

AGENDA
ZONING BOARD OF APPEALS
VILLAGE OF NORTH HILLS
OCTOBER 24, 2017
7:30 P.M.

1. Announcements

2. Public Hearings:

- A. Application #17-06za – Application of North Shore Child and Family Guidance Association, Inc., 480 Old Westbury Road, Roslyn, New York to maintain an existing sign and install a new sign, which requires variances of Village Code §215-37(A)(3) in that: (a) there will be two (2) identification signs, where only one (1) identification sign is permitted, and (b) the proposed new sign will be 24 square feet, where a maximum of 16 square feet is permitted. Premises are located at 80 North Service Road, Manhasset, New York, and designated as Section 3, Block 162, Lot 2043 on the Nassau County Land and Tax Map.
- B. Application #17-08za – Application of The Manhasset Bay Group Inc., 90 Merrick Avenue, 9th Floor, East Meadow, New York, for the following variances of the Village Code necessary before the applicant may proceed with an application to the Planning Board for a residential subdivision: (a) §215-24(F)(1), to place a guard booth with a setback of 92 feet, and a clubhouse parking lot with a setback of 48 feet, from Searingtown Road (a County highway), where no building or structure and no accessory use may be located within 150 feet of a County highway; (b) §215-11(D)(4) to permit the clubhouse with a setback of 27 feet from a front property line, where a minimum front yard setback of 50 feet is required; and (c) §215-35(F), to permit parking stalls 9 feet by 20 feet, where a minimum of 10 feet by 20 feet is required. Premises are designated as Section 3, Block 162, Lot 822 on the Nassau County Land and Tax Map, and are also known as 251 Searingtown Road, located on the west side of Searingtown Road, North of the Long Island Expressway North Service Road.
- C. Application #17-10za – Application of Aziz Osmani, 40 Old Shelter Rock Road, Roslyn, New York, to legalize the construction of a roofed over deck, which construction requires a variance of Village Code §215-15(D)(5) in that the structure will be 15 feet from a side property line, where a minimum of 25 feet is required. Premises are designated as Section 3, Block 319, Lot 4 on the Nassau County Land and Tax Map.

3. Unfinished Business

4. New Business