

**AGENDA  
PLANNING BOARD  
VILLAGE OF NORTH HILLS  
AUGUST 8, 2018  
VILLAGE HALL**

**1. Pledge of Allegiance**

**2. Announcements**

**3. Public Hearings**

- A. Application No. 14-18ps (insufficient notice; hearing is to be continued to September 12, 2018). Application of Manhasset Bay Group, Inc., pursuant to Village Code Chapter 179, for preliminary approval of a revised proposed subdivision of property consisting of 30.43 acres into 46 lots for single family dwellings and one clubhouse lot. The proposed subdivision also requires Planning Board approval for the following variances of the Site Development Code: (a) §179-40(H)(1) to permit a minor street with a width of 30 feet where a minimum of 50 feet is required; (b) §179-40(I)(1), to permit a roadbed with a width of 30 feet where a minimum of 34 feet is required; (c) §179-40(L)(1), to permit street grades up to 9.93% where a maximum grade of 8% is permitted. The applicant also requests that the Planning Board exercise its authority pursuant to Zoning Code §215-11(D)(4) to permit some principal structures to have front setbacks less than the required minimum 50 feet. Premises are designated as Section 3, Block 162, Lot 822 on the Nassau County Land and Tax Map, and are also known as 251 Searingtown Road.

**4. Board Discussion**

- A. Application No. 17-11a. Application of Northwell Heath for an extension of time to obtain construction permits for construction of a parking lot expansion in the front yard area, modification of handicap accessible parking spaces, and installation of landscaping and a retaining wall for property located at 600 Community Drive, Manhasset, New York.

**5 Unfinished Business**

**6 New Business**

**7. Executive Session**

*Pursuant to Village Code § A221-3 - Unless otherwise determined by majority vote of the Board members and sitting alternates in attendance, no Board meeting or hearing shall be held or continued after 10:30 p.m.*