

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

PRESENT: Mayor Marvin Natiss

Trustees Elliott Arnold, Gail Cohen and Phyllis Lentini  
Marianne Lobaccaro, Village Administrator  
A.Thomas Levin, Village Attorney

EXCUSED: Deputy Mayor Dennis Sgambati (attended by telephone, but did not otherwise participate in the meeting)  
Peter Cinquemani, Superintendent of Building Department

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

The Mayor announced that the Board's next regular meeting date is January 21, 2026 at 7:30 pm.

The minutes of the November 19, 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.

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

On motion by Trustee Cohen, seconded by Trustee Arnold, adopted unanimously, the Board approved payment of the claims on General Fund Warrant 12/25. A copy of the approved Warrant is attached to these minutes.

The Village Administrator presented a resolution for the Retirement System Standard Workday, which was adopted unanimously on motion by Trustee Lentini,

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seconded by Trustee Arnold, and directed that the resolution be posted on the Village website for a minimum of thirty (30) days, and that a certified copy of the resolution and affidavit of posting be filed with the Office of the State Comptroller within 45 days of this date.

The Board reviewed the Village Administrator's December 9, 2025 memorandum regarding the street lighting maintenance requirements for the Village. On motion by Trustee Cohen, seconded by Trustee Lentini, the Board unanimously accepted the proposal from Welsbach Electric Corp. of LI, dated December 4, 2025, for maintenance services for the period December 1, 2025 through December 31, 2026.

On motion by Mayor Natiss, seconded by Trustee Arnold and adopted unanimously, the Board convened in executive session at 7:40 pm to discuss legal advice with the Village Attorney. The Village Administrator also attended the executive session. Deputy Mayor Sgambati was no longer on the phone.

The Board unanimously agreed to reject a new proposal from MD7, on behalf of Crown Castle, for revisions to the cell site lease agreement for the Shelter Rock Road cell site, and requested the Village Attorney to communicate that decision to MD7.

On motion by Trustee Lentini, seconded by Trustee Cohen and adopted unanimously, the Board returned to public session at 8:30 pm.

There being no further business, on motion by Trustee Cohen, seconded by Trustee Arnold and adopted unanimously, the meeting was adjourned at 8:31 pm.

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

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

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DATE: \_\_\_\_\_, 2025

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

DRY