

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. 23-06za. Application of Michael and Roseann Breen, 9 Cherrywood Lane, Manhasset, New York 11030, by their agent, Michael James Palladino, R.A., 1239 Route 25A, Suite 4, Stony Brook, New York 11790, for variances required to reconstruct a dwelling damaged by casualty. Variances are requested from the following Village Code provisions: (a) §215-31(C)(3), to permit reconstruction of a legal non-conforming dwelling which would enlarge or expand the degree of non-conformity, (b) §215-24(A), to permit building coverage of 28.2% where a maximum of 20% is permitted, and building height of 31 feet, 2 inches, where a maximum of 30 feet is permitted, (c) §215-11(D)(5), to permit aggregate side yards totaling 15.5 feet where a minimum of 50 feet is required, and to permit individual side yards of 4.9 and 9.6 feet where a minimum of 20 feet is required for each, (d) §215-11(D)(6), to permit rear yard setback of 13.1 feet where a minimum of 50 feet is required. Premises are designated as Section 3, Block 238, Lot 105 on the Nassau County Land and Tax Map.

The Board of Appeals, as Lead Agency, has classified this action as a Type II Matter under the State Environmental Quality Review Act. No review as to environmental significance is required.

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