

MINUTES
BOARD OF TRUSTEES
VILLAGE OF NORTH HILLS
Village Hall
One Shelter Rock Road
North Hills, New York
September 17, 2025
7:30 pm

PRESENT: Mayor Marvin Natiss
Deputy Mayor Dennis Sgambati
Trustees Elliott Arnold and Gail Cohen
Peter Cinquemani, Superintendent of Building Department
A.Thomas Levin, Village Attorney

EXCUSED: Trustee Phyllis Lentini

Mayor Natiss called the meeting to order at 7:30 pm.

The Mayor announced that the Board's next regular meeting date is October 15, 2025 at 7:30 pm.

The minutes of the August 20, 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.

The Mayor opened a public hearing with respect to Bill NH 2025C.1, a local law to amend the Code of the Village of North Hills, in relation to designation of property and building addresses. Mayor Natiss explained the intent of the law to establish a uniform procedure for orderly designation of street addresses of properties and buildings in the Village, and for consideration of requests to change assigned addresses. There were no public comments with respect to the proposed legislation. On motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously, the public hearing was closed. The Board discussed the proposed law. Trustee Cohen moved that the proposed law be adopted as Local Law 2 of 2025. The motion was seconded

by Deputy Mayor Sgambati and adopted unanimously. A copy of the adopted law is annexed to these minutes.

The Mayor opened the public hearing for Bill NH 2025B.1, a local law to provide for the maintenance of private roads. Mayor Natiss explained limitations on the Village's ability to make improvements on private roads, and that the proposed legislation was intended to require that such roads be maintained in a manner which would protect the safety of travelers. Public comments were invited, and many speakers spoke with respect to the proposed law. Some were identified by name, and some did not identify themselves. Among the speakers were the owners of property in the Village at 30 Excelsior Court, 30 I.U. Willets Road, 6 Bonnie Lynn Court, 20 Esquire Court, 5 Bonnie Lynn Court, and 8 Bonnie Lynn Court. Many comments were directed at claims that the Buckley Country Day School should be responsible for maintenance of the road. Dr. Juhel, Headmaster, spoke with respect to all comments, and offered to meet with a committee of owners of property abutting the road. On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the hearing was continued to October 15, 2025 at 7:30 pm.

In the absence of the Village Administrator, Trustee Cohen read the Treasurer's Report for August 2025, which was approved unanimously on motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and unanimously adopted.

On motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the Board approved the budgetary transfers as requested in the September 12, 2025 memorandum from the Village Administrator.

On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 09/25. A copy of the approved Warrant is attached to these minutes.

The scheduled report from Shirley Bruno regarding the Altice franchise negotiations and North Shore TV update was postponed to the October 15 meeting, as Ms. Bruno was unable to attend the September meeting.

On motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the Board authorized the Village Administrator to send a letter to those property owners whose property tax payments were overdue, and to add a surcharge of \$2 for each such property in arrears. Mayor Natiss encouraged Board members to speak with delinquent property owners whom they might know, and urge them to bring their payments current.

On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board approved a change in the URL for the Village website, as described in the Village Administrator's September 2, 2025 memorandum, a copy of which is on file in the Village office. The Village Attorney noted that new State legislation governing municipal websites will go into effect at the end of the year, and more information will be forthcoming.

The Board discussed proposals to reconstruct a shed at the Village Hall property. Mr. Cinquemani, Deputy Mayor Sgambati and Trustee Arnold reported on their joint efforts in this regard. No proposals were received in response to the Village's original concept of having a shed constructed for this purpose, and alternate concepts now are being considered. It is expected that there will be more details available for the October meeting.

The Board discussed a request from the owner of 10 Esquire Court for further extension of a building permit which had already been extended by the Building Department, and for waiver of any fees to do so. After discussion, on motion by Trustee Cohen, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board granted an extension of the building permit to March 16, 2026, on condition that the property owner pay a reduced fee of \$1,050.

The Board discussed the usage of the Village shuttle service, and noted that it continues to remain strong. The situation will continue to be monitored.

There being no further business, on motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the meeting was adjourned at 9:32 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)