

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

March 26, 2024
7:30 pm

PRESENT: Douglas Weigler, Chair
Philip Goodman, Deputy Chair
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: Anthony Lobosco, Member

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

In the absence of Mr. Lobosco, Mr. Fox participated and voted in all matters. Mr. Dispaltro participated in all discussions, but did not vote except as indicated in these minutes.

The Chair opened the public hearing for Case 24-01za, Application of Howard Beige, Application #24-01za. Application of Howard Beige, 8 Bradford Road, Manhasset, New York 11030, for the following variances from the Village Code: (a) Code §215-11(D)(6), to permit a rear yard setback of 21.67 feet where a minimum of 50 feet is required; (b) Code §215-33(A), for a special permit for walls, which walls are proposed at 4-6 inches "out of grade"; (c) Code §215-25(E)(5)(c), to permit a rear yard barbecue with width of 11.75 feet, where barbecues are not permitted in a rear yard, nor with a width greater than 6 feet. Premises are also known as Section 3, Block 205, Lot 24 on the Nassau County Land and Tax Map.

The minutes of the hearing were transcribed stenographically, and are on file in the Village office. Scott Tirone appeared for the applicant. There were no public comments. After hearing all interested persons, on motion by Mr. Strauss, seconded by Mr. Spenadel and adopted unanimously, the Board closed the public hearing and reserved decision.

The Board discussed Case 24-01za. It was noted that this case is identical to a prior case in which the requested relief was approved, but the applicant did not proceed with construction and that approval expired. It also was noted that this case had been referred to the Nassau County Planning Commission on February 9, 2024. No response has been received and the statutory time provided for response has expired. On motion by Mr. Goodman, seconded by Mr. Strauss and adopted unanimously, acting pursuant to Village Code §215-44.1, the Board classified the application as a Type II Matter pursuant to SEQRA, and granted the application in all respects, based on the plans submitted to the Board, on the conditions that (a) all required permits be obtained within six months from this date, (b) all required certificates of occupancy or completion be obtained within one year from the date of issuance of the building permit, and (c) applications for extensions of such time periods, if any, may be considered upon letter application, and without a public hearing.

The Board held a public hearing with respect to Case #23-16za, Application of New York University (on behalf of NYU Langone Hospital), 550 Fifth Avenue, New York, New York, for variances of Village Code §215-37(A)(3), to permit an illuminated ground sign having a face area of 40 square feet where a maximum of 16 square feet is permitted, and interior illumination of 45 watts where a maximum of 15 watts is

permitted. Premises are 1440 Northern Boulevard, Manhasset, New York, also known as Section 3, Block 145, Lots 16, 17 and 433 on the Nassau County Land and Tax Map.

The minutes of the hearing were transcribed stenographically, and are on file in the Village office. Gianni Sbarro, Esq. appeared for the applicant. Various questions were posed by Board members as to the need for the requested relief, and the hours when illumination of the sign was necessary.

At 8:09 pm, on motion by Mr. Goodman, seconded by Mr. Weigler and adopted unanimously, the Board convened in executive session to obtain legal advice from the Village Attorney. On motion by Mr. Goodman, seconded by Mr. Weigler and adopted unanimously, the Board returned to public session at 8:16 pm. and the hearing resumed.

After further discussion with the applicant, on motion by Mr. Goodman, seconded by Mr. Fox and adopted unanimously, the hearing was continued to April 30, 2024 at 7:30 pm.

There being no further business, the meeting was adjourned at 8:26 pm on motion by Mr. Fox, seconded by Mr. Goodman, and adopted unanimously.

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

TIME: 3:26 A.M./P.M.

DATE: 4/10, 2024

W. Russo