

MINUTES  
BOARD OF TRUSTEES  
VILLAGE OF NORTH HILLS  
Village Hall  
One Shelter Rock Road  
North Hills, New York  
January 21, 2026  
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 February 18, 2026 at 7:30 pm.

Mayor Natiss announced that the Town of North Hempstead would be having a public meeting to discuss the pending Propel Energy project. The Village Administrator noted that none of the proposed construction would be taking place in the Village.

The minutes of the December 17, 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 Board held a public hearing on the proposed 2026 contract with the Roslyn Fire Companies for fire protection and emergency ambulance service. Resident Evelyn Kalenscher was present to urge approval of the proposed agreement. There being no other public comments, the hearing was closed on motion by Deputy Mayor Sgambati, seconded by Trustee Lentini. Deputy Mayor Sgambati moved that the proposed agreement be approved and that the Mayor be authorized to execute the agreement on

January 21, 2026

Page 2

behalf of the Village. The motion was seconded by Trustee Cohen and adopted unanimously.

Village Administrator Lobaccaro read the Treasurer's Report for December 2025, which was approved unanimously on motion by Trustee Lentini, seconded by Trustee Arnold, and unanimously adopted.

On motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously, the Board approved the budgetary transfers as requested in the January 14, 2026, memorandum from the Village Administrator.

On motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 01/26. A copy of the approved Warrant is attached to these minutes.

The Board discussed a proposal from Bonadio & COP., LLP for GASB 87 & GASB 96 Reporting for the period 2025/2026. Deputy Mayor Sgambati moved that the Board select the \$4,000 flat fee option, and that the Mayor be authorized to execute the agreement on behalf of the Village. The motion was seconded by Trustee Cohen and adopted unanimously.

The Board reviewed the January 8, 2026 and January 13, 2026 shuttle usage reports, and agreed that shuttle usage would continue to be monitored. Mayor Natiss advised that pursuant to authorizations previously granted, he had signed the shuttle service agreement as prepared by the Village Attorney.

Mayor Natiss advised the Board of a request from the Coalition Against Bigger Trucks that the Village take a public position on possible future legislation. Based on a lack of sufficient information about the subject matter, no motion was made for any action

Board of Trustees, Village of North Hills

January 21, 2026

Page 3

by the Village.

Mayor Natiss advised that he had received communications from two residents requesting that the Village publicly express support for the Iranian people and condemnation of the leadership of the Iranian government. The consensus of the Board was that this was a subject outside the scope of Village government. Mayor Natiss will advise the residents that the Village took no action on their request.

On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board convened in executive session at 8:04 pm to discuss legal advice with the Village Attorney. The Village Administrator and Mr. Cinquemani also attended the executive session. The Board and Village Attorney discussed another request from MD7 that the Board consider amendments to the Shelter Rock Road cell site agreement. No member of the Board expressed any interest in any amendment other than that which the Village previously had proposed, and requested that the Village Attorney so inform the representative of MD7. The Board discussed communications from the New York State Department of State regarding the State Building Codes.

On motion by Deputy Mayor Sgambati, seconded by Trustee Arnold and adopted unanimously, the Board returned to public session at 8:20 pm.

There being no further business, on motion by Trustee Lentin, seconded by Trustee Cohen and adopted unanimously, the meeting was adjourned at 8:21 pm.

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

TIME: \_\_\_\_\_ AM/PM

DATE: \_\_\_\_\_, 2026

PERSON FILING: \_\_\_\_\_  
(Print full name of filer)