

**AGENDA
BOARD OF APPEALS
VILLAGE OF NORTH HILLS
SEPTEMBER 15, 2025
7:30 P.M.
VILLAGE HALL**

1. Announcements

2. Public Hearings

- A. Application #25-07za. (Continued) Application of Sanjay and Raina Chablaney, 31 Sequoia Circle, 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 use 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 11 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 20.8 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 31 on the Nassau County Land and Tax Map, also known as 31 Sequoia Circle, Manhasset, New York.

- B. Application #25-08za. Application of Jacquelyn Sallusto, 106 Windsor Gate Drive, New Hyde Park, New York for a variance of Village Code §215-23(F)(7), to permit a patio setback two (2) feet from the rear property line where the minimum required setback is ten (10) feet, and where the setback is less than fifteen (15) feet landscape screening is required. Premises are also known as Section 8, Block A, Lot 821-47 on the Nassau County Land and Tax Map, 106 Windsor Gate Drive, North Hills.

3. Board Discussion

4. Unfinished Business

5. New Business