

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

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

ABSENT: Ivan Dochter, Chair

The Deputy Chair called the meeting to order at 7:30 p.m. As alternate member, Mr. Bassik participated in all matters before the Board.

The Deputy Chair announced that the next regular meeting of the Planning Board would be held at Village Hall on April 12, 2023 at 7:30 pm.

The Board discussed Case 23-01pb-w, North Hills Country Club, for waiver of site plan amendment requirements. Michael Reali and Rachel Spampinato appeared for the applicant. The Board noted that it previously had requested that the applicant obtain approval, or a letter of no jurisdiction, from the Department of Environmental Conservation, but that no such letter yet had been obtained. Mr. Reali advised that such a letter had been requested, and a response from DEC was expected shortly. He also noted that a letter had been supplied from the Army Corps of Engineers. After discussion, Mr. Bassik moved that the waiver request be approved, on condition that no permits be issued until the Village had received the requested "no jurisdiction" letter from the DEC. The motion was seconded by Mr. Kashinsky, and adopted unanimously.

The Board discussed Case 23-05pb-w, Fairways at North Hills, request for waiver of subdivision approval requirements in relation to improvements at the

condominium pool complex. Bruce Mawhirter, from Nelson & Pope, appeared for the applicant. After discussion, on motion by Mr. Bassik, seconded by Ms. Kane and adopted unanimously, the waiver application was approved.

There being no further business, on motion by Ms. Kane, seconded by Mr. Schubert and adopted unanimously, the meeting was adjourned at 7:40 pm.

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

TIME: 4:40 AM/PM

DATE: March 15, 2023

PERSON FILING: Marianne C. Lobbaccaro
(Print full name of filer)