

PLANNING BOARD
VILLAGE OF NORTH HILLS
Village Hall
April 8, 2026
7:30 pm

PRESENT: Doreen Severin, Chair
Barry Bassik, Deputy Chair
Gary Schubert, Sharon Struminger, Members
Marianne C. Lobaccaro, Village Administrator
A.Thomas Levin, Village Attorney

EXCUSED: Margo Kane, Member
Raymon 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 May 13, 2026, at 7:30 pm.

The Board discussed Case 23-15pb-a-ex2, Application of Northwell Health for an extension of time to obtain required permits to construct improvements associated with the conversion of use of premises 600 Community Drive, Manhasset, New York. The applicant was represented by Joshua Brookstein, Esq. After discussion, on motion by Mr. Bassik, seconded by Mr. Schubert and adopted unanimously, The Board granted an extension of time to March 31, 2027.

The Board discussed Case No. 26-02pb-w, Application of North Hills Country Club, Inc, for site plan amendment approval regarding the property located at 200 North Service Road, Manhasset, New York. It was noted that the Board previously had waived the requirement for a public hearing. The applicant was represented by John Glavic, who described the proposed improvements and noted that the water being used will not go into the ground, but would be collected and recycled. Mike Reali, member of the

Country Club Board, stated that the equipment was a closed loop system in which the water is recirculated. Collected waste products are disposed of around the golf course grounds. Grass clippings are separated out and spread around the grounds. He described the equipment as "environmentally friendly". There is no expansion of the existing concrete area, and all wastewater is contained for treatment and reuse. It was noted that a proposed storage container is not shown on the plans, and a plan amendment will be submitted before the next meeting. Michael DeGiglio, from IMEG, consultant for the Village, engaged in dialogue with the applicant, during which Mr. Reali stated that rainfall overflow goes into a holding area. Revised plans will be submitted to the Village, and reviewed by IMEG before further Board proceedings. On motion by Ms. Struminger, seconded by Mr. Schubert and adopted unanimously, a continued discussion was scheduled for May 13, 2026.

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

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

TIME: 4:40 AM/PM

DATE: April 21, 2026

PERSON FILING: Marianne C. Lobbaccaro

(Print the full name of the filer)