

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Appeals
Village of North Hills
Date: May 27, 2025
Time: 7:30 p.m.
Place: Village Hall, One Shelter Rock Road, North Hills, New York

Subject: Case No. 25-04za. Application of Lana Bakhsh, 33 Sequoia Drive, Manhasset, New York for (a) a special use permit pursuant to Village Code 215-25(E)(2)(b) for a swimming pool as an accessory use, (b) a special permit pursuant to Village Code 215-25(E)(2)(b) for a fence as an accessory use, (c) a variance pursuant to Village Code 215-25(E)(5)(c), to permit a barbecue or grill with width of 10 feet where a maximum of 6 feet is permitted, (d) a variance of Village Code 215-33(B)(1) to permit a pool and related decks, fences and machinery to be located other than between the dwelling and the rear property line closer to the street line than the rear wall of the main building, (e) a variance of Village Code 215-33(B)(2) to permit pool equipment to be located 20 feet from the side property line where a minimum of 25 feet is required, and (f) a variance of Village Code 215-33(B)(4) to permit pool machinery to be located without being enclosed in a soundproof structure. Premises are designated as Section 3, Block 240. Lot 33 on the Nassau County Land and Tax Map, also known as 33 Sequoia Drive, Manhasset, New York.

The proposed action is a Type II Action as defined in the State Environmental Quality Review Act, and requires no environmental impact review.

At the said time and place, all interested persons may be heard with respect to the foregoing matters.

Any person having a disability which would inhibit attendance at or participation in the hearing should notify the Village Administrator at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Administrator, One Shelter Rock Road, North Hills, New York, during regular business hours.

Dated: May 6, 2025

BY ORDER OF THE BOARD OF APPEALS
Douglas Weigler, Chair