

PLANNING BOARD
VILLAGE OF NORTH HILLS
Village Hall
July 10, 2024
7:30 pm

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

ABSENT: Barry Bassik, Member
Richard Kashinsky, Member

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

In the absence of members Bassik and Kashinsky, Ms. Struminger participated, and voted, in all matters as indicated in these minutes.

The Chair announced that the next regular meeting of the Planning Board would be held at Village Hall on August 14, 2024 at 7:30 pm.

The Board held a public hearing with respect to Case 24-03rb, Application of Toll Northeast V Corp., 1140 Virginia Drive, Fort Washington, PA 19034, by its agent, Daniel Masterson, 42 Old Ridgebury Road, Danbury, CT 06810, pursuant to Village Code §179-79, to reduce the principal amount of performance bonds for (a) compliance with conditions, (b) completion of recreational facilities, and (c) lighting and landscaping. The proposed reductions would reduce the bond amounts to less than 50% of the original required amounts. Premises are known as the Manhasset Crest subdivision and are designated as Section 3, Block 162, former Lot 822 on the Nassau County Land and Tax map, also known as 251 Searingtown Road, North Hills. The minutes of

the hearing were transcribed stenographically and are on file in the Village office. Jennifer Appel, Esq. from Certilman Balin, represented the applicant.

After hearing all interested persons, Mr. Schubert moved that the portion of the hearing with respect to compliance with conditions be adjourned to August 14, 2024, at 7:30 pm, to permit submission of additional information requested by the Superintendent of Building Department. The motion was seconded by Ms. Kane, and adopted unanimously,

On motion by Ms. Kane, seconded by Mr. Schubert and adopted unanimously, the hearing was closed as to the bonds for completion of recreational facilities, and for lighting and landscaping.

The Board deliberated with respect to the application for reduction of bonds for completion of recreational facilities, and for lighting and landscaping.

On motion by Ms. Struminger, seconded by Mr. Schubert and adopted unanimously, the Board granted the application for reduction of the bond for completion of recreation facilities, to the extent that the bond principal amount shall be reduced to \$474,375 upon submission of a revised bond document in a form approved by the Village Attorney.

On motion by Mr. Schubert, seconded by Ms. Kane and adopted unanimously, the Board granted the application for reduction of the bond for landscaping and lighting, to the extent that the bond principal amount shall be reduced to \$650,000 upon submission of a revised bond document in a form approved by the Village Attorney.

There being no further business, the meeting was adjourned at 7:42 pm upon motion by Ms. Struminger, seconded by Ms. Kane and adopted unanimously.

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

TIME: 1:15 AM/PM

DATE: 7/17, 2024

PERSON FILING: Marianne C. Lobbaccow

(Print the full name of the filer)