

MINUTES  
BOARD OF TRUSTEES  
VILLAGE OF NORTH HILLS  
Village Hall  
One Shelter Rock Road  
North Hills, New York  
November 17, 2021  
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 15, 2021 at 7:30 pm.

The minutes of the October 20, 2021 meeting were approved on motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously. The approved minutes are on file in the village office.

Frank Faber, of Skinnon & Faber, the Village Auditors, reviewed the auditor's September 17, 2021 letter report and the financial audits for the Village and the Village Justice Court, each for the period 2020/21. On motions by Deputy Mayor Sgambati, each seconded by Trustee Lentini and adopted unanimously, the Board approved the Village Audit and the Village Justice Court Audit, and authorized transmission of the appropriate report to the Office of Court Administration.

The Board opened the continued public hearing for Application 18-01bt, Amended Application of Buckley Country Day School. Bruce Migatz, Esq. appeared for the applicant. The minutes of the hearing were transcribed stenographically, and are on file

as part of these minutes. After hearing all interested persons, and in order to permit time for review of submissions by the applicant, on motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the hearing was continued to December 15, 2021 at 7:30 pm.

The Board recessed for ten minutes.

The Board held a public hearing with respect to proposed legislation Bill NH 2021D. The Village Attorney summarized the proposed legislation. There were no comments from the public or Board. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board closed the public hearing. After discussion, on motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board adopted the proposed local law, and directed that it be filed with the Department of State as required by law. A copy of the adopted law is attached to these minutes.

The Board held a public hearing with respect to proposed legislation Bill NH 2021E. The Village Attorney summarized the proposed legislation. There were no comments from the public or Board. On motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the public hearing was closed. After discussion, on motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board adopted the proposed local law, and directed that it be filed with the Department of State as required by law. A copy of the adopted law is attached to these minutes.

The Village Administrator read the Treasurer's Report for October 2021, which was

approved unanimously on motion by Trustee Lentini, seconded by Trustee Arnold.

On motion by Trustee Cohen, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board approved the budgetary fund transfers requested in the November 8, 2021 memorandum from the Village Administrator, a copy of which is on file in the Village office.

On motion by Trustee Arnold, seconded by Trustee Cohen and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 11/21. A copy of the Warrant is attached to these minutes.

The Board discussed proposals which had been received for installation of bollards at Lowell H. Kane Park. Mr. Cinquemani reviewed the proposals, and recommended acceptance of the proposal from Victorian Fence, Inc. On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen, and adopted unanimously, the Board awarded the contract to Victorian Fence, Inc. in an amount not to exceed \$10,970.00.

The Board discussed a request from the Acorn Ponds Homeowners' Association for amendment of the Village Code regulations for traffic within the condominium property. The Village Attorney noted additional information which would be required in order to prepare the local law necessary to implement such changes, and also advised the community representative present at the meeting of the need to comply with the Uniform Manual of Traffic Control Devices if the amendments were enacted. The matter was deferred to the December 15, 2021 meeting for further discussion.

On motion by Trustee Cohen, seconded by Trustee Lentini and adopted

unanimously, the Board approved the Skinnon & Faber proposal dated September 23, 2021 for audit services to the Village.

The Board discussed a November 9, 2021 letter from Crown Castle regarding modifications of the Verizon cell site on the Village's South Service Road property. Mr. Cinquemani reported on his November 12, 2021 memorandum. On motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously, the Board (a) concluded that the proposed action was a Type II Action which requires no environmental impact review pursuant to the State Environmental Quality Review Act, and (b) approved, and authorized the Mayor to sign, the requested modification.

The Board discussed the Village Administrator's report as to usage of the Village shuttle service, which continues to be less than anticipated. Mayor Natiss advised that he would meet with the contractor, and discuss the continued service. The Village Administrator advised that she would conduct another user survey. Further discussion was tabled to the December 15, 2021 meeting.

Deputy Mayor Sgambati reported that he had attended the Nassau County Hazard Mitigation meeting, at which the Bay Park Conveyancing Project was discussed. Future extensions of this project may affect areas of the Village in future years.

Sharon Struminger asked that the Village consider beautification of the Village right of way adjacent to Acorn Ponds and Imperial Gardens, by the addition of plantings and paving the right of way surface. Mayor Natiss advised that the Board would review this. Mr. Cinquemani advised that he would include maintenance of the property into the

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Village's forthcoming annual grounds keeping request for proposals.

There being no further business, on motion by Trustee Cohen, seconded by Deputy

Mayor Sgambati and adopted unanimously, the meeting was adjourned at 10:10 pm.

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

TIME: 11:35 AM/PM

DATE: December 16, 2021.

PERSON FILING: Mananna C. Lobaccaro

(Print full name of filer)