

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

March 24, 2026

7:30 pm

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

EXCUSED: Anthony Lobosco, Member

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

In the absence of Mr. Lobosco, Mr. Fox participated and voted in all matters except as otherwise indicated in these minutes. Mr. Dispaltro participated, but did not vote unless otherwise indicated in these minutes.

The Chair announced that the next meetings of the Board were scheduled for April 28, 2026 and May 26, 2026, each at 7:30 pm.

The Chair opened the continued 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 Joseph Cogliando. There were no public comments. After hearing all interested person, on motion by Mr. Strauss, seconded by Mr. Fox and adopted unanimously, the Board closed the hearing.

The Board discussed Case 25-25za, with respect to which a public hearing had been concluded. After discussion, on motion by Mr. Spenadel, seconded by Mr. Fox and adopted unanimously, the Board approved the following decision:

RESOLVED, that Case 25-25za, Application of Tom Yang, 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, 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 approved retaining walls 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 six (6) months from the date of filing of this decision, and shall obtain all certificates of occupancy or completion within twelve (12) months 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 Chair opened the public hearing with respect to Case 26-03za. Application of Stanley George and Sandy George, 6 Joy Drive, Manhasset Hills, New York 11040, with respect to proposed replacement of an existing solarium roof and window system, and construction of a front portico, at premises 600 Oak Ridge Lane, Albertson, New York, which require variances of (a) Village Code §215-15(D)(3), to permit a minimum front setback of 15.1 feet where a minimum of 25 feet is required, and (b) Village Code

§215-15(D)(9) to permit building coverage of 18% where a maximum of 15% is permitted. Premise are also known as Section 7, Block 320, Lot 60 on the Nassau County Land and Tax Map. The minutes of the hearing were recorded stenographically, and are on file in the Village office. Stanley George presented the application. After hearing all interested persons, the hearing was closed on motion by Mr. Spenadel, seconded by Mr. Fox and adopted unanimously.

The Board discussed Case 26-03za, with respect to which a public hearing had been concluded. After discussion, on motion by Mr. Spenadel, seconded by Mr. Fox and adopted unanimously, the Board approved the following decision:

RESOLVED, that Case 26-03za, Application of Stanley George and Sandy George 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, pursuant to Village Code §215-44.1, the Board issues its decision with respect to this application as follows,

- (1) To the extent that and difficulty in complying with the zoning regulations is self-created, the Board finds that this factor is not significant to the point where it is a basis for denial of the application.*
- (2) 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;*
- (3) Placement of all structures, and all construction, 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;*
- (4) his 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;*
- (5) The applicant shall obtain all necessary building permits for construction within six (6) months from the date of filing of this decision, and shall obtain all certificates of occupancy or completion within twelve (12) months 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.

There being no further business, the meeting was adjourned at 8:00 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: 9:48 A.M./P.M.

DATE: 4/7, 2026

W. Russo