

PLANNING BOARD  
VILLAGE OF NORTH HILLS  
Village Hall  
February 8, 2023  
7:30 pm

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

ABSENT: Ivan Dochter, Chair

The Deputy Chair called the meeting to order at 7:30 p.m. In the absence of the Chair, Mr. Bassik participated in all matters before the Board.

The Deputy Chair announced that the next regular meeting of the Planning Board would be held at Village Hall on March 8, 2023 at 7:30 pm.

The Board discussed the request of Northwell Health, Inc. (Case 17-11a-ex-5) for an extension of time to complete required improvements. Joseph Bjarnson, Esq., appeared for the applicant, and amplified the information provided in the letter application. Mr. Cinquemani recommended approval of the application. The Village Attorney noted that the Board of Appeals had granted a companion application with respect to conditions imposed by that Board. On motion by Mr. Kashinsky, seconded by Mr. Schubert and adopted unanimously, the Board approved the request, and extended to June 30, 2023 the time to complete the required improvements.

The Board discussed Case 23-03pb-w, application of Anne Marie Cerrone, for waiver of subdivision (lot line adjustment) pursuant to Real Property Law §334-a and the Village Code, for property located outside the Village. Daniel Cerrone appeared for the applicant. Mr. Cerrone confirmed that both involved properties would be zoning

compliant if the application were approved. The Village Attorney noted that this application involved no new lots, and no new streets. On motion by Mr. Bassik, seconded by Mr. Kashinsky and adopted unanimously, the Board waived requirements for subdivision (lot line adjustment) approval, including any requirements for a public hearing. The Village Attorney will notify the Nassau County Planning Commission of this determination.

The Board discussed Case 23-01pb-w, North Hills Country Club, for waiver of site plan amendment requirements.

On motion by Mr. Bassik, seconded by Mr. Kashinsky and adopted unanimously, the Board recessed to executive session, for legal advice. After executive session discussion, on motion by Mr. Bassik, seconded by Ms. Kane, the Board returned to public session.

The Board resumed discussion of Case 23-01pb-w. Michael Reali and Jerry Caliendo appeared for the applicant. Mr. Reali expressed apologies for the Club having commenced work without required approvals or permits. Mr. Caliendo proffered handout materials which had not been provided to the Board in advance, and which were not provided in electronic format. Mr. Caliendo agreed to provide digital copies to the Board. The Board requested that the applicant obtain approval, or a letter of no jurisdiction, from the Department of Environmental Conservation. On motion by Bassik, seconded by Ms. Kane, the matter was continued to the March 8, 2023 agenda for further discussion.

The Board discussed a zoning application by Northwell Health, Inc. pending before the Board of Appeals, for additional variances for premises 600 Community

Drive. No companion application yet has been filed with the Planning Board. On motion by Mr. Schubert, seconded by Mr. Kashinsky and adopted unanimously, the Board consented that the Board of Appeals serve as Lead Agency for SEQRA review of that application.

There being no further business, on motion by Mr. Schubert, seconded by Mr. Bassik and adopted unanimously, the meeting was adjourned at 8:15 pm.

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

TIME: 1:00 AM/PM

DATE: 3/1, 2023

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