

PLANNING BOARD
VILLAGE OF NORTH HILLS
Village Hall
August 9, 2023
7:30 pm

PRESENT: Doreen Severin, Chair
Barry Bassik, 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

ABSENT: Richard Kashinsky, Member

The Chair called the meeting to order at 7:30 p.m. Due to the absence of Mr. Kashinsky, alternate member Struminger participated in all matters before the Board.

The Chair announced that the next regular meeting of the Planning Board would be held at Village Hall on September 13, at 7:30 pm.

The Board continued the public hearing with respect to Case 23-09pb-a, LT Manhasset, LLC, for site plan review and approval for modifications to an existing parking lot. Katherine Deegan Dickson, Esq. appeared for the applicant. The minutes of the hearing were transcribed stenographically, and are on file herewith. After hearing all interested persons, the hearing was closed on motion by Mr. Bassik, seconded by Ms. Struminger and adopted unanimously.

On motion by Mr. Bassik, seconded by Mr. Struminger and adopted unanimously, the Board convened in executive session at 7:45 pm to deliberate with respect to Case 23-09pb-a. At 7:55 pm, the Board returned to public session, on motion by Mr. Bassik, seconded by Ms. Struminger, and adopted unanimously.

Mr. Bassik moved the following resolution, which was seconded by Mr. Schubert and adopted unanimously:

WHEREAS, LT Manhasset LLC has applied (Case 23-09pba) for amendment of an existing site plan approval with respect to a portion of premises designated as Section 3, Block 145, Lots 16, 17 and 433 on the Nassau County Land and Tax Map, and

WHEREAS, the premises are a portion of a larger site part of which is located in the Town of North Hempstead outside the Village of North Hills, and

WHEREAS, the premises which are the subject of the instant application consist of the portion of that larger site as is located in the Village of North Hills, and

WHEREAS, the entire project consists of a proposed conversion of an existing commercial retail building to an ambulatory care center with associated site improvements, and the portion of the project located in the Village of North Hills consists of a parking lot to continue to be used for parking in conjunction with the use located outside the Village, and

WHEREAS, the current application involves changes in the site layout of the parking lot, reduction in the number of parking spaces, proposed valet parking, and addition of landscaping and lighting, and

WHEREAS, the applicant has represented that it has obtained all required approvals for the project from the Town of North Hempstead and its agencies, and

WHEREAS, the Village Planning Board ("Planning Board", as Lead Agency, heretofore has determined that pursuant to the enhanced Type I Action list enacted in the Village Code, this proposed action is classified as a Type I Action, and

WHEREAS, the Planning Board has duly issued a SEQRA Negative Declaration with respect to this application and

WHEREAS, the Nassau County Planning Commission has reviewed this application pursuant to General Municipal Law §239-m and has recommended "local determination" of this action, and

WHEREAS, the Planning Board has held and completed public hearings with respect to this application, and has considered and deliberated upon the information and matters adduced at such hearings,

NOW, THEREFORE, IT IS

RESOLVED, that the Planning Board hereby approves the pending application, upon the conditions hereinafter set forth:

(i) All construction and improvements with respect to the portion of the premises located in the Village of North Hills shall be accomplished and completed in accordance with the most recent plans filed with and review by the Planning Board;

(ii) This approval does not include any determination with respect to the location or appearance of signs as shown on the said plans, which signs require approval of the Village as provided in the Village Code, upon application to the respective boards or agencies of the Village having authority to grant such approvals;

(iii) The applicant shall install and maintain screening of the transformer(s) shown on the approved plan, to the reasonable satisfaction of the Village Building

Department, prior to the issuance of any certificate of occupancy or certificate of completion for the improvements which are the subject of this application;

(iv) All conditions of prior approvals for this site which are in effect at the time of this approval shall continue in effect, except to the extent such conditions are in conflict with the plans herein approved and the conditions of approval stated herein;

(v) The approvals granted herein include waivers or variances of otherwise applicable Code requirements for off-street parking, to the extent that not less than 486 parking spaces shall be provided. The required number of spaces is based upon the use approved by the Town of North Hempstead, but the physical parking space requirements, including aisles, is determined by the Village Code. The dimensions and location of such spaces shall conform to the plans approved herein, provided, however, that the applicant may utilize valet parking as it may deem appropriate, subject to the authority of the Planning Board, after public hearing on due notice to the applicant, to make further or other determinations with regard to such valet parking as may be appropriate under circumstances which may exist in the future;

(vi) No vehicles may be parked on the premises for any purpose other than in connection with the ambulatory care center medical use of the adjoining premises located in the Town of North Hempstead and known as 1440 Northern Boulevard, Manhasset, New York;

(vii) Prior to issuance of any certificates of completion or occupancy, the applicant shall pay an inspection fee determined by the Planning Board, without a public hearing, after consideration of a cost estimate of site work to be submitted by the applicant and the recommendation of the Village Building Department;

(viii) Within nine (9) months from the date of this determination, the applicant shall obtain all required permits for improvements which are the subject of this determination, and all such improvements shall be completed within one year from the date of this determination. Such periods of time may be extended by the Planning Board upon written application, and for good cause shown, without a public hearing unless the Planning Board determines upon consideration of any such application that a public hearing would be in the public interest.

There being no further business, on motion by Mr. Bassik, seconded by Ms. Kane and adopted unanimously, the meeting was adjourned at 8:00 pm.

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

TIME: 3:00 AM/PM

DATE: 8/24, 2023

PERSON FILING: Mananne Clobaccan
(Print the full name of the filer)