

VILLAGE OF THOMASTON
100 EAST SHORE ROAD
GREAT NECK, NY 11023
(516) 482-3110
FAX: (516) 829-5011
REVISED

January 11, 2021

Mr. & Mrs. J. Kornvein
1 North Avalon Road
Great Neck, NY 11021

Re: Proposed Addition of Mudroom, roof extension, columns, bay window, porch enclosure to be removed
1 N. Avalon Road, Thomaston, NY
Sec. 2 - Block 262 - Lot 500

Dear Mr. & Mrs. Kornvein:

Please be advised that your Permit Application to construct an addition and alterations at the above referenced residence in the Residential R-9B zone, which is a non-conforming lot, is herewith denied.

OBJECTION #1 - §203-19 C (3) Yard and Setback Requirements

The proposed addition is contrary to §203-19 C (2) Yard and Setback Requirements. The enlargement will increase the extent of the nonconformity and create new nonconformity.

Minimum required side yard width 10 feet	Proposed side yard width 8.8 feet
Minimum required aggregate side yard width 24 feet	Proposed aggregate side yard width 18 feet

OBJECTION #2 - §203-99A (1) in that the proposed addition and alterations increase the extent of the existing non-conformities:

- (a) Side yard setback, in that the mudroom addition will be 8.8 feet from the side property line, where the existing garage is 8.8 feet from the side property line, and Village Code §203-19 (C) (3) requires a minimum of 10 feet.
- (b) Aggregate side setback, in that the mudroom addition will result in an aggregate side yard setback of 18 feet, where the existing aggregate side yard setback is 18 feet, and Village Code §203-19 (C) (3) requires a minimum of 24 feet.

OBJECTION #3- §203-18. A. Max Building Area and Floor Area Ration

Allowable Building Area .25
2,572.85 SQFT

Proposed Building Area .2581
2,656.3 SQFT

OBJECTION #4 - §203-122 A - Air Conditioning System Equipment

**Allowed location of air conditioning
equipment**

**Proposed location of air conditioning
equipment**

**Rear yard immediately adjacent to the rear
wall of the building and at least 20 feet
distant from any property line**

**Side yard, 10 feet from the side property
line and more than 20 feet distant from
the all other property lines**

You may appeal this determination, or seek relief from the Village zoning regulations, by application to the Board of Zoning Appeals to request a variance from specific village Code Sections as stated above. Application for appeal shall be made within 60 days of the date of this notice. Please contact the Village Clerk to obtain the required forms and information about procedures.

Sincerely,



Michael F. McNerney RA
Building Inspector

cc: Narofsky Architecture