

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

April 30, 2024  
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 May 28, 2024, and June 25, 2024, each at 7:30 pm. The April meeting date was noted to be different than the Board's customary meeting date.

All members of the Board being present, Mr. Fox and Mr. Dispaltro participated in all discussions, but did not vote except as indicated in these minutes.

The Chair opened the discussion of Case 22-12za-ex, Application of Northwell Health, Inc., for an extension of time to obtain permits with respect to premises 600 Community Drive, North Hills. The Board noted the April 5, 2024 letter from applicant's attorney, explaining the need for the extension of time. Related matters are still pending before the Planning Board, which have prevented issuance of the permits. On motion by Mr. Lobosco, seconded by Mr. Strauss and adopted unanimously, the Board concluded that there was no need for a public hearing for this application, that the proposed action is a Type II Matter under SEQRA which requires no separate environmental impact

review, and to grant the extension of time to obtain required permits to and including March 31, 2025.

The Board held a continued public hearing with respect to Case #23-16za, Application of New York University (on behalf of NYU Langone Hospital), 550 Fifth Avenue, New York, New York, for variances of Village Code §215-37(A)(3), to permit an illuminated ground sign having a face area of 40 square feet where a maximum of 16 square feet is permitted, and interior illumination of 45 watts where a maximum of 15 watts is permitted. Premises are 1440 Northern Boulevard, Manhasset, New York, also known as Section 3, Block 145, Lots 16, 17 and 433 on the Nassau County Land and Tax Map.

The minutes of the hearing were transcribed stenographically, and are on file in the Village office. Gianni Sbarro, Esq. appeared for the applicant, with representatives of the applicant. After all interested persons had been heard, on motion by Mr. Lobosco, seconded by Mr. Strauss and adopted unanimously, the hearing was closed. The Board discussed the application. On motion by Mr. Spenadel, seconded by Mr. Lobosco and adopted unanimously, acting pursuant to Village Code §215-44, the Board (a) confirmed that the proposed action is a Type II Matter pursuant to SEQRA, which required no separate environmental impact review, and (b) granted the application on conditions that (i) the sign be illuminated only between the hours of dusk to 10:00 pm., (ii) the sign shall be installed and maintained only as described in the plans submitted at the public hearings, (iii) all required permits for the sign installation shall be obtained within six months of the date of this decision, and all required certificates of occupancy and/or completion for the installation shall be obtained within six months after permit

issuance, and (iv) if necessary, applications for extensions of time may be made by letter application, and determined without a public hearing, unless otherwise directed by the Board.

At 8:05 pm, on motion by Mr. Strauss, seconded by Mr. Goodman, and adopted unanimously, the meeting was adjourned.

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

**TIME: 10:21 (A.M)/P.M.**

**DATE: 5/20, 2024**

*W. Strauss*