

Mr. and Mrs. A. Kelsch

10 Exeter Court

Northport, NY 11768

6/23/22

**RE: 10 Exeter Court, Northport ZBA hearing #22892 Thursday, July 28, 2022: Please see attached Notice**

To whom it may concern,

An agenda for each hearing date will be on the Town of Huntington's 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.

Respectfully yours,

Andrew and Kathleen Kelsch

**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, July 28, 2022**

**AT:**

**6:00 PM**

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

**ZBA HEARING # 22892**

**NAME AND ADDRESS OF APPLICANTS**

Andrew & Kathleen Kelsch  
10 Exeter Ct.  
Northport, NY 11768

**NAME AND ADDRESS OF OWNERS**

Andrew & Kathleen Kelsch  
10 Exeter Ct.  
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 construct tiered retaining walls located too close to property lines and in excess of maximum allowable facial area. The applicant had previously appeared before the Zoning Board of Appeals as case number 22597 on September 24, 2020, and now seeks to amend the proposal contemplated by the Board at that time.

The applicant is requesting relief from minimum retaining wall setback and maximum retaining wall facial area requirements. The proposal will require variances pursuant to Huntington Town Code as follows;

1. §198-64(K)(5)(a); "Retaining walls greater than 4 feet and less than or equal to 5 feet in height shall be located at least 5 feet from property lines,

and those greater than 5 feet in height shall be located at least 10 feet from the property lines." The proposed setback to the tiered retaining wall with a combined height of 6.67 feet is approximately 4.9 feet from the easterly lot line, where 10 feet is required. The proposed setback to the tiered retaining walls with a combined height of 21.33 feet is approximately 7.75 feet from the westerly lot line, where 10 feet is required.

2. §198-64(K)(5)(b); The maximum allowable facial area of retaining walls for the subject property is 491 square feet, where the proposed facial area is 1,715 square feet.

**LOCATION OF PROPERTY:**

s/s (10) Exeter Ct. 227' s/o Robert Lenox Dr., Eaton's Neck

**0400-003.00-03.00-007.000**