

PLANNING BOARD
VILLAGE OF NORTH HILLS
Village Hall
March 12, 2025
7:30 pm

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

ABSENT: Raymond Kotcher, Alternate Member

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

The Chair announced that the next regular meeting of the Planning Board would be held at Village Hall on April 9, 2025 at 7:30 pm.

The Board held a public hearing with respect to Case 24-12ps, Application of 275 Old Shelter Rock LLC, c/o Nirev Patel, 10 Roseanne Drive, North Hills, New York 11576, pursuant to Chapter 179 of the Village Code, for (a) waiver of certain subdivision requirements, and (b) approval to subdivide the subject property into four (4) single family residential lots and one (1) lot for a private road. Premises are known as 275 Old Shelter Rock Road, and are designated as Section 7, Block 319, Lot 7 on the Nassau County Land and Tax Map. Premises are located east of Shelter Rock Road and north of I.U. Willets Road. John Chase, Esq. appeared for the applicant, with Mike Rant (Northcoast Civil) and Nirav Patel. The minutes of the hearing were transcribed stenographically and are on file with these minutes. Mr. Chase noted that the applicant was requesting waiver of the Village Code subdivision requirements (a) to permit a right

of way 32 feet in width where a minimum of 50 is required, (b) to permit a paved road 24 feet in width where a minimum of 34 feet is required, and (c) to permit a cul de sac with length of 426 feet where the maximum permitted is 300 feet and with a radius of 50 feet where a minimum of 54 feet is required. The Board received public comments from various residents of neighboring properties. After hearing all interested persons present, a motion by Mr. Bassik, seconded by Ms. Struminger, to continue the hearing to April 9, 2025 at 7:30 pm was unanimously adopted.

Case 24-13pb-w, Application of 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. After discussion, Mr. Bassik offered the following motion, which was seconded by Ms. Struminger and adopted unanimously (Ms. Kane not participating):

Whereas, Hamlet Estates Homeowners Association has applied (Case 24-13pb-w) for waiver of subdivision (site plan) requirements for the installation of various recreational facility improvements, and

Whereas, the Planning Board has considered the application, and the applicant's presentation at a previous meeting of the Board, and

Whereas, members of the Planning Board have visited the site and inspected the location of the proposed improvement, and

Whereas, the applicant seeks waiver of requirements for a public hearing and a site plan amendment for the proposed improvements, and

Whereas, the proposed improvements consist of recreational facilities for the Hamlet Estates community, to be located on a portion of the community property, which is consistent with the community character and does not adversely affect any nearby properties,

Now, therefore, be it

Resolved, that the Planning Board hereby finds and concludes that the proposed improvements constitute a Type II Action pursuant to 6 NYCRR 617.5(c)(9), which requires no specific environmental impact review, and it is further

Resolved, that the Village Code requirements for a public hearing, and for amendment of the site plan for the subject property, are waived to the extent that (a) no public hearing is required for consideration of this application, and (b) the improvements may be installed and maintained without amendment of the property site plan, on the

conditions that (i) the improvements be installed and maintained as shown on the plans submitted with this application, subject to minor revisions as approved by the Superintendent of Building Department where consistent with the overall purpose of the improvements and the requirements of the Village Code, and (ii) all necessary permits for the installation of such improvements be obtained within six months of the date of this decision, and all required certificate of occupancy or completion be obtained within one year of the date of issuance of such permits.

The Board discussed the Storm Water Pollution Protection Plan submitted as required by the Board's decision in Case 23-09pb-a. Application of LT Manhasset LLC, 1440 Northern Boulevard, Manhasset, New York, 11030. The Board reviewed the comments of Mr. Cinquemani, and the Village's consultant, IMEG. On motion by Mr. Bassik, seconded by Mr. Schubert and adopted unanimously, the Board accepted the SWPPP and authorized the Superintendent of Building Department to execute such documents on behalf of the Village as may reasonably be required.

The Board discussed the application in Case 24-12ps, with respect to which a hearing had been opened, and continued, earlier in the meeting.

There being no further business, the meeting was adjourned at 9:01pm on motion by Mr. Bassik, seconded by Mr. Schubert and adopted unanimously.

THE ABOVE MINUTES WERE FILED IN
THE VILLAGE OFFICE OF THE
VILLAGE OF NORTH HILLS AT:
TIME: 9:25 AM/PM

DATE: March 25, 2025
PERSON FILING: Marianne Clobaccan
(Print the full name of the filer)