Town of Oyster Bay  
Department of Planning and Development  
Town Hall – 74 Audrey Avenue  
Oyster Bay, New York 11771  
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ELIZABETH L. MACCARONE  
COMMISSIONER

TIMOTHY R. ZIKE  
DEPUTY COMMISSIONER

AFFIDAVIT OF AVERAGE SETBACK

STATE OF NEW YORK)  
) SS:  
COUNTY OF NASSAU )

being duly sworn deposes and says he/she is the

Name_________________________  
Owner/Applicant__________________  
Address_________________________

Section_________,  Block__________,  Lot(s)__________

INTERIOR PLOT: That the average front setback on the__________________________

side of________________________between________________________and________________________

is________________________feet.

CORNER PLOT: (Principal Street) that the average front setback on the________________________

side of________________________between________________________and________________________

is________________________feet.

(Side Front Street) That the average front setback on the________________________

side of________________________between________________________and________________________

is________________________feet.

AVERAGE SETBACK: Computed by using the front setbacks* (defined below) of the adjacent buildings within a
two hundred foot distance from each side yard of the subject property. If the two hundred (200) feet is interrupted
by an intersection, only the front setbacks up to that intersection shall be used in calculating the average. Where
existing buildings within the two hundred (200) feet on either side have a greater front setback than the maximum
front setback allowed herein, the maximum front setback shall be used in the calculation.

*Front setbacks defined as the average of the side yard setback requirements in the Town’s Zoning Resolution, as
updated and amended in accordance with the Town’s Uniform Zoning Ordinance.
FRONT SETBACK: The distance from the closest point of the principal structure on a plot to the front property line, measured perpendicular to the front property line.

THE DEPONENT FURTHER STATES THAT THE IMPROVEMENT OF THIS DESCRIBED PROPERTY IN SUCH A MANNER WILL NOT CREATE AN ILLEGAL PARCEL OR TO RESERVE ANY PORTION OF SAID LAND AS A SEPARATE PLOT WHICH VIOLATES THE AREA, WIDTH, OR STREET FRONTAGE REQUIREMENTS OF THE BUILDING ZONE ORDINANCE OF THE TOWN OF OYSTER BAY.

DEPONENT MAKES THIS AFFIDAVIT WITH FULL KNOWLEDGE THAT THE BUILDING DEPARTMENT RELIES UPON THE TRUTH OF THE STATEMENTS HEREIN CONTAINED AND IN RELIENCES THEREON WILL ISSUE THE PERMIT CALLED FOR IN THE APPLICATION.

________________________________________
SIGNATURE

SWORN TO BEFORE ME THIS

_________ DAY OF _______________ , 20___

________________________________________
NOTARY SIGNATURE

________________________________________
NOTARY STAMP

(Rev. 02/23/2017)