

Incorporated Village of Lloyd Harbor Suffolk County, New York



VILLAGE OFFICES
32 MIDDLE HOLLOW ROAD
HUNTINGTON, NEW YORK 11743

(631) 549-8893
Fax (631) 549-8879

Jean M. Thatcher
Mayor

Jill Cervini
Clerk-Treasurer

INFORMATION SHEET FOR BOARD OF ZONING APPEALS

1. APPEAL OF _____
NAME Eric and Anna Janczyk
ADDRESS 3 Middle Hollow Road (ZIP CODE) 11743
HOME PHONE NO. _____
BUSINESS PHONE NO. _____
STATUS: Check One () Owner () Contract Vendee
If Contract Vendee, give owner's name and address:

2. ATTORNEY/ARCHITECT/OTHER CONTACT: The Laurel Group
ADDRESS 31 Prospect St (ZIP CODE) 11743
PHONE NO. 631-547-5200 FAX NO. _____
3. Have the subject premises or any part thereof ever been the subject of a prior Appeal or application to this Board?
If so, state relief and date of hearings _____
4. Is property affected by any other encumbrances such as utility easements, Rights of way, covenants and restrictions, road agreements or other reservations?

DATE 1/18/21

Regina M. Guter
As Agent of the Laurel Group

BOARD OF ZONING APPEALS
VILLAGE OF LLOYD HARBOR

In the Matter of the Appeal of

From an order, requirement, decision, or
Determination of the Building Inspector
Of the Village of Lloyd Harbor

PLEASE TAKE NOTICE THAT Eric and Anna Janczyk
OF (Post Office Address) 3 Middle Hollow Rd Lloyd Harbor 11743
Describe, Appellant(s), hereby appeal(s) from the order, requirement, decision, or determination
Of the Building Inspector of the Village of Lloyd Harbor, New York, dated the _____ day of
_____, 20____ affecting said property to the board of Zoning Appeals of said
Village and hereby states(s) and hereby states(s) and allege(s):

1. The following is a description of said property: (Post Office Address)
_____, Village of Lloyd Harbor,
Huntington, NY 11743 being designated as Section 13, Block 4, Lot(s) 37
On the Real Property Tax Map of Suffolk County shown on the survey annexed
hereto, and made a part hereof, and which property is located in Tax Map District
0403 having an area of _____ acre(s) in the Village's _____
Zoning District.
2. The premises ~~are~~ (are not) (cross out one) located within one mile of a nuclear
power plant or airport or within 500 feet of a boundary of the Village, an existing
proposed county, state or federal park or highway, existing or proposed stream or
drainage channel or facility of the county, or federal, state or county-owned land, or
Long Island Sound or any bay in Suffolk County.
3. Appellant(s) became the owner(s)/~~contract vendee(s)~~ (cross out one) of said
property on 9/21/2018, and the structure(s) on the premises was (were)
built on the following date(s) _____.
4. The purpose of this Appeal is to obtain a reversal of the determination of the Building
Inspector so as to obtain a permit, variance, or modification of the regulations or
provisions of Sub-section(s) Article IV of Sections(s) 205-6(A) of the
Zoning Ordinance relating to:
(STRIKE OUT WORDS NOT APPLICABLE)

Use	Frontage	Side Yard	Width	Height	Perimeter
Area	Front Yard	Rear Yard	Depth	Floor Area	

5. The use, construction, alteration or relief sought by Appellants (s) is briefly
Described as follows:

Lot coverage for new tennis court of 4.6%
over the allowable 15%

(NOTE: An accurate survey of the subject property prepared by a licensed surveyor showing all
the existing and proposed structures and their distances from all property lines must be
attached to the original and each copy of the Appeal.)

6. The following are unusual circumstances or conditions concerning the property and practical difficulties which necessitate the granting of the requested variance:

N/A

7. The names and addresses of all property owners within 100 feet of the property of Appellant(s) are as follows:

<u>Name</u>	<u>Post Office Address</u>
Paolano	1 Middle Hollow Road
Guarner	375 West Neck Road
Changboh	4 Middle Hollow Road
Seiman	8 Middle Hollow Road
Burman	5 Middle Hollow Road
Glanz	383 West Neck Road
Meresman	381 West Neck Road

WHEREFORE, in accordance with the foregoing alleged facts Appellants(s) request said Board of Appeals to vary the strict application of the aforesaid provision of said Village' zoning ordinance to grant the relief requested in Paragraph B above and to grant such other and further or lesser relief as to this Board seems just and proper.

1/18/2021
Date

Anna...
Appellant(s) Signature-

AFFIDAVIT OF INDIVIDUAL APPELLANT(S)

STATE OF NEW YORK
COUNTY OF) ss:

Being duly sworn, depose(s) and say(s) that he reside(s) at

and is (are) the owner(s) in fee/contract vendee(s) (cross out one) of the property herein before described and is (are) the Appellant(s) herein that the statements contained in the foregoing notice of appeal and in any papers submitted herewith are in all respects true

Sworn to before me this 18th
Day of January, 2021

[Signature]
Appellant(s) Signature(s)

SUSAN GIARRIZZO
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. #01GI6347482
COMM. EXP. 9/2021

(NOTE: General Municipal Law of the State of New York, Section 809 enacted in 1969 requires the filing of the following Completed Disclosure Affidavit.)

DISCLOSURE AFFIDAVIT

STATE OF NEW YORK)
COUNTY OF) ss:

_____ being duly sworn, deposes and says:

1. FOR INDIVIDUAL

- a. That I am over age 21 and reside at 3 Middle Hollow Road Lloyd Harbor
- b. That I am (owner/contract vendee) (cross out one) of the property designated as Section 13 Block 4 Lot(s) 37 of the Suffolk County Real Property Tax Map which forms the subject matter of this appeal and am fully familiar with all the facts and circumstances hereinafter set forth.

~~1.~~ FOR CORPORATION

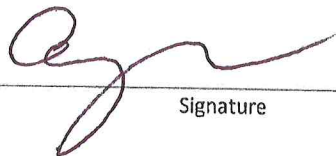
- a. That I am the _____ of the _____
(office held) (Name of Corporation)
and am fully familiar with all the facts and circumstances hereinafter set forth.
- b. That the business address of _____
(Name of Corp.)
is _____
- c. That said corporation was incorporated under and pursuant to the _____ Law of the State of _____ and is the (owner/contract vendee) (cross out one) of the property designated as Section _____ Block _____ Lot(s) _____ on the Suffolk County Real Property Tax Map which forms the subject matter of this appeal.
- d. That the following are the names and residences of each officer, director, and shareholder. (Set forth names, residences and relationship to corp.) (Add additional sheet if necessary)
- e. That the corporate stock of said corporation has not been pledged to any person nor has any agreement been made to pledge the said stock: (except, if any, set forth details)

2. That there are no encumbrances or holders of any instruments creating an encumbrance upon the subject property (except, if any set forth details).

3. That neither deponent nor any other person mentioned in this affidavit is a Village Officer or employee, or is related to a Village officer or employee, (except, if any set forth)

4. That no State officer or employee or local municipal officer or employee in Suffolk County or his spouse or a person by consanguinity related to either of them within the third degree is (are) or legally or beneficially owns or controls the corporate stock of the Appellant(s) or is a partner of the Appellant(s) or associated with the Appellant(s) in a joint venture or has an agreement with the appellant(s), expressed or implied whereby his compensation for services is to be dependent or contingent upon the favorable exercise of discretion in the granting of the appeal herein (except, if any set forth details).

5. That in the event there is any change in the matters set forth herein prior to the public hearing relating to the property affected hereby, deponent(s) will file with the Village a supplemental affidavit and amended Letter of Denial from the Building Inspector indicating the details of such change seven (7) full business days before the scheduled hearing.



 Signature

Sworn to before me this 18th
 Day of January 2021

 Notary Public

SUSAN GIARRIZZO
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. #01GI6347482
COMM. EXP. 9/2024

NOTE: If Appellant(s) is (are) contract vendee(s), a disclosure affidavit from the owner of the subject property is required to be filed with the application.