

**LEGAL NOTICE
PUBLIC HEARING
VILLAGE OF FLOWER HILL**

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 16th day of July at 7:00 PM, at Village Hall, 1 Bonnie Heights Rd., Manhasset, NY 11030 to consider:

Application of Nicholas Palumbo and Marisa Sotomayor, owners of a property known as **65 Elderfields Road, Manhasset, NY 11030**, also known as Section 3, Block 139-1, Lot 68 for the following variances:

A variance from **§240-7., C: Maximum Floor Area Ratio (F.A.R.)** of the Code of the Village of Flower Hill. **The total gross floor area with the proposed garage is 7,319.06 square feet with a F.A.R. of 0.1675, while the maximum permitted gross floor area is 7,208.52 square feet based on a F.A.R. of 0.165.**

A variance from **§240-7., I., (b): Maximum Height of an Accessory Building** of the Code of the Village of Flower Hill. The proposed height of the garage to the highest point of the structure is 19'-3 ½", while the maximum permitted height is 12 feet.

The above application is on file at the Office of the Village Clerk, 1 Bonnie Heights Road, Manhasset, NY, where it may be seen Monday through Thursday, between the hours of 8:30AM and 4:30 PM and Friday, between the hours of 8:30 AM and 1:00PM until the time of the meeting.

If any individual requires special assistance to attend, please notify the Village Clerk, at (516) 627-5000 at least 48 hours in advance of the meeting.

By Order of the Zoning Board of Appeals
Michael Sahn, Chairperson
Marla Wolfson, Village Administrator
Flower Hill, New York
Dated: June 26, 2025