

PLANNING BOARD
VILLAGE OF NORTH HILLS
Village Hall
May 8, 2024
7:30 pm

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

EXCUSED: Barry Bassik, Member

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

In the absence of Mr. Bassik, Ms. Struminger participated, and voted, in all matters as indicated in these minutes.

The Chair announced that the next regular meeting of the Planning Board would be held at Village Hall on June 12, 2024 at 7:30 pm.

The Board discussed Case 24-02pb-w, Fairways at North Hills, request for waiver of site plan amendment approval requirements. Bruce Mawhirter, from Nelson & Pope, represented the applicant. Mr. Mawhirter described the proposed changes, which pertain to updating the pool complex. On motion by Mr. Kashinsky, seconded by Ms. Kane, and adopted unanimously, the Board determined that (a) the proposed improvements were minor in nature, and did not require a public hearing, (b) the proposed project is a Type II Action pursuant to SEQRA which does not require separate environmental impact review, (c) the proposed site plan modification is approved, based upon the submitted plans, and (d) the applicant shall obtain all required permits within six months from this date, and all required certificates of

improvement or occupancy within one year from this date, provided that any applications for extension of such time periods may be made by letter, and may be determined without a public hearing..

The Board discussed Case 23-09pb-a-ex, LT Manhasset LLC application for extension of time to obtain permits and approvals. Gianni Sbarro, Esq. represented the applicant. The Board reviewed the applicant's request for extensions of time, as set forth in the letter application. On motion by Mr. Kashinsky, seconded by Mr. Schubert and adopted unanimously, the Board granted (a) an extension to February 28, 2025 to obtain all required permits, and (b) an extension to August 9, 2025 to obtain all required certificates of occupancy or completion.

The Board continued its discussion of Case 23-12skp, 275 Old Shelter Road LLC, for sketch plan approval. The following were present: John Chase, Esq. (applicant's counsel), and Mike Rant (from Northcoast Civil LLC, applicant's consultant). The applicant discussed various revisions which were made after previous discussions with the Board. Further discussions were held regarding various issues, including the width of the proposed private road, adequacy of parking, and number of lots. The Board indicated dissatisfaction with the plan, even with the revisions. Mr. Rant suggested that additional revisions to the sketch plat might be feasible to address Board concerns. Mr. Chase requested that the Board not act at this meeting, but instead permit the applicant to review the issues and possibly submit further revisions to the plans. On motion by Mr. Schubert, seconded by Mr. Kashinsky and adopted unanimously, the Board deferred further discussion on this matter pending submission of any revisions, or a request from the applicant to proceed without revisions.

The Board discussed the scope of its authority to retain consultants to assist the Board in reviewing applications. On motion by Mr. Schubert, seconded by Mr. Kashinsky and adopted unanimously, the Board agreed to submit a request to the Board of Trustees to clarify the Planning Board's authority in instances where an application deposit has been made to reimburse the Village's expenses for such consultants. The Village Attorney was requested to transmit that request to the Board of Trustees.

There being no further business, the meeting was adjourned at 8:10 pm on motion by Mr. Schubert, seconded by Ms. Struminger and adopted unanimously.

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

TIME: 4:40 AM/PM

DATE: 5/20, 2024

PERSON FILING: Marianne Chobacco
(Print the full name of the filer)