

MINUTES  
BOARD OF TRUSTEES  
VILLAGE OF NORTH HILLS  
Village Hall  
One Shelter Rock Road  
North Hills, New York  
May 20, 2026  
7:30 pm

PRESENT: Mayor Marvin Natiss  
Deputy Mayor Dennis Sgambati  
Trustees Gail Cohen and Phyllis Lentini  
Marianne C. Lobaccaro, Village Administrator  
Peter Cinquemani, Superintendent of Building Department  
A. Thomas Levin, Village Attorney

EXCUSED: Trustee Elliott Arnold

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

The Mayor announced that the Board's next regular meeting date is scheduled for June 17, 2026 at 7:30 pm.

On motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously, the Board approved the April 15, 2026 meeting minutes, as presented. The approved minutes are on file in the Village office.

The Board heard a presentation from Nassau County Police Officer Vasquez, the assigned POP officer, with respect to the ongoing traffic safety program, Social Host Law issues, e-bikes and speeding.

The Village Administrator read the Treasurer's Report for April 2026, which was approved unanimously on motion by Deputy Mayor Sgambati, seconded by Trustee Lentini, and unanimously adopted.

On motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously, the Board approved the transfers of appropriations as listed on the Village

Administrator's May 15, 2026, memorandum, a copy of which is on file in the Village office.

On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 05/26. A copy of the approved Warrant is attached to these minutes.

The Board discussed the April 15, 2026, approval for purchase of a copy machine from T & G Industries d/b/a TGI Office Automation for a price of \$8,032.18, pursuant to the New York State Office of General Services list. The Board reviewed the Village Administrator's April 21, 2026 memorandum recommending an addition to this purchase to include a fax option at an additional cost of \$625.05, which was approved on motion by Deputy Mayor Sgambati, seconded by Trustee Lentini, and adopted unanimously.

The Board discussed the Village Administrator's May 7, 2026 memorandum regarding 2026/27 tax rates and tax warrant. On motion by Trustee Cohen, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board established the following tax rates for the 2026/27 fiscal year, and authorized signature and issuance of the tax warrant accordingly:

Class 1 - \$0.3665 per \$100 Assessed Value  
Class 2 - \$0.0221 per \$100 Assessed Value  
Class 3 - \$0.0169 per \$100 Assessed Value  
Class 4 - \$0.0331 per \$100 Assessed Value  
Roslyn Fire Companies property area— \$31.726452 per  
\$100 Assessed Value

Mr. Cinquemani reviewed the responses to a Request for Proposals for audio-visual facilities at the Village Hall meeting room. The Board made various suggestions for

additional possible vendors. Further discussion was tabled to the June meeting.

The Board reviewed the Village Administrator's May 12, 2026 report as to insurance policy renewals. On motion by Trustee Cohen, seconded by Trustee Lentini and unanimously adopted, the Board approved renewal of all policies. The Board requested additional information regarding some of the coverage, and requested the Village Administrator to obtain additional information from the insurance consultant so that the Board could make decisions regarding continuation of some of the coverage.

The Board reviewed a proposal by MD7, acting for Crown Castle, agent for STC Five LLC, for an Amendment of the current cell tower lease at the Long Island Expressway Service Road site. The Board agreed that the proposal was now in acceptable form. On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Mayor was authorized to execute the lease amendment on behalf of the Village, in a form approved by the Village Attorney.

On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board approved payment of LOSAP contributions as outlined in an April 27, 2026 memorandum from Penflex, a copy of which is on file in the Village office.

Deputy Mayor Sgambati discussed proposed designs for a Village flag for display at Village Hall and at the Lowell H. Kane Park. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board approved purchase of a 3 foot by 5 foot flag for display at Village Hall, and a 2 foot by 3 foot flag for display at the Lowell H. Kane Park, each as per the designs reviewed by the Board, copies of which are annexed to these minutes, to be purchased from Sign Max, in Seaford, for a total cost not to exceed \$325.00.

The Board discussed a letter request from Town Supervisor DeSena dated April 20, 2026 for participation in the American 250 commemorative events. The Board suggested a banner display at Village Hall, and possible also at Lowell H. Kane Park, and requested the Village Administrator to seek proposals for review at the June Board meeting, or an earlier special meeting.

The Board reviewed a Request for Proposals for a shuttle service operator, and approved revisions to the draft prepared by the Village Attorney. On motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and adopted unanimously, the Board authorized the Village Administrator to proceed with issuance of the RFP.

The Board reviewed the shuttle usage report for April 2026, which indicated continued good usage. The Village Administrator was requested to survey residents as to interest in additional shuttles during the daytime hours for residents who wished to go to New York City.

The Board discussed a resident comment regarding the new lighting in Lowell H. Kane Park, and inquired whether that might result in nighttime usage. The resident also suggested limiting park usage to residents. After discussion, the Board agreed to continue consideration of various ideas for park security.

Deputy Mayor Sgambati reported as to an inquiry he had received from a resident regarding ownership of a building behind Hummingbird Road in Estates I, and he was informed by Mr. Cinquemani that the structure belongs to the Manhasset Lakeville Water District.

Trustee Lentini inquired regarding permit requirements for electric vehicle charges at residential properties. Mr. Cinquemani will notify condominium and homeowner

association managers of the Code requirements. .

There being no further business, on motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously, the meeting was adjourned at 8:44 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)

DRAFT