

PLANNING BOARD  
VILLAGE OF NORTH HILLS  
Village Hall  
January 8, 2025  
7:30 pm

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

ABSENT: None

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

The full Board being present, Mr. Kotcher participated in all matters except voting, unless otherwise indicated in these minutes.

The Chair announced that the next regular meeting of the Planning Board would be held at Village Hall on February 12, 2025 at 7:30 pm.

The Board held a continued public hearing with respect to the Case 23-15pb-a, Northwell Health, Inc. Michael Sahn, Esq. appeared for the applicant. The minutes of the hearing were transcribed stenographically and are on file with these minutes. The Village Attorney noted that after the conclusion of the previous hearing for this matter, the Board has received a Local Determination recommendation from the Nassau County Planning Commission. After hearing all interested persons, the hearing was closed on motion by Mr. Bassik, seconded by Ms. Struminger, and adopted unanimously.

The Board discussed Case 23-15pb-a. On motion by Mr. Bassik, seconded by Ms. Struminger and adopted unanimously, the Board concluded that (a) the proposed site plan amendments were reasonable and appropriate, and in harmony with the use of the subject property and adjacent properties, (b) the proposed amendments would have no significant adverse environmental impacts, (c) the application is approved, subject to conformity with the most recent plans submitted for this application and compliance with any conditions established by the Board of Appeals, (d) all required permit shall be obtained within six months of the date of this approval, and all require certificates of occupancy or completion shall be completed within two years after permit issuance, and (d) in the event any extensions of time periods are requested from the Planning Board, such requests may be made by letter application and may be determined by the Planning Board, in its discretion, without a public hearing.

The Board deferred discussion of Case 24-13pb-w, Hamlet Estates Homeowners Association, to later in the meeting.

The Board discussed scheduling for the pending application of 275 Old Shelter Rock Road, LLC, for preliminary site plan approval. Mr. Cinquemani noted that the proposed plan would require several zoning variances, which would have to be resolved by the Board of Appeals before the Planning Board could approve any subdivision. It was the consensus of the Board that Mr. Cinquemani would provide a zoning report accordingly, and that the Village Attorney would then transmit that to the applicant's attorney. Further proceedings will await the applicant's response to that notification.

The Board discussed Case 24-13pb-w, Hamlet Estates Homeowners Association, for waiver of site plan approval requirements. Ms. Kane recused herself

from this matter, as she is a resident of this property. Mr. Kotcher participated and voted with respect to this matter. The Board requested that the minutes and transcripts of the Board of Appeals hearings regarding this projects be circulated to them for review, and that property be marked out and arrangements made for a site visit by those Board members who wished to do so. The Village Administrator will make arrangements for site visits, and convey information to the Board regarding the site visit arrangements. At the next meeting of the Board, after site visits are complete, the Board will discuss the request for waiver of public hearing.

There being no further business, the meeting was adjourned at 7:51 pm on motion by Mr. Bassik, seconded by Ms. Struminger and adopted unanimously.

THE ABOVE MINUTES WERE FILED IN  
THE VILLAGE OFFICE OF THE  
VILLAGE OF NORTH HILLS AT:  
TIME: 10:10 AM/PM

DATE: January 17, 2025  
PERSON FILING: Maranne Clobaccaro  
(Print the full name of the filer)