

PLANNING BOARD
VILLAGE OF NORTH HILLS

Village Hall
January 14, 2026
7:30 pm

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

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

All regular members being in attendance, Mr. Kotcher participated in the discussions of all matters, but did not vote unless otherwise indicated in these minutes.

The Chair announced that the next regular meeting of the Planning Board would be held at Village Hall on February 11, 2026, at 7:30 pm.

The Chair announced that there would be a change in the order of items on the agenda.

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 Map. Daniel Baker, Esq., appeared for the applicant, together with Kevin Walsh (VHB Engineering) and various representatives of the applicant. It was noted that the Board's site visits had been done. Various issues regarding the proposed layout were discussed, including the length of the road, the cul de sacs, and the need for approval from the Nassau County Fire Marshal. The applicant will continue to seek approval

from the Fire Marshal and from the Manhasset Lakeville Fire District. In order to allow time for this to be done, and for other issues to be discussed, the applicant agreed that this matter should be continued to the next Board meeting. On motion by Mr. Bassik, seconded by Ms. Struminger and adopted unanimously, the matter was continued to February 11, 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. The minutes of the hearing were transcribed stenographically and are on file with these minutes. The applicant was represented by John Chase, Esq. and Michael Rant (Northcoast Civil). Michael De Giglio from IMEG was present as the Village's consultant. Various revisions in response to previous comments from the Board and IMEG were noted, and discussed, with particular reference to parking on only one side of the proposed private road, and it was noted that the completion of the SWPPP review would be done at a later stage of the review process. Mr. Rant noted the Site Code variances which are being requested. Mr. Cinquemani will provide the applicant with IMEG's most recent comments. There were no comments from the public. Mr. Bassik moved that the hearing be closed, and decision reserved. The motion was seconded by Ms. Struminger and adopted unanimously.

On motion by Ms. Kane, seconded by Mr. Bassik and adopted unanimously, the Board convened in executive session at 8:00 pm for legal advice, and for discussion of Case 25-12ps. Mr. DeGiglio was present for the discussion. The Village Attorney was requested to circulate a draft decision for Board discussion. At 8:35 pm, on motion by Mr. Bassik, seconded by Mr. Schubert and adopted unanimously, the Board returned to public session.

There being no further business, the meeting was adjourned at 8:36 pm on motion by Mr. Bassik, seconded by Ms. Struminger, and adopted unanimously.

THE ABOVE MINUTES WERE FILED IN
THE VILLAGE OFFICE OF THE
VILLAGE OF NORTH HILLS AT:
TIME: 11:30 AM/PM

DATE: January 21, 2026
PERSON FILING: marianne Clobaccaw
(Print the full name of the filer)