

BOARD OF APPEALS  
VILLAGE OF NORTH HILLS  
ONE SHELTER ROCK ROAD  
NORTH HILLS, NEW YORK  
February 24, 2026  
7:30 pm

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

EXCUSED: Bruce Spenadel, Anthony Lobosco, Members

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

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

The Chair announced that the next meetings of the Board were scheduled for March 24, 2026 and April 28, 2026, each at 7:30 pm.

The Chair opened the public hearing with respect to Case 25-25za Application of Tom Yang, 16 Meadow Lane, North Hills, New York 11030, for special use permits pursuant to Village Code §215-25(E)(2)(i) to construct retaining walls. Premises are also known as Section 3, Block 238, Lot 99 on the Nassau County Land and Tax Map. The minutes of the hearing were recorded stenographically and are on file with these minutes. The applicant was represented by architect Gerrit Goss. After hearing all interested persons, on motion by Mr. Strauss, seconded by Mr. Dispaltra and adopted unanimously, the Board adjourned the hearing to March 24, 2026 at 7:30 pm in order that the Board might conduct a site visit before the adjourned hearing date. The applicant was provided with instructions regarding the Board procedures for site visits.

The Chair opened the public hearing with respect to Case 26-01za, Application of The Hamlet Estates Homeowners Association, Inc., 31 Shelter Rock Road, Manhasset, New York 11030 for the renewal of variance and special permit relief previously granted in Case 24-05za in furtherance of proposed modifications to common areas: (a) variance of Village Code §215-24(F)(1) to locate play equipment 54 feet, 10 inches, from Shelter Rock Road, where a minimum setback of 150 feet is required; (b) variance of Village Code §215-27(C) to locate a shed having a setback of 33.3 feet where a minimum of 45 feet is required., and (c) special permits for proposed fences and walls, as required by Village Code §213-33(A). Premises are known as Aldgate Drive, Village of North Hills, and are designated as Section 3, Block 205, Lot 132 on the Nassau County Land and Tax Map. The minutes of the hearing were stenographically transcribed and are on file with these minutes. Thomas McManus, HOA President, appeared for the applicant, and explained that all of the relief sought in this application had previously been approved, but the applicant was unable to obtain permits within the required time, as a result of which the permits expired. The applicant is seeking the same relief as previously sought in Case 24-05za. Mr. McManus represented that the plans submitted with Case 26-01za were the same as the plans submitted in Case 24-05za. Mr. Cinquemani recommended that the conditions imposed in the previous approval should continue with respect to Case 26-01za, and Mr. McManus agreed. After hearing all interested persons, the hearing was closed on motion by Mr. Fox, seconded by Mr. Strauss and adopted unanimously.

After discussion, on motion by Mr. Dispaltro, seconded by Mr. Fox and adopted unanimously, the Board approved the following decision:

*RESOLVED, that Case 26-01za, Hamlet Estates, is a Type II Action pursuant to the State Environmental Quality Review Act, with respect to which no environmental impact review is required, and it is further*

*RESOLVED, that Case 26-01za is hereby approved, and the requested variances granted, based upon the plans on file in this case, and subject to the following conditions:*

*(a) such plans filed in Case 26-01za do not vary from those plans previously approved in Case 24-05za, and in the event of any variation the approved plans shall be only those which were approved in Case 24-05za;*

*(b) all required permits shall be obtained within six months from the date hereof, and all required certificates of occupancy and/or completion shall be obtained within nine months from the date(s) of permit issuance, and*

*(c) this approval from the Board of Appeals does not substitute for, or eliminate the need for, any approvals which may be required from any condominium or homeowners' association in which the subject property may be located.*

There being no further business, the meeting was adjourned at 7:59 pm on motion by Mr. Strauss, seconded by Mr. Goodman, and adopted unanimously.

**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**