

**AGENDA
BOARD OF APPEALS
VILLAGE OF NORTH HILLS
MAY 23, 2023
7:30 P.M.
VILLAGE HALL**

1. Announcements

2. Public Hearings:

- A. Application #23-07za. Application of Zhiyang Cao, 3 Gracewood Drive, Manhasset, New York, for a special permit pursuant to Village Code §215-33(A), to permit replacement/rebuild of an existing railroad tie retaining wall. Premises are designated as Section 3, Block 238, Lot 71 on the Nassau County Land and Tax Map.

- B. Application #23-08za. (Insufficient Notice – To Be Adjourned) Application of Tracey Bourhill, 7 Hickory Court, Manhasset, New York, for variances of Village Code §215-31(C), §215-24(A) and §215-11(D)(5), to permit enlargement or expansion of an existing legal non-conforming building, which enlargement or expansion would result in (a) building coverage of 23.4% where a maximum of 20% is permitted, and (b) one side yard setback of 4.0 feet where a minimum of 25 feet is required, and (c) aggregate side yard setback of 44.4 feet where a minimum of 60 feet is required. Premises are designated as Section 3, Block 238, Lot 140 on the Nassau County Land and Tax Map.

3. Board Discussion

4. Unfinished Business

5. New Business