



1 BONNIE HEIGHTS ROAD, MANHASSET, NY 11030  
(516) 627-5000 FAX: (516) 627-5470  
[WWW.VILLAGEFLOWERHILL.ORG](http://WWW.VILLAGEFLOWERHILL.ORG)

March 22, 2023

## **RFP LAND USE PLANNING STUDY**

### **Introduction and Background**

The Village of Flower Hill, an incorporated Village with approximately 5,000 residents, located in the Manhasset, Roslyn and Port Washington areas of the Port Washington peninsula, is seeking a proposal for the services of a planner to assist in creating new zones for existing residential zones in order to prevent overdevelopment of large areas.

The Village is predominantly built-out with single-family residences in accordance with its zoning. It has been about 40 years since the last major development in the Village, which consisted of condominiums. However, there are several parcels of concern regarding potential future development, including:

- North Hempstead Country Club – 18-hole golf course and country club on approximately 115 acres in the R-1 Residence District, which permits single-family homes on one-acre lots; this property is connected to municipal sanitary sewers.
- Vincent Smith School – 3.1-acre private school campus in the R-2 Residence District, which permits single-family homes on 22,000-square foot lots.
- St. Francis Hospital – approximately 15 acres in the H-1 (Hospital) District; this property is connected to municipal sanitary sewers. There have been indications that the Hospital has outgrown its existing campus and is seeking to expand, potentially including a request for increased height and/or the acquisition and use of adjacent single-family residential parcels.
- DeStefano Property – waterfront parcel on Shore Road containing a commercial use in the R-7 Residence District, which permits single-family homes on 7,500-square foot lots.
- Elderfields Preserve – +/- 4 Acre County owned property.

MAYOR **RANDALL ROSENBAUM**, DEPUTY MAYOR **BRIAN HERRINGTON**,  
TRUSTEES, **GARY LEWANDOWSKI**, **FRANK GENESE**, **MARY JO COLLINS**, **CLAIRE DORFMAN**, **MAX FRANKEL**  
VILLAGE ADMINISTRATOR **RONNIE SHATZKAMER, ESQ.**, TREASURER **SUZANNE TANGREDI**,  
BUILDING SUPERINTENDENT **PETER ALBINSKI**, PUBLIC WORKS SUPERINTENDENT **RICH FALCONES**

## **Scope of Services**

We seek consultation and the preparation of a targeted plan for rezoning the above identified properties that are susceptible to what could be significant over-development.

## **Proposal Presentation**

As part of your proposal please state your approach to a planning study of this scope, including your methodology and means in assembling and reporting on existing and background data; the analysis and evaluation of the data; and the final determination of findings into a set of recommendations. Secondly, outline your approach in communicating your recommendations to the Board, the local community and stakeholders in order to encourage robust public engagement and to gain buy-in and consensus. In a summary outline, include a chronological table of the proposed set of tasks, consultation meetings/ presentations, public hearings and materials deliverables you will undertake for this study and for completing a final report to the Board.

## **Procedure for Proposals**

Submissions for consideration must be received by April 24, 2023. The Village Board of Trustees will make a selection from among the respondents at a meeting scheduled for May 1, 2023.

Submissions should be addressed to:

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

## **Selection**

The Village reserves the right to select the respondent who best meets the requirements of the RFP, and not necessarily the lowest bidder. Further, the Village reserves the right to amend, in whole or in part, this RFP; withdraw or cancel this RFP; and accept or reject any or all proposals for any or no reason and with no penalty to the Village.

The Village shall inform the Awardee that they have been selected however neither the selection or the issuance of a notice of award shall constitute a binding commitment on behalf of the Village to enter into any contract or binding arrangement with the Awardee.

Ronnie Shatzkamer  
Village Administrator