

MINUTES  
BOARD OF TRUSTEES  
VILLAGE OF NORTH HILLS  
Village Hall  
One Shelter Rock Road  
North Hills, New York  
December 20, 2023  
7:30 pm

PRESENT: Mayor Marvin Natiss  
Deputy Mayor Dennis Sgambati  
Trustees Gail Cohen and Elliott Arnold  
Marianne Lobaccaro, Village Administrator  
Peter Cinquemani, Superintendent of Building Department  
A. Thomas Levin, Village Attorney

EXCUSED: Trustee Phyllis Lentini

Mayor Natiss called the meeting to order at 7:30 pm. Mayor Natiss explained that Trustee Lentini was excused from this meeting for personal reasons.

Mayor Natiss announced that the next regular meeting date for the Board of Trustees will be January 17, 2024 at 7:30 pm.

The minutes of the November 15, 2023 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.

The Village Administrator read the Treasurer's Report for November 2023, which was approved unanimously on motion by Trustee Cohen, seconded by Trustee Arnold.

On motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously, the Board approved the budgetary fund transfers and amendments as requested in the December 14, 2023 memorandum from the Village Administrator, a copy of which is on file in the Village office.

The Board discussed a request from LaGuardia Steel, LLC for refund of the remaining balance of a deposit payment, in the amount of \$18,012.25. The Board reviewed the Village Administrator's December 7, 2023 memorandum, confirming that all chargeable expenses have been paid, and that no further such charges are anticipated for this matter. On motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the Board authorized refund of the remaining deposit balance.

On motion by Trustee Cohen, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 12/23. A copy of the approved Warrant is attached to these minutes.

The Board discussed the Village Administrator's December 13, 2023 memorandum regarding the Standard Workday Resolution. The Village Attorney noted that Mayor Natiss and Deputy Mayor Sgambati had an interest in this matter, but that the Board would be unable to act if they recused themselves from acting on this matter. Based on the Rule of Necessity, the Village Attorney advised that they would be permitted to vote on this matter. On motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously, the Board approved the resolution in the form presented, and authorized filing with the New York State and Local Retirement System. A copy of the approved resolution and form are on file with these minutes.

A decision in Case 22-11bt, Greater New York Corporation of Seventh Day Adventists, with respect to which public hearings had been held and concluded, was

deferred to the January 17, 2024 meeting. The Village Attorney reported that counsel for the applicant had consented to this postponement of action.

Mr. Cinquemani commented on his November 22, 2023 memorandum requesting authorization to retain JHW Plan Review Services LLC as consultant with respect to review of building plans for the authorized building infill at the Buckley Country Day School. On motion by Trustee Arnold, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board approved retention of JHW Plan Review Services LLC to assist in review of the building plans, pursuant to its November 21, 2023 proposal, a copy of which is on file in the Village office.

The Board discussed the contract for street lighting maintenance and the Village Administrator's December 13, 2023 memorandum. On motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the Board authorized acceptance of the December 8, 2023 proposal from Welsbach Electric Corp. of L.I.

The Board discussed a proposed agreement with The Roslyn Fire Companies for fire protection and emergency ambulance service for 2024. On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board (a) waived any unsatisfied requirements for documentation pursuant to Village Law 4-412, as the Board is in possession of sufficient information to consider and act on this matter, (b) scheduled a public hearing to be held on January 17, 2024 at 7:30 pm with respect to the proposed agreement, and (c) authorized the Village Administrator to cause legal notice of the public hearing to be posted and published.

The Board reviewed the most recent report on usage of the Village shuttle, as per the December 11, 2023 memorandum from the Deputy Village Clerk. There has been a further increase in usage. The Board will continue to review usage.

Mr. Cinquemani reported that there is pending application before the Planning Board from Northwell Health for site plan approval (Case 23-15pb-a) for parking lot configurations which already have been approved by the Board of Appeals. Mr. Cinquemani requested that the Board authorize retention of R&M Engineering for review of the Traffic Management Plan submitted as part of the Planning Board application. On motion by Mayor Natiss, seconded by Trustee Cohen and adopted unanimously, the Board approved retention of R&M Engineering for this purpose, at rates commensurate with those charged for similar services by other Village consultants. These costs are to be reimbursed by the applicant.

Mayor Natiss reported to the Board with respect to conversations he has had with respect to the Shelter Rock Tennis Club property. The consensus of the Board was to have further discussions.

The Board discussed Code enforcement by the Nassau County Police Department, particularly with respect to recent reports of noise violations. The Village will follow up with the Police Department to clarify that Department's responsibility and authority to enforce the Village Code provisions.

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There being no further business, on motion by Trustee Cohen, seconded by Deputy

Mayor Sgambati and adopted unanimously, the meeting was adjourned at 7:52 pm.

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

TIME: 11:00 AM/PM

DATE: January 18, 2023. 4

PERSON FILING: Marianne Kobacka  
(Print full name of filer)