

**AGENDA  
BOARD OF APPEALS  
VILLAGE OF NORTH HILLS  
MARCH 28, 2023  
7:30 P.M.  
VILLAGE HALL**

**1. Announcements**

**2. Public Hearings:**

A. Application #22-09za. (Continued) Application of LaGuardia Steel LLC, 999 South Oyster Bay Road, Bethpage, New York, for variances in relation to three proposed ground signs, as follows:

- I. Ground sign #1. (1) Village Code §215-37 to permit (A) sign with surface area of 120 square feet, where a maximum of 24 square feet is permitted, (B) sign located 3 feet from property line where a minimum of 10 feet is required, and (C) no space between sign and ground, where a minimum of 3 feet is required; (2) Village Code §215-37(E)(8), to permit illuminated sign where such signs are prohibited.
- II. Ground sign #2. (1) Village Code §215-37 to permit (A) sign located 3 feet from property line where a minimum of 10 feet is required, and (B) no space between sign and ground, where a minimum of 3 feet is required; (2) Village Code §215-37(E)(8), to permit illuminated sign where such signs are prohibited.
- III. Ground sign #3. (1) Village Code §215-37 to permit (A) sign with surface area of 42 square feet, where a maximum of 24 square feet is permitted, (B) sign located 5 feet from the property line where a minimum of 10 feet is required, and (C) no space between sign and ground, where a minimum of 3 feet is required; (2) Village Code §215-37(E)(8), to permit illuminated sign where such signs are prohibited.

Premises are designated as Section 8, Block A, Lot 770 on the Nassau County Land and Tax Map and are also known as 3333 New Hyde Park Road, New Hyde Park, NY 11042.

B. Application #22-12za. Application of Northwell Health, Inc., 2000 Marcus Avenue, New Hyde Park, New York, for premises located at 600 Community Drive, to convert portions of the building to provide for 68% of the office space to be used for medical purposes, which conversion requires variances of the following Village Code sections: (a) 215-35(D), to permit 999 parking spaces, where 2,631 parking spaces are required; (b) 215-3, to permit parking aisle width of 20.5 feet, where a minimum of 24 feet is required; (c) 215-19(F), to permit building rear yard setback of 45 feet, where a minimum of 100 feet is required; (d) 215-19(J)(2), to permit 1 loading bay, where a minimum of 6 is required; and (e) 215-19(J)(4), to provide no screening of loading bays, where loading bays are required to be screened with fencing, landscaping or a berm.

Premises are designated as Section 3, Block E, Lot 1136 on the Nassau County Land and Tax Map.

- C. Application #23-02za. Application of Board of Managers, Spruce Pond Condominium, Tiffany Circle, Manhasset, New York 11030, for permits and a variance required to replace part of an existing six-foot-high chain link fence and gate with a six-foot-high estate fence, with gates having a height up to eight feet between six-foot-high stone piers. An accessory use permit is required pursuant to Village Code §215-33(E)(2)(h), for a fence, a special use permit is required pursuant to Village Code §215-33(A), for a fence, and a variance is required pursuant to Village Code §215-33(A)(1), for a fence having a height of eight feet abutting a non-residential property and which is not of stockade or other solid design. Premises are designated as Section 3, Block 206, Lot 3 on the Nassau County Land and Tax Map.
  
- D. Application #23-04za. Application of Toll Northeast V Corp., 1140 Virginia Drive, Fort Washington, PA 19034, by its agent, Henry Sombke, 505 Grand Street, Westbury, New York 11590, for permits and a variance required for a swimming pool, fence and barbecue grill at premises 29 Sequoia Circle, Manhasset, New York 11030. An accessory use permit is required for a swimming pool, pursuant to Village Code §215-35(E)(2)(b), and for a fence, pursuant to Village Code §215-25(E)(2)(h). Variances are required pursuant to Village Code §215-25(E)(5)(c), for a barbeque grill 12 feet in length where a maximum of 6 feet is permitted, and pursuant to Village Code §215-33(B)(4), for pool machinery not enclosed in a soundproof structure. Premises are designated as Section 3, Block 240, Lot 29 on the Nassau County Land and Tax Map.
  
- E. Application #23-06za. Application of Michael and Rosanne Breen, 9 Cherrywood Lane, Manhasset, New York 11030, by their agent, Michael James Palladino, R.A., 1239 Route 25A, Suite 4, Stony Brook, New York 11790, for variances required to reconstruct a dwelling damaged by casualty. Variances are requested from the following Village Code provisions: (a) §215-31(C)(3), to permit reconstruction of a legal non-conforming dwelling which would enlarge or expand the degree of non-conformity, (b) §215-24(A), to permit building coverage of 28.2% where a maximum of 20% is permitted, and building height of 31 feet, 2 inches, where a maximum of 30 feet is permitted, (c) §215-11(D)(5), to permit aggregate side yards totaling 15.5 feet where a minimum of 50 feet is required, and to permit individual side yards of 4.9 and 9.6 feet where a minimum of 20 feet is required for each, (d) §215-11(D)(6), to permit rear yard setback of 13.1 feet where a minimum of 50 feet is required. Premises are designated as Section 3, Block 238, Lot 105 on the Nassau County Land and Tax Map.

### **3. Board Discussion**

### **4. Unfinished Business**

### **5. New Business**