

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

January 27, 2026

7:30 pm

PRESENT: Philip Goodman, Deputy Chair
Bruce Spenadel, Michael Strauss, Members
Ray Dispaltro, Alternate Member
Wendy Russo, Deputy Village Clerk
Peter Cinquemani, Superintendent of Building Department
A. Thomas Levin, Village Attorney (by phone)

EXCUSED: Douglas Weigler, Chair
Anthony Lobosco, Member
Howard Fox, Alternate Member

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

All Board members not being present, Mr. Dispaltro participated and voted in all matters except as otherwise indicated in these minutes.

The Deputy Chair opened the continued joint public hearings for the following cases

Case 25-20za, Lot 23, 144.6 feet from property line
Case 25-21za, Lot 24, 134.5 feet from property line
Case 25-22za, Lot 25, 135.4 feet from property line
Case 25-23za, Lot 26, 137.8 feet from property line
Case 25-24za, Lot 27, 132.3 feet from property line.

Dan Masterson appeared for the applicant. The minutes of the hearing were transcribed stenographically and are on file with these minutes. It was noted that these hearings were continued from the last previous meeting because no recommendation had yet been received from the Nassau County Planning Commission pursuant to General Municipal Law section 239-m. The Deputy Chair noted that in the intervening period no recommendation had been received, and that

the statutory time for the Planning Commission to make a recommendation had expired. After hearing all interested persons, the hearing was closed on motion by Mr. Strauss, seconded by Mr. Spenadel and adopted unanimously.

The Board deliberated with respect to Cases 25-20za, 25-21za, 25-22za, 25-23za and 25-24za as to which the joint public hearing had been concluded earlier in the meeting.

On motion by Mr. Strauss, seconded by Mr. Dispaltro and adopted unanimously, the Board rendered the following decision with respect to these applications:

WHEREAS, the Board of Appeals has duly held and concluded public hearings with respect to Applications of Toll Brothers, Inc., 42 Old Ridgebury Road, Danbury, Connecticut, for variances of Village Code §215-24(F)(1), to permit construction of rear yard decks having setbacks less than the required 150 feet from a property line on a County Road, at various locations, all at premises on Sequoia Circle, Manhasset, North Hills, New York in Section 2, Block 240 on the Nassau County Land and Tax Map, as follows:

Case 25-20za, Lot 23, 144.6 feet from property line
Case 25-21za, Lot 24, 134.5 feet from property line
Case 25-22za, Lot 25, 135.4 feet from property line
Case 25-23za, Lot 26, 137.8 feet from property line
Case 25-24za, Lot 27, 132.3 feet from property line.

and

WHEREAS, due to the common facts and legal principles applicable to these applications, the Board of Appeals heard these cases in a joint public hearing the minutes of which are on file in the Village office, 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 and the time for the Commission to submit such comments has expired,

NOW, THEREFORE, BE IT

RESOLVED, that the relief sought in each of these applications 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 area variances having been satisfactorily met, the requested variance relief is granted in all respects, except as otherwise stated herein, and subject to the conditions hereinafter stated;
- (2) The placement and construction of the proposed structures shall conform to the plans submitted to and reviewed by the Board, except with such minor 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 applicant from obtaining any necessary permission or consents from any other agency, including any condominium or homeowners' association, having any jurisdiction;
- (4) The applicant shall obtain all necessary building permits for construction within eighteen (18) 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.

The Deputy Chair announced that the next regular meeting of the Board of Appeals would be February 24, 2026 at 7:30 pm.

There being no further business, on motion by Mr. Dispaltro, seconded by Mr. Strauss and adopted unanimously, the meeting was adjourned at 7:40 pm.

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

TIME: _____ A.M./P.M.

DATE: _____, 2026