

BOARD OF APPEALS
VILLAGE OF NORTH HILLS
ONE SHELTER ROCK ROAD
NORTH HILLS, NEW YORK

January 28, 2025
7:30 pm

PRESENT: Douglas Weigler, Chair
Philip Goodman, Deputy Chair
Bruce Spenadel, Michael Strauss, Members
Howard Fox, Alternate Member
Wendy Russo, Deputy Village Clerk
Peter Cinquemani, Superintendent of Building Department
A. Thomas Levin, Village Attorney

EXCUSED: Anthony Lobosco, Member
Ray Dispaltro, Alternate Member

The Chair announced that the next regular meeting of the Board would be February 25, 2025 at 7:30 pm.

Due to the absence of Mr. Lobosco, Mr. Fox participated in all matters as an alternate member.

The Chair opened the public hearing for Case No. 24-14za. Application of Faeq and Nadia Afridi, 30 Roseanne Drive, North Hills, New York 11576, for the following relief from the Code of the Village of North Hills, to permit an extension and addition to an existing single family dwelling: (a) Village Code 215-15(D)(4), to permit a front yard portico setback of 33 feet where a minimum of 35 feet is required, (b) Village Code 215-33(A), to permit walls which require a special permit from the Board of Appeals, (c) Village Code 215-24(F)(5), to permit proposed front yard retaining wall 5 feet in height where a maximum of 4 feet is permitted, (d) Village Code 215-15(D)((9), to permit building coverage of 15.4% where a maximum of 15% is permitted. Premises are

known as 30 Roseanne Drive, North Hills, and are designated as Section 8, Block A, Lot 886 on the Nassau County Land and Tax Map. The minutes of the hearing were transcribed stenographically, and are on file with these minutes. Tom Coronato AIA and Daniella Ravn, American Engineering and Land Surveying, appeared for the applicant. After hearing all interested persons, on motion by Mr. Spenadel, seconded by Mr. Strauss and adopted unanimously, the hearing was closed and decision reserved.

The Board discussed Case 24-14za, The following motion was offered by Mr. Weigler pursuant to Village Code §215-44.1, seconded by Mr. Spenadel, and adopted unanimously:

RESOLVED, that all of the relief sought in this application is a Type II Matter pursuant to the State Environmental Quality Review Act, which requires no particularized environmental impact review, and it is further

RESOLVED, subject to the conditions hereinafter stated, the portions of the application which are for (a) variance of Village Code 215-15(D)(4), to permit a front yard portico setback of 33 feet where a minimum of 35 feet is required, (b) a special permit pursuant to Village Code 215-33(A), to permit walls which require a special permit from the Board of Appeals, and (c) variance of Village Code 215-15(D)(9), to permit building coverage of 15.4% where a maximum of 15% is permitted, are GRANTED, and it is further

RESOLVED, that for the reasons hereinafter stated, the portion of the application which is for variance of Village Code 215-24(F)(5), to permit a proposed front yard retaining wall 5 feet in height where a maximum of 4 feet is permitted is DENIED, and it is further,

RESOLVED, that the aforesaid denial of a portion of this application is based on (a) the failure of the applicant to demonstrate that the requested variance is needed for any reason other than the personal convenience and preferences of the applicants (the stated reason was to facilitate privacy of the dwelling interior which can be viewed through the glass door, and the applicant could accomplish this result by not having a glass door), and (b) the conclusion that the said variance is out of character with the neighborhood and/or adjacent properties, and (c) the detriment to the character of the neighborhood and community would be out of proportion to and would exceed the benefit to the applicant, and it is further

RESOLVED, that with respect to the portions of this application which were granted, such grant of approval is based upon the relevant portions of the plans on file as part of this application (not including any front yard retaining wall in excess of four (4) feet in height), and subject to the following conditions: (a) all required permits for the approved installations shall be obtained within six months from the date hereof, and (b) all required certificate(s) of occupancy and/or completion shall be obtained within twelve months from the date(s) of permit issuance.

There being no further business, on motion by Mr. Goodman, seconded by Mr. Fox and adopted unanimously, the meeting was adjourned at 8:34 pm.

**THE ABOVE MINUTES WERE FILED IN
THE OFFICE OF THE VILLAGE CLERK
OF THE INCORPORATED VILLAGE OF
NORTH HILLS AT**

TIME: 4:42 A.M./P.M.

DATE: 2/12, 2025

W Russo