

PLANNING BOARD  
VILLAGE OF NORTH HILLS  
Village Hall  
September 10, 2025  
7:30 pm

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

EXCUSED: Barry Bassik, Member

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

In the absence of Mr. Bassik, Mr. Kotcher participated and voted in all matters at this meeting.

The Chair announced that the next regular meeting of the Planning Board would be held at Village Hall on October 8, 2025, at 7:30 pm.

The Board discussed Case 25-09skp, Application of 275 Old Shelter Rock LLC, sketch plan for subdivision. The applicant was represented by John M. Chase, Esq. and Michael Rant (Northcoast Civil). On motion by Mr. Kotcher, seconded by Mr. Schubert and adopted unanimously, the Board waived the filing deadline requirement so that this matter could be discussed although the application was filed after the close of the agenda. Mr. Rant discussed the changes from the previously submitted plan, including a widened road, more width in the cul-de-sac, a reduction to four lots, and an increased buffer area on the south side of the property. In response to questions, Mr. Rant noted that the plan conforms in all respects to the State codes, and that the change in road width would allow cars to be parked on the road without interfering with

vehicular passage. The increased width would also facilitate passage for fire and sanitation vehicles. On motion by Ms. Struminger, seconded by Mr. Schubert and adopted unanimously, the Board recommended that the applicant proceed with filing a preliminary subdivision plan application.

There being no further business, the meeting was adjourned at 7:50 pm on motion by Ms. Kane, seconded by Mr. Kotcher and adopted unanimously.

THE ABOVE MINUTES WERE FILED IN  
THE VILLAGE OFFICE OF THE  
VILLAGE OF NORTH HILLS AT:  
TIME: 11:00 AM/PM

DATE: September 23, 2025  
PERSON FILING: Mananne C. Lobaccan  
(Print the full name of the filer)