

AGENDA

VILLAGE OF FLOWER HILL BOARD OF TRUSTEES Monday December 4, 2023 – 7:30 PM REGULAR MEETING

<https://www.youtube.com/channel/UCMPc74pOdNLktDh6L37W9Wg>

Pledge of Allegiance

Approval of Minutes

November 8, 2023 Regular Meeting, Public Hearing

Treasurer's Report

1. Motion to approve claims

Public Works Superintendent

Building Superintendent

1. November 27, 2023 ARC Report

Administrator's Report

1. Toys for Tots
2. Food Drive
3. Village Elections
4. Motion to adopt Meeting calendar for 2024

Attorney's Report

Mayor's Report

Trustee's Report

Old Business

1. Award appraisal agreement for sale of portion of Birch Lane

New Business

1. Resolution to invest in CDs with TD Bank
2. Resolution to introduce LL L – 2023 "Fences"

Executive Session

Employee compensation

Next Meeting: Regular Meeting & Public Hearing— Tuesday, January 2, 2024 at 7:30 PM

**REGULAR MEETING/ PUBLIC HEARING
OF THE BOARD OF TRUSTEES
Wednesday, November 8, 2023**

A public hearing and regular monthly meeting of the Board of Trustees was held on November 8, 2023. The meeting was called to order at 7:35 PM by Mayor Rosenbaum with the following in attendance:

Randall Rosenbaum	Mayor
Frank Genese	Deputy Mayor
Gary Lewandowski	Trustee
Mary Jo Collins	Trustee
Max Frankel	Trustee
AJ Smith	Trustee
Jeff Blinkoiff	Village Attorney
Ronnie Shatzkamer	Village Administrator
Rich Falcones	Public Works Superintendent
Suzanne Tangredi	Deputy Clerk/Treasurer
Peter Albinski	Building Superintendent
Heather Lanci	Building Dept. Specialist

Landmark Commissioner Rhoda Becker led the assembly in the Pledge of Allegiance. There were ten members of the public present.

Mayor Rosenbaum asked for a moment in silence in memory of Virginia McNamara, wife of former Mayor Bob McNamara.

Public Hearing

On motion of Mayor Rosenbaum, second by Deputy Mayor Genese, and unanimously approved, the Board entered into the Public Hearing portion of the meeting. The first hearing was a continuation from the previous month, to consider proposed Local Law K – 2023, amending the Village Code, Chapter 158-3, "Noise".

**RESOLUTION NO. 46 – NOVEMBER 8, 2023
RESOLUTION ENACTING LOCAL LAW 11 OF 2023**

The following resolution was offered by Mayor Rosenbaum, second by Trustee Collins:

WHEREAS the Board of Trustees has determined that it is in the best interests of the Village to adopt Local Law K – 2023 "regulating noise in the Village to promote quality of life, this resolution hereby enacts proposed Local Law K– 2023 as Local Law 11– 2023, and

WHEREAS, the Board of Trustees has determined that it is the lead agency for the purposes of the State Environmental Quality Review Act, ("SEQRA"), and has further determined that the consideration of the within Local Law is a Type II Action requiring no further action under SEQRA;

NOW, THEREFORE BE IT RESOLVED, that the Board of Trustee hereby adopts Local Law 11 of the year 2023.

The Board was polled as follows:

Trustee Lewandowski	Aye
Trustee Smith	Aye
Trustee Frankel	Aye
Trustee Collins	Aye
Deputy Mayor Genese	Aye
Mayor Rosenbaum	Aye

The next hearing was a continuation from the previous month, to consider landmark status for the Elderfields Preserve. Mr. Blinkoff gave the presentation. Kevin Walsh, attorney for Nassau County Real Estate Division answered questions.

RESOLUTION NO. 47 – NOVEMBER 8, 2023

**RESOLUTION PURSUANT TO CHAPTER 143 OF THE
VILLAGE CODE ENTITLED "LANDMARKS PRESERVATION"**

The following resolution was offered by Mayor Rosenbaum, second by Deputy Mayor Genese:
WHEREAS, the Landmarks Commission within the Village previously conducted a hearing under Chapter 143 of the Village Code in order to determine whether the Landmarks Commission would recommend that a property known as Elderfields Preserve located at 200 Port Washington Boulevard within the Village should be designated as a landmark, and

WHEREAS, the Landmarks Commission having concluded its hearing and made such a recommendation, and

WHEREAS, in accord with section 143-6 (H) of the Village Code the Board of Trustees (Board) has held a separate hearing to determine if the subject property will be identified as a landmark, and

WHEREAS, during the course of the hearing this Board has considered the testimony of all who wished to be heard including both residents of the Village and those on behalf of Nassau County, which owns the subject property, and

WHEREAS, this Board has received documents into the record which include: (1) a deed transferring the subject property to the County dated December 18, 1996, and recorded in the Office of the Nassau County Clerk on February 7, 1997, and (2) a proposed Declaration of Covenants and Restrictions which has been prepared by the County and which, if executed, will provide additional control of the property to the Village, and

WHEREAS, this Board notes the unique nature of the subject property in that it is publicly owned and is a Historic Preserve, and

WHEREAS, this Board notes that the Deed and the proposed Declaration of Covenants and Restrictions would provide protections to the property that would maintain its historic nature, and would preclude any modification of the exterior of structures and the subject property without the approval of the Board, such protections including those as identified below:

- The premises are to be held by the County as a Historic Preserve
- The Premises are to be held in perpetuity in the Park Trust as a public park
- No more than 25 parking spaces are to be available except for vehicles of the County, its employees and agents

* In addition to the protections as to exterior changes provided to the Village, no material alterations, additions, installations in the architectural style, design or arrangement of any portion of the exterior or the interior of any building or fixture may occur without the approval of the Society for the Preservation of Long Island Antiquities.

* If there were to be transfer of the property, the restrictions remain in place and will continue and be binding upon any future owner.

*The County will assume the cost of continuing maintenance and repair of the property to preserve the architectural, and historical integrity of the property and its materials to protect those qualities that made the subject property eligible for listing in the Landmark registry.

*No demolition, construction, alteration, remodeling, relocation or any other activities should be undertaken or permitted to be undertaken on the property, which would affect historically significant exterior features or interior spaces.

*Any exterior construction materials, architectural details, form, scale would not be changed without prior written permission of the Flower Hill Board of Trustees affirming that such reconstruction, repair, refinishing, rehabilitation, preservation, or restoration will meet the Historic standards.

*The Village Board of Trustees will have the right to inspect the property at reasonable times with reasonable notice to ascertain whether the conditions of this conservation easement agreement are being observed.

*If there is any damage or destruction of the property by fire flood, or a windstorm the County will advise the Village within a reasonable amount of time, and also advise if any emergency work has been already completed. No repairs or reconstruction of any type other than the temporary emergency work to prevent further damage to subject property to protect public safety will be undertaken by the County without the prior approval of the Board of Trustees.

*These restrictions could only be amended, annulled, altered or repealed with the consent of the parties.

* The use of the Premises or any part thereof be changed without being in compliance with all applicable rules, regulations laws and Codes. the written approval of the Village of Flower Hill through its Board of Trustees.

WHEREAS, the Board recognizes that the County, while opposing the designation of the subject property as a landmark, has indicated and expressed that it will agree to each of the above conditions in the alternative, and

WHEREAS, this Board has considered the criteria under section 143-7 (C) of the Village Code with respect to a property being identified as a landmark, and has also considered the controls placed upon properties which have been identified as landmarks as set forth in section 143-8 of the Village Code, and

WHEREAS, upon review, the restrictions placed upon the subject property by virtue of the existing deed and by virtue of the proposed Declaration of Covenants and Restrictions will provide even greater control and restriction upon the subject property than would be provided through the Village Code if the property were landmarked,

NOW THEREFORE IT IS RESOLVED:

First, the Board hereby determines that it is the lead agency under the New York State Environmental Quality Review Act ("SEQRA"), and that pursuant to 6 N.Y.C.R.R Part 617.5(38) the within action is by definition a Type II action having no significant impact on the environment and requiring no further review for the purposes of SEQRA, and be it further resolved,

Second, in order to best protect the subject property's historic nature, its maintenance and continued use as such, this Board finds that the existing deed and proposed Declaration of Covenants and Restrictions should be in place, and it is therefore further resolved,

Third, the application seeking to designate the subject property as a landmark shall be therefore marked "off calendar" at this time, with no action being taken to designate the property as a landmark **subject to:**

The proposed Declaration of Covenants and Restrictions being executed and recorded in the Office of the County Clerk by the representatives of the County with a recorded copy thereafter provided to the Village for its records.

The Board was polled as follows:

Trustee Lewandowski	Aye
Trustee Smith	Aye
Trustee Frankel	Aye
Trustee Collins	Aye
Deputy Mayor Genese	Aye
Mayor Rosenbaum	Aye

The final hearing was an application of Elonis Development LLC, 1025 Northern Blvd., Roslyn, NY 11576 also known as Section 6, Block B5, Lot 462 on the Nassau County Land & Tax Map for Site Plan Hearing 1025 Northern Blvd., Roslyn, NY 11576. To demolish an existing three-story fire damaged building and replace it with a proposed 1-story commercial bank building. Mike Rant, engineer for the project made the presentation.

RESOLUTION NO. 48 - November 8, 2023

**RESOLUTION TO APPROVE A SPECIAL EXCEPTION CHANGE OF USE PERMIT AND
SITE PLAN APPROVAL**

The following resolution was offered by Deputy Mayor Genese, second by Trustee Frankel:
WHEREAS Chapter 240 "Zoning", Section 240-15(A) of the Code of the Village of Flower Hill requires that all commercial applications be subject to site plan review by the Board of Trustees, and

WHEREAS, in order to change the use of a commercial property within the Village under Chapter 240 "Zoning" section 240-15(A)(8), the Board of Trustees must grant a Special Exception Change of Use permit, and

WHEREAS, Elonis Development LLC has made an application for site plan review and change of use for 1025 Northern Blvd., Roslyn, NY (also known as Section 6, Block B-5, Lot 462 on the Nassau County Land and Tax Map) from a four-story multi-unit office building to a single tenant, one story bank building, and

WHEREAS, the Board of Trustees has determined that it is the lead agency for the purposes of the State Environmental Quality Review Act, ("SEQRA"), and has further determined that the consideration of the within Local Law is either a Type II or Unlisted Action requiring no further action under SEQRA;

THEREFORE, the application is approved.

The Board was polled as follows:

Trustee Lewandowski	Aye
Trustee Smith	Aye
Trustee Frankel	Aye
Trustee Collins	Aye
Deputy Mayor Genese	Aye
Mayor Rosenbaum	Aye

On motion of Mayor Rosenbaum, second by Trustee Collins, the Board moved to close the public hearing portion of the meeting at 8:03 pm.

See the transcript for further detail.

Regular Meeting

Approval of Minutes

On motion of Mayor Rosenbaum, seconded by Trustee Collins, the minutes of the October 2, 2023 Regular Meeting/Public Hearing were approved by all those who attended the meeting.

Treasurer's Report

The monthly claims, were unanimously approved on motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, Trustee Frankel abstained from the claim for The Art of Landscaping. Ms. Tangredi gave an update on the new Edmunds financial software.

Public Works Superintendent's Report

Mr. Falcones reported that his department is getting ready for the snow season.

Building Superintendent's Report

Mr. Albinski reported on the October 23, 2023 Architectural Review Committee meeting.

The following applications were approved with conditions: 72 Knollwood Rd. to reconstruct a residence with additions; 21 Country Club Dr. to build a garage with driveway modifications; 55 Woodhill La. For interior and exterior alterations; 114 Dartmouth Rd. for an addition and exterior alterations; 261 Dogwood for exterior alterations and 127 Dogwood La. For second story and rear additions. No action was taken on 5 Knollwood Rd. for exterior alterations. On motion of Mayor Rosenbaum, seconded by Trustee Frankel, the Board unanimously approved the findings of the ARC.

Administrator's Report

Ms. Shatzkamer presented the Board with an updated procurement policy to allow the Village to act under emergency circumstances and to enter into OGS contracts. On motion of Mayor Rosenbaum, seconded by Trustee Frankel, the Board unanimously approved the amended Procurement policy.

The Village Fire Alarm panel has not been working for a month leaving village hall unprotected. The panel could not be repaired as parts are no longer available. The administrator attempted to get competing bids for the panel only but found that no company was willing to only do the repair without taking over and rewiring the building. Our current fire protection company can replace the panel at a cost of \$12,000. Under the emergency provision of the procurement policy, the Board unanimously approved the replacement on motion of Mayor Rosenbaum, seconded by Trustee Frankel.

The Village will once again be a collection site for the U.S. Marines Toys for Tots program. New, unwrapped toys will be accepted until December 14. The Village is also conducting a food drive to benefit Long Island Harvest.

Attorney's Report

Mr. Blinkoff reported on the October 18, 2023 Board of Zoning Appeals hearing.

Mayor's Report

The Mayor reported that the shrubs on the corner of Cherrywood and Woodland will be removed as they are a sightline hazard.

The Mayor attended the Police Commissioner's Council meeting, the State Comptroller's financial seminar for elected officials, the Veteran's Day Flag Ceremony at St. Francis Hospital and the Community Advisory Board meeting for St. Francis Hospital.

Trustee's Report

Trustee Collins attended the High School Artists show at the Art Guild at Elderfields Preserve.

New Business

Mr. and Mrs. Wohl of Ridge Drive East asked the Board to amend the Fence Code by adding Northern Blvd. to the list of adjacent roads where 6-foot fences are permitted.

Executive Session

On motion of Mayor Rosenbaum, second by Deputy Mayor Genese, the Board went into Executive Session to discuss an issue that had the potential to become litigation at 8:48 pm. The Board came out of Executive Session at 8:59 pm. No action was taken.

New Business Continued

The Board considered approval of the 2024 – 2025 Port Washington Fire contract with a 3.2% increase over last year.

RESOLUTION NO. 49 – November 8, 2023**RESOLUTION ADOPTING AND RENEWING A FIRE PROTECTION CONTRACT WITH THE PORT WASHINGTON FIRE DEPARTMENT FOR THE YEAR 2024 – 2025**

The following resolution was offered by Mayor Rosenbaum, seconded by Deputy Mayor Genese:

WHEREAS, New York State Village Law § 4-412(3)(9) authorizes the Board of Trustees to enter into a contract for fire protection services with any city, village, fire district, or incorporated

fire company having its headquarters outside such village and maintaining adequate and suitable apparatus and appliances for the furnishing of fire protection in such village; and
THEREFORE, be it **RESOLVED**, the Board of Trustees of the Incorporated Village of Flower Hill hereby adopts the fire services contract with the Port Washington Fire Department for the period June 1, 2024 through May 31, 2025; and
BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute said fire services contract.

The Board was polled as follows:

Trustee Lewandowski	Aye
Trustee Genese	Aye
Trustee Collins	Aye
Trustee Frankel	Aye
Deputy Mayor Herrington	Aye
Mayor Rosenbaum	Aye

As the Village's bank, First National Bank of Long Island, is closing their local branch, the Village resolved to changes banks which will also result in higher interest rates for the Village.

RESOLUTION NO. 50 - NOVEMBER 8, 2023
RESOLUTION TO CHANGE OFFICIAL BANK

The following resolution was offered by Mayor Rosenbaum, seconded by Trustee Collins:

RESOLVED that the Official Banks be TD Bank and thus is authorized as the depository of Village monies.

RESOLVED that the Village Treasurer and Mayor are authorized to invest and re-invest monies received by the Village in the various General and Capital Funds, which are not appropriated to any particular purpose or are not immediately required to be expended for the purpose for which they were appropriated, in Certificates of Deposit, Day of Deposit Day of Withdrawal Savings, Treasury Notes, irrevocable letter of credit issued in favor of the Village by a federal home loan bank whose commercial paper and other unsecured short-term debt obligations are rated in the highest rating category by at least one nationally recognized statistical rating organization, as security for the payment of 100% of the aggregate amount of deposits and the agreed-upon interest rate, if any,

AND IT IS FURTHER RESOLVED that the foregoing investments shall be in accordance with applicable laws, rules and regulations of the State of New York and the United States Government.

BE IT FURTHER RESOLVED that the resolutions of each banking institution for the deposit of said monies be adopted as resolution of this Board.

RESOLVED, that any two of the following Village officials be and hereby are authorized as signatories and co-signatories on the general fund account and capital fund accounts of the Village: Treasurer, Village Administrator, Mayor and Deputy Mayor.

The Board was polled as follows:

Trustee Lewandowski	Aye
Trustee Genese	Aye
Trustee Collins	Aye
Trustee Frankel	Aye
Deputy Mayor Herrington	Aye
Mayor Rosenbaum	Aye

On motion of Mayor Rosenbaum, seconded by Trustee Lewandowski, the Board moved to close the meeting at 9:10 pm.

Respectfully submitted,

Ronnie Shatzkamer
Village Administrator

INC VILLAGE OF FLOWER HILL
TREASURER'S REPORT
BALANCE FOR DECEMBER 2023

DATE PREPARED BY TREASURER -12/01/2023

FNBLI-GENERAL FUND	CHECKING-1447	\$461,170.08
FNBLI-TRUST & AGENCY	CHECKING-1454	\$473,198.73
FNBLI - CAPITAL RESERVE	SAVINGS - 0288	\$100,440.09
FNBLI-GENERAL FUND INVESTMENT	INVESTMENT	\$882,088.10
NYCLASS INVESTMENT FUND	INVESTMENT	\$632,931.10
FNBLI - JUSTICE	CHECKING	\$3,105.00
FNBLI - ASSOCIATE JUSTICE	CHECKING	\$5,331.00
MONTHLY RECEIPT DEPOSITS		\$73,043.32
MONTHLY TAX DEPOSITS		\$1,230.69
MONTHLY EXPENDITURES		\$483,413.29

ABSTRACT OF AUDITED VOUCHERS
VILLAGE OF FLOWER HILL, COUNTY OF NASSAU, NEW YORK
GENERAL FUND
DECEMBER 2023

ABSTRACT #6

Date of Audit -Monday, December 4, 2023

(Original to Village Treasurer - Duplicate to be retained by Village Clerk or Auditor)

<u>Name of Claimant</u>	<u>Description of Claim</u>	<u>Amount</u>
*Granite Communications	Bundling of Services 11.23	\$139.02
*Elmer Guzman	Opening of Building for Election 11.07.23	\$35.00
*Lawman Enterprises	Code Enforcement Services 11.04.23-11.17.23	\$1,283.75
*Metropolitan Life Insurance Co.	Dental Insurance 12.23	\$716.82
*National Grid	Gas Service 11.23	\$427.74
*NYS Employees Health Insurance	Health Insurance Premium 12.23	\$26,076.90
*PSEGLI	Electric for Street Light 11.23	\$12.96
*Richard Falcones	Closing of Building for election 11.07.23	\$35.00
*Visa	Highway School; BZA Class; Supplies; Mailing 11.23	\$959.55
*Wex Bank	Exxon/Mobil Gas for Vehicles 11.23	\$426.27
*Windstream Enterprise	Phones/Service 11.23	\$456.58
*Dynaire Service Corporation	Repair to Air Conditioning System 10.23	\$2,692.00
*JHACS Electric	Deposit for Generator 11.23	\$6,000.00
*Motive Auto Parts	Repair to Tymco Sweeper 11.23	\$796.53
*S.W.M.A.-Town of N. Hempstead	Dumping Fees for October 11.23	\$1,175.90
Aero Operating	Monthly Trash Removal -11.23	\$69,737.09
Anton Community News	Legal Notice-BOT Mtg 11.08.23	\$210.60
Anton Community News	Village Election Notice-Spanish 11.23	\$117.00
Anton Community News	Village Election Notice-English 11.23	\$105.00
Atlantic Salt	Storage Fees 11.23	\$339.29
Bayles Garden Center	Supplies for Village Park/Grounds 09.23	\$124.99
Big Valley Nursery	Supplies for Highway Dept. 10.23	\$20.98
Cardiac Life	New Electrodes for Defibrillator 11.23	\$100.00
Davis Vision	Vision Insurance 12.23	\$53.88
DeLage Landen Financial Services	Monthly Lease for Blueprint Copier 11.23	\$260.40
Dwight Kennedy, Esq.	Village Prosecutor 11.29.23	\$250.00
Energetix	Random Drug Screening-11.23	\$108.00
First Citizens Bank	Monthly Lease for Copier 11.23	\$221.55
JHACS Electric	Balance for Generator 11.23	\$2,888.00
JTR General Construction	Bluestone/Repairs to Steps-Cement 10.23	\$2,000.00
Kevin Gaynor	Winterization of Irrigation 2023	\$925.00
Lawman Enterprises	Code Enforcement Services 11.18.23-12.01.23	\$1,218.75
Leventhal, Mullaney & Blinkoff	Monthly Retainer: BOT; BZA; Justice Court 12.23	\$6,875.00
LIVCTA	December Meeting-Shatzkamer & Tangredi to attend 12.23	\$70.00
Logic Web Media	Website Updates 07.23	\$223.50
Mario Fischetti Nursery	# yards of Topsoil 10.23	\$102.00
Brian Meyerson, Esq.	Village Prosecutor 11.29.23	\$250.00
MGR Reporting Inc	Transcript for BOT Meeting 09.12.23	\$154.00
NYSLRS	2024 Annual Invoice-Retirement 12.23	\$95,432.00
P3 Cost Analysts	Telecom Savings 11.23	\$22.90
PSEGLI	Electric Service for Park 11.23	\$13.85
Randall Rosenbaum	Reimbursement for LIRR Ticket 11.23	\$26.00
Rason Materials	Misc. Patching 10.23	\$174.80
Ready Refresh	Water Supply 11.23	\$96.24
Ronnie Shatzkamer	Reimbursement for Attorney Registration 11.23	\$375.00
Seery Systems	Scanned/Index Images of Death Certificates 11.23	\$461.80

Mitchell M. Schwartz	P/T Office Work 11.23	\$90.00
Sourcepass	Monthly Agreement/Annual Microsoft 11.23	\$1,902.25
Staples	Office supplies 11.23	\$594.62
T-Mobile	Cell Phones/Tablets 11.23	\$100.00
The Art of Landscaping	Tree Permit(12) Approval-11.23	\$600.00
Verizon	High Speed Internet 11.23	\$108.99

***CHECKS TO BE ISSUED**

\$41,234.02

\$186,353.48

TOTAL ABSTRACT

\$227,587.50

To the Treasurer of the above Village:

The above listed claims have been presented to the Board of Trustees of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay each of the listed claimant the amount allowed upon his claim appearing opposite his name.

In Witness Whereof, I have hereunto set my hand as Mayor of the above Village this 4th day of December, 2023.

Mayor Randall Rosenbaum

PUBLIC NOTICE
2024 Meeting Dates
VILLAGE OF FLOWER HILL

PLEASE TAKE NOTICE that the following are the 2024 dates of the regular meetings of the **Board of Trustees** of the Inc. Village of Flower Hill (all meetings begin at 7:30 pm, on the first Monday of the month, unless otherwise noted).

Jan. 2 (Tues.)	Apr. 1	July 1	Oct. 7
Feb. 5	May 6	Aug. 5	Nov. 4
Mar. 4	June 3	Sept. 3 (Tues.)	Dec. 2

PLEASE TAKE NOTICE that the following are the 2023 dates of the regular meetings of the **Board of Zoning Appeals** of the Inc. Village of Flower Hill (all meetings begin at 7:00 pm, on the third Wednesday of the month, unless otherwise noted).

Jan. 17	Apr 17	July 17	Oct. 16
Feb. 21	May 15	Aug. 21	Nov. 13
Mar. 20	June- No meeting, Juneteenth	Sept.- No meeting, Rosh Hashana	Dec. 18

PLEASE TAKE NOTICE that the following are the 2023 dates of the regular meetings of the **Architectural Review Committee** of the Inc. Village of Flower Hill (all meetings begin at 7:00 pm, on the last Monday of the month, unless otherwise noted).

Jan. 29	Apr. 29	July 29	Oct. 28
Feb.26	May – No meeting, Memorial Day	Aug. 26	Nov. 25
Mar. 25	June 24	Sept. 30	Dec. 30

PLEASE TAKE NOTICE that the following are the 2023 dates of the regular meetings of the **Village Justice Court** of the Inc. Village of Flower Hill (all meetings begin at 6:30pm, on the fourth Wednesday of the month, unless otherwise noted).

Jan. 24	Apr..24	July 24	Oct. 23
Feb. 28	May 22	Aug. 28	Nov. 26 (Tues.)
Mar. 27	June 26	Sept. 25	Dec. 17 (Tues.)

Ronnie Shatzkamer, Village Administrator
Flower Hill, New York
Dated: December 22, 2023

VILLAGE OF FLOWER HILL
2024 HOLIDAY SCHEDULE

NEW YEAR'S DAY	MONDAY	JANUARY 1, 2024
MARTIN LUTHER KING JR BIRTHDAY	MONDAY	JANUARY 15, 2024
PRESIDENT'S DAY	MONDAY	FEBRUARY 19, 2024
MEMORIAL DAY	MONDAY	MAY 27, 2024
JUNETEENTH	WEDNESDAY	JUNE 19, 2024
INDEPENDENCE DAY	THURSDAY	JULY 4, 2024
LABOR DAY	MONDAY	SEPTEMBER 2, 2024
COLUMBUS DAY	MONDAY	OCTOBER 14, 2024
ELECTION DAY	TUESDAY	NOVEMBER 5, 2024
VETERAN'S DAY	MONDAY	NOVEMBER 11, 2024
THANKSGIVING DAY (Office closed Friday, November 29, 2023)	THURSDAY	NOVEMBER 28, 2024
CHRISTMAS	WEDNESDAY	DECEMBER 25, 2024



Corporate Headquarters
27 East Jericho Tpke
Mineola, NY 11501
T 516.248.6922 | F 516.742.4365

Principals
Matthew L. Smith, MAI, SRA^{†*}
Andrew W. Albro, MAI^{†*}
Joanne E. Smith, MAI[†]

Partners
Albert Babino, SRA[†]
Neal D. Peysner, SRA[†]
Robert Reed, SRA[†]
Matthew Holtz, MAI[†]

Senior Associates
David Bahr[†]
Matthew Busch[†]
Kate Chapman[™]
Lori Coffey, SRA[†]
Wayne Covington[†]
Joanna Intagliata[™]
Timothy Morgenstern[™]
Patrick Smith^{†*}

[†]NYS Certified General RE Appraiser ^{*}CT Certified General Real Estate Appraiser
[™]NYS Certified Residential Appraisal [†]NJ Certified General RE Appraiser

October 27, 2023

Ronnie Shatzkamer
Village Administrator
Incorporated Village of Flower Hill
1 Bonnie Heights Road
Manhasset, NY 11030

Re: **Real Property Valuation Services**
Public Street proposed for Abandonment and Sale
Northerly Terminus of Birch Street
Abutting 215 and 225 Elderfields Road
Flower Hill, NY 11030

Dear Ms. Shatzkamer:

Thank you for considering our firm for real property valuation services in connection with the above referenced property. This letter will serve as a price proposal for appraisal and consultant services.

OBJECTIVE OF THE ASSIGNMENT

The objective of the appraisal assignment will be to provide a substantiated, professional opinion of the market value of the identified village-owned subject property. The intended use of the appraisal report is to establish fair market value based pricing for the prospective sale of village property (the "dead end" section of Birch Lane north of Elderfields Road) to the owners of the privately owned properties abutting on either side (215 and 225 Elderfields Road).

The only intended user of the appraisal is the client, and the appraisals are not intended nor valid for any other use or intended user beyond that stated herein.

PROPOSED SCOPE OF WORK

The scope of work will include inspection of the subject property, review of relevant property records, highest and best use analysis, review and analysis of local land use and real estate market trends, research and analysis of local land sales, and the reporting of our appraisals in a narrative report, in compliance with the Uniform Standards of Professional Appraisal Practice ("USPAP").

October 27, 2023

Ronnie Shatzkamer
Village Administrator

DATA REQUIREMENTS

The following documentation is required to prepare our appraisal:

- Survey or basic plan outlining the demised premises (subject property)
- Clear description of any proposed easement(s) or limitations or encumbrances that would be placed on the land

FEE AND TIME REQUIREMENTS

Our appraisal fee for the stated scope of work is \$3,500. We require thirty (30) days to complete the assignment, effective the date we are formally retained. Additional real estate expert services are billed on an hourly basis, at \$250 per hour.

If the terms of this proposal are agreeable to you, you may retain us by signing and returning a copy of this agreement.

We appreciate the opportunity to present this proposal to you. We trust the information contained in this proposal is satisfactory for your purposes. However, if clarification is required on any matter covered herein, please do not hesitate to contact the undersigned.

Cordially,
STANDARD VALUATION SERVICES



Andrew W. Albro, MAI

Agreed to by: _____

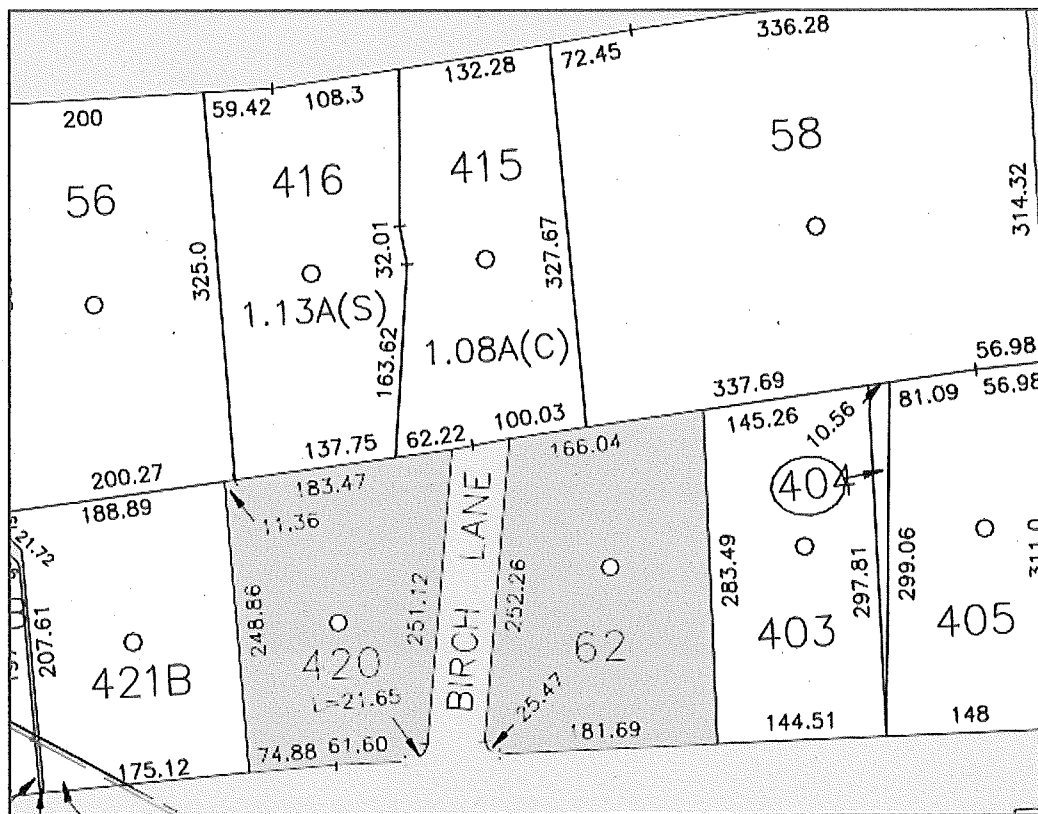
Dated: _____

Title: _____

For: _____

October 27, 2023

Ronnie Shatzkamer
Village Administrator



Ronnie Shatzkamer

From: susan landauappraisal.com <susan@landauappraisal.com>
Sent: Thursday, November 16, 2023 12:26 PM
To: Ronnie Shatzkamer
Subject: 215 Elderfields Road, Manhasset, NY Appraisal Report

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To: Ronnie Shatzkamer
Village Administrator
Village of Flower Hill
1 Bonnie Heights Rd.
Manhasset, NY 11030

Dear Ms. Shatzkamer:

Avi Vardi, MAI, of Appraisal Group International, forwarded me your interest in the preparation of an appraisal report for the property located at 215 Elderfields Road, Manhasset, NY. I understand this is for the potential purchase from the current, Municipal ownership, of the town of Manhasset, NY.

I am submitting the fee for a "restricted" appraisal report. My fee includes an inspection of the property and the appraisal report completed following USPAP guidelines.

My fee is \$5,500 for the report to be completed within 30 days. Please contact myself at 908-217-0350.

I look forward to working with you.

Susan Landau, SCGRE, MAI, SRA
Landau Appraisal

Ronnie Shatzkamer

From: Avi Vardi <Avi@appraisalgroup-online.com>
Sent: Wednesday, November 8, 2023 1:41 PM
To: Ronnie Shatzkamer
Subject: appraisal - 215 Elderfields Road

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Good Afternoon

In Re to -

215 Elderfields Road
Manhasset, NY

My fee is \$5,000 and it can be completed within 30 days

Thanks

BTW – I have reached out to 3 other local appraiser & you should receive additional fee estimates.



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RESOLUTION NO. __ – December 4, 2023

RESOLUTION TO INVEST IN CERTIFICATES OF DEPOSIT

The following resolution was offered by __, second by __

BE IT RESOLVED, that the Village Treasurer is hereby authorized to open Certificate of Deposit accounts with TD Bank, and

BE IT FURTHER RESOLVED, that these funds are to be transferred from various Village accounts to be determined and ratified at the next Board of Trustees meeting.

The Board was polled as follows:

Village of Flower Hill Cash and Investments			11/30/2023		
Cash and Investments					
Account		Amount	Comments		
General Fund		555,236	Needs to stay liquid		
Trust and Agency		492,384	Partial invest in CD - \$240k @ 3mo		
Capital Reserves		100,411	Partial invest in CD - \$50k @ 3mo		
General Fund Investment		880,653	Partial invest in CD - \$220k @ 6mo, \$220k @ 4mo		
Village Justice		2,955	Needs to stay liquid		
Associate Village Justice		1,350	Needs to stay liquid		
NYCLASS		627,368	Invested		
Total Cash and Investments		2,660,357			
Less NYCLASS		627,368	@ 5.27%		
Total Cash on Hand		2,032,989			
Proposed CDs					
Term (months)	Rate	Amount			
Total Cash on Hand		\$2,032,989			
1	5.05%				
2	5.07%				
3	5.09%	\$ 290,000			
4	5.11%	\$ 220,000			
5	5.12%				
6	5.12%	\$ 220,000			
7	5.11%				
8	5.10%				
9	5.08%				
10	5.05%				
11	5.03%				
12	5.00%				
Total CDs		\$ 730,000			
Total Cash on Hand		\$1,302,989	TD Bank @3.6%, First National @2%		

**PROPOSED LOCAL
LAW "L" - 2023**

A Local Law amending 119-1(H), "Fence Requirements", adding Northern Boulevard, as follows:

BE IT ENACTED, by the Board of Trustees of the Inc. Village of Flower Hill as follows:

Section 1. Amending section 119-1(H), "Fence Requirements", as follows (italicized in red):

Notwithstanding anything herein above contained to the contrary, and without limitation upon any other provision of this Code limiting the height of fences, fences erected hereunder shall not exceed a height of six feet from the existing grade at the base thereof:

(1)

Only the section of fence on properties abutting Port Washington Boulevard.

(2) *Only the section of fence on properties abutting Middle Neck Road.*

(3) *Only the section of fence on properties abutting Northern Boulevard.*

(4) On buffer strip fences, as provided in § 240-15D(2)(d) of this Code.

(5) On pool fences, as provided in Chapter 201 of this Code.

(6) On tennis court fences, as provided in Chapter 212 of this Code.

Section 2. Authority.

The Board of Trustees of the Village of Flower Hill is authorized to adopt this local law pursuant to Municipal Home Rule Law 10(1)(i), 10(1)(ii)(a)(11), and 10(2).

Section 3. Determination for the purposes of the State Environmental Quality Review Act, (SEQRA)

The Board of Trustees is designated as lead agency with respect to this action and the within action is deemed a Type II action as defined under SEQRA having no significant impact on the environment and requiring no further action for the purposes of SEQRA.

Section 4. Severability.

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section 5. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State.