

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**VILLAGE OF NORTH HILLS**  
**DECEMBER 12, 2017**  
**7:30 P.M.**

**1. Announcements**

**2. Public Hearings:**

- A. Application #17-06za – (Continued) Application of North Shore Child and Family Guidance Association, Inc., 480 Old Westbury Road, Roslyn, New York to maintain an existing sign and install a new sign, which requires variances of Village Code §215-37(A)(3) in that: (a) there will be two (2) identification signs, where only one (1) identification sign is permitted, and (b) the proposed new sign will be 24 square feet, where a maximum of 16 square feet is permitted. Premises are located at 80 North Service Road, Manhasset, New York, and designated as Section 3, Block 162, Lot 2043 on the Nassau County Land and Tax Map.
  
- B. Application #17-10za – (Continued) Application of Aziz Osmani, 40 Old Shelter Rock Road, Roslyn, New York, to legalize the construction of a roofed over deck, which construction requires a variance of Village Code §215-15(D)(5) in that the structure will be 15 feet from a side property line, where a minimum of 25 feet is required. Premises are designated as Section 3, Block 319, Lot 4 on the Nassau County Land and Tax Map.
  
- C. Application #17-09za – (Continued) Application of Alan Cooper, Architect, PLLC, 1047 Old Northern Boulevard, Roslyn, New York, as agent for Marty and Marjorie Orenstein, to construct a new rear deck, which requires a variance of Village Code §215-24(F)(7) in that the deck will (a) be located 2 feet from the rear property line, where a minimum of 10 feet is required, and (b) have no screening, where a deck within 15 feet of a rear or side property line must have screening. Premises are located at 25 Windsor Gate Drive, North Hills, New York, and designated as Section 8, Block A, Lot 821.13 on the Nassau County Land and Tax Map.

**3. Unfinished Business**

**4. New Business**