

MINUTES  
BOARD OF TRUSTEES  
VILLAGE OF NORTH HILLS  
Village Hall  
One Shelter Rock Road  
North Hills, New York  
January 19, 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 February 16, 2022 at 7:30 pm.

The minutes of the December 15, 2021 meeting were approved on motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously. The approved minutes are on file in the village office.

The Board discussed SEQRA issues related to the pending amended application Buckley Country Day School (Case 18-01bt). All Board members had read and reviewed the recommendations of the Village's consultants at VHB Engineering. Trustee Arnold moved adoption of the following resolution, which was seconded by Trustee Cohen and adopted unanimously:

*NEGATIVE DECLARATION RESOLUTION WITH RESPECT TO  
A BIFURCATED PORTION OF THE APPLICATION OF  
BUCKLEY COUNTRY DAY SCHOOL (CASE 18-01bt)  
FOR BUILDING INFILL AND PERIMETER FENCING*

*WHEREAS, the Board of Trustees of the Village of North Hills ("Board") acting as Lead Agency, has reviewed an Environmental Assessment Form (EAF) submitted in support of a bifurcated portion of the application of Buckley Country Day School (Case*

*18-01bt) for amendment of an existing special permit and site plan with respect to an infill addition to an existing building and for perimeter fencing; and*

*WHEREAS, the Board heretofore had issued a Positive Declaration pursuant to the State Environmental Quality Review Act (SEQRA) with respect to the full application submitted as Case 18-01bt); and*

*WHEREAS, at the request of the applicant, the Board thereafter consented to the bifurcation of that application, to consider only that portion ("the Project") of the application which seeks permission to add an infill addition to an existing building, and to add perimeter fencing, and to hold the remainder of that application in abeyance; and*

*WHEREAS, the Board heretofore duly adopted a resolution concluding that the bifurcation of the application did not constitute an impermissible segmentation of the application, and that the bifurcated portion of the application should proceed for further review, including review of environmental impact; and*

*WHEREAS, the Board has held numerous public hearings with respect to the original application and the bifurcated portion of that application, which hearings are ongoing; and*

*WHEREAS, the Board has considered the EAF, the various comments made at the public hearings, and the comments and recommendations of its consultant VHB Engineering, Surveying, Landscape Architecture & Geology P.C. ("VHB"),*

*NOW, THEREFORE, BE IT*

*RESOLVED, that the Board of Trustees hereby finds and concludes that:*

- (a) it has considered the Project, reviewed the EAF, reviewed the criteria set forth in 6 NYCRR section 617.7(c), thoroughly analyzed the relevant areas of potential environmental concern, and has duly considered all of the potential project environmental impacts and their magnitude in connection with the pending bifurcated portion of Case 18-01bt; and*
- (b) the Project will not result in any large and important environmental impacts, and, therefore, is one which will not have a significant impact on the environment, and, therefore, a negative declaration has been prepared and is hereby adopted; and*

- (c) *the reasons supporting this determination are set forth on Parts 2 and 3 of the EAF with respect to this Project, which completed EAF will be maintained on file in the Village office; and it is further*

*RESOLVED, that the Board of Trustees, as Lead Agency with reference to the Project, hereby:*

- (a) *concludes that the pending action, consisting only of the bifurcated portion of the application, (the Project) is an Unlisted Action pursuant to 6 NYCRR Part 617;*
- (b) *adopts a negative declaration pursuant to 6 NYCRR section 617.7 with respect to the Project, as stated in the Notice of Determination of Non-Significance – Negative Declaration dated January 19, 2022 prepared by VHB, which Notice is incorporated herein by reference;*
- (c) *authorizes the Mayor to complete and sign Part 3 of the EAF consistent with the Negative Declaration Determination of Non-Significance with respect to the project;*
- (d) *authorizes the Village Administrator to forward a copy of said Negative Declaration Determination of Non-Significance to the New York State Department of Environmental Conservation, and to all other persons and agencies to whom such notice is required by law to be given; and*
- (e) *authorizes the Mayor to execute such other and further documents as are approved by the Village Attorney to implement and effectuate this negative determination of non-significance; and it is further*

*RESOLVED, that this resolution shall be considered and construed as a negative declaration only to the extent that such declaration is a determination that there are no significant, adverse, environmental impacts which would result from the granting of all or part of the relief sought in the bifurcated application for the Project; and it is further*

*RESOLVED, that nothing herein should be considered or construed to preclude the Board from including and considering environmental issues, or conditions relevant thereto, in its further hearing, deliberations or decision with respect to the Project, to the extent that such inclusion and consideration is permitted by law and relevant to the Project.*

The Board opened the continued public hearing for Application 18-01bt, Amended Application of Buckley Country Day School. Bruce Migatz, Esq. appeared for the applicant. The minutes of the hearing were transcribed stenographically, and are on file as part of these minutes. After hearing all interested persons, on motion by Mayor Natiss, seconded by Trustee Arnold, and adopted unanimously, the hearing was continued to February 16, 2022 at 7:30 pm.

The Village Administrator read the Treasurer's Report for December 2021, which was approved unanimously on motion by Trustee Lentini, seconded by Trustee Arnold.

On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen, and adopted unanimously, the Board approved the budgetary fund transfers requested in the January 14, 2022 memorandum from the Village Administrator, a copy of which is on file in the Village office.

The Board discussed a request from Manhasset Bay Group, Inc. for refund of unused deposit funds. The Board reviewed the Village Administrator's January 11, 2022 memorandum. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board authorized refund of the Manhasset Bay Group, Inc. deposit balance in the amount of \$42,958.82.

On motion by Trustee Cohen, seconded by Trustee Arnold, and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 01/22. A copy of the Warrant is attached to these minutes.

The Board discussed a revised request from the Acorn Ponds Homeowners'

Association for amendment of the Village Code regulations for traffic within the condominium property. The Village Attorney has drafted proposed legislation to implement this request. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board adopted the following resolution to schedule a public hearing to be held on February 16, 2022 with respect to proposed Bill NH 2022A:

*RESOLUTION SCHEDULING PUBLIC HEARING WITH  
RESPECT TO PROPOSED BILL NH 2022A;  
SEQRA TYPE II DETERMINATION*

*WHEREAS, the Board of Trustees of the Village of North Hills is considering adoption of proposed legislation NH 2022A, to amend existing traffic and parking regulations in the Acorn Ponds Condominium complex,*

*NOW, THEREFORE, BE IT*

*RESOLVED, that the Village Administrator shall cause notice to be given as required by law that a public hearing will be held on February 16, 2022, at 7:30 pm, at the Village Hall, One Shelter Rock Road, North Hills, New York, at which hearing interested persons may be heard respect to adoption of Bill NH 2022A, to amend the traffic and parking regulations in the Acorn Ponds Condominium complex; and it is further*

*RESOLVED, that the Board of Trustees hereby finds and determines that the adoption of such proposed local is a Type II Action pursuant to the State Environmental Quality Review Act, and 6 NYCRR §617.5(c)(33), which requires no environmental impact review or determination of significance.*

On motion by Trustee Cohen, seconded by Trustee Lentini and unanimously adopted, the Board appointed Town Clerk Ragini Srivastava as Village Registrar of Vital Statistics, and Deputy Town Clerk Margaret Malito as Deputy Village Registrar of Vital Statistics.

The Board discussed Case 21-05bt, Collaborative Realty LLC. Mayor Natiss noted that a letter had been received late in the afternoon of this day from Katherine Deegan

Dickson, Esq., counsel to the applicant, raising new issues regarding any SEQRA determination, and that due to the late submission the Board would not be able to address this submission at this meeting. Ms. Dickson was present, and agreed that the discussion should be deferred to the February 16, 2022 meeting. Mayor Natiss directed that the matter be deferred to the February 16, 2022 Board discussion agenda.

The Board discussed the Village Administrator's January 13, 2022 memorandum regarding a request from Roslyn Fire Companies regarding a new contract for fire protection and emergency ambulance service for a portion of the Village. On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the public hearing was scheduled to be held on February 16, 2022 at 7:30 pm, and the Village Administrator was authorized to give all required legal notice.

The Board discussed the usage of the Village shuttle service, which continues to be less than anticipated. Various courses of action were discussed. Mayor Natiss requested the Village Administrator to schedule a meeting with the vendor to discuss the future of this service.

Harry Orenstein, a resident of Acorn Ponds, noted communications received from the Town of North Hempstead regarding various upcoming public works projects, and suggested that the Village explore this as a source of funds for drainage improvements.

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:

Board of Trustees  
Village of North Hills  
January 19, 2022  
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TIME: 10:30 AMPM  
DATE: February 17, 2022.  
PERSON FILING: Mariame C. Lobaccan  
(Print full name of filer)