

**AGENDA
BOARD OF APPEALS
VILLAGE OF NORTH HILLS
JUNE 28, 2022
7:30 P.M.
VILLAGE HALL**

1. Announcements

2. Public Hearings:

- A. Application #22-02za. (Continued) 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.
- B. Application #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. Premises are designated as Section 3, Block 205, Lot 132 on the Nassau County Land and Tax Map.
- C. Application #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.

3. Board Discussion

4. Unfinished Business

5. New Business