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 October 6, 2026 at 6:30 P.M.

The hearing will be on the application of 91 Peacock Lane LLC, owner of a 4.13 acre parcel of land located at 91 Peacock Lane in the Village, and designated as Section 30, Block B, Lot 1229 on the Nassau County Land and Tax Map and located in the Village's R-4A (4-Acre.) zoning district.

The Appellant seeks to construct a new single-family dwelling which would require the following variances:

1. Gross floor area of 9,011 square feet rather than the maximum permitted 5,609.35 square feet for a lot having a net lot area of 1.74 acres;
2. Principal building area of 10.36% of net lot area rather than the maximum permitted 4% of net lot area;
3. Total building area of 36.95% of net lot area rather than the maximum permitted 20% of net lot area.

The Appellant also seeks to maintain an existing gazebo/beach house which has an accessory building gross floor area of 1,612 square feet rather than the maximum permitted 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 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

September 24, 2026
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