

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: May 16, 2017
Time: 7:30 p.m.
Place: Village Hall, One Shelter Rock Road, North Hills, New York

Subject: Case No. 17-3za. Application of Jun Cao and Xiangdong Zhang, 37 Claridge Circle, North Hills, New York to convert a covered patio to an enclosed room, which requires the following variances: (a) Village Code §215-11(D)(5), to permit a side yard setback of 25 feet and aggregate side yard setback of 20.79 feet, where a minimum of 25 feet and 60 feet are required, respectively; (b) Village Code §215-11(D)(6), to permit a rear yard setback of 38 feet, where a minimum of 50 feet is required; (c) Village Code §215-11(D)(9), to permit lot coverage of 20.65%, where a maximum of 15% is permitted; and (d) Village Code §215-31(C)(1), to permit a non-conforming structure to be altered, enlarged, expanded or otherwise changed in a manner not conforming to the Village Code. Premises are designated as Section 3, Block 238, Lot 18 on the Nassau County Land and Tax Map.

This application is a Type II matter under SEQRA, which requires no environmental review.

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: April 19, 2017

BY ORDER OF THE BOARD OF APPEALS

Douglas Weigler, Chair