

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

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

EXCUSED: Barry Bassik, Deputy Chair

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

In the absence of Mr. Bassik, Mr. Kotcher participated in all discussions and votes, 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 April 8, 2026, at 7:30 pm.

The Board discussed Case No. 26-04-pb-w – Application of Dubner Landscaping, regarding the property located at 30 Sequoia Circle, Manhasset, New York, for permission to make an application to the Board of Appeals for a zoning variance. The applicant was represented by Max Lituchy, for Dubner Landscaping. After review of the purpose of the application, and consistent with its actions in prior similar cases, the Board indicated that it would grant the requested relief, without any indication of any recommendation to the Board of Appeals. The Board adopted the following resolution on motion by Ms. Kane, seconded by Mr. Schubert and adopted unanimously:

RESOLVED, pursuant to the condition imposed in the approval of the Manhasset Crest subdivision that no variance application be submitted to the Board of Appeals without the prior consent of the Planning Board, the Planning Board grants such consent as requested in Case 26-04pb-w, on the condition that the applicant submit to the Village Building Department, within thirty (30) days of the date of this resolution, a written consent from the property owner to authorize Dubner Landscaping to make this application on behalf of such owner.

The Board considered Case No. 26-02-pb-w – Application of North Hills Country Club, Inc, for waiver of public hearing and for site plan amendment approval regarding the property located at 200 North Service Road, Manhasset, NY. It was noted that the application was for waiver of public hearing in connection with a request for site plan approval, as the Village Code permits waiver of the public hearing requirement in certain instances, but not waiver of the requirement for site plan approval. On motion by Ms. Struminger, seconded by Mr. Schubert, and adopted unanimously, the Board waived the requirement for public hearing of this application. In the absence of any appearance by the applicant, discussion of the matter was continued to the April 8, 2026 meeting at 7:30 pm.

There being no further business, the meeting was adjourned at 7:45 pm on motion by Ms. Kane, seconded by Mr. Schubert and adopted unanimously.

THE ABOVE MINUTES WERE FILED IN
THE VILLAGE OFFICE OF THE
VILLAGE OF NORTH HILLS AT:

TIME: 4:31 AM/PM

DATE: 3/16, 2026

PERSON FILING: Marianne C. Lobaccaro

(Print the full name of the filer)