

MINUTES  
BOARD OF TRUSTEES  
VILLAGE OF NORTH HILLS  
Village Hall  
One Shelter Rock Road  
North Hills, New York  
March 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 April 20, 2022 at 7:30 pm.

The minutes of the February 16, 2022 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.

The Village Administrator read the Treasurer's Report for February 2022, which was approved unanimously on motion by Deputy Mayor Sgambati, seconded by Trustee Lentini.

On motion by Trustee Lentini, seconded by Trustee Arnold and adopted unanimously, the Board approved the budgetary fund transfers requested in the March 11, 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 Arnold and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 03/22.

A copy of the Warrant is attached to these minutes.

The Board discussed the application of the Residences at North Hills HOA, Case 21-08bt, for the purposes of setting fees and deposits. On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board determined that the application fee shall be \$5,000, the required deposit shall be \$15,000, and the Mayor was authorized to set a hearing date upon receipt of the fee and deposit payments.

The Board discussed a request from Crown Castle, on behalf of STC Five LLC, for a further amendment of the lease provisions for the Long Island Expressway Service Road site, in addition to those discussed at the February 16, 2022 meeting. The requested amendment would remove the limitation on the permitted number of antennae. None of the Board members wished to consider this request. The Village Attorney was directed to notify Crown Castle accordingly.

The Board discussed a proposed request for proposals for seasonal landscaping services at Village properties. On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board authorized the Superintendent of Building Department to proceed to solicit proposals.

Deputy Mayor Sgambati announced that the improvements at Lowell H. Kane Park were near completion, with only seeding and sprinkler system work remaining. The anticipated date to reopen the park will be May 2, 2022.

The Board discussed the bifurcated portions of Case 18-01bt, Buckley Country Day School, with respect to which the public hearing had been closed on February 16, 2022.

Mayor Natiss noted the receipt of communications from the applicant's counsel requesting that the Board defer action on the portion of the application regarding perimeter fencing. Maureen DiTata stated that she had been on the School property and had observed equipment and work being done on the site. Dr. Juhel advised that the equipment was the property of the School, and was being displayed to a purchaser, and that no work was being done. After some discussion of the application issues, the Board convened in executive session for legal advice at 8:00 pm on motion by Trustee Cohen, seconded by Deputy Mayor Sgambati and adopted unanimously. At 8:10 pm, on motion by Trustee Cohen, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board returned to public session. Board members discussed the pending application, and the Village Attorney was requested to draft a proposed decision for consideration at the April 20, 2022 meeting. The applicant and opponents were required to notify the Village promptly if they had reached any agreement with respect to the perimeter fence.,

The Board discussed the most recent report on usage of the Village shuttle. The shuttle service will continue on a revised schedule until further notice. On motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously, the Board authorized the Mayor to execute on behalf of the Village an amendment to the existing shuttle service agreement as prepared by the Village Attorney, to conform the agreement to recent events.

Mr. Cinquemani advised the Board that he was waiting to receive quotations regarding the sign at Lowell H. Kane Park. On motion by Deputy Mayor Sgambati,

seconded by Trustee Cohen and adopted unanimously, the Superintendent of Building Department was authorized to accept a quotation for a price not to exceed \$2,975, and proceed with the work.

Mr. Cinquemani reported that price quotes were being solicited regarding upgrades to the audio/visual equipment for the Village Hall meeting room, and will be provided to the Board upon receipt.

Mr. Cinquemani advised that the Village truck was in need of replacement, and that he was investigating for an available and suitable replacement vehicle. Further information will be made available to the Board.

Mr. Cinquemani advised the Board that the Village Hall roof would be in need of replacement, and the Board discussed various alternative ways to address this issue, including gutter repair or replacement. Mr. Cinquemani will obtain price quotations for review by the Board.

Mr. Cinquemani was requested to obtain information regarding installing vehicle charging stations at the Village Hall property.

There being no further business, on motion by Deputy Mayor Sgambati, seconded by Trustee Lentini, and adopted unanimously, the meeting was adjourned at 8:30 pm.

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

TIME: 9:15 (AM/PM)

DATE: April 21, 2022.

PERSON FILING: Mauranne Lobasciano  
(Print full name of filer)