

**AGENDA  
ZONING BOARD OF APPEALS  
VILLAGE OF NORTH HILLS  
APRIL 24, 2018  
7:30 P.M.**

**1. Announcements**

**2. Public Hearings:**

- A. Application #18-04za – (Continued) Application of Ernesto Seldman, 1 Meadow Lane, Manhasset, New York, to construct a roof over an existing deck, which construction requires variances of Village Code §215-11(D)(5), in that the roof will be (a) 13.34 feet from a side property line, where a minimum of 20 feet is required, and (b) 45.54 in the aggregate from the side property lines, where a minimum of 50 feet is required. Premises are designated as Section 3, Block 238, Lot 121 on the Nassau County Land and Tax Map.
- B. Application #18-03za – Application of HSRE-EB North Hills, LLC, 5 Orville Drive, Suite 100, Bohemia, New York, to remove an existing ground sign and install a new ground sign, which installation requires variances of Village Code §215-37(A)(5) in that: (a) the proposed sign will be located on the property line, where a minimum setback of 5 feet is required, and (b) the proposed new sign will be 75 square feet, where a maximum of 50 square feet is permitted. Premises are occupied by The Bristol Assisted Living facility, and are located at 99 South Service Road, North Hills, New York, which is designated as Section 3, Block A, Lot 602 on the Nassau County Land and Tax Map.
- C. Application #17-08za – (Request for continuance to 6/26/18) Application of The Manhasset Bay Group Inc., 90 Merrick Avenue, 9<sup>th</sup> Floor, East Meadow, New York, for the following variances of the Village Code necessary before the applicant may proceed with an application to the Planning Board for a residential subdivision: (a) §215-24(F)(1), to place a guard booth with a setback of 92 feet, and a clubhouse parking lot with a setback of 48 feet, from Searingtown Road (a County highway), where no building or structure and no accessory use may be located within 150 feet of a County highway; (b) §215-11(D)(4) to permit the clubhouse with a setback of 27 feet from a front property line, where a minimum front yard setback of 50 feet is required; and (c) §215-35(F), to permit parking stalls 9 feet by 20 feet, where a minimum of 10 feet by 20 feet is required. Premises are designated as Section 3, Block 162, Lot 822 on the Nassau County Land and Tax Map, and are also known as 251 Searingtown Road, located on the west side of Searingtown Road, North of the Long Island Expressway North Service Road.

**2. Unfinished Business**

**3. New Business**