

VILLAGE OF NORTH HILLS  
PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Trustees, Village of North Hills  
Date and Time: December 16, 2020, at 7:30 pm.  
Place: Village Hall, 1 Shelter Rock Road, North Hills, New York, or as otherwise directed by the Mayor. Please see the Village website at [www.villagenorthhills.com](http://www.villagenorthhills.com) for updates.

Subject: AMENDED APPLICATION Case No. 18-01bt. Application of Buckley Country Day School, 2 IU Willets Road, North Hills, New York, for (a) site plan and special permit amendment, to maintain existing site improvements and permit proposed improvements, including the conversion of a part of a parking area as a basketball court, maintenance of a conversion of a parking area to a garden courtyard, construction of a new two (2) story addition to replace a courtyard, construct a new equipment storage building, construction of a new 200 space parking area, with drainage, lighting and landscaping, construction of a new garage, reconfigure existing parking areas and drives, and construction of new perimeter fencing; (b) special permit and accessory use permit, pursuant to Village Code §§215-25(E)(2)(d) and (e), to permit the garage and sheds; (c) accessory use permit and special permit, pursuant to Village Code §215-25(E)(2)(h) and Village Code §215-33(A), respectively, to permit the fencing; (d) variances of the following Village Code sections: (i) 215-29(D), in that the height of the building will be 30.58 feet, where a maximum of 25 feet is permitted, (ii) 215-31(C), in that the existing building encroaches into the required side yard setback (63.25 feet, where 75 feet is required) and is thus non-conforming, and no non-conforming building may be altered, enlarged, expanded or otherwise changed except in a manner that conforms to the Village Code, (iii) 215-29(F), in that the floor area ratio will be 7.78%, where a maximum of 3.5% is permitted; and (iv) 215-33(A)(1), in that (a) the fence is proposed to be six (6) feet in height in the front and 4.5 feet on the sides and rear, and (b) the piers, which are part of the fence assembly, are proposed to be 9 feet, 2 inches in height, where a maximum height of four (4) feet is permitted.; and (e) an appeal of a determination by the Building Official that a variance of Village Code 215.-29(D) is required, or, in the alternative a variance of such section, to permit a setback of 61.97 feet for a non-conforming residential building as part of a special use, where a minimum of seventy-five (75) feet is required. Premises are also known as Section 8, Block A, Lots 170, 173, and 725-727 on the Nassau County Land and Tax Map.

The Board of Trustees, as lead agency, has determined that this is an Unlisted Action pursuant to the State Environmental Quality Review Act. The Board has not issued any determination of environmental significance.

Any person having a disability which would inhibit attendance at or participation in the hearing should notify the Village Administrator at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Administrator, 1 Shelter Rock Road, Roslyn, New York, during regular business hours, or by other arrangements made with the Village Administrator at 516-627-3451.

Dated: October 20, 2020

BY ORDER OF THE BOARD OF TRUSTEES  
MARIANNE C. LOBACCARO, VILLAGE ADMINISTRATOR