

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

November 19, 2024  
7:30 pm

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

ABSENT: None

The Chair announced that the next regular meetings of the Board would be December 17, 2024, and January 28, 2025, each at 7:30 pm. The December meeting date was noted to be different than the Board's customary monthly meeting date.

All regular Board members being present, Mr. Dispaltro and Mr. Fox participated in all matters as alternate members. Mr. Goodman and Mr. Lobosco affirmed that they had reviewed the transcripts of hearings held at the October meeting.

The Board discussed the draft minutes of the October 22, 2024 meeting. After discussion, Mr. Strauss moved the approval of the minutes as revised. The motion was seconded by Mr. Spenadel. The Chair, Mr. Spenadel and Mr. Strauss voted in the affirmative. Mr. Goodman and Mr. Lobosco abstained, as they were not present at that meeting. The motion was approved by a vote of three in favor, with two abstentions. The approved minutes are on file in the Village office.

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. Ydelfonso Sosa and Howard Pomeranz appeared for the applicants. The Board members acknowledged that they had conducted site visits. On motion by Mr. Spenadel, seconded by Mr. Goodman and adopted unanimously, the hearing was closed, and decision reserved.

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

RESOLVED, that Case 24-05za, Hamlet Estates, is hereby approved, and the requested variances granted, based upon the plans on file as part of this application, subject to the following conditions:

- (a) all required permits 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, and
- (b) the approval of the Board of Appeals does not substitute for, or eliminate the need for, any approvals which may be required from any condominium or homeowners' association in which the subject property may be located.

The Board discussed Case 24-10za, 24 Fox Run. The following motion was offered by Mr. Spenadel pursuant to Village Code §215-44.1, seconded by Mr. Lobosco, and adopted unanimously:

RESOLVED, that Case 24-10za, 24 Fox Run, is hereby approved, and the requested variances granted, based upon the plans on file as part of this application, subject to the following conditions:

- (a) all required permits 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, and
- (b) the approval of the Board of Appeals does not substitute for, or eliminate the need for, any approvals which may be required from any condominium or homeowners' association in which the subject property may be located.

There being no further business, on motion by Mr. Strauss, seconded by Mr. Goodman and adopted unanimously, the meeting was adjourned at 8:08 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**

**DRAFT**