

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

October 22, 2024  
7:30 pm

PRESENT: Douglas Weigler, Chair  
Bruce Spenadel, Michael Strauss, Members  
Ray Dispaltro, Howard Fox, Alternate Members  
Wendy Russo, Deputy Village Clerk  
A. Thomas Levin, Village Attorney

ABSENT: Philip Goodman, Deputy Chair  
Anthony Lobosco, Member  
Peter Cinquemani, Superintendent of Building Department

The Chair announced that the next regular meetings of the Board would be November 19 and December 17, 2024, each at 7:30 pm. The November and December meeting dates were noted to be different than the Board's customary monthly meeting date.

Due to the absence of Mr. Goodman and Mr. Lobosco, Mr. Dispaltro and Mr. Fox participated in all matters as alternate members.

The Chair opened the continued public hearing for Case 24-05za, Hamlet Estates Homeowners Association. Ian Greenberg appeared for the applicant. The minutes of the hearing were transcribed stenographically, and are on file with these minutes. After hearing all interested persons, on motion by Mr. Strauss, seconded by Mr. Spenadel, and adopted unanimously, the hearing was closed and decision reserved.

The Chair opened the continued public hearing on amended Case 24-09za, Strathmore-Vanderbilt of Manhasset, Inc. Marco Silva, Esq. appeared for the applicant,

together with Michael Rant (Northcoast Civil) and Donald Feimer (General Manager) The minutes of the hearing were transcribed stenographically, and are on file with these minutes. After hearing all interested persons, on motion by Mr. Spenadel, seconded by Mr. Strauss and adopted unanimously, the hearing was closed and decision reserved.

The Chair opened the public hearing for Case 24-10za, Application of Howard Pomeranz and Allan Grabkowitz, 24 Fox Run, Roslyn Heights, New York. The minutes of the hearing were transcribed stenographically, and are on file with these minutes. The Chair disclosed that he had a business relationship with the company which managed the development. Ydelfonso Sosa and Howard Pomeranz appeared for the applicants. The Board requested additional plans to clarify some of the measurement issues. The Board also noted that it would conduct a site visit, and requested that the location of the proposed setback variance be staked out. On motion by Mr. Fox, seconded by Mr. Spenadel and adopted unanimously, the hearing was adjourned to November 19, 2024 at 7:30 pm.

The Board discussed Case 24-05za. The following motion was offered by Mr. Strauss pursuant to Village Code §215-44.1, seconded by Mr. Fox and adopted unanimously:

RESOLVED, that the Board further reserves decision with respect to that portion of the application which is pursuant to Village Code §215-9(D)(2)(c), to locate playing areas with setbacks of 10 feet and 25 feet from the property line, respectively, where a minimum of 100 feet is required, is located, and it is further

RESOLVED, that the portions of the application which are pursuant to Village Code §215-25(E)(2)(h), for an accessory use permit for a fence in a residential district, and Village Code §215-33(A)(1)(a), for a fence with height of 10 feet above finished grade, where a maximum of 4 feet is permitted, are granted, based upon the plans on file as part of this application, subject to the following conditions: (a) an additional fence, 4 feet in height, shall be installed, with self-locking gate, as approved by the Building

Department, to prevent unauthorized access from the play areas of the property to Shelter Rock Road, and (b) all required permits for the approved installations shall be obtained within six months from the date hereof, and all required certificate of occupancy and/or completion shall be obtained within nine months from the date(s) of permit issuance.

The Board discussed Case 24-09za, Strathmore-Vanderbilt of Manhasset, Inc.

The following motion was offered by Mr. Weigler pursuant to Village Code §215-44.1, seconded by Mr. Spenadel, and adopted unanimously:

RESOLVED, that the application is approved, based upon the plans on file as part of this application, subject to the following conditions: (a) the playing areas shall not be illuminated, nor shall such areas be used, earlier than 8 am nor later than 10 pm on any day, (b) in the event the Building Department receives complaints of excessive or unreasonable noise resulting from use of the playing areas, which complaints are determined by the Building Department to be justified, the Board may reopen this matter and, after a public hearing on at least ten business days' regular mail notice to the owners of the subject property and such other properties as the Building Department shall determine are affected by such noise, impose such other or additional conditions as may be reasonably proper under the circumstances, and (c) all required permits for the approved installations shall be obtained within six months from the date hereof, and all required certificate of occupancy and/or completion shall be obtained within nine months from the date(s) of permit issuance.

There being no further business, on motion by Mr. Strauss, seconded by Mr.

Fox and adopted unanimously, the meeting was adjourned at 8:34 pm.

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

**TIME: \_\_\_\_\_ A.M./P.M.**

**DATE: \_\_\_\_\_, 2024**