

**AGENDA
BOARD OF APPEALS
VILLAGE OF NORTH HILLS
JULY 27, 2021
7:30 P.M.
VILLAGE HALL**

1. Announcements

2. Public Hearings:

- A. Application #21-03za (Continued) – Application of Li Yu, 23 Stone Hill Drive South, North Hills, NY, pursuant to Village Code §215-33(A) to permit the construction of a retaining wall. Premises are designated as Section 3, Block 239, Lot 40 on the Nassau County Land and Tax Map.

- B. Application #21-04za – Application of The Hamlet Estates HOA, 31 Shelter Rock Road, North Hills, NY, pursuant to Village Code §215-33(A) to permit the construction of a fence around a pond. Premises are designated as Section 3, Block 205, Lot 132 on the Nassau County Land and Tax Map.

- C. Application #21-02za – Application of Tzufen Chiang, 5 Lavenders Court, North Hills, NY, to construct a pool, deck, fence, screen wall and retaining walls, which construction requires the following accessory use permits: (a) Village Code §215-25(E)(2)(b) for a pool; (b) Village Code §215-25(E)(h) for a fence and gate; and (c) Village Code §215-25(E)(i) for a wall. The proposed fence, gate and walls require a permit pursuant to Village Code §215-33(A). The proposal also requires variances of the following provisions: (a) Village Code §215-24(F)(5), in that the gate will be 5 feet in height, where the maximum permitted height is 4 feet, and (b) Village Code §215-33(A)(1), in that the estate fence and gate will be 4.5 feet in height, where the maximum permitted height is 4 feet for a special use permit for the fences, gates and retaining walls. Premises are designated as Section 3, Block 145, Lot 442 on the Nassau County Land and Tax Map.

3. Unfinished Business

4. New Business