

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

September 24, 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 October 22, November 19 and December 17, 2024, each at 7:30 pm. The November and December meeting dates were noted to be different than the Board's customary monthly meeting date.

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 Chair opened the public hearing for Case 24-05za, Hamlet Estates Homeowners Association. Ian Greenberg appeared for the applicant. The minutes of the hearing were transcribed stenographically, and are on file with these minutes. There was a discussion of hours of use of the sports courts. The applicant requested hours of use until 10 pm (at which time the lights automatically shut off), offered to shut down the use of courts earlier if requested due to excessive noise, and to make other changes as may be required if there are other noise issues. The Board expressed a desire to do a site inspection, with the variance and permit areas staked out, which the

applicant agreed to arrange. On motion by Mr. Spenadel, seconded by Mr. Lobosco and adopted unanimously, the hearing was continued to October 22, 2024 at 7:30 pm.

The Board held a public hearing with respect to Case 24-09za, Strathmore-Vanderbilt of Manhasset, Inc. Marco Silva, Esq. appeared for the applicant, together with Michael Rant (Northcoast Civil). The minutes of the hearing were transcribed stenographically, and are on file with these minutes. During the hearing it became apparent that the applicant had filed amended plans with the Building Department, and had received a denial letter with respect to those plans, but had not included the amended plans or denial letter in the application. The applicant advised that it intended to proceed on the amended plans, and requested an opportunity to submit an amended application to include those plans and the related denial letter. The Board advised that it wished to conduct a site visit, and the applicant agreed to stake out the relevant areas. After hearing public comments, on motion by Mr. Strauss, seconded by Mr. Lobosco and adopted unanimously, the hearing was continued to October 22, 2023 at 7:30 pm.

The Board discussed Case 24-01za-ex, Howard Beige request for an extension of time to obtain all required permit. Mr. Beige was present. The Board discussed the application. On motion by Mr. Spenadel, seconded by Mr. Goodman and adopted unanimously, the application was granted and the time to obtain permits was extended six months from the current expiration date.

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There being no further business, at 8:20 pm, on motion by Mr. Strauss, seconded by Mr. Lobosco, 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: 9:48 A.M./P.M.

DATE: 10/16, 2024

W.S. Russo

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