

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

PRESENT: Doreen Severin, Chair  
Barry Bassik, Gary Schubert, Members  
Ray Kotcher, Alternate Member  
Marianne C. Lobaccaro, Village Administrator  
A.Thomas Levin, Village Attorney

EXCUSED: Margo Kane, Sharon Struminger, Members

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

The Chair announced that the next regular meeting of the Planning Board would be held at Village Hall on January 14, 2026, at 7:30 pm.

The Chair opened the continued 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. At the request of the applicant, and on motion by Mr. Bassik, seconded by Mr. Schubert and adopted unanimously, the hearing was continued to January 14, 2026 at 7:30 pm.

The Board discussed Case 25-13skp, Application of 100 Manhasset LLC, sketch plat review for property at 100 Long Island Expressway, Manhasset, New York, also known as Section 3, Block 162, Lots 799 and 802 on the Nassau County Land and Tax

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Map. Daniel Baker, Esq. appeared for the applicant, together with Kevin Walsh (VHB Engineering) and various representatives of the applicant. Mr. Baker noted that the proposed development was 17 zoning compliant lots, with no variances required. The site is 11.7 acres in a Residence B zoning district. Access to the site would be only from the Expressway Service Road, as the former easement for access to Searingtown Road did not continue with the purchase of the property. No clubhouse is contemplated for the community. The Board indicated a desire to have a site visit, arrangements for which will be made with the applicant. On motion by Mr. Bassik, seconded by Mr. Schubert and adopted unanimously, the matter was continued to January 14, 2026 at 7:30 pm.

There being no further business, the meeting was adjourned at 7:52 pm 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: 1205 AM/PM

DATE: December 16, 2025

PERSON FILING: Monanne C. tobaccow  
(Print the full name of the filer)