

MINUTES  
BOARD OF TRUSTEES  
VILLAGE OF NORTH HILLS  
Village Hall  
One Shelter Rock Road  
North Hills, New York  
April 16, 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 May 21, 2025 at 7:30 pm. The Board also will hold a special meeting, together with the other villages in the Great Neck/North Shore cable consortium, on April 28, 2025 at 7:30 pm at the Great Neck South Middle School.

The minutes of the March 19, 2025 meeting were approved on motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously. The approved minutes are on file in the village office.

Mayor Natiss announced that the Nassau County IDA had taken action to claw back IDA benefits previously granted to Dealertrack for its North Hills headquarters property, due to failure to meet and maintain required employment levels.

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

The Board reviewed the April 8, 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 Trustee Arnold, seconded by Trustee Cohen and adopted unanimously, the Board approved the requested general fund transfers and amendments. On motion Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board approved the requested community amenities fund transfers. On motion by Trustee Cohen, seconded by Deputy Mayor Sgambati, and adopted unanimously, the Board approved the requested designation of expenses to be paid from ARPA funds.

On motion by Deputy Mayor Sgambati, seconded by Trustee Arnold, and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 04/25. A copy of the approved Warrant is attached to these minutes.

On motion by Trustee Cohen seconded by Trustee Lentini and adopted unanimously, the Board approved the following resolution:

*RESOLUTION APPOINTING INSPECTORS OF ELECTION*

*WHEREAS, pursuant to the Election Law of the State of New York, personal registration is required in the Village of NORTH HILLS for village elections, and*

*WHEREAS, pursuant to the Election Law, the Board of Trustees is required, at least 40 days prior to the village election, to appoint an even number of inspectors of election, and fix their compensation, and designate one of them as Chair,*

*NOW, THEREFORE, BE IT RESOLVED, that the following persons are hereby designated and appointed inspectors of election for the Village of North Hills and they shall meet on June 17, 2025 between the hours of noon and 9 p.m., inclusive, at the place designated for such village election, for the purpose of the village election:*

<u>NAME</u>	<u>ADDRESS</u>	<u>PARTY</u>
<i>Susan Bissu</i>	<i>29 Cricket Club Drive North Hills, NY 1176</i>	<i>Republican</i>
<i>Randi Baron</i>	<i>159 Firestone Circle North Hills, New York 11576</i>	<i>Democrat</i>
<i>Margaret Karazia</i>	<i>53 Oakridge Lane Albertson, New York 11509</i>	<i>Republican – alternate</i>
<i>Angela Smith</i>	<i>73 Carlton Avenue Port Washington, New York 11050</i>	<i>Democrat - alternate</i>

*AND IT IS FURTHER RESOLVED, that Susan Bissu be, and hereby is, designated to act as Chair of said inspectors of election, and it is further*

*RESOLVED, that the compensation for each of the aforesaid inspectors of election shall be \$200.00 for each day that said inspectors of election may be required to serve.*

The Board discussed GIS maps prepared by LiRo GIS, Inc, pursuant to contractual agreement with the Village. Mr. Cinquemani explained the three GIS maps, and their purposes. A "Village Map" and "Special District Map" have been prepared for internal use by the Building Department, to aid the Building Department and provide additional information for the public. The Village Zoning Map is proposed to be updated to more clearly delineate the different zoning districts in the Village. Copies of the three proposed maps are annexed to these minutes.

On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board approved the proposed Village Map and Special District Map attached to these minutes, for internal use by the Building Department and the public.

On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board scheduled a public hearing to be held on May 21, 2025 at 7:30 pm with respect to proposed Bill 2025A, to amend the Village Code to adopt the proposed Zoning Map as the Village Zoning Map in place of the current map, and directed that notice of such public hearing be given as required by law. A copy of the proposed local law is attached to these minutes.

The Board reviewed the most recent report on usage of the Village shuttle, as per the April 8, 2025 memorandum from the Deputy Village Clerk. The Board will continue to review usage.

The Board members discussed various subjects, including (a) lighting at the underpass on Searingtown Road, with respect to which the Village Administrator will again contact Nassau County, (b) the condition of the shed at the Village Hall property, with respect to which Deputy Mayor Sgambati and Trustee Arnold will meet with Mr. Cinquemani to explore possible replacement, and (c) the need for better lighting in the turning lane on Searingtown Road at the entrance to Estates II, which will be reviewed by Mr. Cinquemani for a recommendation to the Board.

There being no further business, on motion by Trustee Cohen, seconded by Trustee Arnold, and adopted unanimously, the meeting was adjourned at 8:03 pm.

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

TIME: 12:35 AM/PM

DATE: May 22, 2025.

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