

**REGULAR MEETING AND PUBLIC HEARING  
OF THE BOARD OF TRUSTEES  
July 7, 2025**

A regular monthly meeting of the Board of Trustees was held on July, 7, 2025. The meeting was called to order at 7:00 PM by Mayor Rosenbaum with the following in attendance:

Randall Rosenbaum	Mayor
Frank Genese	Deputy Mayor
Mary Jo Collins	Trustee
Max Frankel	Trustee
Gary Lewandowski	Trustee
Claire Dorfman	Trustee
AJ Smith	Absent
Jeff Blinkoff	Village Attorney
Marla Wolfson	Village Administrator
Peter Albinski	Building Superintendent
Suzanne Tangredi	Deputy Clerk/Treasurer

Mayor Rosenbaum led the assembly in the Pledge of Allegiance.

**Public Hearings**

On motion of the Mayor Rosenbaum, second by Trustee Dorfman, the Board unanimously voted to open the public hearing at 7:05 pm.

**Proposed Local Law 5-2025 – Required Prior Written Notice of Defect**

The Board considered proposed Local Law 2-2025, “General Provisions”, to include a new section 1-13 entitled “Required Prior Written Notice of Defect”, to clarify the manner in which prior written notice of a defect or unsafe condition is delivered to the Village.

Upon motion duly made by Mayor Rosenbaum, and seconded by Deputy Mayor Genese, the Board voted unanimously to approve Local Law 5-2025, “General Provisions” Section 1-13 “Required Prior Written Notice of Defect”, as presented.

The Board of Trustees also 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. A copy of the transcript is attached to these minutes.

**Proposed Local Law 6-2025 – Covered Porches**

The Board considered proposed Local Law 6 -2025, which would amend Section 240-6 of the Village Code entitled “General Regulations” at subparagraph (L) (2) to read as follows:

(2) The FAR may be reduced by the inclusion of open front and rear porches and porticos upon the principal structure up to an aggregate of 10% of the total build FAR.

It was noted that the amendment would ensure that the aggregate 10% reduction of the Floor Area Ratio (FAR) of a property allowed by including open front and rear porches and porticos, would only apply if the open front porches and porticos are attached to the principal dwelling and does not include accessory structures.

Upon motion duly Mayor Rosenbaum, seconded by Trustee Dorfman, the Board voted unanimously to hold a second public hearing on proposed Local Law 6-2025, Covered Porches, at the August 4, 2025 Board of Trustees meeting. A copy of the transcript is attached to these minutes.

On motion of the Mayor Rosenbaum, second by Deputy Mayor Genese, the Board unanimously voted to close the hearing at 7:12 pm.

## **Regular Meeting**

### **Approval of Minutes**

On motion of Mayor Rosenbaum, seconded by Trustee Frankel, the minutes of the May 5, 2025 Board of Trustees Meeting were approved unanimously.

### **Treasurer's Report**

The monthly claims were unanimously approved on motion of Mayor Rosenbaum, seconded by Trustee Frankel. Trustee Frankel abstained on the payment to the Art of Landscaping.

### **LIDAR RLR Unit by Stalker**

Mayor Rosenbaum explained that the Deputy Inspector of the 6th Precinct suggested that we replace the outdated radar gun the village gave to them more than a decade ago, adding that the officers were not trained on the old equipment.

Upon motion duly made by Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board voted unanimously to approved the purchase of a Stalker police Lidar RLR gun, in the amount of \$2,845.00, to be donated to the 6<sup>th</sup> Precinct.

## **Resolution No. 9-2025**

### **RESOLUTION OF THE VILLAGE OF FLOWER HILL, NEW YORK AUTHORIZING EXECUTION OF A CABLE FRANCHISE AGREEMENT BETWEEN THE VILLAGE AND VERIZON NEW YORK INC.**

**WHEREAS**, the Village of Flower Hill (the "Village") is authorized to grant one or more nonexclusive cable franchises pursuant to Title VI of the federal Communications Act, as amended, Article 11 of the New York Public Service Law, as amended, and Title 16, Chapter VIII, Parts 890.60 through 899, of the Official Compilation of Codes, Rules and Regulations of the State of New York, as amended; and

**WHEREAS**, the Village is a member of the Great Neck/North Shore Cable Commission (the "Commission"), which is comprised of the following fifteen villages: Flower Hill Village, Great Neck Village, Great Neck Estates Village, Great Neck Plaza Village, Kensington Village, Kings Point Village, Lake Success Village, Munsey Park Village, North Hills Village, Plandome Village, Plandome Heights Village, Plandome

Manor Village, Russell Gardens Village, Saddle Rock Village and Thomaston Village (collectively, “the Villages”); and

**WHEREAS**, the Village granted to Verizon, effective as of March 19, 2008, a nonexclusive initial franchise to install, maintain, extend, and operate a cable system in the Village and each of the other Villages granted to Verizon a substantially similar franchise agreement for the provision of cable service (“Initial Franchise”); and

**WHEREAS**, the Initial Franchise is expired and, pursuant to and in accordance with applicable federal and state law, Verizon submitted to the Commission and the Villages a proposal to renew the Initial Franchise; and

**WHEREAS**, the Commission and the Villages have determined that Verizon has the financial, legal and technical ability to operate a cable system within the Villages; and

**WHEREAS**, following good faith negotiations between the parties, the Commission and Verizon have agreed on the terms for a renewal of the Initial Franchise under which Verizon will continue to operate its cable system in the Villages; and

**WHEREAS**, the Franchise Renewal Agreement ("Renewal Agreement") is for a length of term of five (5) years commencing on the date of approval by the New York Public Service Commission (“PSC”). The Renewal Agreement is consistent with Title VI of the federal Communications Act, as amended, the regulations of the Federal Communications Commission, and the regulations of the PSC; and

**WHEREAS**, the Commission held a public hearing for all of the Villages, including the Village, on April 28, 2025 at the Great Neck South Middle School, 349 Lakeville Road, Great Neck, New York 11020 at which hearing the public was provided a full opportunity to be heard and which afforded due process to all parties; and

**WHEREAS**, this project, as proposed, has been determined to be a Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, which regulations state that Type II Actions will not have a significant effect on the environment.

**NOW THEREFORE, BE IT RESOLVED** that the Board of Trustees of the Village does hereby approve the Renewal Agreement negotiated with Verizon, including all of the terms and conditions contained therein, and does hereby authorize the execution of such Agreement.

**RESOLVED** this 7th day of July, 2025.

The Board of Trustees was polled as follows:

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

Trustee Smith

Absent

## **Resolution No. 10 - Workplace Violence Policy**

**WHEREAS**, the New York State Workplace Violence Prevention Act requires public sector employers to develop and implement workplace violence protection programs; and

**WHEREAS**, Workplace violence presents a serious occupational hazard to Village employees, and the general public who use municipal facilities; and

**WHEREAS**, the Village of Flower Hill is committed to the safety and security of its employees; and has determined that all threats, threatening behavior, or acts of violence against Village of Flower Hill employees where any work-related duty is performed will be thoroughly investigated and appropriate action will be taken including summoning criminal justice authorities when warranted; and

**WHEREAS**, the Village of Flower Hill has crafted a Workplace Violence Prevention program establishing certain procedures designed to identify and mitigate risks of workplace violence; and

**WHEREAS**, the Village of Flower Hill has prepared a Policy Statement of Workplace Violence; and

**NOW THEREFORE BE IT RESOLVED:** that the Board of Trustees of the Village of Flower Hill does hereby adopt and approve the attached Policy Statement on Workplace Violence Prevention and the attached Workplace Violence Program

**BE IT FURTHER RESOLVED**, that the provisions of this resolution shall take effect immediately.

The Board of Trustees was polled as follows:

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

The Board of Trustees also 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 Policy is a Type II Action requiring no further action under SEQRA. A copy of the transcript is attached to these minutes.

## **Resolution No. 11 - Good Standing Policy**

**WHEREAS**, the Village Board of Trustees (Board) recognizes the importance of maintaining compliance with the Village Code in order for the Village to remain safe for all residents and to allow for all residents to continue to have the quiet enjoyment

of their property; and

**WHEREAS**, the Board has also become aware that applications have been submitted for building permits and for certificates of completion of work with the Village by applicants who have open notices of violation pending within the Village; and

**WHEREAS**, the Board had determined that the best interest of the Village will be served by requiring that prior to the issuance of a building permit or certificate of completion of work within the Village the applicant must demonstrate that any open violations within the Village have been resolved.

**NOW THEREFORE BE IT RESOLVED:** Prior to the issuance of a building permit or certificate of completion of work within the Village the applicant must demonstrate that any open violations within the Village have been resolved.

**BE IT FURTHER RESOLVED**, that the provisions of this resolution shall take effect immediately.

The Board of Trustees was polled as follows:

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

The Board of Trustees also 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 Policy is a Type II Action requiring no further action under SEQRA. A copy of the transcript is attached to these minutes.

#### **RESOLUTION NO. 12 – 2025 Overnight Parking Permits Policy**

**WHEREAS**, the Village Board of Trustees (Board) recognizes the importance of allowing for all residents to continue to have the quiet enjoyment of their property; and

**WHEREAS**, the Village currently grants overnight parking permits which allow for Village residents to park on Village streets overnight as needs may arise; and

**WHEREAS**, the Board nonetheless wants to ensure that the use of overnight parking permits does not become excessive in nature;

**NOW THEREFORE, BE IT RESOLVED**, that except for overnight parking permits which are issued in relation to construction activities, residents may obtain an overnight parking permit for no more than one week at a time.

**IT IS FURTHER RESOLVED**, that no more than two such overnight parking permits may be issued in relation to a property within the Village in any six-month period.

Dated: July 7, 2025

*BOT MINUTES 7/7/2025*

The Board of Trustees was polled as follows:

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

The Board of Trustees also 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 Policy is a Type II Action requiring no further action under SEQRA. A copy of the transcript is attached to these minutes.

### **Resolution 13 – 2025 Enter into Agreement with Metro Paving**

**WHEREAS** the Village Board of Trustees (Board) recognizes the importance of maintaining the Village Roads, and

**WHEREAS**, the Village has identified roads which are to be paved, and

**WHEREAS**, the Board has become aware of an existing agreement between Metro Paving and the Town of North Hempstead which the Village may be permitted to utilize as a governmental entity and which will then permit the Village to proceed with its paving work at a cost consistent with that provided to the Town and which will in turn provide a fiscal benefit to the Village,

**NOW THEREFORE, BE IT RESOLVED**, that the Village may enter into an agreement with Metro Paving for the paving of Village roads commensurate with the arrangements in the agreement with the Town of North Hempstead, subject to an approvable agreement being presented to the Board.

Dated: July 7, 2025

The Board of Trustees was polled as follows:

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

### **Authorize Court Clerk to Attend NYS Association Magistrates Annual Conference (NYSAMCC)**

Upon motion duly made by Mayor Rosenbaum, seconded by Trustee Frankel, the Board voted unanimously to authorize the Court Clerk's attendance at the NYS Association Magistrates Annual Conference in Albany, New York, from September 28, 2025 – October 1, 2025, for a cost of \$1,045.00.

## **Resolution No.13–2025 Procedure to Consider Ongoing Retention of Services of Security Firm**

**WHEREAS**, the Village Board of Trustees (Board) previously held a hearing to which all residents were invited to participate; and

**WHEREAS**, following said hearing the Board reached a determination to engage the services of a security firm to patrol within the Village; and

**WHEREAS**, the Board included the costs for such service in its most recent budget and adopted the budget with this cost included; and

**WHEREAS**, the Board wishes to ensure that any consideration of modifying or terminating said security service will be given the same consideration as the Board's initial determination to engage the security service:

**NOW THEREFORE BE IT RESOLVED**, that any consideration by the Board of either modifying the existing arrangement with the security service, or terminating the agreement between the Village and the security service may only be done at a duly noticed public hearing.

Dated: July 7, 2025

The Board of Trustees was polled as follows:

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

### **Architectural Review Committee Report (ARC)**

Building Superintendent, Peter Albinski, reported on the June 30, 2025 ARC meeting. As a member of the Architectural Review Committee, Trustee Lewandowski abstained from the vote.

### **Returning Applications**

- 41 Greenbriar for windows and siding changes from previously approved design.  
Approved with conditions.
- 96 Hemlock Road for exterior changes from previously approved design.  
Approved with conditions.

### **New Applications**

- 65 Country Club Drive for a new garage and breezeway.  
Approved with conditions.
- 8 Ridge Drive West for exterior alterations: siding, windows and façade.  
Approved only to allow homeowner to order windows. Return to next ARC meeting.

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board approved the findings of the ARC with 4 in favor and 1 abstention by Trustee Lewandowski.

### **DPW Report**

The Mayor reported that the DPW planted new beds on Port Washington Blvd for the St. Francis Median Sponsorship, as well as their weekly cutting, weeding and trimming of the park, traffic islands and other green spaces in the Village. The DPW also repaired 7 potholes, 14 street signs and picked up numerous advertising signs on roads throughout the Village. Additionally, the DPW performed maintenance on the Village ride-on lawn mower and street sweeper.

### **Attorney's Report**

Village Attorney, Jeff Blinkoff, presented a report of the BZA hearings of July 16, 2025.

### **Mayor's Report**

Mayor Rosenbaum updated the Board on the progress of the Stonytown Road Water Well Project, the NYSDOT Port Washington Blvd. safety upgrades and reported that the LIRR Webster Avenue Bridge project was on track to be completed by the end of the summer, adding that the roadway is scheduled to reopen in September.

The Mayor reminded the public that residents are responsible for safe disposal of paint and that pool water discharge is a violation of Village code and subject to summons and fines.

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese the Board moved to close the regular meeting at 8:25 PM.

Respectfully submitted,  
Marla Wolfson  
Village Administrator