

BOARD OF APPEALS
VILLAGE OF NORTH HILLS
ONE SHELTER ROCK ROAD
NORTH HILLS, NEW YORK

October 28, 2025
7:30 pm

PRESENT: Douglas Weigler, Chair
Philip Goodman, Deputy Chair
Michael Strauss, Members
Ray Dispaltro, Howard Fox, Alternate Members
Wendy Russo, Deputy Village Clerk
Peter Cinquemani, Superintendent of Building Department
A. Thomas Levin, Village Attorney

EXCUSED: Anthony Lobosco, Member
Bruce Spenadel, Member

The Chair announced that the next regular meetings of the Board would be November 17 and December 16, 2025, all at 7:30 pm.

In the absence of Mr. Spenadel and Mr. Lobosco, Alternate Members Dispaltro and Fox participated and voted in all matters, except as otherwise indicated in these minutes.

The Chair opened the public hearing for Case 25-11za. Application of Cricket Club Condominium Association, Cricket Club Drive, North Hills, New York, by its agent, Steven Affelt AIA, 41 Leaside Drive, Great River, New York 11739, for the following relief pursuant to the indicated sections of the Village Code: (a) §215-31(B)(1), for special use permits to legalize existing non-conforming swimming pool, fences and walls, (b) §215-25(E)(2)(b), accessory use permit for changes in existing swimming pool, (c) §215-33(A), accessory use permit for changes in existing fences and walls. Premises are also known as Section 8, Block A, Lot 822 on the Nassau County Land and Tax Map. Steven Affelt, AIA, appeared for the applicant. The minutes of the

hearing were transcribed stenographically and are on file with these minutes. After hearing all interested persons, on motion by Mr. Strauss, seconded by Mr. Goodman and adopted unanimously, the hearing was closed, and decision reserved.

The Board deliberated with respect to Case 25-11za, as to which the public hearing had been concluded earlier in the meeting. On motion by Mr. Strauss, seconded by Mr. Dispalstro and adopted unanimously, the Board rendered the following decision with respect to this application:

WHEREAS, THE Board of Appeals has duly held and concluded public hearings with respect to Case 25-11za, Application of Cricket Club Condominium Association, Cricket Club Drive, North Hills, New York, by its agent, Steven Affelt AIA, 41 Leaside Drive, Great River, New York 11739, for the following relief pursuant to the indicated sections of the Village Code: (a) §215-31(B)(1), for special use permits to legalize existing non-conforming swimming pool, fences and walls, (b) §215-25(E)(2)(b), accessory use permit for changes in existing swimming pool, (c) §215-33(A), accessory use permit for changes in existing fences and walls. Premises are also known as Section 8, Block A, Lot 822 on the Nassau County Land and Tax Map. and

WHEREAS, the records of the Board demonstrate that due notice was given for the hearing of this application, and that after referral pursuant to General Municipal Law §239-m and the Streamlining Agreement between the Village and Commission no comments or objections have been received from the Nassau County Planning Commission,

NOW, THEREFORE, BE IT

RESOLVED, that the relief sought in this application is a Type II Matter pursuant to the State Environmental Quality Review Act, which requires no particularized environmental impact review, and it is further

RESOLVED, pursuant to Village Code §215-44.1, the Board issues its decision with respect to this application as follows,

- (1) The standards for special use permits having been satisfactorily met, the requested special permits are granted in all respects, except as otherwise stated herein, and subject to the conditions hereinafter stated;
- (2) Construction and site improvements shall conform to the requirements of the Village Code, and the plans submitted and reviewed by the Board, except with such minor (zoning compliant) variations as may be

approved by the Building Department upon a determination that exigent circumstances exist;

- (3) This grant of relief pursuant to the provisions of the Village Code shall not relieve the applicants from obtaining any necessary permission or consents from any other agency, including any condominium or homeowners' association, having any jurisdiction;
- (4) The applicants shall obtain all necessary building permits for construction within six (6) months from the date of filing of this decision, and shall obtain all certificates of occupancy or completion within one (1) year after obtaining such building permits, in default of which this variance approval shall be null and void. Such time periods may be extended upon letter application, and no public hearing shall be required if such application is submitted prior to the expiration of the time period proposed to be extended.

There being no further business, on motion by Mr. Fox, seconded by Mr. Strauss, the meeting was adjourned at 7:45 pm.

**THE ABOVE MINUTES WERE FILED IN
THE OFFICE OF THE VILLAGE CLERK
OF THE INCORPORATED VILLAGE OF
NORTH HILLS AT**

TIME: 3:04 A.M./P.M.

DATE: 11/6, 2025

W. Russo