A special meeting of the Board of Trustees of the Incorporated Village of East Hills was duly called and held on Wednesday, August 31, 2011 at 7:30 pm at 209 Harbor Hill Road, East Hills, New York, with the following present:

Mayor      Michael Koblenz
Deputy Mayor    Emanuel Zuckerman
Trustee     Gary Leventhal
Trustee     Peter Zuckerman
Trustee     Clara Pomerantz
Village Attorney    William Burton
Village Clerk     Donna Gooch

The meeting was called to order at 7:30 pm by Mayor Koblenz, who presided. A quorum was noted.

PUBLIC HEARING – APPLICATION OF 2200 NORTHERN STEEL LLC FOR SITE PLAN APPROVAL AND FOR THE ISSUANCE OF BUILDING PERMITS IN CONNECTION WITH THE CONSTRUCTION AND RENOVATIONS OF THE PROPERTY AND BUILDINGS AT 2200 NORTHERN BLVD., EAST HILLS NEW YORK
RES. #-11

Mayor Koblenz explained that the purpose of the special meeting and public hearing is to consider the site plan approval application of 2200 Northern Steel LLC, which proposes: (i) site work associated with new tenant entry plazas, to install new concrete curbing, and to install and accept new landscaping, lighting, paving, site improvements and planting; (ii) exterior façade renovation including storefront glazing system, building entrances and related site improvements; and (iii) other site improvements as shown on the plans submitted with the application for the property, improvements and structures located at 2200 Northern Blvd. in the Village of East Hills, more particularly identified on the Nassau County Land and Tax Map as Section 7, Block 273, Lots 44 and 45, located in the Business Park District; and (ii) to authorize the issuance of permits pursuant to Section 214-356 of the Village Code for the work requested by the site plan approval application, and the permit applications for interior alterations and façade renovations to the existing building and structure, including general office partitions.

The Mayor further stated that there was a prior adoption of the Business Park District and rezoning of the subject premises on June 23, 2011, and the Board adopted Local Law #4-2011 which created the Business Park District in the category of zoning for the type of comprehensive development of a large tract of land which is proposed to be 2200 Northern Steel LLC, also known as East Hills Business Park. Additionally at the June 23rd meeting, the Board adopted Local
Law 5-2011 to rezone the former Pall Corporation now owned by 2200 Northern Steel LLC from Light Industrial District to Business Park District.

The site plan application was previously referred to the Nassau County Planning Commission for review. Since the Nassau County Planning Commission has not acted on the application, the Board will hold the hearing on the site plan application, and then reserve decision, but leave the record open for the Nassau County Planning Commission to report to the Board. The Board will hold another special meeting to consider a resolution on the site plan application, taking into consideration the Nassau County Planning Commission report.

The Mayor asked Peter Mineo, Esq., attorney for the applicant Northern Steel LLC to provide a comprehensive overview of what is being requested, particularly the site plan approval and those permits for the interior work and the work on the façade. Also present were owners, Joseph Lostritto and Glenn Lostritto. Kevin Lumpe, David Bilow, project architect; and Robert Eschbacher, the transportation engineer were in attendance as well. Following the presentation, the floor was opened for questions. Residents posed questions regarding concerns about traffic, HVAC noise, tax exemptions and tenancy of the building. Michael Sahn, special counsel for the Village of East Hills, stated that the applicants have agreed to a Declaration of Covenants and Restrictions that will be filed in the office the Nassau County Clerk providing that in perpetuity, if this property was ever to be transferred in ownership to any not-for-profit organization, whether it’s a hospital or any other charitable or 50-C type organization, nonetheless, full taxes will be paid without any abatement, without any restriction just as if it was a commercial property owner. Trustee Gary Leventhal asked that the applicant run past the fire chief to make sure fire trucks can get by the parking lot circle and the applicant agreed.

Upon motion by Trustee Peter Zuckerman, seconded by Trustee Gary Leventhal, it was

RESOLVED, to close the public hearing and leave the record open for comments from the Nassau County Planning Commission and revisions to the site plan in accordance with the recommendations of the Village’s planning consultants and place the matter on the Board’s decision calendar for the next special meeting. Motion passed. The vote was as follows:

Mayor Koblenz…………………………………………aye
Deputy Mayor Emanuel Zuckerman……………………aye
Trustee Gary Leventhal…………………………….aye
Trustee Peter Zuckerman………………………………aye
Trustee Clara Pomerantz…………………………….aye

RESOLUTION AUTHORIZING THE ISSUANCE OF BUILDING PERMITS TO 2200 NORTHERN STEEL LLC FOR INTERIOR ALTERATIONS AND FAÇADE RENOVATIONS TO THE EXISTING BUILDING AT 2200 NORTHERN BOULEVARD, EAST HILLS, NEW YORK
RES. #11

WHEREAS, 2200 Northern Steel, LLC (the “Applicant”), the owner of the subject premises located at 2200 Northern Boulevard, East Hills, New York,
known and designated on the Nassau County Land and Tax Map at Section 7, Block 273, Lots 44 and 45 (the “Premises”), located in the Village’s Business Park District, has submitted Applications for Building Permits to the Village of East Hills Building Department requesting permission for the “interior alterations to the existing structure, interior demizing walls, and general office partitions”; and

WHEREAS, the Applicant has also submitted an Application for a Building Permit to the Village of East Hills Building Department requesting permission to renovate the façade of the building at the Premises, which renovations have been previously approved by the Village’s Architecture Review Board; and

WHEREAS, Section 214-256(A) of the Village Code provides, in relevant part, with respect to building permits in the Business Park District, that “The Board of Trustees shall have final authority to direct the Building Inspector to issue a written permit for the prosecution of the work, after determining that the plans and specifications and the prospective uses comply with the requirements of this Article, the provisions of Chapter 214, Zoning, and with applicable state law, and that any retained, existing construction is in good and safe condition.”

WHEREAS, the Board of Trustees has reviewed the Applications for Building Permits, and all documents associated with the applications, and finds that the applications meet the intent and purpose of the Business Park District.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of East Hills hereby authorizes the Building Inspector to issue the building permits for the interior alterations and the façade renovations at the Premises, subject to the following conditions:

1. All fees and deposits due and owing the Village shall be paid prior to the issuance of the building permits.

2. The building permits shall otherwise conform to all applicable provisions of the Village Code and the New York State Building Code.

3. The Building Inspector shall be permitted to impose such other appropriate conditions as he determines necessary.

On motion by Trustee Peter Zuckerman, seconded by Trustee Gary Leventhal, the foregoing Resolution was adopted by vote as follows:

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<tr>
<th>Name</th>
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<tr>
<td>Michael R. Koblenz, Mayor</td>
<td>Aye</td>
</tr>
<tr>
<td>Emanuel Zuckerman, Deputy Mayor</td>
<td>Aye</td>
</tr>
<tr>
<td>Gary Leventhal, Trustee</td>
<td>Aye</td>
</tr>
<tr>
<td>Peter Zuckerman, Trustee</td>
<td>Aye</td>
</tr>
<tr>
<td>Clara Pomerantz, Trustee</td>
<td>Aye</td>
</tr>
</tbody>
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AUTHORIZE REFUND OF DUPLICATE PAYMENT OF SPECIAL PICK-UP INVOICE
RES. #11
Upon motion by Deputy Mayor Zuckerman, seconded by Trustee Pomerantz, it was

RESOLVED, to authorize a refund in the amount of $1,500.00 to Linda and Guy Allen, 36 Glenwood Lane, for duplicate payment of an invoice for tree removal services performed by the Department of Public Works on May 9, 2010. Motion passed. The vote was as follows:

Motion passed. The vote was as follows:

Mayor Koblenz…………………………………………aye
Deputy Mayor Emanuel Zuckerman………………aye
Trustee Gary Leventhal………………………………aye
Trustee Peter Zuckerman…………………………….aye
Trustee Clara Pomerantz………………………………aye

APPROVE INITIAL COLLECTIVE BARGAINING AGREEMENT BETWEEN THE INC. VILLAGE OF EAST HILLS AND CSEA LOCAL 1000 FOR THE TERM JULY 1, 2009 THROUGH AND INCLUDING JUNE 30, 2014
RES. #

Barry Levy, Esq., special labor counsel for the Village, presented a summary of the proposed union contract which includes, among other terms, provisions for drug and alcohol testing and is for the term July 1, 2009 through June 30, 2014.

Following discussion, upon motion by Deputy Mayor Emanuel Zuckerman, seconded by Trustee Gary Leventhal, it was

RESOLVED, to approve the Collective Bargaining Agreement between the Inc. Village of East Hills and CSEA 1000 for the term July 1, 2009 through and including June 30, 2014, under the terms and conditions as recommended by NYS PERB Mediator’s Recommended Memorandum of Agreement entered into on June 15, 2011 by and between the Village and CSEA Local 1000.

Motion passed. The vote was as follows:

Mayor Koblenz…………………………………………aye
Deputy Mayor Emanuel Zuckerman………………aye
Trustee Gary Leventhal………………………………aye
Trustee Peter Zuckerman…………………………….aye
Trustee Clara Pomerantz………………………………aye

GOOD AND WELFARE

Mayor Koblenz spoke about the LIPA outages. He also said that the Village showers and senior center would be open for use by the residents from 7 am through 11 pm.

CLAIMS
Upon motion, the August 31, 2011 abstract in the amount of $115,515.81 for the General Fund was unanimously approved.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Donna Gooch
Village Clerk