BOARD OF APPEALS
VILLAGE OF NORTH HILLS
ONE SHELTER ROCK ROAD
NORTH HILLS, NEW YORK
September 22, 2026
7:30 pm

PRESENT: Douglas Weigler, Chair
Philip Goodman, Deputy Chair
Anthony Lobosco, Michael Strauss, Bruce Spenadel, Members
Howard Fox and Ray Dispaltro, Alternate Members
Wendy Russo, Deputy Village Clerk
Peter Cinquemani, Superintendent of Building Department
Brian S. Stolar, By: Paulo M. Coelho, Board Counsel

The Chair called the meeting to order at 7:31 p.m.

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 are scheduled for October 27, 2026 and November 17, 2026, each at 7:30 pm.

The Chair opened the hearing for Application #26-13za Application of Angela Dooley, 75 Saxony Court, Manhasset, New York 11030, and Stone Hill Homeowners Association, Inc., for relief from Village Code §215-25 for a 0 foot setback, to permit a cabana to be located on the property line separating 75 Saxony Court from the HOA property and extending into each property, where a minimum setback of 10 feet is required on each property. The 75 Saxony Court premises are also known as Section 3, Block 239, Lot 9, and the HOA property is also known as Section 3, Block 239, Lot 83, on the Nassau County Land and Tax Map.

Angela Dooley, owner of 75 Saxony Court, and Leon Billis, President of Stone Hill Homeowners Association, Inc., appeared before the Board on behalf of the applicants.

The minutes of the hearing were transcribed stenographically and are on file with these minutes. There were no public comments.

On motion by Mr. Strauss, seconded by Mr. Lobosco and adopted unanimously, the hearing was closed and the Board reserved decision.

The Board discussed Case 26-13za, with respect to which the public hearing had been held and concluded. After discussion, on motion by Mr. Strauss, seconded by Mr. Lobosco, and adopted unanimously, the Board approved the following decision:

RESOLVED, that Application #26-13za Application of Angela Dooley, 75 Saxony Court, Manhasset, New York 11030 and Stone Hill Homeowners Association, Inc. ("HOA"), for relief from Village Code §215-25 for a 0 foot setback, to permit a cabana to be located on the property line separating 75 Saxony Court from the HOA property and extending into each property, where a minimum setback of 10 feet is required on each property, is a Type II Matter pursuant to the State Environmental Quality Review Act, and will have no impact on any disadvantaged communities, 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 applicants from obtaining any necessary permission or consents from any other agency having any jurisdiction;

(4) 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 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 Application #26-10za, application of Lok Sea Agnes Chan and Chun Wai Jeff Li, 120 Windsor Gate Drive, New Hyde Park, New York 11040. As a condition of the approval on June 23, 2026, the Board required that the applicants install a privacy wall or other screening, at least six (6) feet in height, on the east side of the patio. At the August 25, 2026 meeting, the Board informed the applicant that the applicants may submit a letter, signed by both applicants, requesting that the Board re-open the hearing to reconsider the Board's decision imposing the applicable condition.

The Board received a request from the applicants to re-open the public hearing to reconsider the condition imposed by the Board.

On motion by Mr. Spenadel, seconded by Mr. Strauss and adopted unanimously, the Board re-opened the public hearing for Application #26-10za, scheduled the re-opened public hearing for October 27, 2026, and required that the applicants be responsible for all costs associated with notice of the re-opened public hearing and the re-hearing.

There being no further business, the meeting was adjourned at 7:49 p.m. on motion by Mr. Strauss, seconded by the Chair, and adopted unanimously.

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

TIME: 10:02 AM

DATE: 10/13 **,2026**

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