

## PUBLIC HEARING NOTICE

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

**Agency:** Planning Board, Village of North Hills  
**Date:** September 11, 2019  
**Time:** 7:30 p.m.  
**Place:** Village Hall, One Shelter Rock Road, North Hills, New York

**Subject:** 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 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.

The Planning Board, as Lead Agency pursuant to the State Environmental Quality Review Act, previously has reviewed and accepted a Final Environmental Impact Statement and issued its Findings as required by law.

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: August 19, 2019

BY ORDER OF THE PLANNING BOARD  
Richard Kashinsky, Chair