

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: July 12, 2017
Time: 7:30 p.m.
Place: Village Hall, One Shelter Rock Road, North Hills, New York

Subject: (Continued hearing) Application No. 14-18ps. 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 requires variances of provisions of the Village zoning regulations, which must be obtained from the Board of Appeals before the Planning Board acts upon this application. In addition, the proposed subdivision 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 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.

Application No. 14-18ps-DEIS. Application of Manhasset Bay Group, Inc. The Planning Board is Lead Agency for coordinated review of this application pursuant to the State Environmental Quality Review Act (SEQRA). A DEIS has been submitted by the applicant, and has been determined to be complete pursuant to SEQRA. At the above time and place public comment will be received with respect to the DEIS. Written comments also will be accepted for ten (10) calendar days, or such longer period of time as may be established, after the conclusion of the DEIS public hearing. A copy of the DEIS is available for inspection or copying at the Village Office and on the Village website at www.villagenorthhills.com

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: June 16, 2017

BY ORDER OF THE PLANNING BOARD
David Kass, Chair