

**AGENDA
BOARD OF TRUSTEES
DECEMBER 22, 2020
6:00 P.M.
VILLAGE HALL**

THE BOARD WILL MEET IN PERSON AT VILLAGE HALL. THE PUBLIC ALSO MAY OBSERVE THE MEETING LIVE STREAMED ON THE VILLAGE OF NORTH HILLS YOUTUBE CHANNEL. HERE IS THE LINK TO ACCESS THE CHANNEL:

https://www.youtube.com/channel/UCL6rsy65XpQKL8s_7vBuUkg

1. Opening Statement

2. Pledge of Allegiance

3. Announcements

- A) Next meeting – January 20, 2021 at 7:30 pm. Place or access location to be announced on Village website

4. Approval of Minutes – November 18, 2020, December 16, 2020

5. Public Hearings

- A) **(Motion to Adjourn to January 20, 2021)** Case 20-01rb. Application of RXR North Hills Phase 1 Owners, LLC and The Residences at North Hills HOA, 626 RXR Plaza, Uniondale, New York 11556, pursuant to Village Code §179-79 to release performance bonds. Premises are known as 6000 Royal Court, North Hills, and are also designated as Section 8. Block A, Lots 889, 901, 902, 907-909, 910A and 910B on the Nassau Land and Tax map

- B) **(Motion to Adjourn to January 20, 2021)** Case No. 18-01bt – (continued) AMENDED APPLICATION Case No. 18-01bt. Application of Buckley Country Day School, 2 IU Willets Road, North Hills, New York, for (a) site plan and special permit amendment, to maintain existing site improvements and permit proposed improvements, including the conversion of a part of a parking area as a basketball court, maintenance of a conversion of a parking area to a garden courtyard, construction of a new two (2) story addition to replace a courtyard, construct a new equipment storage building, construction of a new 200 space parking area, with drainage, lighting and landscaping, construction of a new garage, reconfigure existing parking areas and drives, and construction of new perimeter fencing; (b) special permit and accessory use permit, pursuant to Village Code §§215-25(E)(2)(d) and (e), to permit the garage and sheds; (c) accessory use permit and special permit, pursuant to Village Code §215-25(E)(2)(h) and Village Code §215-33(A), respectively, to permit the fencing; (d) variances of the following Village Code sections: (i) 215-29(D), in that the height of the building will be 30.58 feet, where a maximum of 25 feet is permitted, (ii) 215-31(C), in that the existing building encroaches into the required side yard setback (63.25 feet, where 75 feet is required) and is thus non-conforming, and no non-conforming building may be altered, enlarged, expanded or otherwise changed except in a manner that conforms to the Village Code, (iii) 215-29(F), in that the floor area ratio will be 7.78%, where a maximum of 3.5% is permitted; and (iv) 215-33(A)(1), in that (a) the fence is proposed to be six (6) feet in height in the front and 4.5 feet on the sides and rear, and (b) the piers, which are part of the fence assembly, are proposed to be 9 feet, 2 inches in height, where a maximum height of four (4) feet is permitted.; and

(e) an appeal of a determination by the Building Official that a variance of Village Code 215.-29(D) is required, or, in the alternative a variance of such section, to permit a setback of 61.97 feet for a non-conforming residential building as part of a special use, where a minimum of seventy-five (75) feet is required. Premises are also known as Section 8, Block A, Lots 170, 173, and 725-727 on the Nassau County Land and Tax Map.

6. Finance and Operations

- A) Treasurer's Report – November 2020
- B) Transfer of Appropriations/General fund Reimbursement Transfers
 - 1. Memo dated December 11, 2020
- C) Payment of Claims – General Fund - Warrant 12/20

7. For Board Discussion

- A) Shuttle
- B) Lowell Kane Park
- C) Fire Alarm System
 - 1. Memo dated December 11, 2020 – Marianne C. Lobaccaro

8. Unfinished Business

9. New Business

10. Executive Session – Board will return to public session at the conclusion of the Executive Session