

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

September 26, 2023
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 24, 2023 and November 21, 2023, each at 7:30 pm.

The full Board being present, Mr. Dispaltro and Mr. Fox participated in all discussions, but did not vote except as indicated in these minutes.

The Chair opened the public hearing for Case 23-11za, Application of Acorn Ponds Homeowners Association, 13 Acorn Ponds Drive, Roslyn, New York, for (a) a variance of Village Code §215-33(A)(1) to permit a perimeter fence at the Shelter Rock Road entrance to the Acorn Ponds Condominium, having a height of six feet, one inch, where a maximum height of four feet is permitted, and (b) an accessory use permit for a fence, pursuant to Village Code §215-25E(2)(h). Premises are designated as Section 8, Block 818, Lot 818 on the Nassau County Land and Tax Map.

The Chair and Mr. Dispaltro recused themselves from participation in this matter, and left the podium. Mr. Fox participated in place of the Chair. Deputy Chair Goodman presided over the public hearing. The minutes of the hearing were transcribed

stenographically, and are on file with these minutes. Sharon Struminger, President of the applicant, made the presentation for the applicant. After hearing all interested persons, on motion by Mr. Spenadel, seconded by Mr. Strauss and adopted unanimously, the Board closed the public hearing and reserved decision.

The Board discussed Case 23-11za. On motion by Mr. Spenadel, seconded by Mr. Lobosco, and adopted unanimously, acting pursuant to Village Code §215-44.1, the Board classified the application as an Unlisted Matter pursuant to SEQRA, and issued a negative declaration. On motion by Mr. Spenadel, seconded by Mr. Lobosco, and adopted by a vote of four in favor and Mr. Fox opposed, the Board granted the application in all respects, based on the plans submitted to the Board, on the conditions that (a) all required permits be obtained within six months from this date, (b) all required certificates of occupancy or completion be obtained within one year from the date of issuance of the building permit, and (c) applications for extensions of such time periods, if any, may be considered upon letter application, and without a public hearing..

The Chair returned to the podium and presided over the remainder of the meeting.

There being no further business, the meeting was adjourned at 7:41 pm on motion by Mr. Lobosco, seconded by Mr. Strauss, and adopted unanimously.

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

TIME: 1:15 A.M. (P.M.)

DATE: 10/12, 2023

W. B. Russo