

PLANNING BOARD
VILLAGE OF NORTH HILLS
Village Hall
September 11, 2024
7:30 pm

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

ABSENT: NONE

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

A full quorum being present, Mr. Kotcher did not participate in any votes taken at this meeting, unless otherwise indicated in these minutes.

The Chair announced that the next regular meeting of the Planning Board would be held at Village Hall on October 9, 2024 at 7:30 pm.

The Board continued the public hearing with respect to Case No. 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 bond for compliance with conditions. 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 stenographically transcribed, and are on file in the Village office. The applicant appeared by Jennifer Appel, Esq. After hearing all interested persons, the hearing was closed on motion by Ms. Kane, seconded by Mr. Schubert and adopted unanimously.

After discussion, on motion by Mr. Bassik, seconded by Ms. Struminger and adopted unanimously, the Board approved the application to the extent that the principal amount of the bond was reduced to \$201,250. The applicant shall submit a revised bond or bond endorsement to reflect the reduced principal amount of the bond.

The Board held a public hearing with respect to Case No.24-07rb. 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 bond 930404 for completion of site improvements. The proposed reduction would reduce the bond amount to less than 50% of the original required amount. 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 stenographically transcribed, and are on file in the Village office. The applicant appeared by Jennifer Appel, Esq. After hearing all interested persons, the hearing was closed on motion by Ms. Kane, seconded by Mr. Schubert and adopted unanimously.

After discussion, on motion by Mr. Bassik, seconded by Ms. Struminger and adopted unanimously, the Board approved the application to the extent that the principal

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amount of the bond was reduced to \$1,623,896. The applicant shall submit a revised bond or bond endorsement to reflect the reduced principal amount of the bond.

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

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

TIME: 3:00 AM/PM

DATE: 9/24, 2024

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