

PLANNING BOARD  
VILLAGE OF NORTH HILLS  
Village Hall  
July 12, 2023  
7:30 pm

PRESENT: Doreen Severin, Deputy Chair  
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 (by phone)  
and Elisa Santoro, Esq. (in person)

ABSENT: Margo Kane, Member

The Deputy Chair called the meeting to order at 7:30 p.m. Due to the presence of less than all Board members, as alternate member 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 August 9, 2023, at 7:30 pm.

The Board held a public hearing with respect to Case 23-09pb-a, LT Manhasset, LLC, for site plan review and approval for modifications to an existing parking lot. William Bonesso from Forchelli Deegan Terrana and Andrew Kelly from VHB Engineering appeared for the applicant. The minutes of the hearing were transcribed stenographically, and are on file herewith. Mr. Bonesso acknowledged that due to late submission of materials by the applicant, the hearing would not be concluded at this meeting, and would be continued after the presentations at this meeting.

During the applicant's presentation, on motion by Mr. Bassik, seconded by Mr. Schubert and adopted unanimously, the Board convened in executive session at 7:50

pm to obtain legal advice from counsel. The Board returned to public session at 7:59 pm, on motion by Mr. Bassik, seconded by Mr. Kashinsky and adopted unanimously.

The Board resumed the public hearing. The minutes were stenographically transcribed and are filed herewith. After hearing all interested persons, the hearing was continued to August 9, 2023 at 7:30 pm on motion by Mr. Bassik, seconded by Mr. Schubert, and adopted unanimously.

After discussion, Mr. Bassik moved the following resolution, which was seconded by Mr. Kashinsky and adopted unanimously:

*WHEREAS, the Planning Board, as Lead Agency, heretofore has determined that the proposed action (Case 23-09pb) would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act, and*

*WHEREAS, the Planning Board also has determined that pursuant to the enhanced Type I Action list enacted in the Village Code, this proposed action must be classified as a Type I Action, and*

*WHEREAS, the Planning Board has caused coordination letters to be sent to other Involved Agencies as listed in the applicant's Environmental Assessment Form, and none of such agencies has responded to advise of such agency's interest in assuming Lead Agency status for SEQRA review of this proposed, and*

*WHEREAS, the Planning Board has reviewed the Environmental Assessment Form submitted in support of the application, and the comments of the Village's consultants and the applicant's consultants in relation thereto, and has considered the information brought before the Board in the course of hearing this application to date, and*

*WHEREAS, the Board members have applied their personal knowledge of the community and the subject property, and*

*WHEREAS, the proposed action is for a use of property in the Village of North Hills for parking accessory to a use of adjacent property outside the Village, which adjacent property previously was used for a commercial purpose and is not proposed to be used for a medical use, and*

*WHEREAS, the proposed parking use within the Village is not materially different from the previously existing parking use of that property, and*

*WHEREAS, the Nassau County Planning Commission has reviewed this application pursuant to General Municipal Law §239-m and has recommended "local determination" of this action,*

*NOW, THEREFORE, IT IS*

*RESOLVED, that the Planning Board finds and concludes as follows:*

- (a) the proposed action is a Type I action as defined in the State*

*Environmental Quality Review Act and its regulations;*

*(b) the Board is the lead agency with respect to environmental review of this proposed action;*

*(c) the Board has considered the following factors, and made the following conclusions, in respect to its review of the environmental impacts of the proposed action:*

*(i) the proposed action would not result in any substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, nor any substantial increase in solid waste production, nor create a substantial increase in the potential for erosion, flooding, leaching or drainage problems;*

*(ii) the proposed action would not result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on a significant habitat area, substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse impacts to natural resources;*

*(iii) the proposed action would not impair the environmental characteristics of any Critical Environmental Area;*

*(iv) the proposed action would not conflict with the community's current plans or goals as official approved or adopted;*

*(v) the proposed action would not impair the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character;*

*(vi) the proposed action would not result in a major change in the use of either the quantity or type of energy;*

*(vii) the proposed action would not create a hazard to human health;*

*(viii) the proposed action would not create a substantial change in the use, or intensity of use, of land, including agricultural, open space or recreational resources, or in its capacity to support existing uses;*

*(ix) the proposed action would not encourage or attract large numbers of persons to any place for more than a few days, compared to the number who would come to such place without such action;*

*(x) the proposed action would not create changes in two or more elements of the environment, no one of which would have a significant impact on the environment, but when taken considered together would result in a substantial adverse impact on the environment;*

*(xi) the proposed action would not create substantial adverse impacts when considered cumulatively with any other actions, proposed or in process;*

*(xii) the proposed action would not result in substantial adverse impact with respect to any relevant environmental consideration, including noise, aesthetics, traffic, air quality, water quality or adequacy of water supply, drainage, soil conditions, or quality of life in the community in general and the immediate neighborhood in particular;*

*(d) the proposed action would not have a significant adverse*

*environmental impact; and*

*(e) no further environmental review is required with respect to the proposed action and it is further*

*RESOLVED, that the Board hereby issues a Negative Declaration with respect to the proposed action, and it is further*

*RESOLVED, that the Chair (or Deputy Chair) is authorized to execute such documents as may be approved by the Village Attorney to memorialize the said Negative Declaration, and it is further*

*RESOLVED, that the Village Attorney and the Village Administrator shall prepare and file such documentation of, and give notice of, such Negative Declaration as may be required by law.*

There being no further business, on motion by Mr. Bassik, seconded by Mr. Schubert, and adopted unanimously, the meeting was adjourned at 8:05 pm.

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

TIME: 1:00 AM/PM

DATE: 7/19, 2023

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