

MINUTES
BOARD OF TRUSTEES
VILLAGE OF NORTH HILLS
Village Hall
One Shelter Rock Road
North Hills, New York
December 21, 2022
7:30 pm

PRESENT: Mayor Marvin Natiss
Deputy Mayor Dennis Sgambati
Trustees Gail Cohen and Phyllis Lentini
Marianne C. Lobaccaro, Village Administrator
Peter Cinquemani, Superintendent of Building Department (by phone)
A. Thomas Levin, Village Attorney

EXCUSED: Trustee Elliott Arnold

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 January 18, 2023 at 7:30 pm.

The minutes of the November 16, 2022 meeting, as previously circulated to the Board, 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 Village Administrator read the Treasurer's Report for November 2022, which was approved unanimously on motion by Deputy Mayor Sgambati, seconded by Trustee Cohen.

On motion by Mayor Natiss, seconded by Trustee Lentini and adopted unanimously, the Board approved the budgetary fund transfers from contingency funds, as requested in the December 16, 2022 memorandum from the Village Administrator, a copy of which is on file in the Village office. The transfers requested in that memorandum for transfers from the Community Amenities Fund to reimburse the

General Fund were approved unanimously on motion by Mayor Natiss, seconded by Trustee Cohen. The Budget Amendment transfers requested in that memorandum were approved on motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously.

On motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 12/22. A copy of the Warrant is attached to these minutes.

The Board addressed Case 22-14bt, The Links at North Hills Homeowners Association. Mayor Natiss and Trustee Cohen recused themselves. In the absence of a quorum, further discussion on this matter was deferred to the January 18, 2023 meeting. The Village Administrator will advise the applicant of deficiencies in the application which require correction.

The Board discussed a December 8, 2022 letter request from Paramjit Singh, for a further extension of Building Permit #4329. Mr. Singh was not present for the discussion. The Superintendent of Building Department made recommendations to the Board with respect to the duration of any extension, and the required fee. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board granted an extension of the permit on the following conditions: the required extension fee in the amount of \$820 must be paid within fourteen (14) days of this date, in which event the permit will be extended to and including three (3) months from the date of payment of the fee.

The Board discussed various issues regarding Lowell H. Kane Park, including necessary cleanup, traffic issues on I.U. Willets Road, lighting at the west end of the park, above ground conduit connections at Excelsior Court where lamp posts have not been installed, and consideration of a closing gate to be controlled remotely. Mr. Cinquemani will review these issues and make recommendations to the Board.

The Board discussed Case 22-11bt, Greater New York Corporation of Seventh Day Adventists. Pursuant to the applicant's request under recently enacted legislation, this matter will be heard by the Board for all purposes. The Board agreed that the fee and deposit paid upon submission of the initial application were sufficient. On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen, the Board designated itself as Lead Agency for SEQRA review, and classified this action as a Type I Action pursuant to the Village Code. On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, a public hearing was scheduled to be held on January 18, 2023 at 7:30 pm, and the Village Administrator was directed to give legal notice as required by law.

The Board discussed the Deputy Village Clerk's December 13, 2022 memo regarding usage of the Village shuttle service. The Board will continue to monitor this issue, and review it further when the new LIRR schedules are available.

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There being no further business, on motion by Trustee Cohen, seconded by Trustee
Lentini and adopted unanimously, the meeting was adjourned at 8:05 pm.

THE ABOVE MINUTES WERE FILED IN THE VILLAGE

OFFICE OF THE VILLAGE OF NORTH HILLS AT:

TIME: 9:30 AM/PM

DATE: 11/9, 2022 3

PERSON FILING: Maurice Chobaccaro

(Print full name of filer)