

MINUTES  
BOARD OF TRUSTEES  
VILLAGE OF NORTH HILLS  
Village Hall  
One Shelter Rock Road  
North Hills, New York  
June 17, 2020  
7:30 pm  
Teleconference Meeting

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

EXCUSED: None

Mayor Natiss called the meeting to order.

Mayor Natiss read the following statement:

*Due to public health and safety concerns related to COVID-19, and pursuant to Governor's Executive Orders, including, without limitation Orders 202.1, 202.10, 202.15, and 202.38 this meeting of the Village of North Hills Board of Trustees is not being held in person.*

*The Board is meeting by teleconference. The meeting will be recorded and a transcription will be provided at a later date. The public has the opportunity to hear the meeting live on the Village of North Hills YouTube channel. The link to the YouTube channel can be found on the home page of the Village website, [www.villagenorthhills.com](http://www.villagenorthhills.com). The recording of the meeting audio will also be available at the same link.*

*If any interested members of the public would like to provide comments on an agenda item or public hearing, comments can be provided through the written chat section on our YouTube channel. Comments may also be provided via email during the meeting to [villageadministrator@villagenorthhills.com](mailto:villageadministrator@villagenorthhills.com).*

*The Clerk will now call the roll for attendance at this meeting by members of the Board and relevant Village staff.*

The Clerk called the roll, and all Board members were in attendance.

Mayor Natiss announced that the next regularly scheduled meeting of the Board would be held on July 15, 2020, at 7:30 pm. Details will be announced on the Village website.

The minutes of the May 20, 2020 meeting were approved on motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously. The approved minutes are on file in the village office.

Mayor Natiss noted that two public hearings were scheduled for this meeting, having been postponed from the previous meeting. Mayor Natiss proposed the following motion, which was seconded by Deputy Mayor Sgambati and adopted unanimously:

*WHEREAS, pursuant to Executive Orders issued by the Governor of the State of New York, including, without limitation, Executive Order 202.15, all public hearings scheduled or required to be heard during April or May 2020 are required to be postponed, except that public bodies, in their discretion, may hold such public hearings by video conference and/or telephone conference provided that such conference meeting comply with various requirements to facilitate public attendance and/or participation, and*

*WHEREAS, the Board of Trustees hereby finds that certain public hearings scheduled to be held at the May 20, 2020 meeting of the Board of Trustees are likely to include significant public participation, which may be limited or inhibited by technical requirements for telephone or video conference meetings, as a result of which public input may not be readily feasible or practical; and*

*WHEREAS, counsel for the applicant in Case 18-01bt has advised that the applicant's filings are not yet complete, and has acknowledged that the SEQRA review process is not yet complete; and*

*WHEREAS, the Board of Trustees further find and concludes that adjournment or continuation of such public hearings would be in the public interest, and would not substantially prejudice the rights or interest of the Village, applicants, or the public,*

*NOW, THEREFORE, BE IT*

*RESOLVED, that the following public hearings scheduled and duly noticed to be held at the June 17, 2020 meeting of the Board of Trustees of the Village of North Hills are hereby adjourned or continued to the July 15, 2020 meeting of the Board of Trustees, to be held at such time and manner as may be designated by the Mayor and noticed on the Village website and otherwise as may be required by law:*

- A) 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) Case No. 18-01bt – (continued) 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 improvement, 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 265 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, and (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 eight (8) feet in height, where a maximum height of four (4) feet is permitted. Premises are also known as Section 8, Block A, Lots 170, 173, and 725-727 on the Nassau County Land and Tax Map.*

*and it is further*

*RESOLVED, that the Village Administrator is hereby authorized and directed to give such other notice of such hearings as may be required by law, and it is further*

*RESOLVED, that notice of the adjourned or continued hearings dates shall be posted promptly upon the Village's website, and provided to the news media.*

The Village Administrator read the Treasurer's Report. On motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the Board approved the May 2020 financial report as read by the Village Administrator. Copies of the reports are on file in the Village Office.

On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board approved the general fund transfers shown on the Village Administrator's June 11, 2020 memorandum, a copy of which is filed with these minutes.

On motion by Trustee Lentini, seconded by Trustee Arnold and adopted unanimously, the Board approved the community amenity fund transfers shown on the Village Administrator's June 11, 2020 memorandum, a copy of which is filed with these minutes.

On motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 06/20, for the fiscal years 2019/20 and 2020/21. A copy of the Warrants are attached to these minutes.

The Board discussed the application of DT-XCIII-IS, LLC (Dealertrack) (Case No. 19-12rb), with respect to which a public hearing previously had been held and concluded. Mr. Cinquemani reported that the required remedial work still is incomplete, and that no

application has been filed to amend the approved plans to address this issue. After discussion, on motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board denied the application for bond release, without prejudice to renewal of the application upon completion of the required remedial work.

The Board discussed plans for opening Village Hall, and for return of staff, when authorized by the Governor's Executive Orders. The Village Administrator and Mr. Cinquemani outlined the measures which have been taken to comply with best practices and the requirements of the Executive Orders and the New York State Department of Health regulations and guidances.

Mr. Cinquemani discussed with the Board his June 16, 2020 memorandum regarding replacement of the fire sprinkler heads at Village Hall. The Fire Marshal requires replacement of the existing units. Mr. Cinquemani recommended that the Board accept the June 11, 2020 proposal from Johnson Controls Fire Protection LP, under State contract, in an amount not to exceed \$26,731.41. On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board accepted the proposal and directed Mr. Cinquemani to proceed with the required work.

On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the meeting was adjourned at 8:15 pm.

**THE ABOVE MINUTES WERE FILED IN THE VILLAGE  
OFFICE OF THE VILLAGE OF NORTH HILLS AT:  
TIME: \_\_\_\_\_ AM/PM  
DATE: \_\_\_\_\_, 2020.  
PERSON FILING: \_\_\_\_\_  
(Print full name of filer)**