

MINUTES
BOARD OF TRUSTEES
VILLAGE OF NORTH HILLS
Village Hall
One Shelter Rock Road
North Hills, New York
May 15, 2024
7:30 pm

PRESENT: Mayor Marvin Natiss
Deputy Mayor Dennis Sgambati
Trustees Elliott Arnold, Gail Cohen and Phyllis Lentini
Marianne 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 June 20, 2024 at 7:30 pm, a change from the regular June 19 date due to the Juneteenth legal holiday.

The minutes of the April 17, 2024 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 April 2024, which was approved unanimously on motion by Trustee Lentini, seconded by Trustee Arnold.

On motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously, the Board approved the General Fund and Community Amenities Fund transfers as requested in the May 8, 2024 memorandum from the Village Administrator, a copy of which is on file in the Village office.

The Board discussed the Superintendent of Building Department's April 25, 2024 memorandum regarding a request from Shalom Nektalov for a refund of overpayment

of a fee for Building Permit #P-24-4. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board approved an overpayment refund in the amount of \$3,450.00.

On motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 05/24. A copy of the approved Warrant is attached to these minutes.

The Board discussed 2024/25 tax rates, as listed in the May 6, 2024 memorandum from the Village Administrator, a copy of which is on file with these minutes. On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board set the following tax rates, and authorized the issuance of the corresponding tax warrant pursuant to Real Property Tax Law §1426:

Class 1 - \$0.3609 per \$100 assessed value
Class 2 - \$0.0195 per \$100 assessed value
Class 3 - \$0.0221 per \$100 assessed value
Class 4 - \$0.0301 per \$100 assessed value
Roslyn Fire Companies contract area - \$34.3599 per \$100 assessed value.

The Board discussed renewal of Workers' Compensation insurance, as proposed in the Village Administrator's May 6, 2024 memorandum, a copy of which is on file in the Village office. On motion by Trustee Arnold, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board approved a three-year renewal of the PERMA Workers Compensation coverage, at an initial premium of \$13,417.00.

The Board discussed the Village Administrator's May 13, 2024 memorandum regarding renewal of Village insurance policies. On motion by Deputy Mayor Sgambati,

seconded by Trustee Cohen and adopted unanimously, the Board approved purchase of the policies from Glatfelter Public Entities at a cost of \$52,698.56.

The Board discussed a May 10, 2024 letter request from Anthony Labombarda, requesting a six-month extension of Building Permit #5200 for a fence at Buckley Country Day School, and waiver of the permit renewal fee. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board denied the request for a six-month extension and waiver of the renewal permit fee. Mr. Cinquemani and the Board noted that the permit could be renewed for one year without Board action, upon payment of a \$3,500 renewal fee.

The Board discussed the Village Administrator's May 8, 2024 memorandum requesting retention of a consultant for GASB 87 and GASB 97 reporting. On motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the Board approved acceptance of a proposal from Bonadio & Co., LLP.

The Board discussed negotiations between the Mayor and Crown Castle (representing STC Five LLC) with respect to amendment of the current lease for the cell tower at One Shelter Rock Road. On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board authorized acceptance of a lease amendment which would permit extension of the agreement to April 30, 2038, and rejected any action to facilitate recordation of a memorandum of the lease with the Nassau County Clerk. The Village Attorney was requested to resolve these issues with Crown Castle, and to review a revised lease amendment agreement, and authorized the Mayor to execute

such a lease amendment in a form approved by the Village Attorney.

The Board discussed a request from Buckley Country Day School (Case 18-01bt) for an extension of time to obtain required permits. Bruce Migatz, Esq. appeared for the applicant. The prior approval authorized consideration of such a request without a public hearing. Mr. Migatz reiterated the reasons for the extension, as set forth in his correspondence with the Village. On motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously, the Board extended to December 17, 2024 the time in which the applicant is required to obtain all permits required for the approved improvements.

The Board reviewed the most recent report on usage of the Village shuttle service. The Board noted that the service continues to increase, and continues to be a service available and useful to all Village residents. The Board will continue to review usage.

The Board discussed requests from members of the Strathmore Village Civic Association for Village regulations of leaf blowers and other equipment, and for parking of commercial vehicles at residential properties. Various unidentified persons spoke to the Board on this subject. Mr. Cinquemani was requested to review the matter, together with the Village Attorney, and suggested possible remedies for Board consideration.

The Board discussed a request from the Planning Board that the Board of Trustees clarify the authority of the Planning Board and Board of Appeals to retain consultants on pending matters. After discussion, the Village Attorney was requested to prepare any necessary resolution of legislation to clarify that each such Board has authority to retain

consultants for such purposes, provided that (a) the Village has existing arrangements with such consultants, including fee schedules, and (b) the expenses of such consultants will be reimbursed to the Village from deposits made by applicants.

The Board discussed request from NY CLASS to meet with the Board, to discuss designating NY CLASS to be an authorized depository of Village funds. The Village Administrator was requested to invite NY CLASS to make a presentation at a future Board meeting.

Trustee Cohen suggested that the Board consider a review and update of the Village Code. The Village Administrator was requested to contact General Code Publishers Corp. to obtain proposals for review and update of the Code.

The Board discussed various subjects raised by the members of the Board, as to which no action was taken.

There being no further business, on motion by Trustee Lentini, seconded by Trustee Cohen, and adopted unanimously, the meeting was adjourned at 8:48 pm.

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

TIME: 10:15 AM/PM

DATE: June 21, 2024.

PERSON FILING: Mananne C. Lobaccaro

(Print full name of filer)