

**AGENDA
BOARD OF APPEALS
VILLAGE OF NORTH HILLS
MAY 27, 2025
7:30 P.M.
VILLAGE HALL**

1. Announcements

2. Public Hearings

- A. Application #25-03za. Application of Hanlong Zhong and Qing Liu, 27 Windsor Gate Drive, North Hills, New York, for variances of Village Code §215-24(F)(7), to permit construction of a new deck to be located three feet from the rear property line, with no screening, where screening and a minimum setback of 10 feet are required. Premises are designated as Section 8, Block A, Lot 821-14 on the Nassau County Land and Tax Map, also known as 27 Windsor Gate Drive, North Hills, New York.

- B. Application #25-04za. Application of Lana Bakhash, 33 Sequoia Circle, North Hills, 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)(h) 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 Circle, North Hills, New York.

3. Board Discussion

4. Unfinished Business

5. New Business