

## 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 20th day of September, 2023 at 7:00 PM, at Village Hall, 1 Bonnie Heights Rd., Manhasset, NY 11030.

1. Application of **Nicole Moudis, 27 Northwoods Road, Manhasset, NY 11030** also known as Section 3, Block 13904, Lot 87, for variance of **§240-6(L)(1)** of the Code of the Village of Flower Hill. **The applicant seeks to construct an office over the existing garage where the floor area ratio is 4,794.23 s.f. and the maximum permitted is 4,500 s.f.**
2. Application of **Mr. & Mrs. Paul Parziale, 7 Maple Drive, Port Washington, NY 11050** also known as Section 6, Block 55, Lot 123, for variance of **§119-1(A)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a 4-foot fence on a front yard eastern property line where such fences are not permitted.**
3. Application of **Mr. & Mrs. Michael Weiss, 58 Hewlett Lane, Port Washington, NY 11050** also known as Section 6, Block 58, Lot 114A for variances of **§§240-9(C), 240-6(L), 240-9(E)(1), 240-9(I)(c)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a two-story, single-family dwelling where 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.**
4. Application of **Mr. Ilon Wu, 33 Birchdale Lane, Port Washington, NY 11050** also known as Section 6, Block 55, Lot 117, for variance of **§240-9(F)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a roof over a cellar entrance where the side yard setback is proposed at 8'6" and the minimum required is 10 ft.**

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 13, 2023