

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

August 23, 2022
7:30 pm

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

ABSENT: Anthony Lobosco, Member

The Chair announced that the next regular meetings of the Board would be September 20, October 25, November 22 and December 20, 2022, each at 7:30 pm.

The Chair announced that four regular Board members were present and Mr. Fox and Mr. Dispaltro, as alternate members, also were present. The regular Board members and Mr. Fox would participate in all respects of the meeting, including voting, and Mr. Dispaltro would participate in all aspects of the meeting other than voting unless indicated otherwise in the minutes.

The Board held a public hearing with respect to Case 22-06za, application of Minghua Hu, 52 Stone Hill Drive South, Manhasset, to construct a rear sunroom addition which requires variances of (a) Village §215-11(D)(5), to permit a side yard setback of 23.7 feet, where a minimum of 25 feet is required, and (b) Village Code §215-11(D)(9), to permit building coverage of 26.75%, where a maximum of 15% is permitted. The premises are designated as Section 3, Block 239, Lot 77 on the Nassau County Land and Tax Map.

The application was presented by Christina Bravin. The minutes of the hearing were transcribed stenographically and are on file in the Village office.

The Board noted that the applicant had not submitted a rendering depicting the sunroom and an elevation perspective of the sunroom. The Board also requested that the applicant stake out the proposed location of the sunroom so that the Board members can perform a site inspection in advance of the next meeting date. After hearing all interested persons, on motion by Mr. Strauss, seconded by Mr. Fox, and adopted unanimously, the Board continued the public hearing to September 20, 2022, at 7:30pm.

The Board held a public hearing with respect to Case No. 22-07za, application of Chris Hu, 73 Saxony Court, Manhasset, New York, for (i) an accessory use permit pursuant to Village Code §215-25(E)(2)(b) for a swimming pool, and (ii) variances of (a) Village Code §215-33(B)(2), to permit the pool to be located 18.083 feet from the side property line and 17.083 from the rear property line, where no such structure shall be located less than 25 feet from a side or rear property line, and (b) Village Code §215-25(E)(5)(c), to permit a barbeque to be 11 and 10.5 feet wide, where a maximum of 6 feet is permitted. The premises are designated as Section 3, Block 239, Lot 10 on the Nassau County Land and Tax Map.

The application was presented by Jing Xie. The minutes of the hearing were transcribed stenographically and are on file in the Village office.

During the hearing, the applicant's representative advised that the applicant intended to utilize existing fencing located beyond the property line as part of the swimming pool barrier fence. The Board advised that the applicant would be required to

submit an agreement signed by the applicant and the neighboring property owner, in recordable form, authorizing the applicant to maintain the swimming pool barrier fence located on the neighboring property in a manner that complies with applicable building codes and regulations, and to remain in effect so long as the swimming pool remains on the applicant's property. The Board also advised the applicant that the members intended to conduct site inspections, and that the applicant must stake out the proposed pool and kitchen locations, as well as the rear property line before the Board members can inspect the premises.

After hearing all interested persons, on motion by Mr. Goodman, seconded by Mr. Spenadel, and adopted unanimously, the Board continued the public hearing to September 20, 2022, at 7:30pm.

The Board discussed the timing of submission of documents and exhibits by applicants. The Board requested that counsel draft and distribute a proposed rule requiring all such documents be provided in advance of the hearing to provide Board members with an opportunity to review the information prior to the meeting.

There being no further business, the meeting was adjourned at 8:35 pm on motion by Mr. Strauss, seconded by Mr. Fox, and adopted unanimously.

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

TIME: 2:58 A.M./(P.M.)

DATE: 9/7, 2022

W.S. Russo