

MINUTES
BOARD OF TRUSTEES
VILLAGE OF NORTH HILLS
Village Hall
One Shelter Rock Road
North Hills, New York
July 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.

The Mayor announced that the Board's next regular meeting date is August 20, 2025 at 7:30 pm.

The Board addressed its annual organizational meeting agenda.

Mayor Natiss appointed Dennis Sgambati as Deputy Mayor, and appointed Shirley Bruno as a Director of the Public Access Television Corporation.

Mayor Natiss made the following appointments, each for an indeterminate term unless otherwise indicated, subject to Board approval:

Marianne C. Lobaccaro, Village Administrator
Wendy S. Russo, Deputy Clerk/Treasurer

Planning Board
Member - 3 official years – Margo Kane
Member – 3 official years – Gary Schubert
Chair - 1 official year – Doreen Severin
Deputy Chair - 1 official year – Barry Bassik
Alternate Member - 1 official year – Ray Kotcher

Architectural Review Board
Member - 3 official years – Mohan Ramnani
Member– 3 official years – Ely Zaken
Chair - 1 official year – Alison Chimierine

Deputy Chair - 1 official year – Terri Orlando
Alternate Member - 1 official year - Frank Garibaldi

Great Neck/ North Shore Cable Television Commission Representative
Shirley Bruno

Associate Village Justice
Eric B. Lee – 1 official year - to be compensated at the rate of \$850.00 per court session.

Village Prosecutors
Scott Black and Tim Jones for vehicle and traffic offenses, to be compensated for services at the rate of \$650 per court session.

Village Special Prosecutors
Gary Muhlstock and A. Thomas Levin, for Code violations other than vehicle and traffic offenses, Mr. Muhlstock to be compensated for services at the rate of \$750 per case, and Mr. Levin to be compensated for such services at the rate of \$325 per hour.

The foregoing appointments, and rates of compensation, were approved on motion by Trustee Cohen, seconded by Trustee Arnold, and adopted unanimously.

Mayor Natiss announced that A. Thomas Levin would be continuing as Village Attorney at the present \$10,000 per annum rate of compensation.

On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini, and adopted unanimously, the Board made the following appointments to the Board of Appeals:

Member - 3 official years – Philip Goodman
Chair - 1 official year - Douglas Weigler
Deputy Chair - 1 official year - Philip Goodman
Alternates - 1 official year - Howard Fox and Raymond Dispaltro

Deputy Mayor Sgambati moved the following resolution, which was seconded by Trustee Arnold and adopted unanimously:

RESOLVED, that the law firm of Meyer, Suozzi, English & Klein P.C. is retained

as Special Counsel to serve at the pleasure of the Board of Trustees for legal services to the Village (exclusive of those particular services to be performed by the Village Attorney as an employee and public officer) as may be requested or required by the Village through the Mayor or other Village officials, and it is further

RESOLVED, that the said Special Counsel shall be compensated at the rate of \$325.00 per hour for such legal services, plus reimbursement of reasonable and necessary disbursements incurred in connection with the performance of such legal services, which sums shall be billed to the Village monthly.

On motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously, by contractual arrangement Cullen & Danowski is continued as Village Accountant for the contractual amount of \$1,500 per month.

On motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously, by contractual arrangements Skinnon & Faber is continued as Village Auditor for the contractual amount of \$19,550.

On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board continued Cameron Engineering, an IMEG Company, as Village Consultants and Village Engineer & Landscape Architect, to be compensated at the rates listed in the rate sheet attached to these minutes, including the following individual professionals:

Michael De Giglio - Senior Associate/Senior Landscape Architect, \$300 per hour
Ed Springer - Chief Structural Engineer, \$245 per hour
Andy Chan - Structural Engineer, \$235 per hour
Oliver Chen - Civil Engineer, \$155 per hour
Latika Chadha - Landscape Architect, \$185 per hour

Mayor Natiss announced that pursuant to Village Code 108-3(D), any person or entity licensed or approved by the Town of North Hempstead Examining Board of

Electricians is authorized to make or perform such inspections as a Village Electrical Inspector.

On motion by Trustee Arnold, seconded by Trustee Lentini and adopted unanimously, the Board designated Newsday as the Village's official newspaper.

On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board designated the following banks as Village depositories, subject to compliance with Village collateral requirements:

TD Bank N.A.
Flushing Commercial Bank
Valley National Bank
Dime Community Bank
ConnectOne Bank

On motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the Board approved renewal of the following Village Policies, copies of which are on file at the Village Office:

Investment Policy
Sexual Harassment Policy
Procurement Policy
Workplace Violence Prevention Policy
Cyber Security Policy
Drug Free Workplace Policy
Non-Discrimination Policy
Capital Asset Policy
Fund Balance Policy

On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board adopted the following resolution:

RESOLVED, pursuant to section 5- 524(6) of the Village law, that the Village Treasurer is authorized to make payment in advance of audit, on claims for certain

recurring expenses such as public utility service - Verizon, PSEGLI, postage, freight and express charges, and any claim where a discount for timely payment is offered.

On motion by Trustee Cohen, seconded by Deputy Mayor Sgambati, and adopted unanimously, the Board adopted the following resolution:

RESOLVED, that pursuant to Village Law Section 5-534(7), the actual and necessary expenses of all officers and employees incurred in the performance of their official duties shall be a village charge, subject to audit and approval, and it is further

RESOLVED, that in lieu of auditing and allowing a claim for actual and necessary expenses for travel, the Board of Trustees hereby determines that the Village will pay a reasonable mileage allowance for the use of personal automobiles in the performance of official duties, as per the current listing of the standard mileage rate of the Internal Revenue Service (currently \$0.70 per mile).

The Board returned to its regular business agenda.

The minutes of the June 18, 2025 meeting were approved on motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously. The approved minutes are on file in the village office.

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

On motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the Board approved the budgetary transfers as requested in the July 11, 2025 memorandum from the Village Administrator.

On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 07/25. A copy of the approved Warrant is attached to these minutes.

The Board discussed a proposed shed at the Village Hall property. Mr.

Cinquemani has been getting price quotes, and will prepare an RFP for Board review at the August 20, 2025 meeting.

The Board discussed proposals received for landscaping work not included in the current landscaping contracts, and reviewed a July 11, 2025 memorandum from Mr. Cinquemani. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board approved the proposal from Fiorini Landscaping, Inc.

The Board discussed various issues regarding the Village shuttle service. The provider has proposed transferring the service to another provider. The Mayor will meet with the provider for further information and report to the Board at the August 20, 2025 meeting.

The Board discussed the need for appointment of a Village Historian, and requested the Board members to submit any proposed appointees. The Village Administrator will also seek to identify qualified persons.

The Board discussed a letter request from Crown Castle, as agent for T-Mobile, for approval of proposed modifications at the Shelter Rock Road cell tower site. Mr. Cinquemani reported that the proposal is within the parameters authorized by the lease agreement. On motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the Board authorized the Mayor to sign the requested consent letter on behalf of the Village.

Mayor Natiss advised the Board of recent requests received by the Village for changes in the address numbering of certain properties in the Village. The Board

consensus was opposed to making such changes, and the Village Attorney was requested to draft appropriate legislation applicable to such requests.

Mayor Natiss advised that in accordance with past practices, he had approved a temporary banner at the driveway entrance of the Unitarian Universalist Congregation at Shelter Rock property for Sunday, August 3, 2025 for the annual orchestra concert. The Board ratified this approval on motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and unanimously adopted.

On motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously, the Board convened in executive session at 8:22 pm for legal advice from the Village Attorney regarding proposed legislation. The Board took no action in executive session.

At 8:48 pm, the Board returned to public session on motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously.

There being no further business, on motion by Trustee Cohen, seconded by Trustee Lentini, and adopted unanimously, the meeting was adjourned at 8:49 pm.

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

TIME: 3:30 AM/PM

DATE: August 21, 2025

PERSON FILING: Mananne Lobbaccaro
(Print full name of filer)