

PLANNING BOARD
VILLAGE OF NORTH HILLS
Village Hall
November 8, 2023
7:30 pm

PRESENT: Doreen Severin, Chair
Barry Bassik, Richard Kashinsky, Gary Schubert, Members
Sharon Struminger, Alternate Member
Marianne C. Lobaccaro, Village Administrator
Peter Cinquemani, Superintendent of Building Department
A. Thomas Levin, Village Attorney

ABSENT: Margo Kane, Member

The Chair called the meeting to order at 7:30 p.m. Due to the absence of Ms. Kane, alternate member Struminger participated in all matters before the Board.

The Chair announced that the next regular meeting of the Planning Board would be held at Village Hall on December 13, 2023 at 7:30 pm.

The Board held a public hearing with respect to Case 23-13rb, Toll Northeast V Corp., for reduction of a site improvement bond. George Peters, Esq. appeared for the applicant. The minutes of the hearing were transcribed stenographically, and are on file herewith. After hearing all interested persons, the hearing was closed on motion by Mr. Kashinsky, seconded by Mr. Bassik and adopted unanimously.

After discussion, on motion by Mr. Kashinsky, seconded by Ms. Struminger and adopted unanimously, the Board approved a reduction in the amount of the site improvement bond to \$2,082,639.00.

The Board discussed Case 23-09pb-a, LT Manhasset LLC, for the purpose of setting the required inspection fee. Mr. Cinquemani referenced his November 1, 2023

memorandum recommendation. On motion by Mr. Bassik, seconded by Mr. Schubert and adopted unanimously, the Board fixed the required inspection fee at \$57,200.00.

The Board discussed Case 23-14pb-w, North Hills Country Club, for waiver of site plan approval requirements. Rachel Spampinato was present for the applicant, and noted that the proposed change was limited to relocation of the pool bar to approximately 25 feet away from its present location. After discussion, Mr. Bassik moved the following resolution, which was seconded by Mr. Schubert and adopted unanimously:

RESOLVED, that the Planning Board of the Village of North Hills hereby finds and determines that:

- (a) it has considered the action, reviewed the proposed site improvements, reviewed the criteria set forth in 6 NYCRR section 617.7(c), thoroughly analyzed the relevant areas of potential environmental concern, and has duly considered all of the potential project environmental impacts and their magnitude in connection with the proposed amendment to the site plan for the North Hills Country Club (Case 23-14pb-w) (the "Project")*
- (b) the Project is classified as an Unlisted Action*
- (c) the Project will not result in any significant adverse environmental impacts, and, therefore does not require further environmental impact study; and it is further*

RESOLVED, that the Planning Board, as Lead Agency with reference to SEQRA review of the above-described Project, hereby adopts a negative declaration pursuant to 6 NYCRR section 617.7 with respect to the Project.

On motion by Mr. Bassik, seconded by Mr. Kashinsky and adopted unanimously, the Board waived the Village Code requirements for a public hearing with respect to the proposed site plan amendment. On motion by Mr. Bassik, seconded by Mr. Schubert and adopted unanimously, the Board waived the requirement for site plan approval amendment, on condition that the site plan improvements be completed in accordance with the plans submitted to the Village and approved by the Building Department.

On motion by Mr. Bassik, seconded by Ms. Struminger and adopted unanimously, the Board convened in executive session at 7:42 pm to obtain legal advice. The Board took no action in executive session. On motion by Mr. Kashinsky, seconded by Ms. Struminger and adopted unanimously, the Board returned to public session at 8:08 pm.

The Board discussed Case 23-12skp, 275 Old Shelter Road LLC, for sketch plan approval. On motion by Mr. Bassik, seconded by Mr. Kashinsky and adopted unanimously, the Board authorized retention of the Village's planning consultant, Cameron Engineering, for review of the pending application, based upon the Village's retainer agreement with the consultant. Mr. Cinquemani will notify the consultant and a public meeting will be scheduled with the applicant upon completion of the consultant's review of the sketch plat.

There being no further business, on motion by Mr. Bassik, seconded by Ms. Kashinsky and adopted unanimously, the meeting was adjourned at 8:15 pm.

THE ABOVE MINUTES WERE FILED IN
THE VILLAGE OFFICE OF THE
VILLAGE OF NORTH HILLS AT:
TIME: 10:00 AM/PM

DATE: NOV 08, 2023

PERSON FILING: Marianne Clobaccan
(Print the full name of the filer)