

**AGENDA  
BOARD OF APPEALS  
VILLAGE OF NORTH HILLS  
OCTOBER 22, 2024  
7:30 P.M.  
VILLAGE HALL**

**1. Announcements**

**2. Public Hearings:**

- A. Application #24-05za. (Continued) Application of The Hamlet Estates Homeowners Association, Inc., 31 Shelter Rock Road, Manhasset, New York 11030 for the following relief in furtherance of proposed modifications to common areas: (a) variance of Village Code §215-24(F)(1) to locate play equipment 54 feet, 10 inches, from Shelter Rock Road, where a minimum setback of 150 feet is required; (b) variance of Village Code §215-27(C) to locate a shed having a setback of 33.3 feet where a minimum of 45 feet is required., and (c) special permits for proposed fences and walls, as required by Village Code §213-33(A). Premises are known as Aldgate Drive, Village of North Hills, and are designated as Section 3, Block 205, Lot 132 on the Nassau County Land and Tax Map.
  
- B. Application #24-09za. (Continued, Amended) Application of Strathmore Vanderbilt Country Club of Manhasset, Inc., 260 Country Club Drive, Manhasset, New York 11030, for relief from the following provisions of the Village Code: (a) §215-9(D)(2)(c), to locate playing areas with setbacks of 10 feet and 25 feet from the property line, respectively, where a minimum of 100 feet is required, is located, (b) §215-25(E)(2)(h), for an accessory use permit for a fence in a residential district, and (c) §215-33(A)(1)(a), for the fence with height of 10 feet above finished grade, where a maximum of 4 feet is permitted. Premises are designated as Section 3, Block 204, Lot 28A, on the Nassau County Land and Tax Map, also known as 260 Country Club Drive, Manhasset, NY.
  
- C. Application #24-10za. Application of Howard Pomeranz and Allan Grabkowitz, 24 Fox Run, Roslyn Heights, New York 11577, for relief from the provisions of Village Code: §215-24(F)(8), to permit the extension of a rear open deck with a boundary line setback of 31 feet, 10 inches, where a minimum of 50 feet is required. Premises are designated as Section 7, Block E, Lot 939-24, on the Nassau County Land and Tax Map, also known as 24 Fox Run, Roslyn Heights, NY.

**3. Board Discussion**

**4. Unfinished Business**

**5. New Business**