

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 18th day of October, 2023 at 7:00 PM, at Village Hall, 1 Bonnie Heights Rd., Manhasset, NY 11030.

1. Amended application of **Mr. & Mrs. Michael Weiss, 58 Hewlett Lane, Port Washington, NY 11050** also known as Section 6, Block 58, Lot 114A for an appeal of the determination of the Building Superintendent that variances of **§§ 240-6L, 240-9(E), 240-9(I)(1)(c) and 249-9(C) is not required. The applicant seeks to construct a two-story, single-family dwelling where the Building Superintendent has determined that the proposed lot coverage is 5,225 s.f. (25.77%) where the maximum permitted is 4,055.6 sf (20%); proposed floor area 7,107.3 s.f. where the maximum permitted is 5,060 s.f. proposed rear yard setback is 10.1 ft. where the maximum permitted is 25 ft., the proposed rear yard patio setback is 0.0 ft. where the minimum required is 10 ft.**
2. Application of **JMP Investments LLC, 124 Walnut Lane, Manhasset, NY 11050** also known as Section 3, Block 190, Lot 119, for variances of **§§240-10(C), 240-10(I)(1), 119-1(A)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a swimming pool, fence and pool equipment where the proposed lot coverage is 25.58% (4,863 s.f.) where the maximum permitted is 25% (4,751.98 s.f.); the proposed swimming pool with a 16.4' setback on Dogwood Lane is located in a front yard, when pools are not permitted in a front yard; a proposed fence with a 10' setback is located in a front yard on Dogwood Lane, when fences are not permitted in a front yard; the proposed pool equipment with a 48' setback, is located in a front yard when structures are not permitted in a front yard.**
3. Application of **Mr. Eduard Aronov, 72 Knollwood Road W.,** also known as Section 6, Block B4, Lot 31, for variance of **§240-13(C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a swimming pool, patio and pool equipment where the proposed lot coverage is 32.5% (3,638.99 s.f.) when the maximum permitted is 30% (3,234.53 s.f.)**

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: October 11, 2023