

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

June 28, 2022
7:36 pm

PRESENT: Douglas Weigler, Chair
Anthony Lobosco and Michael Strauss, Members
Howard Fox and Ray Dispaltro, Alternate Members
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 the next regular meetings of the Board would be July 26, 2022 and August 23, 2022, each at 7:30 pm.

The Board held a continued 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. Lobosco, seconded by Mr. Strauss and adopted unanimously, the Board closed the public hearing and reserved decision.

The Board discussed Case 22-02za. After discussion, on motion by Mr. Fox, seconded by Mr. Lobosco, and adopted unanimously, the Board made the following determinations: (1) the relief requested in the application constitutes a Type II Action, pursuant to the State Environmental Quality Review Act and its implementing regulations; (2) the accessory use permits for the fence, wall and shed, and the variances for the cabana, barbeque and patio are granted, on the following conditions: (i) the construction shall comply with the plans submitted with the application, (ii) all required permits shall be obtained within six months from the date of filing of this determination with the Village Clerk, and (iii) all required certificates of completion or compliance shall be obtained within one year from the date of filing of this determination with the Village Clerk.

The Board opened the public hearing with respect to Case 21-04za-a and 21-04za-ex, application of The Hamlet Estates HOA, 31 Shelter Rock Road, North Hills, New York, pursuant to Village Code §215-47(B), to amend the conditions of a prior approval of the Board of Appeals by (a) substituting chain link fencing in place of

composite fencing, and (b) extending the time for the applicant to obtain required permits to August 11, 2022. Premises are designated as Section 3, Block 205, Lot 132 on the Nassau County Land and Tax Map.

After hearing all interested persons, on motion by Mr. Lobosco, seconded by Mr. Strauss and adopted unanimously, the Board closed the public hearing and reserved decision.

The Board discussed to Case 21-04za-a and 21-04za-ex. After discussion, on motion by Mr. Strauss, seconded by Mr. Dispaltro, and adopted unanimously, the Board made the following determinations: (1) the relief requested in the application constitutes a Type II Action, pursuant to the State Environmental Quality Review Act and its implementing regulations; (2) except as provided herein, all terms of the previous approval remain in place; (3) the amendment of the previous approval to replace the previously approved composite fencing with chain link fencing is granted; and (4) the extension of the time to obtain the required permits, to and including August 11, 2022 is granted.

The Board opened the public hearing with respect to Case 22-03za, application of Gisele Greenspan, 34 Stone Hill Drive South, North Hills, New York, for (i) accessory use permits pursuant to (a) Village Code §215-25(E)(2)(b) for a pool, (b) Village Code §215-25(E)(2)(h) for a fence, and (c) Village Code §215-25(E)(2)(i) for a wall, and (ii) a variance of Village Code §215-33(B)(2), to permit (a) the pool to be 10.67 feet from the side property line and 12.16 feet from the rear property line, and (b) the pool equipment to be 24.16 feet from the side property line and 10.25 feet from the rear property line, where a pool and pool equipment are required to be 25 feet from the rear and side

property lines. The premises are designated as Section 3, Block 239, Lot 68 on the Nassau County Land and Tax Map.

After hearing all interested persons, on motion by Mr. Strauss, seconded by Mr. Fox and adopted unanimously, the Board closed the public hearing and reserved decision.

The Board discussed Case 22-03za. After discussion, on motion by Mr. Fox, seconded by Mr. Strauss, and adopted unanimously, the Board made the following determinations: (1) the relief requested in the application constitutes a Type II Action, pursuant to the State Environmental Quality Review Act and its implementing regulations; (2) the accessory use permits for the pool, fence and wall, and the variances related to the pool and pool equipment, on the following conditions: (i) the construction shall comply with the plans submitted with the application, (ii) all required permits shall be obtained within six months from the date of filing of this determination with the Village Clerk, and (iii) all required certificates of completion or compliance shall be obtained within one year from the date of filing of this determination with the Village Clerk.

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

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

TIME: 10:58 (A.M.)/P.M.

DATE: 7/7, 2022

WS Russo