

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

January 24, 2023  
7:30 pm

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

The Chair announced that the next regular meeting of the Board would be February 28, 2023 at 7:30 pm.

A full complement of regular Board members being present, Mr. Fox and Mr. Dispaltro participated in each matter before the Board, but did not vote.

The Board held a public hearing with respect to Application #22-09za, Application of Laguardia Steel, LLC, for variances in relation to three proposed ground signs, as follows:

- (a) Ground sign #1. (1) Village Code §215-37 to permit (A) sign with surface area of 120 square feet, where a maximum of 24 square feet is permitted, (B) sign located 3 feet from property line where a minimum of 10 feet is required, and (C) no space between sign and ground, where a minimum of 3 feet is required; (2) Village Code §215-37(E)(8), to permit illuminated sign where such signs are prohibited.
- (b) Ground sign #2. (1) Village Code §215-37 to permit (A) sign located 3 feet from property line where a minimum of 10 feet is required, and (B) no space

between sign and ground, where a minimum of 3 feet is required; (2) Village Code §215-37(E)(8), to permit illuminated sign where such signs are prohibited.

- (c) Ground sign #3. (1) Village Code §215-37 to permit (A) sign with surface area of 42 square feet, where a maximum of 24 square feet is permitted, (B) sign located 5 feet from property line where a minimum of 10 feet is required, and (C) no space between sign and ground, where a minimum of 3 feet is required; (2) Village Code §215-37(E)(8), to permit illuminated sign where such signs are prohibited.

Premises are designated as Section 8, Block A, Lot 770 on the Nassau County Land and Tax Map, and are also known as 3333 New Hyde Park Road, New Hyde Park, New York 11042.

The hearing was stenographically transcribed, and the transcription is on file at the Village office. Larry Buscemi appeared for the applicant. After hearing all interested persons, the Board members expressed an interest in a site visit. The applicant also advised that intended to submit amended materials to the Board in furtherance of its application. The hearing was adjourned to February 28, 2023 at 7:30 pm, on motion by Mr. Lobosco, seconded by Mr. Strauss, and adopted unanimously.

The Board discussed Case 22-12za, Northwell Health, Inc., for variances with regard to premises 600 Community Drive, Manhasset. Joseph Bjarnson, Esq. was present for the applicant. It was noted that the Village did not yet have a recommendation from the Nassau County Planning Commission, nor a report from the consultant retained by the Village. On motion by Mr. Strauss, seconded by Mr.

Goodman and adopted unanimously, the Board determined that it would assume Lead Agency status for SEQRA review of this matter, and review the matter further upon receipt of the consultant's report.

The Board discussed Case 16-10za-ex5, Northwell Health, Inc, for an extension of time to complete approved improvements. Joseph Bjarnson, Esq. was present for the applicant, and advised the Board that the applicant estimated that the work was 85% complete. The applicant requested an extension of completion time to June 30, 2023. Mr. Cinquemani generally concurred in the applicant's statements, and recommended approval of the requested extension. After discussion, on motion by Mr. Goodman, seconded by Mr. Strauss and adopted unanimously, the Board granted the extension of time until June 30, 2023 to complete the previously approved improvements.

The Board had a brief discussion of procedures.

There being no further business, the meeting was adjourned at 8:30 pm on motion by Mr. Lobosco, seconded by Mr. Spenadel, and adopted unanimously.

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

**TIME:** 4:46 A.M./P.M.

**DATE:** 2/14, 2023

*W Russo*

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2023  
FEB 14 10 00 AM  
VILLAGE CLERK'S OFFICE  
NORTH HILLS VILLAGE