

**PUBLIC NOTICE**  
**VILLAGE OF SLEEPY HOLLOW**

**PLEASE TAKE NOTICE**, that the Zoning Board of Appeals of the Village of Sleepy Hollow will hold a public hearing on Wednesday, May 19, 2021 at 8:00 p.m. to hear and consider the application submitted by Brian Hecht and Morgan Ridler to construct a second story addition to the existing single-family residence where the following variances from Chapter 450 of the Code of the Village of Sleepy Hollow are required:

1. Article VI, 450-34.B.: Applicability of Regulations.  
Adding to and altering an existing non-conforming building or lot.

|                                      |               |
|--------------------------------------|---------------|
| Minimum one side yard set-back       | 10.00 ft.     |
| Existing one side yard set-back      | 9.40 ft.      |
| Minimum combined side yard set-back  | 25.00 ft.     |
| Existing combined side yard set-back | 19.10 ft.     |
| Maximum building coverage            | 20.00 %       |
| Existing building coverage           | 20.07 %       |
| Minimum lot area                     | 10,000 sq.ft. |
| Existing lot area                    | 9,000 sq.ft.  |
| Minimum lot width                    | 75.00 ft.     |
| Existing lot width                   | 60.00 ft.     |
2. Article VI, 450-40.E.(2)(c): Coverage and open space- accessory structure

|                             |          |
|-----------------------------|----------|
| Minimum side yard set-back  | 5.00 ft. |
| Existing side yard set-back | 4.30 ft. |
| Maximum building coverage   | 30.00 %  |
| Existing building coverage  | 35.00 %  |

The property involved in the application is located at 259 Hunter Avenue, is situated in the R-2 zoning district, and is shown on Town tax assessment maps as Section 110.19, Block 1, Lot 2.

Plans and other materials associated with the proposed application may be reviewed and downloaded from the Village's website <https://www.sleepyhollowny.gov>

Due to public health and safety concerns related to COVID-19 pandemic, the Public Hearing will not be in-person. In accordance with the Governor's Executive Order No. 202.1, the Public Hearing will be held by videoconferencing and a transcript will be provided at a later date. The public will not be permitted to attend the Public Hearing in-person, at any remote location where a Zoning Board of Appeals member may be situated, or at any other location. The public will have an opportunity to see, hear, and provide comments at the Public Hearing, however.

The Public Hearing can be watched live on Cable TV, online on the Village's website <https://www.sleepyhollowny.gov>, and through Zoom videoconferencing. If any interested member of the public would like to comment on the application, he or she can call into the meeting or can speak through Zoom videoconferencing. Written comments may also be sent in a manner insuring receipt by 4:00 PM on the day of the Public Hearing by mail to Chairman

Timothy Church, C/O Village of Sleepy Hollow, Department of Architecture, Land Use Development, Buildings and Building Compliance, 28 Beekman Avenue, Sleepy Hollow, New York 10591, or by email to [smccarthy@villageofsleepyhollow.org](mailto:smccarthy@villageofsleepyhollow.org). Please check the Village's website for updated information and instructions to participate in the public hearing.

Dated: April 22, 2021

By Order of the Zoning Board of Appeals  
Village of Sleepy Hollow