

MINUTES  
BOARD OF TRUSTEES  
VILLAGE OF NORTH HILLS  
Village Hall  
One Shelter Rock Road  
North Hills, New York  
November 16, 2022  
7:30 pm

PRESENT: Mayor Marvin Natiss  
Deputy Mayor Dennis Sgambati  
Trustees Elliott Arnold, Gail Cohen and Phyllis Lentini  
Marianne C. Lobaccaro, Village Administrator  
Peter Cinquemani, Superintendent of Building Department  
A. Thomas Levin, Village Attorney

Mayor Natiss called the meeting to order at 7:30 pm.

Mayor Natiss announced that the next regular meeting date for the Board of Trustees will be December 21, 2022 at 7:30 pm.

The minutes of the October 19, 2022 meeting, as amended and previously circulated to the Board, were approved on motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously. The approved minutes are on file in the village office.

The Board held a public hearing with respect to proposed legislation Bill NH 2022D. There were no public comments. On motion by Mayor Natiss, seconded by Trustee Cohen and adopted unanimously, the hearing was closed. After discussion, on motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the proposed legislation was adopted as Local Law 4-2022. A copy of the local law is attached to these minutes.

The Village Administrator read the Treasurer's Report for October 2022, which was approved unanimously on motion by Trustee Arnold, seconded by Trustee Lentini.

On motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously, the Board approved the budgetary fund transfers requested in the November 10, 2022 memorandum from the Village Administrator, a copy of which is on file in the Village office.

On motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 11/22. A copy of the Warrant is attached to these minutes.

Frank Faber, of Skinnon & Faber CPAs, village auditors, presented a report as to the general fund audit for 2021/2022. He reported that this was a clean opinion with respect to all Village funds, showing revenue exceeding the budgeted amounts and expenses less than the budgeted amounts, resulting in a small surplus. Mr. Faber also presented a report as to the audit of the Village Justices' accounts, which also was a clean audit. On motion by Trustee Cohen, seconded by Trustee Lentini, the Board approved the general fund audit. On motion by Trustee Arnold, seconded by Deputy Mayor Sgambati, the Board approved the Village Justice Court audit.

The Mayor advised that the Village had been advised earlier in the day that Crown Castle had withdrawn its request, on behalf of AT&T, for modifications at the Shelter Rock Road cell site, which request had been discussed in Mr. Cinquemani's November 14, 2022 memorandum.

The Board discussed a request from Crown Castle, on behalf of Verizon Wireless, for modifications at the Long Island Expressway cell site, as outlined in Mr. Cinquemani's

November 15, 2022 memorandum. All requested modifications are within the parameters of the current lease. On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board consented to the proposed modifications, and authorized the Mayor to execute a consent document on behalf of the Village.

The Board discussed a request from the Board of Appeals for approval of a consultant to provide advice in regard to a pending application (Case 22-12za) by Northwell Health for variances in relation to a proposed redevelopment of 600 Community Drive. The Village Attorney noted that relief from the Planning Board also would be required, although no application yet had been filed for that relief. Mr. Cinquemani recommended acceptance of a proposal from R&M Engineering (the successor to RMS Engineering which had done reviews of prior applications on the subject property). On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board authorized the retention of R&M Engineering for consulting services to the Board of Appeals and Planning Board, subject to Village Attorney approval of the retainer agreement.

The Board discussed a pending application (Case 22-11bt) from Greater New York Seventh Day Adventists. The Village Attorney noted that the application likely would be amended in view of the adoption of Local Law 4-2022, and that it would seek additional relief from the Board of Trustees. After discussion, and on Mr. Cinquemani's recommendation, Deputy Mayor Sgambati moved that the Board establish the application fee for the combined application at \$10,000, and set the required expense deposit as

\$15,000. The motion was seconded by Trustee Arnold, and adopted unanimously.

The Board discussed the Deputy Village Clerk's November 10, 2022 memo regarding usage of the Village shuttle service. The Board will continue to monitor this issue, and review it further when the new LIRR schedules are available.

Ms. Kim, 5 Stone Hill, addressed the Board with respect to a request for reduction of penalty for work done at her premises without a permit. The permit now has been obtained. After an extensive discussion, on motion by Deputy Mayor Sgambati, seconded by Trustee Cohen, and adopted by vote of four in favor and Mayor Natiss abstaining, the Board reduced the penalty to \$700, and authorized a refund of any penalty amount paid in excess of \$700.

There being no further business, on motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously, the meeting was adjourned at 8:50 pm.

THE ABOVE MINUTES WERE FILED IN THE VILLAGE

OFFICE OF THE VILLAGE OF NORTH HILLS AT:

TIME: \_\_\_\_\_ AM/PM

DATE: \_\_\_\_\_, 2022.

PERSON FILING: \_\_\_\_\_

(Print full name of filer)