

MINUTES
BOARD OF TRUSTEES
VILLAGE OF NORTH HILLS
Village Hall
One Shelter Rock Road
North Hills, New York
February 19, 2025
7:30 pm

PRESENT: Mayor Marvin Natiss
Deputy Mayor Dennis Sgambati
Trustees Elliott Arnold, Gail Cohen and Phyllis Lentini
Marianne 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 March 19, 2025 at 7:30 pm.

The minutes of the January 15, 2025 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 January 2025, which was approved unanimously on motion by Deputy Mayor Sgambati, seconded by Trustee Lentini.

On motion by Trustee Lentini, seconded by Trustee Arnold and adopted unanimously, the Board approved the budgetary fund transfers and amendments as requested in the February 13, 2025 memorandum from the Village Administrator, a copy of which is on file in the Village office.

The Board discussed a request from Crown Castle for refund of amounts paid on account of a cell provider which has terminated its occupancy of the Long Island

Expressway Service Road property, as outlined in the Village Administrator's January 9, 2025 memorandum on file with these minutes. On motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously, a refund in the amount of \$88,904.44 was approved.

On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 02/25, inclusive of the foregoing Crown Castle refund payment. A copy of the approved Warrant is attached to these minutes.

The Board discussed a request from the Great Neck/North Shore Cable Commission for authorization to proceed with scheduling a public hearing for renewal of the cable television franchise with Verizon of New York, Inc. Mayor Natiss offered the following resolution, which was seconded by Deputy Mayor Sgambati and adopted unanimously:

**RESOLUTION OF THE
VILLAGE OF NORTH HILLS**

Resolved, that the Board of Trustees of the Village of North Hills (the "Village") hereby authorizes at least a quorum of the Board of Trustees to attend a public hearing with respect to the renewal of the Village's cable television franchise with Verizon New York, Inc. ("Verizon"); and it is further

Resolved, that the Village shall work cooperatively with the Great Neck/North Shore Cable Commission (the "Commission") and the other Villages comprising the Commission to schedule a convenient date, time and place to hold said public hearing in accordance with applicable provisions of law; and it is further

Resolved, that after the date, time and place for the public hearing is mutually established, the Village will cause proper notice of such hearing to be given in the Village's official newspaper and otherwise as required by law, and provide documentation of the

same to the Great Neck/North Shore Cable Commission; and it is further

Resolved, that the agenda for the aforesaid public hearing shall include the review and consideration by the Village of a franchise renewal agreement with Verizon, as the "local franchising authority" under Title VI of the federal Communications Act and as a franchising municipality under Title 16, §§890-899 of the New York Public Service Commission regulations.

The Village Administrator was directed to forward a copy of the resolution to the Great Neck/North Shore Cable Commission.

Mayor Natiss appointed Chris Russo, Deputy Registrar of the Town of North Hempstead, to serve as Village Deputy Registrar. The appointment was approved on motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously.

The Board discussed a letter application from Kathleen Deegan Dickson, Esq. as attorney for Greater New York Corporation of Seventh Day Adventists, for extension of time for the applicant to obtain required building permits (Case 22-11bt-ex). Taylor L. Gonzalez, Esq. was present for the applicant. Mr. Cinquemani advised that the permit application was in progress and that a six month extension of time would be appropriate. On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board extended to August 19, 2025 the time in which the applicant is required to obtain the necessary building permits.

The Board discussed a proposal from Cummins Power System LLC for a planned maintenance contract for the Village generator. The Village Administrator's February 12, 2025 memorandum was discussed. On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board approved the proposal for a three

year contract, provided that the terms and conditions (other than term and cost) be modified to mirror those in the last preceding contract and be in a form approved by the Village Attorney. The Village Administrator will contact Cummins to arrange for the revisions to be made.

The Board reviewed the most recent report on usage of the Village shuttle, as per the February 5, 2025 memorandum from the Deputy Village Clerk. It was noted that there has been good usage of this amenity. The Board will continue to review usage.

Trustee Cohen commented that the radar speed display sign going Southbound on Shelter Rock Road was repaired.

Deputy Mayor Sgambati noted problems with some of the street lights on Searingtown Road. The Village Administrator advised that Welsbach Electric had been notified and will be addressing these issues.

Trustee Cohen commented on a January 21, 2025 letter sent by the Garden City Park Water/Fire District to residents of the District, regarding a cyber security incident involving First National Bank of Long Island. The Board discussed the security procedures related to the Village's account with that bank.

There being no further business, on motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the meeting was adjourned at 7:59 pm.

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

TIME: 10:00 AM/PM

DATE: March 20, 2025.

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