

VILLAGE OF FLOWER HILL  
NOTICE OF SITE PLAN REVIEW/ SPECIAL EXCEPTION PERMIT HEARING  
Mail copy to ALL PROPERTY OWNERS within 200-ft. radius of property  
via Certified Mail - Return Receipt

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To:

**PLEASE TAKE NOTICE** that the undersigned has made an application to the Village of Flower Hill Board of Trustees and is requesting a Modification of Use Permit and a Site Plan Review as described below:

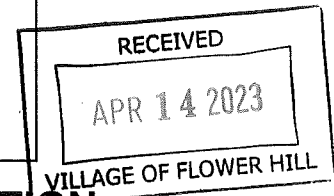
**Application of RL DiMaria Realty. LLC, 1063 – 1067 Northern Blvd, Roslyn, NY 11576** also known as Section 6, Block 53-19, Lot 17 on the Nassau County Land and Tax Map. Applicant seeks a modification of use special exception permit from the Board of Trustees under Section 240-15(A) of the Code of the Village of Flower Hill which requires that all commercial applications be subject to site plan review by the Board of Trustees and Section 85-7 which requires that a change in occupancy be approved by the Board of Trustees.

**Applicant proposed to remodel the existing building into three retail spaces.**

**A Public Hearing will be held by the Board of Trustees, Village of Flower Hill at the Village Hall, 1 Bonnie Heights Road, Manhasset, New York on the 1<sup>st</sup> day of May, 2023 at 7:30 PM.**

This notice is sent to you by certified mail, under the provisions of the Board of Trustees of the Village of Flower Hill

Signed\_\_\_\_\_ Date\_\_\_\_\_



## CHANGE OF USE PERMIT APPLICATION

SITE ADDRESS 1063-1067 Northern Blvd

SECTION 06 BLOCK 53-19 LOT 17  
ZONE Business

APPLICANT'S NAME R.L. DiMaria Realty LLC  
ADDRESS 1067 Northern Blvd Roslyn  
PHONE 516-860-6742  
EMAIL Rino@Joannesgourmetpizza.com

1. STATE PROPOSED SPECIAL USE OR EXCEPTION IN DETAIL

Excavate parking current kitchen area to prepare  
to move their location over so as to create an open  
space to rent out

2. OWNER RL DiMaria Realty LLC  
ADDRESS 1067 Northern Blvd Roslyn  
PHONE # 516-860-6742  
EMAIL Rino@Joannesgourmetpizza.com

**The following affidavits must be completed:**

By signing below I attest that all statements and facts submitted in these documents are true.

**Affidavit to be completed by Owner/Agent**

STATE OF NEW YORK  
COUNTY OF NASSAU:

\_\_\_\_\_ Being duly sworn, deposes and says he is

the owner in fee of the property/agent of the property owner described in the foregoing  
(choose one)

Application and that the statements contained herein are true to the best of his

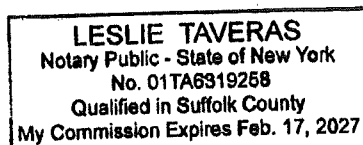
knowledge and belief.

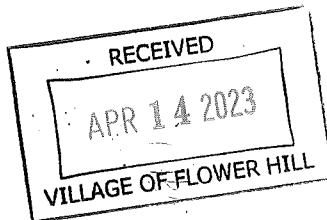
Signed

Notary

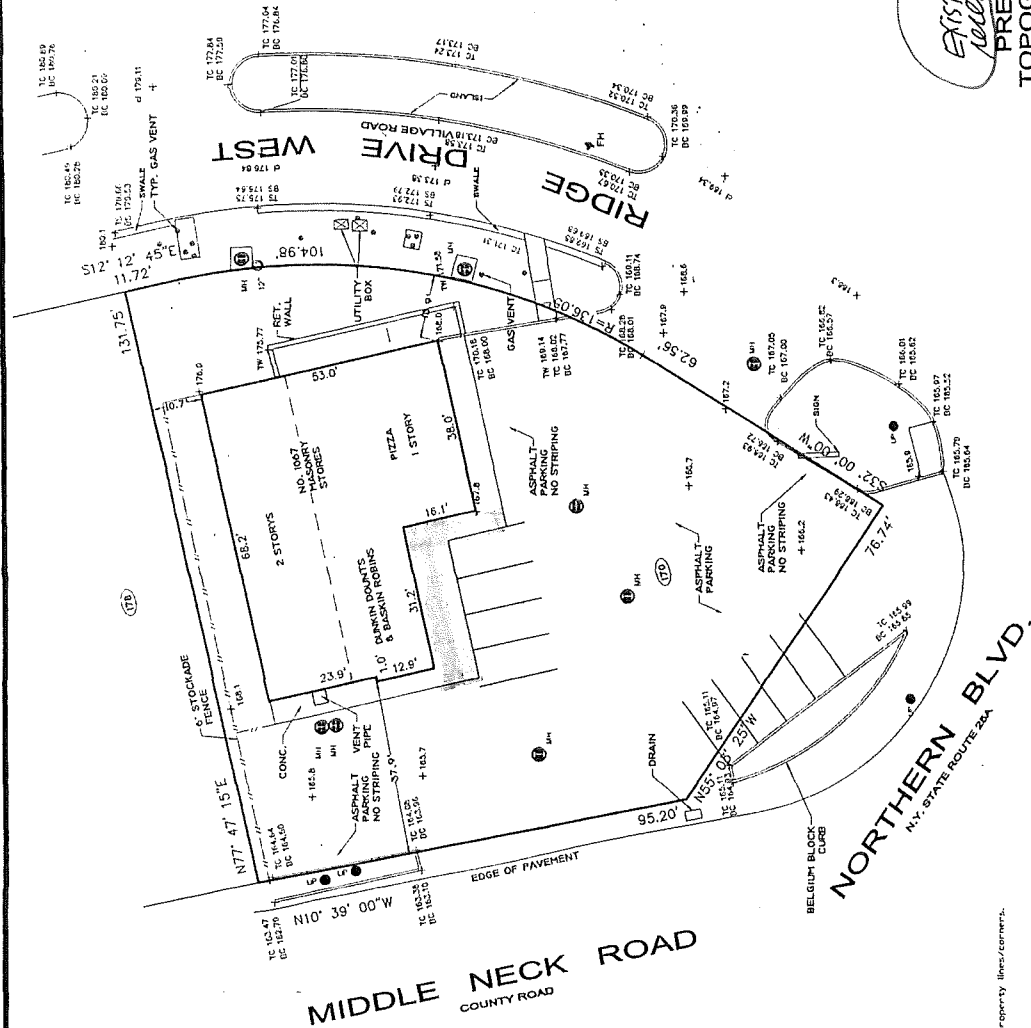
Sworn to me this 14 day of April 2023

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED!**





EXISTING SURVEY  
received. 11/1/17.  
PRELIMINARY DRAFT  
TOPOGRAPHICAL SURVEY



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SURVEY SOLELY TO BE USED FOR  
BLDG. DEPT. USE ONLY NOT TO BE  
USED FOR MORTGAGE OR TITLE  
PURPOSES.

Unauthorized alteration or addition to this Survey is a violation of Section 2009 of New York State Education Law.

Copies of this Survey Map not bearing the Land Surveyor's original seal and signature shall not be considered to be a true and valid copy.

Not responsible for sub-surface conditions or any easements other than shown

[illegible]