

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

June 27, 2023

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 (by phone)

EXCUSED: None

The Chair announced that the next regular meetings of the Board would be July 25, 2023 and August 22, 2023, each at 7:30 pm.

The full Board being present, Mr. Dispaltro and Mr. Fox participated in all discussions, but did not vote except as indicated in these minutes.

On motion by Mr. Goodman, seconded by Mr. Strauss and adopted unanimously, the Board convened in executive session at 7:32 pm to obtain legal advice from counsel. The Board took no action in executive session, and returned to public session at 7:40 pm on motion by Mr. Spenadel, seconded by Mr. Lobosco and adopted unanimously.

The Board discussed Case 16-10za-ex-6, 600 Community Grantor Trust (Northwell Health) for an extension of time to complete construction of approved improvements. The Board discussed the applicant's letter request dated June 1, 2023. On motion by Mr. Spenadel, seconded by Mr. Strauss, the Board determined that the proposed action is a Type II Action pursuant to SEQRA, which requires no

environmental impact review, and granted the requested extension of time to and including August 31, 2023.

The Chair opened the continued public hearing for Case 23-07za, Application of Zhiyang Cao, 3 Gracewood Drive, Manhasset, New York for special permit for replacement/rebuild of existing railroad tie retaining wall. Doug Castellano, North Coast Civil, appeared for the applicant. The minutes of the hearing were transcribed stenographically, and are on file with these minutes. After hearing all interested persons, on motion by Mr. Lobosco, seconded by Mr. Strauss and adopted unanimously, the hearing was closed and decision reserved.

The Chair called the public hearing with respect to Case 23-08za, Application of Tracy Bourhill, 7 Hickory Court, Manhasset, New York, for zoning relief to permit enlargement or expansion of an existing non-conforming building which enlargement or expansion would not conform to existing Code requirements. Matthew Korn appeared for the applicant. The minutes of the hearing were transcribed stenographically, and are on file with these minutes. After hearing all interested parties, the Board expressed an interest in having a site inspection. On motion by Mr. Strauss, seconded by Mr. Lobosco and adopted unanimously, the hearing was continued to July 25, 2023 at 7:30 pm.

The Board discussed Case 23-07za, on which the public hearing had been held and concluded. On motion by Mr. Goodman, seconded by Mr. Strauss and adopted unanimously, the Board granted the requested special permit and otherwise approved the application based upon the filed plans, on the following conditions: (a) all required permits must be obtained on or before 60 days from this date, except that permits for

removal of the wood portion of the existing deck shall be obtained, and removal of the wood portion of the existing deck completed, within 30 days from this date, (c) all other work shall be completed and certificates of completion or occupancy shall be obtained within six months from the issuance of the required permits for such work, (d) any time periods established by this resolution may be extended by the Board upon letter application, without a public hearing, and (e) the approvals herein granted do not apply to the barbecue shown on the plans. The Board also directed that the Village Administrator give notice of this decision to the homeowners' association.

There being no further business, the meeting was adjourned at 8:47 pm on motion by Mr. Lobosco, 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: 10:07 A.M./P.M.

DATE: 7/25, 2023

*W Russo*