

PUBLIC HEARING

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a public hearing of the Zoning Board of Appeals of the Village of Flower Hill will be held on the 15th day of December, 2021 at 7:00 PM, at Village Hall, 1 Bonnie Heights Rd., Manhasset, NY 11030.

Application of **Mr. Thomas Schwan, 137 Dogwood Lane, Manhasset, NY 11030** also known as Section 3, Block 141, Lot 37 for a variance of **§240-6(N)** and **§119-2(A)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain an existing retaining wall where the setback is 0.6' at the east property line and 0' and the north and south property lines where the minimum permitted is 4'; and the retaining yard height in the front yard is 3.67' at its highest point where the maximum permitted is 2'.**

Application of **Mr. James Serafino, 5 Knolls Lane, Manhasset, NY 11030** also known as Section 3, Block 64, Lot 5 for variances of **§§119-2(B), 240-7(C), 240-7(l)(1)(a) and (b)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a detached garage, retaining walls, deck, pool with patio, patio with BBQ and pergola where the garage retaining wall height is proposed at 9.17' at its highest point and the pool patio wall is 8' at its highest point when the maximum permitted is 4'; the proposed lot coverage is 7,364.71 (16.9%) when the maximum permitted is 6,534 (15%); the garage sky plane exposure is 2.8 on the north side where the maximum permitted is 1; the side yard setback for the garage is 10' where the minimum required is 20'; the garage height is 22'9" where the maximum permitted is 12'.**

Application of **Mr. Arthur Isakov, 10 Peachtree Lane, Roslyn, NY 11576** also known as Section 6, Block 5318, Lot 18 for a variance of **§240-6(N) and (G)** and **§119-2(A) and (C)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain an existing driveway with a width of 27.9', flaring out to 29.3' where the maximum permitted width of a curb cut is 16', flaring out to no more than 17.5'; replace an existing retaining wall along the west property line in the same area where the wall is .5' from the property line and the minimum setback required is 4'; the proposed wall is in a front yard with a height of 5' where 2' is the maximum permitted and the side yard height is 5' at the highest point where 4' is the maximum permitted.**

Persons who may suffer from a disability which would prevent them from participating in said hearing should notify Ronnie Shatzkamer, Village Clerk, at (516) 627-5000 in sufficient time to permit such arrangements to be made to enable such persons to participate in said hearing.

By Order of the Zoning Board of Appeals
Michael Sahn, Chairperson
Ronnie Shatzkamer, Village Administrator
Flower Hill, New York
Dated: December 8, 2021