



## BOARD OF APPEAL

F. LESTER FRASER  
 STANLEY J. GLOD  
 WILLIAM O. HEWETT  
 FRANKLIN P. PARKER  
 FRANCIS L. SWIFT  
 HENRY H. THAYER

KATHARINE E. TOY  
 Administrative Secretary  
 Telephone  
 235-1664

Petition of Ida Fridmann  
St. Andrews Episcopal Church

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:10 p.m. on June 17, 1976, on the petition of Ida Fridmann, requesting permission to continue to use a portion of St. Andrews Episcopal Church, 79 Denton Road, as a Montessori Nursery School as provided under Section II 8 (b) and Section XXIV-E of the Zoning By-law.

On May 27, 1976, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Albert Auburn, attorney, represented the petitioner at the hearing.

Statement of Facts

The church involved is located within a Single-residence District, a district in which the proposed use of the property is not allowed unless a special permit is granted by the Board of Appeal.

The petitioner seeks permission to continue to operate a Montessori Nursery School for another year, as it has been for the past two years under special permits granted by this Board. It was stated that there is still a definite need for this pre-school-age school which is designed to develop the learning abilities and fulfill the skills and habits of this pre-school group.

During the past year, it was stated, there have been two sessions, one in the morning and one in the afternoon, both having twenty-five students in each session. There is little added traffic, it was stated, as a parents' car-pool is used to transport the children where needed and many of the children live in the neighborhood. There is also a parking lot owned by St. Andrews' Church which is available to the petitioner's group if needed, and another lot across the street which can also be used for parking.

It is the belief of the petitioner that the continued use of the property will not depreciate values in the area or otherwise injure properties in the neighborhood. It will, however, continue to fulfill the need for this type of school in the Town.

Decision

It is the opinion of the Board that the continued use of the portion involved of the church property, as a Montessori Nursery School, will not substantially reduce the value of any property within the district or otherwise injure the neighborhood. Adequate and proper space is being provided

within the church for the children as well as capable teachers and supervision. It is the further opinion of this Board, that traffic incidental to the nursery school will not substantially increase congestion in the area.

The Board, therefore, grants the desired permission under the provisions of Section XXIV-B of the Zoning By-law, subject to the following conditions:

1. That all State and local laws shall be complied with as well as all recommendations of the Chief Engineer of the Fire Department.
2. That two daily sessions may be conducted, one from 9:00 a.m. to 12:00 noon and one from 1:00 p.m. to 4:00 p.m.
3. That not more than twenty-five (25) children shall be in attendance either session, or at any one time.
4. That said permit shall expire one year from the effective date of this permit or upon this Board finding that this permit has been violated whichever shall first occur.

RECEIVED  
TOWN CLERK'S OFFICE  
MELVILLE, N.Y.

APR 23 9 53 AM '32

Filed with Town Clerk \_\_\_\_\_

  
Francis L. Swift  
  
F. Lester Fraser  
  
William O. Hewett