

C & B Realty #1 LLC Addendum
Town of North Hempstead Site Plan Review
1542 Northern Blvd., Manhasset
Sec. 3, Blk. 145 Lots 434A (TNH) and 434B (VNH)

The applicant's property is situated between the jurisdictions of the Town of North Hempstead and the Village of North Hills. The applicant is seeking to convert the building (located wholly within the Town) from retail use to a combination of retail and medical use, which results in an increase in the parking demand.

The applicant received a parking variance from the Town on June 29, 2016 which allowed for a reduction in the size and number of spaces, and provided for valet parking. Upon expiration of said variance, the application was renewed and granted on November 14, 2018.

On February 15, 2017, the applicant acquired approval from the Village Board of Trustees to modify a declaration of covenants and restrictions to allow for parking on the premises, subject to certain restrictions. The applicant thereafter sought and received approval on May 22, 2018 from the Village Board of Appeals for the expansion of an existing non-conforming parking lot use in a Residential District.

The applicant now requires site plan approval from both the Village of North Hills and the Town of North Hempstead.