

**AGENDA
BOARD OF APPEALS
VILLAGE OF NORTH HILLS
DECEMBER 16, 2025
7:30 P.M.
VILLAGE HALL**

1. Announcements

2. Public Hearings

- A. Application #25-19za Application of Kelly Chin, 2 Aldgate Drive, Manhasset, New York 11030, for special use permits pursuant to Village Code §215-33(A) to maintain two existing retaining walls located in the front yard of the property. Premises are also known as Section 3, Block 205, Lot 3 on the Nassau County Land and Tax Map.
- B. Applications of Toll Brothers, Inc., 42 Old Ridgebury Road, Danbury, Connecticut, for variances of Village Code §215-24(F)(1), to permit construction of rear yard decks having setbacks less than the required 150 feet from a property line on a County Road, at various locations, all at premises on Sequoia Circle, Manhasset, North Hills, New York in Section 2, Block 240 on the Nassau County Land and Tax Map, as follows:
 - Case 25-20za, Lot 23, 144.6 feet from property line
 - Case 25-21za, Lot 24, 134.5 feet from property line
 - Case 25-22za, Lot 25, 135.4 feet from property line
 - Case 25-23za, Lot 26, 137.8 feet from property line
 - Case 25-24za, Lot 27, 132.3 feet from property line

3. Board Discussion

4. Unfinished Business

5. New Business