

MINUTES  
BOARD OF TRUSTEES  
VILLAGE OF NORTH HILLS  
Village Hall  
One Shelter Rock Road  
North Hills, New York  
July 17, 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.

The Board addressed its annual organizational meeting agenda.

Mayor Natiss appointed Dennis Sgambati as Deputy Mayor, and appointed Shirley Bruno as a Director of the Public Access Television Corporation.

Mayor Natiss made the following appointments, each for an indeterminate term, subject to Board approval:

Marianne C. Lobaccaro, Village Administrator  
Wendy S. Russo, Deputy Clerk/Treasurer

The foregoing appointments were approved unanimously, on motion by Mayor Natiss, seconded by Trustee Cohen.

Mayor Natiss made the following appointments to the Planning Board, subject to Board approval:

Member - 3 official years – Barry Bassik  
Member – 3 official years – Sharon Struminger  
Chair - 1 official year – Doreen Severin  
Deputy Chair - 1 official year – Barry Bassik  
Alternate Member - 1 official year – Ray Kotcher

The foregoing appointments were approved unanimously, on motion by Mayor Natiss, seconded by Trustee Cohen.

Mayor Natiss made the following appointments to the Architectural Review Board, subject to Board approval:

Architectural Review Board Member - 3 official years – Alison Chimerine  
Architectural Review Board Member– 3 official years – Terri Orlando  
Architectural Review Board Member – 3 official years – Linda Marsden  
Architectural Review Board Member– 1 official year – Ely Zaken  
Architectural Review Board Chair - 1 official year – Alison Chimerine  
Architectural Review Board Deputy Chair - 1 official year – Terri Orlando  
Architectural Review Board Alternate – 1 official year - Frank Garibaldi

The foregoing appointments were unanimously approved on motion by Mayor Natiss, seconded by Deputy Mayor Sgambati.

Mayor Natiss appointed Shirley Bruno as the Village's representative to the Great Neck/North Shore Cable Television Commission, for an indeterminate term. The appointment was unanimously approved on motion by Mayor Natiss, seconded by Trustee Lentini.

Mayor Natiss announced that A. Thomas Levin, Esq. would be continuing as Village Attorney for an indeterminate term, at an annual salary of \$10,000.

Mayor Natiss appointed Scott Black as Village Prosecutor, and Tim Jones as Deputy Village Prosecutor, for vehicle and traffic offenses, and Gary Muhlstock and A. Thomas Levin as Special Village Prosecutors for Code violations other than vehicle and traffic offenses. On motion by Mayor Natiss, seconded by Trustee Arnold and adopted unanimously, the Board adopted the following resolution to approve those appointments:

RESOLVED, that the Mayor's appointments of Scott Black as Village Prosecutor, and Tim Jones as Deputy Village Prosecutor for Vehicle and Traffic offenses, and Gary Muhlstock and A. Thomas Levin as Special Prosecutors for Code violations other than Vehicle and Traffic offenses, are approved. Mr. Black and Mr. Jones to be compensated for services at the rate of \$550 per court session, Mr. Muhlstock to be compensated for services at the rate of \$310 per hour, and Mr. Levin to be compensated for such services at the rate of \$325 per hour.

On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati, and adopted unanimously, the Board made the following appointments to the Board of Appeals:

Member - 3 official years – Bruce Spenadel  
Member – 3 official years – Michael Strauss  
Chair - 1 official year - Douglas Weigler  
Deputy Chair - 1 official year - Phil Goodman  
Alternates - 1 official year - Howard Fox and Raymond Dispaltro

Mayor Natiss moved the following resolution, which was seconded by Trustee Lentini and adopted unanimously:

RESOLVED, that the law firm of Meyer, Suozzi, English & Klein P.C. is retained as Special Counsel for the official year 2024-2025 to serve at the pleasure of the Board of Trustees for legal services to the Village (exclusive of those particular services to be performed by the Village Attorney as an employee and public officer) as may be requested or required by the Village through the Mayor or other Village officials, and it is further

RESOLVED, that the said Special Counsel shall be compensated at the rate of \$325.00 per hour for such legal services, plus reimbursement of reasonable and necessary disbursements incurred in connection with the performance of such legal services, which sums shall be billed to the Village monthly.

On motion by Mayor Natiss, seconded by Trustee Lentini and adopted unanimously, the Board appointed Cullen & Danowski as Village Accountants for the contractual amount of \$1,500 per month.

On motion by Mayor Natiss, seconded by Trustee Cohen and adopted unanimously, the Board appointed Skinnon & Faber as Village Auditor for the contractual amount of \$19,260.

On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board appointed Cameron Engineering, an IMEG Company, as Village Consultants and Village Engineer & Landscape Architect, to be compensated at the rates listed in the rate sheet attached to these minutes, including the following individual professionals:

Michael De Giglio - Senior Associate/Senior Landscape Architect  
Ed Springer - Chief Structural Engineer  
Andy Chan – Structural Engineer  
Oliver Chen - Civil Engineer  
Latika Chadha - Landscape Architect

Mayor Natiss moved the following resolution, which was seconded by Trustee Cohen and adopted unanimously:

RESOLVED, pursuant to Village Code 108-3(D), that any person or entity licensed or approved by the Town of North Hempstead Examining Board of Electricians to make or perform such inspections is designated as a Village Electrical Inspector.

On motion by Mayor Natiss, seconded by Trustee Lentini and adopted unanimously, the Board designated Newsday as the Village's official newspaper.

On motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously, the Board designated the following banks as Village depositories, subject to compliance with Village collateral requirements:

TD Bank N.A.  
Flushing Commercial Bank

Valley National Bank  
Dime Community Bank  
First National Bank of Long Island

On motion by Trustee Arnold, seconded by Trustee Cohen, and adopted unanimously, the Board approved renewal of the following Village Policies:

Investment Policy  
Sexual Harassment Policy  
Procurement Policy  
Workplace Violence Prevention Policy  
Cyber Security Policy  
Drug Free Workplace Policy  
Non-Discrimination Policy  
Capital Asset Policy  
Fund Balance Policy

On motion by Mayor Natiss, seconded by Trustee Lentini and adopted unanimously, the Board adopted the following resolution:

RESOLVED, pursuant to section 5- 524(6) of the Village law, that the Village Treasurer is authorized to make payment in advance of audit, on claims for certain recurring expenses such as public utility service - Verizon, PSEGLI, postage, and freight and express charges and any claim where a discount for timely payment is offered.

On motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously, the Board adopted the following resolution:

RESOLVED, that pursuant to Village Law Section 5-534(7), the actual and necessary expenses of all officers and employees incurred in the performance of their official duties shall be a village charge, subject to audit and approval, and it is further

RESOLVED, that in lieu of auditing and allowing a claim for actual and necessary expenses for travel, the Board of Trustees hereby determines that the Village will pay a reasonable mileage allowance for the use of personal automobiles in the performance of official duties, as per the current listing of the standard mileage rate of the Internal Revenue Service (currently \$0.677 per mile).

The Board returned to its regular business agenda.

Mayor Natiss announced that the next regular meeting date for the Board of Trustees will be August 21, 2024 at 7:30 pm.

The minutes of the June 20, 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 Board held a public hearing with respect to Case 24-04bt, Application of DT-XCIII-IS, for further amendment of an amended site plan for premises 3400 New Hyde Park Road, North Hills 11040, also known on the Nassau County Land and Tax Map as Section 8, Block A, Lot 880. The applicant was presented by Kathleen Deegan Dickson, Esq. The minutes of the hearing were transcribed stenographically, and are on file with these minutes. After hearing all interested persons, on motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the hearing was closed and decision reserved. The Board discussed the matter, and raised issues with Ms. Dickson regarding activities which had occurred at the site involving racing or other unusual operation of vehicles at night. Ms. Dickson advised she would review this matter with her client, and advise the Village Attorney regarding the owner's plan to prevent future repetition of such incidents.

The Village Administrator read the Treasurer's Report for June 2024, 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 transfers as requested in the July 12, 2024 memorandum from the Village Administrator.

On motion by Trustee Arnold, seconded by Trustee Cohen and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 07/24. A copy of the approved Warrant is attached to these minutes.

The Board discussed a proposal to participate in the NYCLASS investment program. Further discussion was deferred to the August meeting.

The Board discussed a letter request from Crown Castle, as agent for AT&T, for approval of proposed modifications at the Long Island Expressway Service Road cell tower site, and Mr. Cinquemani's July 9, 2024 report with respect thereto. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini, and adopted unanimously, the Board authorized the Mayor to sign the requested consent letter on behalf of the Village.

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.

Deputy Mayor Sgambati discussed the condition of a fence along Searingtown Road at the Nassau County Christopher Morley Park property. Trustee Lentini noted the parking of unsightly construction vehicles at the property. Mayor Natiss will contact the County regarding these matters.

There being no further business, on motion by Deputy Mayor Sgambati, seconded

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by Trustee Lentini, and adopted unanimously, the meeting was adjourned at 8:28 pm.

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

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

DATE: \_\_\_\_\_, 2024.

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

(Print full name of filer)

DRAFT