

**PUBLIC HEARING
BOARD OF APPEALS
INC. VILLAGE OF SANDS POINT**

PLEASE TAKE NOTICE THAT the Board of Appeals of the Incorporated Village of Sands Point will convene to hold a public hearing on **Monday, June 10, 2024, at 7 PM** in the evening at Village Hall, 26 Tibbits Lane Sands Point, NY 11050 on the following applications:

- 1) **Application of Spencer & Dana Julien** for **Site Plan Review** Approval pursuant to Chapter 132-4(A)(1) of the Code of the Village of Sands Point to construct a new single-family dwelling with an in-ground swimming pool, patio, outdoor kitchen, generator and pool equipment on property owned by them in a Residence A District and located at 1 Knoll Road, Sands Point, New York 11050, also known as Section 4, Block 105, Lot 1 on the Nassau County Land and Tax Map.
- 2) **Application of Spencer & Dana Julien** for a **Fill** Permit pursuant to Chapter 84 of the Code of the Village of Sands Point to move 450 cubic yards of fill around and remove 850 cubic yards of fill from the property owned by them in a Residence A District and located at 1 Knoll Road, Sands Point, New York 11050, also known as Section 4, Block 105, Lot 1 on the Nassau County Land and Tax Map.
- 3) **Application of Spencer & Dana Julien** for **Variances** pursuant to Chapter 176-13(A)(1), Chapter 176-13(A)(2), Chapter 176-13(D), Chapter 176-18(A), and Chapter 176-14.1 of the Code of the Village of Sands Point to construct a new single-family dwelling resulting in a front yard sky plane violation of 9'; a side yard sky plane violation of 3'7"; a front yard setback of 54.4 feet, where 60 feet is the minimum required; a rear yard lot coverage of 21%, where 15% is the maximum permitted; and to locate the primary entrance of the dwelling facing the street with the shortest street frontage instead of the longest street frontage on property owned by them in a Residence A District and located at 1 Knoll Road, Sands Point, New York 11050, also known as Section 4, Block 105, Lot 1 on the Nassau County Land and Tax Map.
- 4) **Application of David Cooper** for **Site Plan Review** Approval pursuant to Chapter 132-4(A)(1) of the Code of the Village of Sands Point to construct one and two story additions to an existing dwelling on property owned by them in a Residence B District and located at 26 Messenger Lane, Sands Point, New York 11050, also known as Section 4, Block 111, Lot 22 on the Nassau County Land and Tax Map.