

**AGENDA
PLANNING BOARD
VILLAGE OF NORTH HILLS
SEPTEMBER 11, 2019
7:30 P.M.
VILLAGE HALL**

1. Pledge of Allegiance

2. Announcements

- A. Discussion of October Meeting date.

3. Public Hearings

- A. Application No. 19-03f. Application of The Manhasset Bay Group, Inc., c/o Certilman Balin Adler & Hyman LLP, 90 Merrick Avenue, East Meadow, New York, pursuant to Village Code Chapter 179, for final approval of a proposed subdivision of property consisting of 30.43 acres into 46 lots for single family dwellings and one clubhouse lot. The proposed subdivision would require 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, located on the west side of Searingtown Road, north of the Long Island Expressway North Service Road.
- B. Application No. 19-03 f-ex. Application of The Manhasset Bay Group, Inc., c/o Certilman Balin Adler & Hyman LLP, 91 Merrick Avenue, East Meadow, New York, pursuant to Village Code Chapter 179, for extension of a preliminary subdivision approval previously granted, in order to permit time for processing and review of a pending application for final approval of a proposed subdivision of property consisting of 30.43 acres into 46 lots for single family dwellings and one clubhouse lot. 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, located on the west side of Searingtown Road, north of the Long Island Expressway North Service Road.

4. Board Discussion

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.