

PLANNING BOARD  
VILLAGE OF NORTH HILLS

Village Hall  
May 14, 2025  
7:30 pm

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

ABSENT: NONE

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 June 11, 2025 at 7:30 pm.

All Board members being present, Mr. Kotcher participated in the hearing and discussion, but did not vote on any matters.

The Board held a continued public hearing with respect to Case 24-12ps, Application of 275 Old Shelter Rock LLC, c/o Nirav 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). Village Consultant Michael DeGiglio from IMEG was also

present. The minutes of the hearing were transcribed stenographically and are on file with these minutes. Mr. Chase and Mr. Rant summarized the applicant's responses to issues previously raised by the Board. Comments and questions were received. There were no public comments. After hearing all interested persons present, a motion by Ms. Struminger, seconded by Mr. Schubert, to close the hearing was unanimously adopted.

The Board discussed Case 24-12ps in closed session, pursuant to Public Officers Law §108(1). Counsel was requested to draft a resolution decision, with input from Mr. Cinquemani and Mr. DeGiglio, for further discussion at the June 11, 2025 meeting.

There being no further business, the meeting was adjourned at 8:25 pm on motion by Mr. Schubert, seconded by Ms. Kane, and adopted unanimously.

THE ABOVE MINUTES WERE FILED IN  
THE VILLAGE OFFICE OF THE  
VILLAGE OF NORTH HILLS AT:  
TIME: 4:25 AM/PM

DATE: May 19, 2025  
PERSON FILING: Mananne Clobaccan  
(Print the full name of the filer)