

**INC. VILLAGE OF CEDARHURST
LEGAL NOTICE**

PLEASE TAKE NOTICE THAT the Board of Zoning Appeals of the Village of Cedarhurst will hold a public hearing on 10/23/2025 at 7:00 PM in the Village Hall, 200 Cedarhurst Avenue, Cedarhurst, NY for the following:

Petition of BINYAMIN POLTER
Premises: 31 ADELE RD
Sec/Blk/Lot 39/346/51
Case # 2025-017

265-41 A, Side yards.

A side yard is required along each side of a building.

The side yards along the sides of a building used exclusively as a single-family dwelling shall have an aggregate width of no less than 16 feet. Neither side shall be less than six feet in width, except on corner plots, the side yard shall be six feet.

265-42.1 A. Character of roofs.

All buildings permitted by this chapter shall be erected with roofs other than those of the character and description known as "flat roofs." Such flat roofs are permitted for one-story extensions and appurtenances only, and are not to exceed 240 square feet in the aggregate.

PLEASE TAKE FURTHER NOTICE that all interested persons will have an opportunity to be heard at said hearing.

Dated: 10/8/2025
Cedarhurst, NY

Benjamin Weinstock
Mayor

Jacob Plaut
Village Clerk-Treasurer

By Order of the
Zoning Board

**INC. VILLAGE OF CEDARHURST
LEGAL NOTICE**

PLEASE TAKE NOTICE THAT the Board of Zoning Appeals of the Village of Cedarhurst will hold a public hearing on 10/23/2025 at 7:00 PM in the Village Hall, 200 Cedarhurst Avenue, Cedarhurst, NY for the following:

Petition of SKI DEVELOPMENT 28 LLC
Premises: 357, 365 CLINTON AVE.
Sec/Blk/Lot 39/316/4, 103
Case # 2025-018

265-47 Height.

No building shall be raised and no building or any part thereof shall be erected or altered in a Residential R-2 District which is higher than two-and-one-half stories above the curb level of the street. In no event shall the top of the ridge be more than 30 feet above the level of the curb.

265-49 C. Building area.

The total building area, including all accessory buildings, shall not exceed 30% of the lot area

265-51 Front yards.

A front yard of 25 feet shall be required. In the case of a corner lot the front yard on each street shall be as noted above, except that as to plots which were in single and separate ownership prior to August 4, 1952, and have been so maintained to date and which have a frontage of less than 60 feet and on which a residence may be lawfully erected in accordance with the ordinances of this Village, the required side yard toward the street shall be reduced to the extent of one foot for every two feet of total plot width which is less than 60 feet.

265-54 A. Character of roofs; maximum heights.

All buildings permitted by this chapter shall be erected with roofs other than those of the character and description known as "flat roofs." Such flat roofs are permitted for one-story extensions and appurtenances only and are not to exceed 240 square feet in the aggregate.

265-11 A2. Places of public assembly.

(1)

Public schools, parochial schools and places of worship existing and in use prior to the enactment and adoption of this section may alter and/or enlarge the existing administrative and educational facilities not exceeding 20% of the existing volume or area of the building. A new place of worship (regardless of seating capacity) may not be constructed unless off-street and on-site parking is provided, as set forth herein.

(2)

Except as otherwise provided, places of public assembly shall be provided with off-street, on-site parking on the basis of one space for each four seats or one space for each 200 square feet of gross floor area, whichever is greater

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Cedarhurst, NY

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Mayor

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Zoning Board

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Petition of CHAIM ABRAMSON
Premises: 465,473 ARBUCKLE AVE
Sec/Blk/Lot 39/272/57, 58
Case # 2025-019

265-36 Height.

No building shall be raised and no building or any part thereof shall be erected or altered in a Residential R-1 District which is higher than two-and-one-half stories above the curb level of the street. In no event shall the top of the ridge be more than 30 feet above the level of the curb.

265-44 B. Open decks and patios.

A permit and certificate of completion shall be required for the construction of an open (uncovered) deck and/or patio built eight inches or more above grade. A deck exceeding 36 inches in height above the level of the curb shall be deemed a structure and shall comply with all requirements of this Code pertaining to structures, including setbacks. An open (uncovered) deck and/or patio, built eight inches or more above grade, but which is not more than 36 inches in height above the level of the curb, shall, in any event, conform to the following setbacks:

B.

In the rear yard, not less than 10 feet.

265-43 D. Permitted encroachments.

Entrance and exit steps may encroach into the required front or rear yard. The platform for such steps may not exceed three feet in projection and six feet in width. A three-foot projection and six-foot width one-story open (not enclosed) roof overhang may encroach three feet into the required setback.

265-42.1 A. Character of roofs.

All buildings permitted by this chapter shall be erected with roofs other than those of the character and description known as "flat roofs." Such flat roofs are permitted for one-story extensions and appurtenances only, and are not to exceed 240 square feet in the aggregate.

265-42Rear yards.

A rear yard of not less than 25 feet shall be required on every plot.

265-12.1 A. Fences on residential properties.

The following is applicable to fences on residential properties:

No fence, hedges or bushes in any front yard, including both front yards on a corner property, shall exceed three feet in height. Provided, however, that in the case of corner properties, a front yard fence, hedges or bushes may exceed three feet, but not six feet, in height upon receipt of a

special permit from the Architectural Board of Review. The Board may grant such permits in its discretion and shall consider such factors including the general look of the area of the proposed fence, the length of the proposed fence, and the health, safety and wellbeing of the Village and its residents. The Architectural Board of Review is permitted to set additional terms and conditions for such corner property front yard fences as it deems necessary to carry out the purposes of this Code.

265-125 Location restricted.

No swimming pool shall be built or maintained except in a rear yard as defined by the building zone regulations of the Village of Cedarhurst. The pool, including the foundation for the purifying apparatus, if any, shall be located not less than 10 feet from the rear lot line and not less than five feet from the side property lines of the premises. In no case shall any portion of the pool or fence be closer than 25 feet to a street line and, in the case of corner plots, not less than 25 feet from the front of the premises and side street line of the premises.

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Dated: 10/8/2025
Cedarhurst, NY

Benjamin Weinstock
Mayor

Jacob Plaut
Village Clerk-Treasurer

By Order of the
Zoning Board

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LEGAL NOTICE**

PLEASE TAKE NOTICE THAT the Board of Zoning Appeals of the Village of Cedarhurst will hold a public hearing on 10/23/2025 **at 7:00 PM** in the Village Hall, 200 Cedarhurst Avenue, Cedarhurst, NY for the following:

Petition of DARYOUSH SHAMOELIAN
Premises: 589 W BROADWAY
 Sec/Blk/Lot 39/260/10
Case # 2025-020

265-41 A. Side yards.

A side yard is required along each side of a building. A. The side yards along the sides of a building used exclusively as a single-family dwelling shall have an aggregate width of no less than 16 feet. Neither side shall be less than six feet in width, except on corner plots, the side yard shall be six feet.

265-42.1 A. Character of roofs.

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Dated: 10/08/2025
Cedarhurst, NY

Benjamin Weinstock
Mayor

Jacob Plaut
Village Clerk-Treasurer

By Order of the
Zoning Board