**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 The Janet Dellafera Family Trust, owner of a 2.98 acre parcel of land located at 275 Lattingtown Road in the Village, and designated as Section 30, Block E, Lot 16 on the Nassau County Land and Tax Map and located in the Village's R-4A (4-acre) zoning district.

The Applicant seeks an administrative appeal for a determination by the Board of Zoning Appeals that the Letter of Denial dated October 8, 2024 contains erroneous determinations made by the Building Department, or in the alternative, the following variances to maintain additions and alterations to a pre-existing, non-conforming building:

1. Section 315-72, A and C.: Extended Nonconforming Use Alterations were made extending the nonconforming habitable use into the area of the original garage, while the Code prohibits extending the use unless the use therein is changed to a conforming use.
2. Section 315-72, D.: Required Continuous Nonconforming Use The nonconforming habitable use was ceased for a period of more than six months. In this instance, the Code requires that the building shall be made to conform with permitted uses allowed in the Code.
3. Section 315-72, E.: Nonconforming Use Removed The nonconforming habitable use was removed beyond 50% of the assessed value. In this instance, the Code requires that the building shall be made to conform with permitted uses allowed in the Code.
4. Section 315-73: Increased Nonconforming Use Insofar as the existing accessory building does not conform with the current setback requirements, any work that increases the nonconformity is not permitted by the Code.
5. Section 315-18.: Side Yard Setback for the Above Ground Oil Tank The proposed side yard setback for the above ground oil tank is 11.4 feet, while the required side yard setback is 80 feet.
6. Section 315-18.: Side Yard Setback for the Outdoor Fireplace The proposed side yard setback for the outdoor fireplace is 34.52 feet, while the required side yard setback is 80 feet.
7. Section 315-18.: Side Yard Setback for the Portico The proposed side yard setback for the portico is 48.06 feet, while the required side yard setback is 80 feet.
8. Section 315-18.: Maximum Gross Floor Area for Each Accessory. Building The gross floor area of the accessory building has been enlarged to a total of 2,443.21 square feet, while the maximum permitted gross floor area of an accessory building is 1,000 square 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.

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
Z-563