

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

August 27, 2024
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

ABSENT: None

The Chair announced that the next regular meetings of the Board would be September 24, 2024, October 22, 2024, November 19, 2024, and December 17, 2024, each at 7:30 pm. Some meeting dates have been changed due to holidays.

All members of the Board being present, Mr. Fox and Mr. Dispaltro participated in all discussions, but did not vote except as indicated in these minutes.

The Board held a public hearing with respect to Case 24-06za, Application of Luthful and Mukta Hassan, 9 Bristol Drive, North Hills, New York, for variances of Village Code §215-11(D)(4) to permit construction of a one and two story addition to an existing dwelling which would have individual side yard of 24.80 feet where a minimum of 25 feet is required, and aggregate side yards of 50.49 feet where a minimum of 60 feet is required. Premises are 9 Bristol Drive, North Hills, New York, also known as Section 3, Block 205, Lot 52 on the Nassau County Land and Tax Map.

The minutes of the hearing were transcribed stenographically, and are on file in the Village office. Michael Mallia, the applicant, appeared with the homeowners. After

all interested persons had been heard, on motion by Mr. Lobosco, seconded by Mr. Spenadel and adopted unanimously, the hearing was closed. The Board discussed the application, noting that the applicant had addressed some, but not all, of the statutory factors which the Board is required to consider. On motion by Mr. Weigler, seconded by Mr. Lobosco and adopted unanimously, acting pursuant to Village Code §215-44, the Board (a) confirmed that the proposed action is a Type II Matter pursuant to SEQRA, which required no separate environmental impact review, (b) granted the application on conditions that all required permits shall be obtained within six months of the date of this decision, and all required certificates of occupancy and/or completion for the installation shall be obtained within six months after permit issuance, and (c) determined that, if necessary, applications for extensions of time may be made by letter application, and determined without a public hearing, unless otherwise directed by the Board.

At 7:50 pm, on motion by Mr. Spenadel, seconded by Mr. Strauss and adopted unanimously, the meeting was adjourned.

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

TIME: 11:56 A.M./P.M.

DATE: 9/23, 2024

W. Russo