

BOARD OF APPEALS  
VILLAGE OF NORTH HILLS  
ONE SHELTER ROCK ROAD  
NORTH HILLS, NEW YORK  
April 28, 2026  
7:30 pm

PRESENT: Douglas Weigler, Chair  
Philip Goodman, Deputy Chair  
Anthony Lobosco, Bruce Spenadel, Michael Strauss,  
Members  
Howard Fox, Ray Dispaltro, Alternate Members  
Marianne Lobaccaro, Village Clerk-Treasurer/Administrator  
Peter Cinquemani, Superintendent of Building Department  
A. Thomas Levin, Village Attorney

The Chair called the meeting to order at 7:30 pm.

All regular members of the Board being present, Mr. Dispaltro and Mr. Fox participated in all matters, but did not vote unless otherwise indicated in these minutes.

The Chair announced that the next meetings of the Board were scheduled for May 26, 2026 and June 23, 2026, each at 7:30 pm.

With the consent of the Board, the Chair advanced the discussion of agenda item for 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. Joseph Bjarnson, Esq., appeared for the applicant, and discussed the reasons for this request for further extension. After discussion, on motion by Mr. Strauss, seconded by Mr. Lobosco and adopted unanimously, the Board granted an extension to March 31, 2027 of the time in which the applicant is required to obtain required permits.

The Chair opened the public hearing for Application #26-05za, Henry Sombke, as agent for Sathish Subbaiah and Avni Thakore, 30 Sequoia Circle, Manhasset NY 11030, for premises also known as Section 3, Block 240, Lot 30 on the Nassau County Land and Tax Map for the following relief from the 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. The minutes of the public hearing were transcribed stenographically, and are on file with these minutes. Henry Sombke, L.A. appeared for the applicants. After hearing all interested persons, the hearing was closed on motion by Mr. Spenadel, seconded by Mr. Strauss and adopted unanimously.

The Chair opened the public hearing for Application #26-06za, 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. The Chair noted that all notice requirements had been fulfilled by the applicant, but the legal notice was not timely published as required. On motion by Mr.

Goodman, seconded by Mr. Strauss and adopted unanimously, the hearing was continued to May 26, 2026 so that required legal notice could be published.

The Chair opened the public hearing for Application #26-07za, 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. The minutes of the hearing were transcribed stenographically, and are on file with these minutes. Patricio Solar, architect, appeared for the applicants. The applicant agreed that the patio and deck would not extend further from the main building than does the existing lawful deck on adjacent property. After hearing all interested person, the hearing was closed on motion made by Mr. Lobosco, seconded by Mr. Spenadel and adopted unanimously.

The Chair opened the public hearing for 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. Applicant Bini Varughese appeared for the applicants. The minutes of the

public hearing were stenographically transcribed, and are on file with these minutes. After hearing all interested persons, the hearing was closed on motion by Mr. Spenadel, seconded by Mr. Goodman and adopted unanimously.

The Board discussed Case 26-05za, with respect to which the public hearing had been held and concluded. After discussion, on motion by Mr. Goodman, seconded by Mr. Spenadel and adopted unanimously, the Board approved the following decision:

*RESOLVED, that Case 26-05za, Henry Sombke, as agent for Sathish Subbaiah and Avni Thakore, 30 Sequoia Circle, Manhasset NY 11030, for premises also known as Section 3, Block 240, Lot 30 on the Nassau County Land and Tax Map is a Type II Action pursuant to the State Environmental Quality Review Act, with respect to which no environmental impact review is required, 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 area variances having been satisfactorily met, the requested variance relief is granted in all respects, except as otherwise stated herein, and subject to the conditions hereinafter stated;*
- (2) The placement and construction of the various improvements 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;*
- (3) All landscape screening shown on the plans shall be installed and maintained by the property owner, unless otherwise required by the Building Department;*
- (4) This grant of relief pursuant to the provisions of the Village Code shall not relieve the applicant from obtaining any necessary permission or consents from any other agency, including any condominium or homeowners' association, having any jurisdiction;*
- (5) The applicant 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 twelve (12) months 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 Case 26-07za, with respect to which a public hearing had been concluded. After discussion, on motion by Mr. Strauss, seconded by Mr. Lobosco and adopted unanimously, the Board approved the following decision:

*RESOLVED, that Case 26-07za , 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, is a Type II Action pursuant to the State Environmental Quality Review Act, with respect to which no environmental impact review is required, 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 area variances having been satisfactorily met, the requested variance relief is granted in all respects, except as otherwise stated herein, and subject to the conditions hereinafter stated;*
- (2) The placement and construction of the various improvements 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. However, the patio and deck shown on the plans shall not extend further from the main building than the nearest patio and/or deck lawfully approved on any other property within two hundred fifty (250) feet of the subject building;*
- (3) This grant of relief pursuant to the provisions of the Village Code shall not relieve the applicant from obtaining any necessary permission or consents from any other agency, including any condominium or homeowners' association, having any jurisdiction;*
- (4) The applicant 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 twelve (12) months 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 Case 26-08za, with respect to which a public hearing had been concluded. After discussion, on motion by Mr. Lobosco, seconded by Mr. Strauss, and adopted unanimously, the Board approved the following decision:

*RESOLVED, that Case 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 is a Type II Action pursuant to the State Environmental Quality Review Act, with respect to which no environmental impact review is required, 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 area variances having been satisfactorily met, the requested variance relief is granted in all respects, except as otherwise stated herein, and subject to the conditions hereinafter stated;*
- (2) The placement and construction of the various improvements 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;*
- (3) This grant of relief pursuant to the provisions of the Village Code shall not relieve the applicant from obtaining any necessary permission or consents from any other agency, including any condominium or homeowners' association, having any jurisdiction;*
- (4) The applicant 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 twelve (12) months 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.*

There being no further business, the meeting was adjourned at 8:27 pm on motion by Mr. Strauss, seconded by Mr. Goodman, and adopted unanimously.

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

**TIME:** 9:28 ~~A.M.~~ P.M.

**DATE:** 5/18, 2026

*W. Russo*