

**AGENDA
BOARD OF APPEALS
VILLAGE OF NORTH HILLS
SEPTEMBER 24, 2024
7:30 P.M.
VILLAGE HALL**

1. Announcements

2. Public Hearings:

- A. Application #24-05za. Application of The Hamlet Estates Homeowners Association, Inc., 31 Shelter Rock Road, Manhasset, New York 11030 for the following relief in furtherance of proposed modifications to common areas: (a) variance of Village Code §215-24(F)(1) to locate play equipment 54 feet, 10 inches, from Shelter Rock Road, where a minimum setback of 150 feet is required; (b) variance of Village Code §215-27(C) to locate a shed having a setback of 33.3 feet where a minimum of 45 feet is required., and (c) special permits for proposed fences and walls, as required by Village Code §213-33(A). Premises are known as Aldgate Drive, Village of North Hills, and are designated as Section 3, Block 205, Lot 132 on the Nassau County Land and Tax Map.
- B. Application #24-09za. Application of Strathmore Vanderbilt Country Club of Manhasset, Inc., 260 Country Club Drive, Manhasset, New York 11030, for relief from the following provisions of the Village Code: (a) §215-31(B)(2), to alter or change a site on which a non-conforming use is located or conducted, (b) §215-31(B)(3), to erect additional buildings and structures on a site used in whole or in part for a non-conforming use, (c) §215-31(B)(4), to change a site on which a non-conforming use without terminating the use, (d) §215-9(D)(2)(c), to locate playing areas with setbacks of 10 feet and 37 feet from the property line, respectively, where a minimum of 100 feet is required, is located, (e) §215-25(E)(2)(h), for an accessory use permit for a fence in a residential district, and (f) §215-33(A)(1)(a), for the fence with height of 10 feet above finished grade, where a maximum of 4 feet is permitted. Premises are designated as Section 3, Block 204, Lot 28A, on the Nassau County Land and Tax Map, also known as 260 Country Club Drive, Manhasset.

3. Board Discussion

4. Unfinished Business

5. New Business

- A. Application #24-01za-ex. Application of Howard Beige – 8 Bradford Road, Manhasset, New York 11030. Request for extension of time to obtain all required permits.