

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: June 25, 2019
Time: 7:30 p.m.
Place: Village Hall, One Shelter Rock Road, North Hills, New York

Subject: Case No. 19-04za. Application of Marc Prospero, 7 Stone Hill Drive, North Hills, New York, for (a) accessory use permits (i) pursuant to Village Code §215-25(E)(2) to permit a swimming pool, and (ii) pursuant to Village Code §215-25(E)(5)(f), to permit a 5.33 foot high free standing decorative wall/fence, and (b) variances of the following Village Code sections: (i) 215-25(E)(5)(c), in that the width of the proposed barbeque is 24 feet wide, where a maximum width of 6 feet is permitted, (ii) 215-25(A)(3), in that accessory buildings may not exceed 30% of the rear yard, where the proposed accessory building construction results in a proposed rear yard coverage of 31%, (iii) 215-33(B)(2), in that (a) the pool is 21 feet from the side property line and 20.73 feet from the rear property line, (b) a deck (designated as deck A) is 12 feet from the side property line, (c) a deck (designated as deck B) is 12 feet from the rear property line, (d) a deck (designated as deck C) is 23 feet from the rear property line, and the pool fence is on the side and rear property lines, where no such structure shall be located less than 25 feet from a side or rear property line, (iv) 215-25(A)(1), in that the proposed gazebo will be 17 feet in height, where a maximum of 15 feet is permitted, and (v) 215-11(D)(4), in that the portico will be 32.94 feet from the front property line, where a minimum front yard setback of 50 feet is required. Premises are designated as Section 3, Block 206, Lot 3 on the Nassau County Land and Tax Map.

The application for variances is a Type II action under the State Environmental Quality Review Act (SEQRA), which requires no environmental review. As to the application for accessory use permits, the Board of Appeals, as putative Lead Agency, has not yet classified this part of the action nor made a determination as to environmental significance under SEQRA.

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: May 15, 2019

BY ORDER OF THE BOARD OF APPEALS

Douglas Weigler, Chair