

MINUTES
BOARD OF TRUSTEES
VILLAGE OF NORTH HILLS
Village Hall
One Shelter Rock Road
North Hills, New York
May 21, 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 June 18, 2025 at 7:30 pm.

The minutes of the March 25, 2025 meeting were approved on motion by Deputy Mayor Sgambati, seconded by Trustee Lentini, and adopted unanimously. The approved minutes are on file in the village office.

The minutes of the April 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 minutes of the April 16, 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 minutes of the April 28, 2025 meeting and public hearing were approved on motion by Trustee Lentini, seconded by Deputy Mayor Sgambati, and adopted unanimously. The approved minutes are on file in the village office.

The Board held a public hearing with respect to proposed Bill NH 2025A. Mayor Natiss noted that this was an update to the Village zoning map, without making any substantive changes in the designation or permissible use of any property in the Village. There were no public comments. On motion by Trustee Cohen, seconded by Trustee Arnold, the hearing was closed. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board (a) classified this action as a Type II Matter under the State Environmental Quality Review Act, and (b) adopted the proposed local law as Local Law 1-2025. A copy of the adopted law is annexed to these minutes, and is on file in the Village office together with a copy of the revised zoning map.

The Village Administrator read the Treasurer's Report for April 2025, which was approved unanimously on motion by Trustee Arnold, seconded by Trustee Lentini.

The Board reviewed the May 15, 2025 memorandum from the Village Administrator with respect to budgetary transfers, a copy of which is on file in the Village office. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board approved the requested general fund transfers and amendments. On motion of Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the Board approved the requested community amenities fund transfers.

On motion by Trustee Cohen, seconded by Trustee Lentini, and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 05/25. A copy of the approved Warrant is attached to these minutes.

The Board discussed the Village Administrator's May 6, 2025 memorandum regarding 2025/26 tax rates and tax warrant. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board established the following tax rates for the 2025/26 fiscal year, and authorized signature and issuance of the tax warrant accordingly:

Class 1 - .3680 per \$100 Assessed Value
Class 2 - .0207 per \$100 Assessed Value
Class 3 - .0195 per \$100 Assessed Value
Class 4 - .0324 per \$100 Assessed Value
Roslyn Fire Companies property area— 31.037167 per
\$100 Assessed Value

The Board discussed the April 28, 2025 public hearing with respect to the proposed renewal of the Verizon New York, Inc. cable television franchise agreement. On motion by Trustee Cohen seconded by Trustee Arnold, and adopted unanimously, the Board approved the following resolution:

**RESOLUTION OF THE VILLAGE OF NORTH HILLS, NEW YORK
AUTHORIZING EXECUTION OF A CABLE FRANCHISE AGREEMENT
BETWEEN THE VILLAGE AND VERIZON NEW YORK INC.**

WHEREAS, the Village of North Hills (the "Village") is authorized to grant one or more nonexclusive cable franchises pursuant to Title VI of the federal Communications Act, as amended, Article 11 of the New York Public Service Law, as amended, and Title 16, Chapter VIII, Parts 890.60 through 899, of the Official Compilation of Codes, Rules and Regulations of the State of New York, as amended; and

WHEREAS, the Village is a member of the Great Neck/North Shore Cable Commission (the "Commission"), which is comprised of the following fifteen villages: Flower Hill Village, Great Neck Village, Great Neck Estates Village, Great Neck Plaza Village, Kensington Village, Kings Point Village, Lake Success Village,

Munsey Park Village, North Hills Village, Plandome Village, Plandome Heights Village, Plandome Manor Village, Russell Gardens Village, Saddle Rock Village and Thomaston Village (collectively, "the Villages"); and

WHEREAS, the Village granted to Verizon, effective as of March 19, 2008, a nonexclusive initial franchise to install, maintain, extend, and operate a cable system in the Village and each of the other Villages granted to Verizon a substantially similar franchise agreement for the provision of cable service ("Initial Franchise"); and

WHEREAS, the Initial Franchise is expired and, pursuant to and in accordance with applicable federal and state law, Verizon submitted to the Commission and the Villages a proposal to renew the Initial Franchise; and

WHEREAS, the Commission and the Villages have determined that Verizon has the financial, legal and technical ability to operate a cable system within the Villages; and

WHEREAS, following good faith negotiations between the parties, the Commission and Verizon have agreed on the terms for a renewal of the Initial Franchise under which Verizon will continue to operate its cable system in the Villages; and

WHEREAS, the Franchise Renewal Agreement ("Renewal Agreement") is for a length of term of five (5) years commencing on the date of approval by the New York Public Service Commission ("PSC"). The Renewal Agreement is consistent with Title VI of the federal Communications Act, as amended, the regulations of the Federal Communications Commission, and the regulations of the PSC; and

WHEREAS, the Commission held a public hearing for all of the Villages, including the Village, on April 28, 2025 at the Great Neck South Middle School, 349 Lakeville Road, Great Neck, New York 11020 at which hearing the public was provided a full opportunity to be heard and which afforded due process to all parties; and

WHEREAS, this project, as proposed, has been determined to be a Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental

Quality Review Act, which regulations state that Type II Actions will not have a significant effect on the environment.

NOW THEREFORE, BE IT

RESOLVED that the Board of Trustees of the Village does hereby approve the Renewal Agreement negotiated with Verizon, including all of the terms and conditions contained therein, and does hereby authorize the execution of such Agreement.

The Board discussed a letter received from the Metropolitan Transportation Authority regarding SEQRA review.

The Board discussed the Village Administrator's May 9, 2025 memorandum regarding renewal of insurance policies. A copy of the memorandum is on file with these minutes. On motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously, the Board approved renewal of all policies as described in the memorandum.

The Board reviewed the most recent report on usage of the Village shuttle, as per the May 13, 2025 memorandum from the Deputy Village Clerk. The Board will continue to review usage, which seems to be increasing.

The Board members discussed a May 21, 2025 letter from Toll Brothers, Inc., requesting extension of time for its existing building permit for 32 Sequoia Circle located in the Manhasset Crest subdivision. Mr. Cinquemani agreed that an extension was warranted for the reasons stated in the letter, and recommended that the extension be granted for a period of three months from the May 5, 2025 permit expiration date, and noted that the customary fee for a one year extension would be \$7,950. On motion by

Deputy Mayor Sgambati, seconded by Trustee Cohen, the Board granted a three month permit extension, to August 5, 2025, on condition that the applicant pay a permit extension fee of \$1,975.

Deputy Mayor Sgambati reported that the committee to review a proposal for a new shed at the Village Hall property had met, and that Mr. Cinquemani was preparing drawings for further Board discussion at the June 18 meeting.

On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board convened in executive session at 7:51 pm. for legal advice from counsel. The Board took no action in executive session, and requested the Village Attorney to draft legislation consistent with the discussion, for review at the June 18 meeting. On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board returned to public session at 8:16 pm.

There being no further business, on motion by Trustee Cohen, seconded by Trustee Lentini, and adopted unanimously, the meeting was adjourned at 8:17 pm.

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

TIME: _____ AM/PM

DATE: _____, 2025.

PERSON FILING: _____
(Print full name of filer)