

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 21st day of September, 2022 at 7:00 PM, at Village Hall, 1 Bonnie Heights Rd., Manhasset, NY 11030.

1. Application of **George Gipp, 160 Mason Drive, Manhasset, NY 11030** also known as Section 3, Block 6601, Lot 2 for variances of **§201-4; 240-6(N); and 240-12(l)(1)(a), (b) and (c)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a patio, pavilion with outdoor kitchen and a retaining wall in a rear yard with an existing swimming pool where: (1) the proposed construction will decrease the unoccupied area of the rear yard, increasing the rear yard coverage to 28.83% where the maximum permitted is 25%; (2) the retaining wall has a rear setback of 3.5' where the minimum required is 4'; (3) the rear yard setback of the pavilion (accessory structure) is 8' where the minimum permitted is 10'; (4) the side yard setback for the pavilion is 7' where 8' is the minimum permitted; (5) the rear yard setback for the patio (accessory structure) is 4.5' where the minimum required is 10'; (6) The maximum height of the pavilion is 13'1" where the maximum permitted is 12'.**

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: September 14, 2022