

MINUTES
BOARD OF TRUSTEES
VILLAGE OF NORTH HILLS
Village Hall
One Shelter Rock Road
North Hills, New York
October 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 (by phone)

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 November 16, 2022 at 7:30 pm.

The minutes of the September 21, 2022 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 September 2022, which was approved unanimously on motion by Deputy Mayor Sgambati, seconded by Trustee Arnold.

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

On motion by Trustee Lentini, seconded by Deputy Mayor Sgambati and adopted

unanimously, the Board approved and authorized a refund of \$11,673.85 to The Residences at North Hills Homeowners Association for the remaining unused portion of the deposit(s) made for Case No.21-08bt.

On motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 10/22. A copy of the Warrant is attached to these minutes.

The Board discussed recent State legislation authorizing increases in the maximum income amounts for property tax exemptions for senior citizens and certain disabled persons. On motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously, the Board determined that adoption of the increases is a SEQRA Type II Action. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini, the Board unanimously adopted the following resolution:

WHEREAS, pursuant to Chapter 488 of the New York Laws of 2022, the New York State Legislature has authorized village to increase the maximum income which may be earned by certain taxpayers, while still remaining eligible for partial exemptions from Village property taxes, and

WHEREAS, the Village of North Hills wishes to avail itself of the opportunity to provide such possible partial tax relief to eligible taxpayers, and

WHEREAS, pursuant to State law, and Village Code §190-20(E), the Board of Trustees may amend the relevant provisions of the Village Code by resolution,

NOW, THEREFORE, BE IT

RESOLVED, that the table in Village Code §190-20(B) is hereby amended, effective December 31, 2022 and applicable to Village tax years having taxable status dates on and after January 1, 2023, to read as follows:

"B. The percentage of the assessed valuation of any real property which shall be exempt

from taxation pursuant to this section shall be based upon income as provided in Real Property Tax Law §467 and upon the following table:

<i>Annual Income</i>	<i>Percentage of Assessed Valuation Exempt from Taxation</i>
<i>Less than \$42,600</i>	<i>45</i>
<i>More than \$42,600 but less than \$43,600</i>	<i>40</i>
<i>More than \$43,600 but less than \$44,600</i>	<i>35</i>
<i>More than \$44,600 but less than \$45,500</i>	<i>30</i>
<i>More than \$45,500 but less than \$46,400</i>	<i>25</i>
<i>More than \$46,400 but less than \$47,300</i>	<i>20</i>
<i>More than \$47,300 but less than \$48,200</i>	<i>15</i>
<i>More than \$48,200 but less than \$49,100</i>	<i>10</i>
<i>More than \$49,100 but less than \$50,000</i>	<i>5</i>
<i>\$50,000 or more</i>	<i>0"</i>

And it is

FURTHER RESOLVED, that the Village Administrator shall cause a copy of this resolution, and notice of its adoption, to be filed with General Code Publishers Corp. for inclusion in the published and online Village Code.

On motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the Board approved, and authorized the Mayor to execute on behalf of the Village, the engagement letter for Skinnon & Faber Certified Public Accountants P.C. for auditing services, as recommended in the October 7, 2022 memorandum from the Village Administrator.

The Board discussed a letter request from Complete Development Services, on behalf of T-Mobile, for modifications at the T-Mobile cell installation at the Village property on the Long Island Expressway Service Road. The Board discussed Mr. Cinquemani's

memo dated October 13, 2022 with respect to this request. On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board approved the modifications pursuant to the terms of the existing lease agreement and authorized the Mayor to execute documents to manifest the Village's consent.

After discussion, the Board (a) scheduled a public hearing to be held on November 16, 2022 at 7:30 pm at the Village Hall with respect to proposed Bill NH 2022D, (b) determined that the proposed legislation is not an "Action" which requires review pursuant to the State Environmental Quality Review Act, and (c) directed the Village Administrator to provide for such legal notices as may be required by law. The Village Attorney will refer the proposed legislation to the Nassau County Planning Commission for a recommendation.

The Board discussed the Deputy Village Clerk's October 13, 2022 memo and the Village Administrator's October 14, 2022 memo regarding usage of the Village shuttle service. The Board will continue to monitor this issue.

The Mayor announced that he had issued a permit for commercial filming at a residential property in the Village.

The Board discussed a violation notice which had been issued to the Buckley Country Day School for installation of a fence without a permit. The school is curing the violation.

Deputy Mayor Sgambati commended Mr. Cinquemani and Ms. Lobaccaro for work they have done regarding the ongoing construction at Manhasset Crest.

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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 8:00 pm.

THE ABOVE MINUTES WERE FILED IN THE VILLAGE

OFFICE OF THE VILLAGE OF NORTH HILLS AT:

TIME: 10:30 (AM/PM)

DATE: November 17, 2022.

PERSON FILING: Mariame Lobaccaro
(Print full name of filer)