

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

May 23, 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  
A. Thomas Levin, Village Attorney

EXCUSED: Peter Cinquemani, Superintendent of Building Department

The Chair announced that the next regular meetings of the Board would be June 27, 2023 and July 25, 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 23-07za, Application of Zhiyang Cao, 3 Gracewood Drive, Manhasset, New York for special permit for replacement/rebuild of existing railroad tie retaining wall. Doug Castellano, North Coast Civil, appeared for the applicant, together with Anthony Musso, from Hicks Nurseries. The minutes of the hearing were transcribed stenographically, and are on file with these minutes. The applicant confirmed that the relief sought involved changes in the existing decks and retaining wall. The Board requested that the applicant submit plans showing changes in the existing structures and layout, changes in dimensions, and changes in the linear feet of the retaining walls. The applicant will submit this, with additional photos of existing conditions, sufficiently in advance of the next meeting to comply with

the Board rules. On motion by Mr. Lobosco, seconded by Mr. Strauss and adopted unanimously, the hearing was continued to June 27, 2023 at 7:30 pm.

The Chair called the public hearing with respect to Case 23-08za, Application of Tracy Bourhill, 7 Hickory Court, Manhasset, New York, for zoning relief to permit enlargement or expansion of an existing non-conforming building which enlargement or expansion would not conform to existing Code requirements. The Chair noted that the applicant had not given all of the required notices for this hearing, without which the Board could not proceed. On motion by Mr. Strauss, seconded by Mr. Lobosco and adopted unanimously, the hearing was adjourned to June 27, 2023 at 7:30 pm, on condition that the applicant send notices, and file proof of mailings, as required by the Village Code to all persons who did not receive the correct notices for the May 23, 2023 hearing date.

There being no further business, the meeting was adjourned at 7:55 pm on motion by Mr. Strauss, seconded by Mr. Goodman, and adopted unanimously.

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

**TIME: \_\_\_\_\_ A.M./P.M.**

**DATE: \_\_\_\_\_, 2023**