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May 26, 2022

To The Residents around  
38 West View Road  
Northport, NY 11768

RE: ZBA # 22867 Our File #6148  
Hearing Date:6/30/2022  
Property Address: 38 West View Road Northport, NY 11768

Dear Resident or Property Owner:

In connection with the above-referenced Zoning Board of Appeals application, I am forwarding you the Notice of Hearing along with the outline of the Zoning Board of Appeals procedures for hearings. If you have an interest in the application, please take the time to review the new procedures so that you know how you can participate.

The owners, Corcoran Family Trust, of the above-referenced property are proposing to legalize an 8' X 10' frame shed located in the front yard.

If you have any questions about the procedure, you can contact the Town of Huntington Zoning Board of Appeals as outlined in the rules. If you have any questions about the nature of the application itself, please do not hesitate to contact my office and speak to me or my associate Ryan N. Brown. Further, if you have questions/comments regarding this application, you may submit them to [Planning@HuntingtonNY.gov](mailto:Planning@HuntingtonNY.gov) within 10 days of receipt of this notice. You must include the ZBA # and hearing date in the subject line. We will be happy to answer any questions about the case.

Very truly yours,



John J. Breslin, Jr.  
JJB/db

**ZONING BOARD OF APPEALS  
LEGAL NOTICE OF HEARING**

**THE ZONING BOARD OF APPEALS OF THE TOWN OF HUNTINGTON  
WILL HOLD A PUBLIC HEARING ON:**

**Thursday, June 30, 2022**

**AT:**

**6:00 PM**

**TOWN HALL  
100 MAIN STREET  
HUNTINGTON, NEW YORK**

**ZBA HEARING # 22867**

**NAME AND ADDRESS OF APPLICANTS**

Corcoran Family Trust co Brian J. Corcoran Trustee  
38 West View Road  
Northport NY 11768

**NAME AND ADDRESS OF OWNERS**

Corcoran Family Trust co Brian J. Corcoran Trustee  
38 West View Road  
Northport NY 11768

**SUBJECT OF REQUEST:**

THE HEARING WILL BE CONDUCTED AT TOWN HALL AT 6 PM ON THE ABOVE DATE, UNLESS THE PANDEMIC AND THE LAW MAKES HOLDING THE IN-PERSON HEARING PROBLEMATIC, IN WHICH CASE THE ZONING BOARD RESERVES THE RIGHT TO CONDUCT THE HEARING VIRTUALLY, IN WHICH CASE NOTICE WILL BE POSTED ON THE TOWN WEBSITE WITH INSTRUCTIONS FOR RESIDENT PARTICIPATION AND SUBMISSION OF DOCUMENTS IN ADVANCE OF ANY HEARING DATE.

The applicant is proposing to legalize an 8' X 10' frame shed located in the front yard.

The applicant is requesting relief from shed location requirements. The proposal will require a variance pursuant to Huntington Town Code as follows;

1. §198-59(D); "In residence districts, accessory structure(s), excluding fences, freestanding walls and retaining walls, shall not be located between any street line (property line) and the existing or proposed setback line of the main building on the lot." The existing 8' X 10' frame shed is located between the dwelling and the easterly lot line, along West

View Road, where no shed shall be located.

**LOCATION OF PROPERTY:**

west side 38 West View Rd. 628.48 ft. north of Carlisle Dr.  
Northport

**0400-002.00-01.00-052.000**

## **ZBA PROCEDURES FOR HEARINGS**

**THE ZONING BOARD WILL RESUME IN-PERSON HEARINGS ON AUGUST 5, 2021**

- All Zoning Board of Appeals (ZBA) applications (packets) **MUST contain a summary of the relief being sought and why it should be granted.** This should include, if deemed necessary/required as a matter of law, expert affidavits. This document must be submitted no later than **10 days** prior to the hearing.

**THE SUMMARY STATEMENT MUST BE EMAILED TO  
ZBA@HUNTINGTONNY.GOV.**

- An application will not be considered complete or calendared for a hearing unless all required information is included in the packet. If additional information is needed you will be notified.
- All applications will be uploaded to a shared site no less than 10 days prior to the scheduled hearing and will be accessible to the Planning/Zoning Department staff, Zoning Board members and to the general public.
- Procedurally on the hearing date, the applicant and any expert witnesses shall address the Board; with a ten-minute time limitation. Should an applicant wish to rely on their paper submission and not address the Board they may do so provided they give the Board notice of the fact no less than 5 days before the hearing date.
- After submission of the presentation by the applicant any members of the public who wish to be heard and who have signed up to speak either in opposition or in support of the application may do so with a 3 minute time limitation per speaker. Members of the public are still required to submit their written comments to the Board prior to the hearing and the Board members will review all comments. If you are unable to attend a hearing your comments will still be considered.
- In the event that opposition counsel or their experts wishes to speak in opposition to an application the ten-minute time frame on presentation will be imposed.
- After comments by the public in opposition or support are heard the applicant or their representative will be afforded a time to address any issues discussed during the hearing.
- The hearings will be fully transcribed by the Board stenographer.

- The Town of Huntington IT department would record the proceeding which will be simultaneously broadcast live on Optimum Channel 18, FIOS Channel 38 and also accessible on the Town website as a meeting online at [huntingtonny.gov/meetings](http://huntingtonny.gov/meetings)
- Discussion among Board Members would be limited and a vote taken, recorded by Mr. Bennett as counsel.
- Decisions will be filed in the office of the Town Clerk.
- The ZBA Court reporter would create a transcript from the hearings.
- All submission procedures established by the Board on April 7, 2020 and amended Jul 30, shall remain in force and full effect.

- **NOTIFICATION MAILING TO SURROUNDING PROPERTIES**

Send the Legal Notice of Hearing via CERTIFICATE OF MAILING (not certified). See instruction sheet enclosed. Attached is a cover sheet with the dates to mail the notice and post the sign. The Post Office can assist you with the mailing process. PAY CLOSE ATTENTION TO THESE DATES - IF THE NOTIFICATIONS ARE DONE INCORRECTLY, THE HEARING CANNOT BE HELD. (The Post Office will give you a receipt for each letter mailed. If you use the Post Office on Gerard Street in Huntington village they stamp your list of names as their certification of the mailing instead of issuing individual receipts. We will accept either form of certification from any Post Office.)

- **You must include a cover letter with the Legal Notice that includes the following:** *an agenda for each hearing date will be on the Town website a week prior to the hearing with an icon next to each hearing, by clicking on the icon, one will be able to view all submissions for each application.*

*The public has up to ten (10) days time prior to the hearing date to submit written comments to the Board by emailing to [zba@huntingtonny.gov](mailto:zba@huntingtonny.gov). All comments from the public will be added to the record and put on the shared site.*

*\*\*please note: only comments received prior to the close of the hearing can be considered\*\**

- If a comment contained a question to be answered by the applicant, the applicant would be directed to do so by the Board, if appropriate, to make a determination on the application.
- **PROOF OF MAILING**  
Return your proof of mailing from the Post Office (either a copy of the lists stamped or the post office documents), a copy of the Legal Notice and the completed AFFIDAVIT OF MAILING (enclosed - notary can be waived during pandemic) to the ZBA office prior to the hearing date. These documents must be received in order to ensure the hearing is held.

- **POST SIGN**

You will be notified by email when to pick up your Notification Sign(s). Post the sign the Friday prior to your hearing date. See POSTING A SIGN REQUIREMENT (enclosed). Sign must be posted no more than 10 feet from edge of property and readable from the street. Return the signed AFFIDAVIT OF POSTING to the ZBA office prior to the hearing date, with a printed photo of the posted sign. These documents must be received in order to ensure the hearing is held.

- **PREPARE YOUR PRESENTATION TO BOARD**

Read MAKING YOUR PRESENTATION and prepare your presentation. Prior hearings can be found on the Town of Huntington website; [www.huntingtonny.gov](http://www.huntingtonny.gov), click on "Government" tab in blue, click "Meetings on Video", click "Zoning Board Meetings". Scroll through the meeting agendas to find cases similar to yours.