

PLANNING BOARD
VILLAGE OF NORTH HILLS
Village Hall
February 9, 2022
7:30 pm

PRESENT: Ivan Dochter, Chair
Doreen Severin, Deputy Chair
Margo Kane, Member
Marianne C. Lobaccaro, Village Administrator
Peter Cinquemani, Superintendent of Building Department
A. Thomas Levin, Village Attorney

ABSENT: Richard Kashinsky, Member
Gary Schubert, Member

The Chair called the meeting to order at 7:30 p.m.

The Chair announced that the next regular meeting of the Planning Board would be held at Village Hall on March 9, 2022 at 7:30 pm.

The Board discussed Case 22-01pb-w, Toll Northeast V Corp. request for waiver of subdivision (site plan) amendment to permit temporary use of a proposed clubhouse for sales office purposes. The applicant was represented by Dan Masterson, Division Vice President of Toll Brothers, Inc. The Board first discussed the late submission of documents by the applicant, noting that consideration of those late submission requires unanimous consent of the Board members present. On motion by Ms. Severin, seconded by Ms. Kane and approved unanimously, the Board agreed to consider the late submission. The Board and Mr. Masterson discussed the proposed temporary sales office use. After discussion, on motion by Ms. Severin, seconded by Ms. Kane and adopted unanimously, the Board waived requirements for amendment of the subdivision (site plan) approval, to authorize the proposed temporary use, on the following conditions: (a) the sales office use of the clubhouse is authorized only as

indicated on the submitted plans, (b) the use may be conducted only Wednesday through Sunday, between the hours of 10 am and 6 pm, until May 31, 2024, (c) parking shall be provided for such use as may be approved by the Superintendent of Building Department, (d) prospective purchasers shall be permitted on site by appointment only, in order to minimize traffic at any particular time, (e) the sales office and parking area shall be enclosed by construction fencing approved by the Superintendent of Building Department, and (f) except for the activities authorized by this resolution, all other conditions of the subdivision and site plan approval shall remain in effect.

There being no further business, on motion by Ms. Kane, seconded by Ms. Severin and adopted unanimously, the meeting was adjourned at 7:45 pm.

THE ABOVE MINUTES WERE FILED IN
THE VILLAGE OFFICE OF THE
VILLAGE OF NORTH HILLS AT:

TIME: 12:30 (AM/PM)

DATE: February 23, 2022

PERSON FILING: Marianne Kobaccaro
(Print full name of filer)