

**PUBLIC HEARING NOTICE**

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

**Agency:** Board of Appeals  
Village of North Hills  
**Date:** March 28, 2023  
**Time:** 7:30 p.m.  
**Place:** Village Hall, One Shelter Rock Road, North Hills, New York

**Subject:** Case No. 22-12za. Application of Northwell Health, Inc., 2000 Marcus Avenue, New Hyde Park, New York, for premises located at 600 Community Drive, to convert portions of the building to provide for 68% of the office space to be used for medical purposes, which conversion requires variances of the following Village Code sections: (a) 215-35(D), to permit 999 parking spaces, where 2,631 parking spaces are required; (b) 215-3, to permit parking aisle width of 20.5 feet, where a minimum of 24 feet is required; (c) 215-19(F), to permit building rear yard setback of 45 feet, where a minimum of 100 feet is required; (d) 215-19(J)(2), to permit 1 loading bay, where a minimum of 6 is required; and (e) 215-19(J)(4), to provide no screening of loading bays, where loading bays are required to be screened with fencing, landscaping or a berm. Premises are designated as Section 3, Block E, Lot 1136 on the Nassau County Land and Tax Map.

The Board of Appeals, as Lead Agency, has classified this action pursuant to the Village Code as a Type I Action under the State Environmental Quality Review Act. No determination as to environmental significance has been made.

At the said time and place, all interested persons may be heard with respect to the foregoing matters.

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, One Shelter Rock Road, North Hills, New York, during regular business hours.

Dated: March 4, 2023

BY ORDER OF THE BOARD OF APPEALS

Douglas Weigler, Chair