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VILLAGE OF NORTH HILLS
BOARD OF APPEALS

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IN THE MATTER OF THE

APPLICATION OF Case #24-09za

STRATHMORE VANDERBILT COUNTRY CLUB OF
MANHASSET, INC., 260 Country Club Drive,
Manhasset, New York,

Applicant.

-----X

BEFORE: DOUGLAS S. WEIGLER, Chairman
BRUCE SPENADEL, Member
MICHAEL STRAUSS, Member
HOWARD FOX, Alternate Member
RAY DISPALTRO, Alternate Member

DATE: October 22, 2024

TIME: 7:30 p.m.

PLACE: VILLAGE HALL
One Shelter Rock Road
Roslyn, New York 11576

VILLAGE ATTORNEY: A. THOMAS LEVIN, ESQ.

DEPUTY CLERK/TREASURER: WENDY RUSSO

REPORTED BY: JOANNE HORROCKS, CSR

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VILLAGE OF NORTH HILLS

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Strathmore Vanderbilt

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THE CHAIRMAN: Calling application 24-09za, continued application of Strathmore Vanderbilt Country Club of Manhasset, Inc., 260 Country Club Drive, Manhasset, New York for relief from the following provisions of the Village Code, (a) 215-9(D)(2)(c), to locate playing areas with setbacks of 10 feet and 25 feet from the property line respectively, where a minimum of 100 feet is required, (b) 215-25(E)(2)(h), for an accessory use permit for a fence in a residential district, and (c) 215-33(A)(1)(a), for the fence with height of 10 feet above finished grade, where a maximum of four feet is permitted.

Premises are designated as Section 3, Block 204.

For the applicant, state your name and address.

MR. SILVA: Good evening everyone, members of the Board,

1
2 Mr. Chairman. My name is Marco Silva,
3 S-I-L-V-A, from Harris Beach, 333 Earle
4 Ovington Boulevard, suite 901,
5 Uniondale, New York.

6 We are here today for a
7 continuation of the September 24th
8 hearing for a variances.

9 THE CHAIRMAN: Please speak
10 directly into the mic.

11 MR. SILVA: So we're here as a
12 continuation of the September 24th
13 hearing for variances with respect to
14 Section 215-9(D)(2)(c) regarding
15 location of proposed courts with
16 setbacks of 10 and 25 feet, also
17 Section 215-25(E)(2)(h) for an
18 accessory use permit for a fence in a
19 residential district, and
20 215-33(A)(1)(a) for a fence exceeding
21 four feet where we propose 10 feet for
22 a certain area.

23 Since the last hearing, the
24 applicant was asked to stake the
25 property and provide access to the

1 Board members. At least three of the
2 Board members had visited the site,
3 perhaps more.
4

5 Also we were asked to provide
6 distances to the nearest homes and
7 schools to the south and the bulk
8 essentially to the south and add
9 proposed landscaping to the site plan.

10 The question last time at the
11 southwest corner of the property is
12 existing mixed use field used for
13 sports and summer camp and which we
14 discussed last time there's a fence
15 area with a gate and a school to the
16 south uses it for its fire drills.

17 If you take a look at the site
18 plan that was submitted with the
19 submitted application revised 9-25 of
20 '24, you can see the proposed court is
21 64 feet from 146 in length with setback
22 of 10 and 25 feet from the south and
23 west property lines respectively. To
24 the east there's also a 20 by 30 foot
25 platform for two for three tables and

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2 chairs for a waiting area or
3 spectators. And currently there exists
4 a six foot perimeter fence located on
5 the property line.

6 What we are proposing to do is a
7 10 foot perimeter fence surrounding the
8 courts themselves and in between the
9 individual courts a four foot attached
10 fence in between them.

11 And we would note I think I
12 mentioned last time Section
13 215-33(D)(2) regarding outdoor tennis
14 courts already allows for 25 foot
15 setbacks, and Subsection 3 of that same
16 section allows for 10 foot fences
17 around such court. We are asking for
18 the same relief here.

19 Also the applicant has been
20 granted a special use permit by the
21 Board of Trustees for the noncommercial
22 membership club which is Section
23 215-11(C)(4) of the code with respect
24 to R-3 districts and subject to
25 restrictions in the R-1 district which

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is set forth in 215-9(C)(2). If I'm going too fast, please tell me.

So under Section 215-9(D)(3), it allows for accessory uses for noncommercial membership clubs both in R-3 and R-1 zones which include paddle tennis courts and in similar facilities which is what we are doing here.

With respect to distance and buffer areas, we submitted for the Board an overhead view from Google Maps using its own measurement features. The engineer also has more formal, more accurate information. But at least these give an idea what we are looking at. And you can see the nearest homes which are to the northwest and southwest are 253 and 287 feet respectively, and the schools to the south are both about 397 feet.

In between the house to the northwest, that entire area is already filled in with trees as it is. There's an open space between the houses

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2 directly to the west, but that house
3 itself has greenery around it as does
4 outside of our fence, and we are
5 proposing as you can see an amended
6 site plan along that southwest corner a
7 series of proposed arborvitae. So
8 these are all evergreens that will be
9 green and filled in and grow into each
10 other and form a wall as they grow.

11 As we previously discussed last
12 time, I don't know how far we got into
13 it, there was some concern regarding
14 lighting. It's going to be treated the
15 same way as the basketball courts are
16 now. It's going to be in compliance
17 with all applicable codes, and rather
18 being on for any set amount of time,
19 these are set when a player that shows
20 up, turns a dial, and it runs for a
21 certain amount of time. It's
22 completely disabled after 10 p.m., but
23 it is only for players being used.

24 I would ask Mike Rant, the
25 engineer, to come up. In case you have

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any questions on drainage, lighting
etcetera, then I will come back and up.

MR. RANT: Good evening, Mr.
Chairman, members of the Board. My
name is Michael Rant from Northcoast
Civil, 39 West Main Street, Oyster Bay
New York.

We prepared the survey and are
the site engineer for the proposed
pickle ball courts. We are proposing
four pickle ball courts located in the
southwest corner of the property. The
modification that's been shown on the
plan before you, we've added a row of
evergreen screening. There's an open
area along the southwest corner, and we
were proposing six to eight foot tall
green giant arborvitae planted in a
staggered fashion at six foot off
center that will allow the plants to
grow and then create a solid uniformed
hedge and properly screen that corner.
There is existing vegetation as you
head further east on the south property

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line, which is why we do not show additional screening there.

We are providing drainage for the proposed pickle ball courts in accordance with the Village requirements.

As previously mentioned, the closest residential home is more than 250 feet away so that we feel there's adequate separation from the neighboring residential structures.

The light bulb will be interior of the pickle ball courts, and they will be fully dark compliant, downward shielded. As mentioned, they will be on a timer and used only when somebody uses the court.

I'm happy to answer any other questions the Board may have regarding the site itself.

THE CHAIRMAN: Is there anyone else here speaking in favor of the application?

Are there any questions here for

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the applicant?

MR. SPENADEL: No.

THE CHAIRMAN: You said that your tennis courts are open until 10 p.m. every night?

MR. FEIMER: Yes.

THE CHAIRMAN: Please step up to the mic, state your name and your address, sir.

MR. FEIMER: Good evening. My name is Donald Feimer. I'm currently the general manager of the club. I reside at 99 Custer Avenue, Williston Park, New York 11596.

And yes, all the light features on the club's property shut off at 10 p.m. So we have other features, not just tennis, but all our lights go dark and 10, and all the features are on our timers.

THE CHAIRMAN: Other than the -- then after 10 p.m., in effect, only the clubhouse --

MR. FEIMER: The clubhouse is

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open. And we have down lights.

THE CHAIRMAN: Repeat that.

MR. FEIMER: The down lights will be on the property, but those are all by LIPA or PSEG.

MR. STRAUSS: And parking lots, too, right?

MR. FEIMER: Yes, we have security lights in the parking lots.

MR. FOX: Will this additional lighting for the pickle ball courts affect any homes of the location of it as opposed to where the tennis courts are now and affecting the --

MR. RANT: The closest residential property is located 250 feet to the west. That property is located only about 15 feet from the existing tennis courts. So we're much further. They are already impacted by the tennis courts. So our additional lighting will not have any additional impact on that property.

THE CHAIRMAN: The lighting on

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the pickle ball courts is the same
lighting as is currently on the tennis
courts?

MR. FEIMER: They would be, yes,
yes. All of our lights have those --
they are all down facing the ground.

MR. FOX: Has that house ever
complained about the tennis court
lighting?

MR. FEIMER: No.

THE CHAIRMAN: Are there any
other questions? Is there anyone here
wishing to speak against the
application?

If there are no further
questions, I'll accept a motion to
close the public hearing.

MR. SPENADEL: I'll make a
motion.

MR. STRAUSS: Second.

THE CHAIRMAN: Motion made by Mr.
Spenadel, seconded by Mr. Strauss.

All in favor?

(Whereupon, all Board members

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indicate in the affirmative.)


THE CHAIRMAN: Hearing is closed
unanimously.

MR. RANT: Thank you.

MR. SILVA: Thank you.

* * * * *

This is certified to be a true and accurate
transcript of my stenographic notes taken in
the above-captioned matter.



Joanne Horrocks, CSR
Official Court Reporter

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