

MINUTES
BOARD OF TRUSTEES
VILLAGE OF NORTH HILLS
Village Hall
One Shelter Rock Road
North Hills, New York
February 15, 2023
7:30 pm

PRESENT: Mayor Marvin Natiss
Deputy Mayor Dennis Sgambati
Trustees Elliott Arnold, Gail Cohen and Phyllis Lentini
Marianne C. Lobaccaro, Village Administrator
A. Thomas Levin, Village Attorney

EXCUSED: Peter Cinquemani, Superintendent of Building Department

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 March 15, 2023 at 7:30 pm.

The Mayor announced that he would be meeting with the Presidents' Council on February 16, 2023, and that Nassau County had approved the long awaited LED lighting project.

The minutes of the January 18, 2023 meeting, as previously circulated to the Board, were approved on motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously. The approved minutes are on file in the village office.

Mayor Natiss and Trustee Cohen recused themselves from any discussion or participation in Case 22-14bt, Application of Links at North Hills Homeowners Association. Deputy Mayor Sgambati presided in the absence of Mayor Natiss. Deputy Mayor Sgambati opened the public hearing, the minutes of which were stenographically transcribed and are on file with these minutes. Mayor Sgambati noted that at the January 18, 2023 meeting the Board, acting as SEQRA Lead Agency, had classified

this action as a Type II matter with respect to which no further SEQRA review is required. The application was presented by Bill Kayen, President of the HOA, and Nicole Novick, Property Manager. After hearing all interested persons, the hearing was closed on motion by Trustee Arnold, seconded by Trustee Lentini, and adopted unanimously (with Mayor Natiss and Trustee Cohen recused).

The Board discussed Case 22-14bt. On motion by Trustee Arnold, seconded by Trustee Lentini and adopted by unanimous vote (with Mayor Natiss and Trustee Cohen recused), the Board adopted the following resolution:

WHEREAS, Links at North Hills Homeowners Association has applied (Case 22-14bt) pursuant to Village Code §§ 179-33 and 215-33(A) for a special permit to install a fence enclosing a dog playground area, and to amend an approved site plan for the premises to include such fence, and

WHEREAS, the Board of Trustees of the Village of North Hills has duly held a public hearing with respect to such application, and

WHEREAS, the Board of Trustees has considered the matters set forth in such application, and the information presented to the Board during the public hearing,

NOW, THEREFORE, BE IT

RESOLVED, that the Board of Trustees is the Lead Agency for review of the proposed action pursuant to the State Environmental Quality Review Act (SEQRA), and that the proposed action is a Type II Matter which requires no further environmental impact review pursuant to SEQRA and it is further

RESOLVED, that the Board of Trustees finds that the proposed action is consistent with the character of the neighborhood and the community, and will not create adverse impacts with respect to neighboring properties, and it is further

RESOLVED, that the application is granted, based upon the plans and other documents submitted, and on the conditions that (a) the applicant shall obtain all required permits for the proposed work within six (6) months of the date of this resolution, (b) the applicant shall complete all such work within six (6) months from the date of

permit issuance, and (c) all work shall conform to the plans filed with the application and considered by the Board in making this decision.

Mayor Natiss and Trustee Cohen rejoined the Board for the remainder of the meeting.

The Mayor opened the public hearing with respect to Case 22-11bt, Greater New York Corporation of Seventh Day Adventists. Kathleen Deegan Dickson, Esq. represented the application. The minutes of the hearing were transcribed stenographically and are on file with these minutes. Bruce Migatz, Esq. and Michael Hopkins, Esq. represented objecting neighbors. The Village had not yet received any recommendation from the Nassau County Planning Commission. After hearing all available witnesses, on motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the hearing was continued to March 15, 2023 at 7:30 pm. The applicant is to submit electronic copies of various exhibits offered during the hearing in support of the application.

The Village Administrator read the Treasurer's Report for January 2023, which was approved unanimously on motion by Deputy Mayor Sgambati, seconded by Trustee Lentini.

The Board reviewed the Village Administrator's February 10, 2023 memorandum requesting approval of various budget account transfers. A copy of the memorandum is on file in the Village office. The transfers requested in that memorandum between budget accounts were approved unanimously on motion by Trustee Lentini, seconded by Trustee Arnold. The transfers from the Community Amenities Fund to reimburse the

General Fund were approved unanimously on motion by Trustee Cohen, seconded by Deputy Mayor Sgambati. The remaining budget transfers for budget adjustments requested in that memorandum were approved on motion by Trustee Lentini, seconded by Trustee Arnold, 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 02/23. A copy of the Warrant is attached to these minutes.

The Board discussed the Village Administrator's February 3, 2023 memorandum regarding a proposal for maintenance of the Village Hall HVAC system. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board accepted the January 12, 2023 proposal from GallettAir Inc. in an amount not to exceed \$2,900.00 per year, billed quarterly in \$725.00 installments.

The Board discussed Mr. Cinquemani's memorandum dated February 7, 2023 regarding a request for decommissioning and removal of the Sprint installation at the Shelter Rock Road cell tower site. On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board approved the decommissioning.

The Board discussed with various residents of Acorn Ponds condominium the condition of the New York State fence on property adjoining the Village right of way running west from Shelter Rock Road. The Mayor noted that the Village has several times requested the State to properly maintain its fence, without response from the State. The Village will continue to pursue this matter. The residents were also advised that their

condominium should consider additional security measures.

The Board discussed the Deputy Clerk/Treasurer's February 8, 2023 memo regarding usage of the Village shuttle service, and the new LIRR schedules. The Board will continue to monitor this issue, and will discuss a revised shuttle schedule with the vendor.

The Mayor suggested that the Village consider instituting a newsletter, to better communicate with residents.

There being no further business, on motion by Trustee Lentini, seconded by Trustee Cohen, and adopted unanimously, the meeting was adjourned at 9:56 pm.

THE ABOVE MINUTES WERE FILED IN THE VILLAGE
OFFICE OF THE VILLAGE OF NORTH HILLS AT:
TIME: 9:50 AM/PM
DATE: March 16, 2023.
PERSON FILING: Mananne Clobaccan
(Print full name of filer)