

LEGAL NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Zoning Appeals

Incorporated Village of Atlantic Beach, New York 11509

Date: August 22, 2024

Time: 7:00 PM

Place: Village Hall, 65 The Plaza, Atlantic Beach, New York 11509

Subject: Case #24-01-6423. Chabad of the Beaches, 2025 Park Street,
Atlantic Beach, New York 11509.

Applicant proposes to change the use of the above referenced premises from business (bank) to a religious/community center use with an accessory café with additions to the building and covered front porch. The applicant is seeking relief from the following sections of the Zoning Code: Section 250-125(3) – Accessory Parking – 11 spaces required, 7 spaces provided. Section 250-125(F)- Special Exception - Parking within the Front Yard Setback Area. Section 250-108.1(C)(1) – Special Exception – Proposed Religious Use. Section 250-108.1(c)(2) – Special Exception – Accessory Use – Proposed Café accessory to primary religious use. Section 185 B(1) and 250-81– Signs – Special Exception for exceeding sign size – Permitted 12 square feet and 3 foot in height, Proposed 20 square feet and 3' 10" in height. Section 250-16.2(A) – Special Exception – Accessory Structure in Front Yard. Section 250-22(B) – Front Yard Setback – Required 25 feet, proposed 18' 6 7/8" to drive thru fixed canopy on Albany Boulevard and 16' 6 1/2" to Park Street. Section 250-25(A)(2) – Open Porch – Permitted 6 foot encroachment into front yard and pitched roof, proposed 12' 4 5/8" encroachment and flat roof. Section 250-16.2(A) – Accessory Structures – Permitted 8' in height and 80 square feet in size without a special exception – Proposed 12' 10.5" in height and 483 square feet (special exception as to size). Section 250-23(D) – Side Yard Setback – Required 20 feet, proposed 0.1 feet to rear addition and 6' 5 3/8" to front awning. Section 250-4 – Continuation or change of legal nonconforming uses and buildings – Proposed expansion of nonconforming use.

Premises are also known as Section 58, Block 60, Lots 5-9 on the Nassau County Land and Tax Map.

All the said time and place, all interested persons may be heard with respect to the foregoing matter.

All relevant documents may be inspected at the Building Department, 65 The Plaza during normal business hours.

Dated: July 19, 2024.

BY ORDER OF THE BOARD OF ZONING APPEALS
Josie Ficeto, Building Clerk