

**VILLAGE OF MILL NECK
BOARD OF ZONING APPEALS**

PUBLIC NOTICE

A public hearing and meeting will be held before and by the Board of Zoning Appeals of the Incorporated Village of Mill Neck, Nassau County, New York at the Mill Neck Manor Deaf Education Center – Auditorium, located at 40 Frost Mill Road in the Village on May 18, 2021 at 6:00 p.m.

The hearing will be on the application of Eastern Shore Towers, LLC, New York SMSA Limited Partnership d/b/a Verizon Wireless, New Cingular Wireless, PCS, LLC d/b/a AT&T, T-Mobile Northeast, LLC and Sprint Spectrum Realty, LLC, as Applicants, and Mill Neck Manor School for the Deaf, as owner of a parcel of land located at 40 Frost Mill Road in the Village, designated as Section 29 Block N Lots 12B and 12C on the Nassau County Land and Tax Map, being located in the E-1 (5-acre) Zoning District of the Village.

The Applicants and Owner seek a special permit for a conditional use and waiver relief from the Board of Zoning Appeals to allow the construction, operation and maintenance of a proposed high wireless telecommunication services facility on the Owner's property located at 40 Frost Mill Road.

In connection with the installation of a proposed high wireless telecommunication services facility, the Applicants and Owner also seek the following waiver relief from the Board of Zoning Appeals:

1. To allow the proposed high wireless telecommunication services facility tower to have a distance separation of 423 feet to the southern boundary line and the proposed high wireless telecommunication services facility compound to have a distance separation of 396.5 feet from the southerly boundary line, rather than the required 1,000 feet Village Code Section 129-68, J(4)(a)[1].
2. To allow the proposed high wireless telecommunication services facility tower to have a distance separation of 872'5" from the nearest dwelling and to allow the proposed high wireless telecommunication services facility compound to have a distance

separation of 847'11" from the nearest dwelling, rather than the required 1,000 feet as required by Village Code Section 129-68, J(4)(a)[1].

3. To allow the proposed high wireless telecommunication services facility tower to have a distance separation of 423 feet to the nearest southerly boundary line and to allow the proposed high wireless telecommunication services facility compound to have a distance separation of 396.5 feet from the southerly boundary line, rather than the required 700 feet, as required by Village Code Section 129-68, J(6)(a).

The above application is on file at the office of the Village Clerk located at 32 Frost Mill Road between the hours of 9:30 a.m. and 12:30 p.m., Monday through Friday, until the time of the hearing.

All interested parties will be given an opportunity to be heard at said time and place.

This hearing will be conducted in compliance with strict Covid-19 protocols. Facemasks must be worn for entry into the building and must be worn at all times while inside the building.

Donna Harris
Village Clerk/Treasurer

BZA-2020-06

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The hearing will be on the application of Mill Neck Manor School for the Deaf, owner of a parcel of land located at 40 Frost Mill Road in the Village, designated as Section 29 Block N Lots 12B and 12C on the Nassau County Land and Tax Map, being located in the E-1 (5-acre) Zoning District of the Village.

The Applicant seeks an amendment of its special permit for a conditional use from the Board of Zoning Appeals to allow the installation and use of a proposed high wireless telecommunication services facility.

The above application is on file at the office of the Village Clerk located at 32 Frost Mill Road between the hours of 9:30 a.m. and 12:30 p.m., Monday through Friday, until the time of the hearing.

All interested parties will be given an opportunity to be heard at said time and place.

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Donna Harris
Village Clerk/Treasurer

BZA-2021-02