

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

July 26, 2022
7:36 pm

PRESENT: Douglas Weigler, Chair
Philip Goodman, Anthony Lobosco, Bruce Spenadel and
Michael Strauss, Members
Howard Fox and Ray Dispaltro, Alternate Member
Wendy Russo, Deputy Village Clerk
Peter Cinquemani, Superintendent of Building Department
A. Thomas Levin, Village Attorney

ABSENT: None

The Chair announced that the next regular meetings of the Board would be August 23, 2022 and September 20, 2022, each at 7:30 pm.

Due to attendance of all regular Board members, the alternate members of the Board participated in each matter, but did not vote unless otherwise indicated in these minutes.

The Board held a public hearing with respect to Case No. 220-04za, Application of LaGuardia Steel LLC, d/b/a Steel Equities, 999 South Oyster Bay Road, Bethpage, New York, to convert a portion of the building at 3333 New Hyde Park Road, New Hyde Park, to medical office space, and maintain an existing parking lot with 713 spaces, where a minimum of 750 spaces are required pursuant to Village Code §215-35(D). Premises are designated as Section 8, Block A, Lot 776 on the Nassau County Land and Tax Map. The application was presented by Judy Simoncic, Esq. The minutes of the hearing were transcribed stenographically and are on file in the Village office.

After hearing all interested persons, on motion by Mr. Goodman, seconded by Mr. Lobosco, and adopted unanimously, the Board closed the public hearing and reserved decision.

The Board discussed Case 22-04za. After discussion, on motion by Mr. Goodman, seconded by Mr. Strauss, and adopted unanimously, the Board made the following determination: (1) the relief requested in the application constitutes an Unlisted Action pursuant to the State Environmental Quality Review Act and its implementing regulations, which has no significant adverse environmental impacts (Negative Declaration); (2) the requested variance is granted, on condition that (a) the premises maintain at least 713 parking spaces, and (b) the floor area of all medical offices at the premises shall not exceed the floor area of those offices which presently exist and those which are being added pursuant to this application, (3) all required permits shall be obtained within six months from the date of filing of this determination with the Village Clerk, and (4) all required certificates of completion or compliance shall be obtained within one year from the date of filing of this determination with the Village Clerk.

The Board opened the public hearing with respect to Case 22-05za, application of Zaree Voskerijian, 30 Excelsior Court, Roslyn, New York, pursuant to Village Code §215-25(E)(2)(h) for an accessory use permit to construct 4 foot high chain link and 4 foot high black estate fencing. The premises are designated as Section 8, Block A, Lot 913 on the Nassau County Land and Tax Map. The application was presented by Gene Koutsoubian. The minutes of the hearing were transcribed stenographically and are on file in the Village office

After hearing all interested persons, on motion by Mr. Lobosco, seconded by Mr. Goodman and adopted unanimously, the Board closed the public hearing and reserved decision.

The Board discussed Case 22-05za. After discussion, on motion by Mr. Goodman, seconded by Mr. Lobosco, and adopted unanimously, the Board made the following determinations: (1) the relief requested in the application constitutes a Type II Action, pursuant to the State Environmental Quality Review Act and its implementing regulations; (2) the relief requested in the application is consistent with the character of the neighborhood and will not cause any adverse impacts upon other properties; (3) the chain link fence and estate-style fence are approved as provided in the plans submitted with the application; (4) to the extent the arch of the fence exceeds four feet in height, the Building Official has determined that no variance or separate permit is required; (5) all required permits shall be obtained within six months from the date of filing of this determination with the Village Clerk, and (6) all required certificates of completion or compliance shall be obtained within one year from the date of filing of this determination with the Village Clerk.

The Board opened the public hearing with respect to Case 22-06za, Application of Minghua Hu, 52 Stone Hill Drive South, Manhasset, to construct a rear sunroom addition which requires variances of (a) Village §215-11(D)(5), to permit a side yard setback of 23.7 feet, where a minimum of 25 feet is required, and (b) Village Code §215-11(D)(9), to permit building coverage of 26.75%, where a maximum of 15% is permitted. The premises are designated as Section 3, Block 239, Lot 77 on the Nassau County Land and Tax Map. The Chair noted receipt of a request from the applicant to

adjourn the hearing to August 23, 2022. On motion by Mr. Goodman, seconded by Mr. Strauss and adopted unanimously, the hearing was continued to August 23, 2022 at 7:30 pm.

There being no further business, the meeting was adjourned at 8:30 pm on motion by Mr. Strauss, seconded by Mr. Spenadel, and adopted unanimously.

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

TIME: _____ A.M./P.M.

DATE: _____, 2022

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