

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

September 15, 2025
7:30 pm

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

EXCUSED: Anthony Lobosco, Member

The Chair announced that the next regular meetings of the Board would be October 28, November 17 and December 16, 2025, all at 7:30 pm.

In the absence of Mr. Lobosco, Alternate Member Fox participated in all matters, and voted, as indicated in these minutes. Alternate Member Dispaltro participated in all matters, but did not vote.

The Chair opened the continued public hearing for Case No. 25-07za. 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 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. Michael Rant, of Northcoast Civil, appeared for the applicants. The minutes of the hearing were transcribed stenographically and are on file with these minutes. After hearing all interested persons, on motion by Mr. Strauss, seconded by Mr. Fox and adopted unanimously, the hearing was closed, and decision reserved.

The Chair opened the public hearing for Case 25-08za, Jacquelyn Sallusto, 106 Windsor Gate Drive, New Hyde Park, New York, for variance of Village Code §215-23(F)(7), to permit a patio set back 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. Michael Carrotta, architect, appeared for the applicant, who also was present. The minutes of the hearing were transcribed stenographically and are on file with these minutes. Mr. Carrotta agreed to submit revised plans to the Building Department, to reflect the existing and proposed steps from the house to the patio. After hearing all interested persons, the hearing was closed on motion by Mr. Spenadel, seconded by Mr. Fox and adopted unanimously.

The Board deliberated with respect to Case 25-07za, as to which the public hearing had been concluded earlier in the meeting. On motion by Mr. Goodman,

seconded by Mr. Strauss and adopted unanimously, the Board rendered the following decision with respect to this application:

WHEREAS, the Board of Appeals has duly held and concluded public hearings with respect to Case No. 25-07za. 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 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 Yor, and

WHEREAS, the records of the Board demonstrate that due notice was given for the hearing of this application, and that after referral pursuant to General Municipal Law §239-m no comments or objections have been received from the Nassau County Planning Commission,

NOW, THEREFORE, BE IT

RESOLVED, that 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, pursuant to Village Code §215-44.1, the Board issues its decision with respect to this application as follows,

- (1) The standards for special use permits, and area variances, having been satisfactorily met, the requested permit and variance relief is granted in all respects, except as otherwise stated herein, and subject to the conditions hereinafter stated;
- (2) Landscape screening and/or soundproofing shall be required with respect to the pool machinery and equipment, in a manner approved by the Building Department, such screening and/or soundproofing to be maintained at all times that the pool machinery and equipment remain at the location shown on the plans;
- (3) The placement and construction of the pool, related structures and equipment, and barbecue, shall conform to the plans submitted to and reviewed by the Board, except with such minor variations as may be

approved by the Building Department upon a determination that exigent circumstances exist;

- (4) This grant of relief pursuant to the provisions of the Village Code shall not relieve the applicants from obtaining any necessary permission or consents from any other agency, including any condominium or homeowners' association, having any jurisdiction;
- (5) The applicants shall obtain all necessary building permits for construction within six (6) months from the date of filing of this decision, and shall obtain all certificates of occupancy or completion within one (1) year after obtaining such building permits, in default of which this variance approval shall be null and void. Such time periods may be extended upon letter application, and no public hearing shall be required if such application is submitted prior to the expiration of the time period proposed to be extended.

The Board deliberated with respect to Case 25-08za, as to which the public hearing had been concluded earlier in the meeting. On motion by Mr. Strauss, seconded by Mr. Spenadel an adopted unanimously, the Board rendered the following decision with respect to this application:

WHEREAS, the Board of Appeals has duly held and concluded a public hearing with respect to Case 25-08za, Jacquelyn Sallusto, 106 Windsor Gate Drive, New Hyde Park, New York, for variance of Village Code §215-23(F)(7), to permit a patio set back 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 and

WHEREAS, the records of the Board demonstrate that due notice was given for the hearing of this application, and that after referral pursuant to General Municipal Law §239-m no comments or objections have been received from the Nassau County Planning Commission,

NOW, THEREFORE, BE IT

RESOLVED, that 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, pursuant to Village Code §215-44.1, the Board issues its decision with respect to this application as follows,

- (1) The standards for an area variance, having been satisfactorily met, the requested variance relief is granted in all respects, subject to the conditions hereinafter stated;
- (2) The placement and construction of the patio shall conform to the plans submitted to and reviewed by the Board, with minor variations as may be authorized by the Superintendent of Building Department where exigent circumstances exist, provided, however, that no portion of the patio shall be located closer to the property line than the patio show in the plans submitted with the application;
- (3) Before issuance of any building permit, the applicant shall submit revised plans, satisfactory to the Building Department to accurately depict the existing and proposed steps from the dwelling to the patio;
- (4) In light of the circumstances of this property, where the nearest abutting property is not occupied for residential purposes and consists of a public utility easement or right of way, no landscape screening is required to screen the view of the proposed patio from that property;
- (5) This grant of relief from the provisions of the Village Code shall not relieve the applicants from obtaining any necessary permission or consents from any other agency, including any condominium or homeowners' association, having any jurisdiction;
- (6) The applicants shall obtain all necessary building permits for construction within six (6) months from the date of filing of this decision, and shall obtain all certificates of occupancy or completion within one (1) year after obtaining such building permits, in default of which this variance approval shall be null and void. Such time periods may be extended upon letter application, and no public hearing shall be required if such application is submitted prior to the expiration of the time period proposed to be extended.

The Board discussed policy with respect to site visits, and it was the consensus of the Board that when site visits are required for an application, all Board members advise the Building Department when they have completed their site visit, or do not wish to make a site visit, so that upon the completion of all desired visits to a site the applicant then can remove any stakes or other markings put in place to facilitate the site visit.

The Board also discussed possible recommendations to the Board of Trustees with respect to Zoning Code revisions. Mr. Cinquemani was requested to prepare a list of changes for consideration, to be submitted to the Board for the Board to determine whether it wishes to recommend any such changes to the Board of Trustees.

There being no further business, on motion by Mr. Fox, seconded by Mr. Strauss, the meeting was adjourned at 8:05 pm.

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

TIME: 11:01 A.M./P.M.

DATE: 9/30, 2025
W.S. Russo