

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

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

EXCUSED: Barry Bassik, Member
Ray 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 December 10, 2025, at 7:30 pm.

Without objection from the other Board members, the Chair took various agenda items out of order, as indicated in these minutes.

The Board discussed Case No. 25-10 pb-w. Application of Cricket Club Condominium Association for waiver of site plan (subdivision) requirement. Steven Affelt AIA appeared for the applicant. The Board of Appeals has approved the requested special permits, and variances, and the only matter before the Planning Board is approval for the site plan or waiver of the requirement for site plan approval. Mr. Affelt represented to the Board that the improvements were all consistent with the current conditions, in the same locations, and that the project was for upgrade and rehabilitation of existing facilities. After discussion with the applicant, and among the Board members, Ms. Struminger moved that the public hearing requirement be waived, and, because the proposed site improvements are minor in nature and all located on

one lot, that the site plan be approved without further proceedings. The motion was seconded by Mr. Schubert, and adopted unanimously.

The Board discussed the following matters as a group, noting that the applications were all similar and involved neighboring properties.

Case No. 25-14 pb-w. Application of Toll Brothers, Inc., regarding the property located at 23 Sequoia Circle, Manhasset, New York, for permission to make an application to the Board of Appeals for a zoning variance.

Case No. 25-15 pb-w. Application of Toll Brothers, Inc., regarding the property located at 24 Sequoia Circle, Manhasset, New York, for permission to make an application to the Board of Appeals for a zoning variance.

Case No. 25-16 pb-w. Application of Toll Brothers, Inc., regarding the property located at 25 Sequoia Circle, Manhasset, New York, for permission to make an application to the Board of Appeals for a zoning variance.

Case No. 25-17 pb-w. Application of Toll Brothers, Inc., regarding the property located at 26 Sequoia Circle, Manhasset, New York, for permission to make an application to the Board of Appeals for a zoning variance.

Case No. 25-18 pb-w. Application of Toll Brothers, Inc., regarding the property located at 27 Sequoia Circle, Manhasset, New York, for permission to make an application to the Board of Appeals for a zoning variance.

Dan Masterson appeared for the applicant, and confirmed the nature of the respective applications, all of which were for location of decks to the rear or the walk-out portions of the homes. All applications were related to the location of these lots backing on Searingtown Road, which is a County road, thus requiring greater setbacks from the

property line than for lots not abutting a County road. The Board members had no objections to such requests for relief going to the Board of Appeals, which will determine them in accordance with the Village Code and State law. Permission to proceed with each application before the Board of Appeals was approved, without any evaluation as to the merits of any of the applications, on motion by Ms. Kane, seconded by Mr. Schubert and adopted unanimously.

The Chair opened the public hearing with respect to Case No. 25-12ps. Application of 275 Old Shelter Rock Road 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 three (3) single family residential lots and (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. The minutes of the hearing were recorded stenographically, and are on file with these minutes. Michael Rant (Northcoast Civil) and John M. Chase, Esq., appeared for the applicant. Michael DeGiglio (IMEG), Village Planning consultant also was present, and discussed IMEG's comment letter. After discussion on the record, it was noted that the Nassau County Planning Commission had this matter on its referral calendar for November 13, and that the Planning Board could not render any decision in this matter until General Municipal Law section 239-m requirements had been met. Accordingly, on motion by Mr. Schubert, seconded by Ms. Kane and adopted unanimously, the hearing was continued to December 10, 2025 at 7:30 pm.

There being no further business, the meeting was adjourned at 7:55 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: 3:00 AM/PM

DATE: November 17, 2025
PERSON FILING: Marianne Clobaccow
(Print the full name of the filer)