

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

February 28, 2023  
7:30 pm

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

ABSENT: Anthony Lobosco and Bruce Spenadel, Members

The Chair announced that the next regular meetings of the Board would be March 28, 2023 and April 25, 2023, each at 7:30 pm.

In the absence of two regular members, Mr. Fox and Mr. Dispaltro participated in each matter before the Board.

The Chair opened the continued public hearing with respect to Application #22-09za, Application of Laguardia Steel, LLC, for variances in relation to three proposed ground signs. The Chair noted that the applicant had submitted a request to adjourn the hearing to March 28, 2023. On motion by Mr. Strauss, seconded by Mr. Fox and adopted unanimously, the hearing was adjourned to March 28, 2023 at 7:30 pm. The Village Attorney noted that more than thirty days had elapsed since referral to the Nassau County Planning Commission, without any recommendation having been received. He also noted that the Board had not yet made any SEQRA determination for this matter, and that if the applicant intended to submit any amendments to the application, or to make any additional written submissions, it was necessary to do so on

a timely basis to comply with Board rules and to permit any additional referral to the Nassau County Planning Commission as may be required.

The Board discussed Case 22-12za, Northwell Health, Inc., for variances with regard to premises 600 Community Drive, Manhasset. On motion by Mr. Goodman, seconded by Mr. Strauss, and adopted unanimously, the Board scheduled a public hearing to be held on March 28, 2023 at 7:30 pm, and directed that required legal notices be given. On motion by Mr. Strauss, seconded by Mr. Fox and adopted unanimously, the Board authorized the Village Attorney to provide applicant's counsel with a copy of the consultant's review received by the Board. It was noted that at its previous meeting the Board had elected to take Lead Agency status for SEQRA review and, pursuant to the Village Code, had classified the action as a Type I Action. The Village Attorney advised the Board that the Planning Board had consented to the Board of Appeals taking Lead Agency status.

The Board discussed Case 23-02za, Spruce Pond Condominium. On motion by Mr. Dispalatro, seconded by Mr. Strauss, and adopted unanimously, the Board scheduled a public hearing to be held on March 28, 2023 at 7:30 pm, and directed that required legal notices be given. On motion by Mr. Goodman, seconded by Mr. Straus and adopted unanimously, the Board classified this action as a Type II Action pursuant to SEQRA.

The Board discussed Case 23-04za, Toll Northeast V Corp., for variances and special permit to permit a swimming pool at 29 Sequoia Circle. On motion by Mr. Strauss, seconded by Mr. Dispalatro and adopted unanimously, the Board scheduled a public hearing for March 18, 2023 at 7:30 pm, and directed that required legal notices

be given. On motion by Mr. Goodman, seconded by Mr. Straus and adopted unanimously, the Board classified this action as a Type II Action pursuant to SEQRA. The Village Attorney was requested to notify the applicant of the subdivision approval and covenants requirement that no variances could be requested for this project without prior permission of the Planning Board.

The Board discussed Case 23-06za, application of Michael and Roseann Breen for variances with respect to a proposed reconstruction of dwelling at 9 Cherrywood Lane. On motion by Mr. Dispaltro, seconded by Mr. Goodman and adopted unanimously, the Board scheduled a public hearing to be held on March 28, 2023 at 7:30 pm, and directed that required legal notices be given. On motion by Mr. Strauss, seconded by Mr. Fox and adopted unanimously, the Board classified this action as a Type II Action pursuant to SEQRA.

The Board discussed revisions to the Board's rules. On motion by Mr. Strauss, seconded by Mr. Fox and adopted unanimously, the Board amended the Rules of the Board, to add Section A219-2(B)(2), to read as follows, effective immediately:

*"(2) The Chair shall have authority, in the Chair's sole discretion, (a) to direct the time, date and place at which a public hearing shall be held with respect to any completed application, and (b) to authorize copies of reports (or redacted copies of reports) received by the Board to be released to any one or more persons or entities, provided that such released reports are not exempt from disclosure pursuant to the Freedom of Information Law."*

There being no further business, the meeting was adjourned at 7:45 pm on motion by Mr. Strauss, seconded by Mr. Fox, and adopted unanimously.

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

TIME: 9:58 A.M./P.M.

DATE: 3/14, 2023

*W. Russo*