

**AGENDA  
BOARD OF APPEALS  
VILLAGE OF NORTH HILLS  
APRIL 28, 2026  
7:30 P.M.  
VILLAGE HALL**

**1. Announcements**

**2. Public Hearings**

- A. Application #26-05za Application of Henry Sombke, 505 Grand Street, Westbury, NY 11590, as agent for Sathish Subbaiah and Avni Thakore, 30 Sequoia Circle, Manhasset NY 11030 for relief from the following sections of the North Hills Village Code:

- (a) §215-25(E)(2)(b), for an accessory use permit for a swimming pool,
- (b) §215-25(E)(2)(h), for an accessory use permit for fences,
- (c) §215-25(E)(5)(c), to permit a barbecue or grill 12 feet, 8 inches in width where a maximum of 6 feet is permitted,
- (d) §215-33(B)(1), to permit a pool and related decks, fences and machinery to be located closer to the street line than the rear wall of the main building.
- (e) §215-33(B)(2), to permit pool machinery to be located 18 feet from the side property line, where a minimum of 25 feet is required,
- (f) §215-33(B)(4), to permit machinery used in connection with a swimming pool to be located outside an enclosed soundproof structure.

Premises are also known as Section 3, Block 240, Lot 30 on the Nassau County Land and Tax Map.

- B. Application #26-06za (To Be Adjourned to 5/26/26) Application of Wenzhong Mo and Xia Shuang Mo, 6 Folie Court, Manhasset, NY 11030 for relief from the following sections of the North Hills Village Code:

- (a) §215-25(E)(2)(h), for an accessory use permit for a fence,
- (b) §215-33(A)(1)(a), to maintain a 6 foot high fence where a maximum height of 4 feet is permitted.

Premises are also known as Section 3, Block E, Lot 1092 on the Nassau County Land and Tax Map.

- C. Application #26-07za Application of Sin Hang Chan and Hsin Ho Fan, 94 Windsor Gate Drive, New Hyde Park, NY 11040 by their agent, Salvatore Ferrara, 155 First Street, Mineola, NY 11501, for relief from the following section of the North Hills Village Code to facilitate construction of a new wood deck replacing an existing deck: §215-24(F)(7), to permit unscreened patio located 1 foot from a side property line where a minimum setback of 10 feet is required, and where patios located less than 15 feet from any property line are required to be screened. Premises are 94 Windsor Gate

Drive, NY, 11040 and also known as Section 8, Block A, Lot 821-62 on the Nassau County Land and Tax Map.

- D. Application #26-08za Application of Bini and Colleen Varughese, 40 I.U. Willets Road, Roslyn, NY 11576, for relief from the following sections(s) of the North Hills Village Code to facilitate construction of a deck: §215-24(F)(7), to permit a deck located in a side yard of a corner lot with a side yard setback of 13.91 feet, where decks in a side yard require a minimum setback of 25 feet. Premises are also known as Section 8, Block A, Lot 798 on the Nassau County Land and Tax Map.

### **3. Board Discussion**

- A. Application #22-12za-ex3. Northwell Health, Inc., 2000 Marcus Avenue, New Hyde, NY for premises located a 600 Community Drive, Manhasset, NY – Request for extension of time to obtain required permits.

### **4. Unfinished Business**

### **5. New Business**