the required 80 feet;
3. A vertical encroachment into the westerly side height setback ratio of 10.7 feet;
4. A vertical encroachment into the southerly rear height setback ratio of 16.5 feet.

Proposed Generator

1. The proposed southerly rear yard setback is 42.8 feet rather than the required 72 feet.

Proposed Air Conditioning Condensing Units

1. The proposed southerly rear yard setback is 44 feet rather than the required 72 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 20, 2026
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