

PLANNING BOARD
VILLAGE OF NORTH HILLS
Village Hall
February 11, 2026
7:30 pm

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

EXCUSED: Gary Schubert, Member
Raymond Kotcher, Alternate Member

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 March 11, 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 Map. Daniel Baker, Esq., appeared for the applicant, together with Kevin Walsh (VHB Engineering). Mr. Baker represented that the length of the road and the cul-de-sacs, had been reviewed and approved by the Nassau County Fire Marshal and the Manhasset Lakeville Fire District, and that documentation would be supplied to the Village by the applicant. Additional fire hydrant locations have been added to the proposed plan as requested by the Fire District. On motion by Ms. Kane, seconded by Mr. Bassik and adopted unanimously, the Board authorized the applicant to proceed pursuant to Village Code § 179-12.

The Board discussed 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 public hearing for this matter had previously been held and concluded. On motion by Mr. Bassik, seconded by Ms. Struminger and adopted unanimously, the Board approved the following preliminary subdivision determination:

*PLANNING BOARD RESOLUTION
APPROVING PRELIMINARY SUBDIVISION KNOWN AS
LILA COURT AT EXCELSIOR ESTATES II*

WHEREAS, an application (Case 25-12ps) was duly filed with the Village of North Hills (“Village”) Planning Board on October 7, 2025 by 275 Old Shelter Rock LLC (“Developer”) for approval of preliminary layout of a subdivision to be known as “Lila Court at Excelsior Estates II”, for premises identified as Section 7, Block 319, Lot 7 on the Nassau County Land and Tax Map, and

WHEREAS, the Planning Board has met, and held public hearings, to consider said application, at which meetings presentations were made on behalf of the applicant and on behalf of the Village, and comments were received from the public, and

WHEREAS, all members (including alternate members) of the Planning Board voting upon this resolution have certified that they have each individually attended, or reviewed the transcript, of each public hearing held with respect to this application, and have reviewed and are familiar with all documents submitted to the Village and Planning Board with respect to this application, and

WHEREAS, this application was referred to the Nassau County Planning Commission for its recommendation pursuant to General Municipal Law section

239-m, and such recommendation has been received, or the time allotted to the said Planning Commission to submit its recommendation has expired, and

WHEREAS, notwithstanding any preliminary or final subdivision approval from the Village Planning Board which may be issued, the Planning Board has been advised that approval of the Nassau County Planning Commission will also be required for this proposed subdivision, and

WHEREAS, the Planning Board has received the comments of IMEG, the consultant retained by the Planning Board for the purpose of reviewing said application, including various materials relating to the environmental subject areas referenced in the application and the public hearing process, and

WHEREAS, the Developer has submitted a revised site plan and supporting documents in the course of the review process for this application, and

WHEREAS, thereafter various materials were received by the Board relating to the application, and

WHEREAS, the requirements of the subdivision regulations of the Village have been met by said revised preliminary subdivision layout and application except as noted below,

NOW, THEREFORE, BE IT

RESOLVED by the Planning Board of the Village of North Hills as follows:

I. SEQRA DETERMINATION

The Planning Board, acting as Lead Agency under the State Environmental Quality Review Act, and its implementing regulations (collectively "SEQRA"), has reviewed the proposed three residential (and one private road) lot subdivision pursuant to 6 NYCRR Part 617 and hereby makes the following findings:

- a. The proposed action constitutes an Unlisted Action under SEQRA;
- b. The Board has reviewed the Short Environmental Assessment Form (SEAF), the subdivision map (including revisions), supporting materials, and all testimony presented at the public meeting(s) or otherwise submitted to the Village and Planning Board in relation to this application;

- c. The Board has considered the relevant areas of environmental concern, including but not limited to: land use and zoning compatibility, traffic and access, stormwater management, impacts to community character, utilities and infrastructure;
- d. Based on the record, and such review, the Board finds that the proposed three lot subdivision will not result in any significant adverse environmental impacts;
- e. The Board therefore adopts a Negative Declaration pursuant to SEQRA, concluding the environmental review process, and authorizes the Chair to sign the applicable portion of the Environmental Assessment Form to document such finding.

II. PRELIMINARY SUBDIVISION APPLICATION

- A. After due consideration of the application, public comments, and all materials submitted, the Planning Board makes the following findings:
 - a. The proposed subdivision complies with the Village's zoning regulations;
 - b. The proposed subdivision complies with the Village's subdivision regulations, except as to certain items discussed below, with respect to which items the Developer has requested waivers pursuant to the Village Code;
 - c. The proposed lots are suitable for residential use and can be adequately served by existing or proposed utilities and infrastructure;
 - d. Subject to the additional comments and conditions hereinafter established, the subdivision layout provides appropriate access, frontage, and circulation;
 - e. The subdivision will not adversely affect the health, safety, or welfare of the community.

- B. The application for approval of a revised preliminary subdivision plat, and related plans, prepared by Northcoast Civil LLC last revised December 13, 2025, be and the same is hereby approved subject to the following conditions:
 - a. The requested Site Code variances with respect to width of right of way, and length and radii of cul-de-sacs, are approved, and may be included in the final subdivision plans;
 - b. Two (2) inlets are to be added in the landscaped area east of Lila Court as discussed at the January 14, 2026 Planning Board meeting;

- c. Prior to the time that the final subdivision plat is filed with this Board for review and approval pursuant to the Village Subdivision Regulations, the Developer shall pay to the Village all sums due and owing to the Village for the preliminary subdivision review process;
- d. Pursuant to the Village of North Hills Village Code, and the New York Village Law, the Developer is directed to consult with the Village Building Department prior to the time that the final subdivision plat application is filed with this Board as to the amount of payment, if any, which the Building Department will recommend to the Village Planning Board to require as a trust fund to be used exclusively for neighborhood park, playground or recreational purposes in lieu of setting aside any land in the proposed subdivision for such purposes;
- e. The final subdivision application shall be filed no later than nine (9) months from the date of this decision (February 11, 2026), which time may be extended, for good cause shown, upon letter application submitted prior to the expiration of such time period, and without a public hearing (unless the Board shall determine that a public hearing is appropriate);
- f. The final subdivision application shall include the Applicant's proposals to address the following issues, which proposals will be reviewed and acted upon by the Planning Board as part of the consideration of, and action upon, the final subdivision application:
 - i. Roadway or driveway design details, including sight distances and emergency access;
 - ii. Soil testing results and confirmation of adequate on-site systems (if applicable);
 - iii. Proposed conditions with respect to road clearing and maintenance and on-street parking restrictions and signage, and appropriate means to facilitate Village enforcement of such requirements at the expense of the owners of the residential properties in the subdivision;
 - iv. Final grading, drainage, and stormwater management plans, including compliance with NYSDEC stormwater requirements;
 - v. Final utility plans showing water, sewer, electric, and any required easements;

- vi. Review and approval of homeowners' association documents (if applicable);
 - vii. Compliance with all County Health Department requirements;
 - viii. Final landscaping plan, including street trees and buffering where required;
 - ix. Erosion and sediment control measures to be shown on the final plans;
 - x. Any required or proposed easements (drainage, access, utilities);
 - xi. Any proposed covenants and restrictions to be placed on any property located within the proposed subdivision;
 - xii. Compliance with any applicable SWPPP requirements;
 - xiii. The amounts and terms proposed for performance and maintenance security bonds to be posted by the Developer to guarantee compliance with terms and conditions of the final approval, including proper completion and maintenance of public improvements, landscaping and lighting, and general conditions;
 - xiv. Any conditions stated and/or agreed to on the record at the public hearings and meeting(s) held prior to the submission of the final site plan application;
 - xv. An acknowledgement that any Village approval of the preliminary and/or final subdivision plan shall also be subject to the final approval of the Nassau County Planning Commission.
- b. Upon payment of any and all fees and expenses, and the filing of the final subdivision plat application by the Developer pursuant to the requirements of the Village Code, this Board will schedule and hold a public hearing in accordance with the requirements of the Village Code and the Village Law of the State of New York.

There being no further business, the meeting was adjourned at 7:46 pm on motion by Ms. Kane, seconded by Mr. Bassik, and adopted unanimously.

THE ABOVE MINUTES WERE FILED IN
THE VILLAGE OFFICE OF THE
VILLAGE OF NORTH HILLS AT:
TIME: 3:40 AM/PM

North Hills Planning Board

February 11, 2026

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DATE: February 19, 2026

PERSON FILING: Mariame Tobaccan
(Print the full name of the filer)