

BOARD OF APPEALS
VILLAGE OF NORTH HILLS
ONE SHELTER ROCK ROAD
NORTH HILLS, NEW YORK

June 1, 2022
7:36 pm

PRESENT: Douglas Weigler, Chair
Philip Goodman, Anthony Lobosco, Bruce Spenadel, and
Michael Strauss, Members
Ray Dispaltro, Alternate Member
Wendy Russo, Deputy Village Clerk
Peter Cinquemani, Superintendent of Building Department
A. Thomas Levin, Village Attorney
By: Brian S. Stolar, Esq.

The Chair announced that all regular Board members were present and Mr. Dispaltro, as an alternate member, also was present. The regular Board members would participate in all respects of the meeting, including voting, and Mr. Dispaltro would participate in all aspects of the meeting other than voting unless indicated otherwise in the minutes.

The Chair announced that the next regular meetings of the Board would be June 28, 2022 and July 26, 2022, each at 7:30 pm.

The Board held a public hearing with respect to Case No. 22-02za, application of (A) Angela Dooley, 75 Saxony Court, Manhasset, New York, for (i) accessory use permits pursuant to (a) Village Code §215-25(E)(2)(h) for a fence, and (b) Village Code §215-25(E)(2)(i) for a wall, and (ii) variances of (a) Village Code §215-24(A)(2), to permit a cabana 1 foot from the rear property line, where a minimum of 10 feet is required; (b) Village Code §215-25(E)(5)(c), to permit a barbeque to be 10 feet wide, where a maximum of 6 feet is permitted, and 2 feet from a property line, where a

minimum of 10 feet is required, and (c) Village Code §215-24(F)(7), to permit a patio 10 feet from a property line with no screening, where screening is required for patios closer than 15 feet from a property line, and (B) Angela Dooley, 75 Saxony Court, Manhasset, New York, as agent for Stone Hill Homeowners Association (HOA), Shelter Rock Road, Manhasset, New York, for an accessory use permit pursuant to Village Code §215-25(E))(2)((e), to permit a garden shed. The 75 Saxony Court premises are designated as Section 3, Block 239, Lot 33, and the HOA premises are designated as Section 3, Block 239, Lot 83, on the Nassau County Land and Tax Map. designated as Section 3, Block 239, Lot 33 on the Nassau County Land and Tax Map. The application was presented by Edward Butt. The minutes of the hearing were transcribed stenographically and are on file in the Village office.

After hearing all interested persons, on motion by Mr. Goodman, seconded by Mr. Lobosco and adopted unanimously, the Board continued the public hearing to June 28, 2022, at 7:30 pm, to permit the Board members to conduct site visits.

The Board discussed Case 16-10za-ex-4, 600 Community Grantor Trust, letter request dated April 18, 2022 for an extension of time until July 29, 2022 for the applicant to obtain building permits at premises located at 600 Community Drive, Manhasset, New York, also known as Section 3, Block E, Lot 185 on the Nassau County Land and Tax Map. After discussion, on motion by Mr. Strauss, seconded by Mr. Lobosco and adopted unanimously, the Board determined to proceed without a public hearing and granted a further extension of the time to obtain the required permits, to and including July 29, 2022.

There being no further business, the meeting was adjourned at 8:11pm on motion by Mr. Lobosco, seconded by Mr. Spenadel, and adopted unanimously.

**THE ABOVE MINUTES WERE FILED IN
THE OFFICE OF THE VILLAGE CLERK
OF THE INCORPORATED VILLAGE OF
NORTH HILLS AT**

TIME: 9:46 (A.M.)/P.M.

DATE: 6/21, 2022

W.S. Russo