

## **AGENDA**

### **VILLAGE OF FLOWER HILL BOARD OF TRUSTEES**

**Monday, February 5, 2024**

**7:30 PM**

### **REGULAR MEETING**

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

#### **Pledge of Allegiance**

#### **Public Comment**

#### **Approval of Minutes**

January 8, 2024 Regular Meeting

#### **Treasurer's Report**

1. Motion to approve claims

#### **Public Works Superintendent**

#### **Building Superintendent**

1. January 29, 2024 ARC Report

#### **Administrator's Report**

#### **Attorney's Report**

1. BZA 1/17/24

#### **Mayor's Report**

#### **Trustee's Report**

#### **Old Business**

1. Resolution to declare dead end of Birch Lane surplus property as it is no longer needed for municipal purposes and may be sold for fair and adequate consideration

#### **New Business**

1. Appoint election inspectors
2. Security services policy
3. Update Tree Code

#### **Executive Session**

Employee compensation

**Next Meeting: Regular Meeting & Public Hearing– Monday, March 4, 2024 at 7:30 PM**

**REGULAR MEETING  
OF THE BOARD OF TRUSTEES  
January 17, 2024**

A regular monthly meeting of the Board of Trustees was held on January 8, 2024. The meeting was called to order at 7:34 PM by Mayor Rosenbaum with the following in attendance:

Randall Rosenbaum	Mayor
Frank Genese	Deputy Mayor
Gary Lewandowski	Trustee
Mary Jo Collins	Trustee
Clare Dorfman	Trustee
Max Frankel	Trustee
AJ Smith	Trustee
Jeff Blinkoiff	Village Attorney
Ronnie Shatzkamer	Village Administrator
Rich Falcones	Public Works Superintendent

Police Commissioner Pat Riley led the assembly in the Pledge of Allegiance. There were 45 members of the public present.

**Special Presentation**

Nassau County Police Commissioner Pat Ryder, 6<sup>th</sup> Precinct Detective Sgt. Rivera, 6<sup>th</sup> Precinct Commander and member of the POP Squad spoke about local crime conditions and what can be done to increase safety. There was a Q & A with residents.

**Approval of Minutes**

On motion of Mayor Rosenbaum, seconded by Trustee Frankel, the minutes of the December 6, 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 on the approval for the Art of Landscaping.

**Public Works Superintendent's Report**

Mr. Falcones invited the Board to contact him to ride along during snow plowing. The crew has prepared for the upcoming storm by clearing all catch basins.

**Architectural Review Committee Report**

Trustee Lewandowski reported on the December 20, 2023 Architectural Review Committee meeting.

The following application was approved with conditions: 96 Hemlock Road for an addition and exterior alterations; 87 Port Washington Blvd. for additions and alterations and 30 Country Club Drive for solar panels. No action was taken on the application for 17 Ridge Drive West for an addition and exterior alterations.

On motion of Trustee Smith, seconded by Deputy Mayor Genese, the Board approved the findings of the ARC. Trustee Lewandowski abstained.

**Attorney's Report**

Mr. Blinkoff reported on the findings of the BZA hearing of December 12, 2023.

## **Mayor's Report**

The Mayor attended a presentation by DA Donnelly on security and did research on security cameras and private security patrols.

## **New Business**

### **RESOLUTION NO. 01 – January 8, 2024 ANNOUNCING THE POLLING PLACE AND TIME FOR THE TUESDAY, MARCH 19, 2024 GENERAL VILLAGE ELECTION**

The following resolution was offered by Deputy Mayor Genese, second by Trustee Frankel:  
**WHEREAS**, pursuant to Article 15 section 15-104 of the New York State Election Law the Board of Trustees of the Village of Flower Hill, is required to adopt a resolution setting forth information about the General Election;

**WHEREAS**, the Resolution must be adopted at least sixty (60) days prior to the General and Special Village Election;

**WHEREAS**, the General Election for the Village of Flower Hill will be held on Tuesday, March 19, 2024;

**NOW THEREFORE, be it RESOLVED**, that the polling place for the March 19, 2024 General Village election shall be the Village Hall, located at 1 Bonnie Heights Road, Manhasset, New York; and be it further

**RESOLVED**, that the polling place shall be open from 6:00 am to 9:00 pm; and be it further **RESOLVED**, that at least ten days prior to the election the Village Clerk shall publish, a notice which shall state:

(1) the polling place;

(2) the hours during which the polls shall be open; and

(3) the names and addresses of all those who have been duly nominated in accordance with the provisions of this chapter for village office by certificate or petition of nomination duly filed with the village clerk and the office and term of such office for which they have been so nominated; and be it further

**RESOLVED**, that in addition to such publication, a copy of such notice shall be posted in at least six conspicuous public places within the village and at each polling place at least one day before the village election.

The Board was polled as follows:

The Board was polled as follows:

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

### **RESOLUTION NO. 02 – January 8, 2024**

#### **RESOLUTION ADOPTING AND RENEWING A FIRE PROTECTION CONTRACT WITH THE ROSLYN FIRE COMPANIES FOR THE YEAR 2024**

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 Roslyn Fire Companies, also known as Rescue Hook and Ladder Company Number 1 and Roslyn Highlands Hook and Ladder, Engine and Hose Company, for the period January 1, 2024 through December 31, 2024; 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 Smith	Aye
Trustee Dorfman	Aye
Trustee Collins	Aye
Trustee Frankel	Aye
Deputy Mayor Genese	Aye
Mayor Rosenbaum	Aye

**Executive Session**

On motion of Mayor Rosenbaum, second by Trustee Dorfman, the Board voted to go into Executive Session to discuss employee compensation.

As no action was taken during Executive Session, on motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese , the Board moved to close the Executive Session and the meeting at 9:38 pm.

Respectfully submitted,

Ronnie Shatzkamer  
Village Administrator

**SPECIAL MEETING  
OF THE BOARD OF TRUSTEES  
January 17, 2024**

A special meeting of the Board of Trustees was held on January 17, 2024 to discuss safety measures the Village may take in light of the recent increase in crime. The meeting was called to order at 6:00 PM by Mayor Rosenbaum with the following in attendance:

Randall Rosenbaum	Mayor
Frank Genese	Deputy Mayor
Gary Lewandowski	Trustee
Mary Jo Collins	Trustee
Clare Dorfman	Trustee
Max Frankel	Trustee
AJ Smith	Trustee
Jeff Blinkoiff	Village Attorney
Ronnie Shatzkamer	Village Administrator

The Mayor informed the assembly of approximately 90 people, that Police Commissioner Pat Ryder had appeared at the Village January 8 meeting and as a result the patrols in the village have increased with both marked and unmarked cars. The Mayor also reached out to the Port Washington Police Department for the third time, asking them to again consider incorporating our Village into their territory.

The Mayor then went over a Power Point presentation outlining various measures that can be taken including security cameras, license-plate readers and security patrols. The source of funding for these improvements could come from either grants or an increase in real property taxes. Research has been done to identify security patrol services that uses current or retired law enforcement personnel, marked vehicles with flashing lights, GPS tracking of vehicles, provision of incident reports, dedicated call phone lines and uniforms and other appropriate equipment. Two companies were identified where the cost for a 10-hour nightly patrol would be about \$5,000.00 per week.

Several residents spoke in favor and against hiring a security patrol.

The Mayor introduced a resolution to start a pilot program with a security patrol. Each Trustee spoke of their reasoning for supporting the measure.

**RESOLUTION # 03 - JANUARY 17, 2024  
RESOLUTION RETAINING THE SERVICES OF A SECURITY FIRM ON A TEMPORARY  
BASIS**

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

**WHEREAS**, the Village Board of Trustees (Board) has become aware of a series of crimes and attempted crimes within the Village, and

**WHEREAS**, the Board has begun exploring security firms to assist the Village in addressing the above concern, and

**WHEREAS**, because of even more recent potential criminal activity within the Village it has been determined by the Board that a security firm's assistance is now necessary immediately, and

**WHEREAS**, the Board has identified a security firm that will best serve the Village purposes on a temporary basis, and

**WHEREAS**, to the extent possible the Board has sought the lowest responsible bidder, but also recognizes that under General Municipal Law 103(4) the Village may forego compliance with competitive bidding requirements in an emergency when a situation arises that: 1) resulted from an accident or unanticipated occurrence, 2) may impact public buildings, property, or the life, health, and safety of municipal residents, and 3) requires immediate action that cannot wait for competitive bidding, and

**WHEREAS**, under the circumstances within the Village the Board has determined that each of the criteria identified above has been met,

**NOW THEREFORE BE IT RESOLVED:** That the Mayor is hereby authorized to enter into a month-to-month agreement with a security service that after extensive research, he deems to be the best value for the Village, not to exceed \$5,000.00 per week;

**BE IT FURTHER RESOLVED,** That the action taken in hiring the security firm is found to be an emergency in accord with General Municipal Law 103(4) and that as such the competitive bidding requirements under General Municipal Law 103 are hereby dispensed with to the extent they were not followed.

**AND FURTHER** 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.

The Board was polled as follows:

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

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese , the Board moved to close the Executive Session and the meeting at 7:00 pm.

Respectfully submitted,

Ronnie Shatzkamer  
Village Administrator

INC VILLAGE OF FLOWER HILL

TREASURER'S REPORT

BALANCE FOR FEBRUARY 2024

DATE PREPARED BY TREASURER -02/01/2024

FNBL-GENERAL FUND	CHECKING-1447	\$289,133.54
FNBL-TRUST & AGENCY	CHECKING-1454	\$411,976.36
FNBL - CAPITAL RESERVE	SAVINGS - 0288	\$100,499.73
FNBL-GENERAL FUND INVESTMENT	INVESTMENT	\$885,056.10
TD BANK-TRUST & AGENCY	CHECKING - 9640	\$25,000.00
NYCLASS INVESTMENT FUND	INVESTMENT	\$638,619.42
FNBL - JUSTICE	CHECKING	\$300.00
FNBL - ASSOCIATE JUSTICE	CHECKING	\$7,043.00
MONTHLY RECEIPT DEPOSITS		\$106,992.76
MONTHLY TAX DEPOSITS		\$0.00
MONTHLY EXPENDITURES		\$151,765.73

**ABSTRACT OF AUDITED VOUCHERS**  
**VILLAGE OF FLOWER HILL, COUNTY OF NASSAU, NEW YORK**  
**GENERAL FUND**  
**FEBRUARY 2024**

ABSTRACT #8

Date of Audit -Monday, February 5, 2024

(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 01.24	\$137.66
*Lawman Enterprises	Code Enforcement 12.18.23-12.31.23	\$1,332.50
*NYS Employees Health Insurance	Health Insurance Premium 02.24	\$29,106.73
*Roslyn Car Care	Inspection for Code Car 01.24	\$37.00
*Visa	Office Supplies; Employee/Trustee Lunch Mtg 12.24	\$432.23
*Windstream Enterprise	Phones/Service 01.24	\$437.87
*Davis Vision	Vision Insurance 02.24	\$53.88
*Lawman Enterprises	Code Enforcement Services 01.01.24-01.12.24	\$1,966.25
*Metropolitan Life Insurance Co	Dental Coverage 02.24	\$716.82
*Nassau County Magistrates Assoc	CJE-I Training-Reisman 04.23	\$80.00
*National Grid	Gas Service 01.24	\$1,024.68
*Verizon	High Speed Internet Service 01.24	\$108.99
*Wex Bank	Exxon/Mobil Gas for Vehicles 12.24	\$113.69
Aero Operating, LLC	Monthly Trash Removal 01.24	\$69,737.09
Automotive Unlimited	Bolts for Plows 01.24	\$59.70
Brian Meyerson	Village Prosecutor 01.24.24	\$250.00
Cutting Edge Tree & Landscaping	Tree Removal Services 01.24	\$2,400.00
DeLage Landen Financial Service	Monthly Lease for Blueprint Copier 01.24	\$248.00
Dwight Kennedy, Esq.	Village Prosecutor 01.24.24	\$250.00
Electronix Systems	Repair of Alarm/Replace Battery 01.24	\$258.00
Energetix	Annual Renewal for Drug/Alcohol Management 01.24	\$99.00
First Citizens Bank	Monthly Lease for Copier 01.24	\$221.55
Ford of Smithtown	Repair to 2011 F450 01.24	\$3,616.74
Leventhal, Mullaney & Blinkoff	Monthly Retainer: BOT; BZA, Justice Court-February 2024	\$6,875.00
LIVCTA	February Meeting-Shatzkamer & Tangredi to attend 02.24	\$70.00
Logic Web Media	Editing of Village Website 01.24	\$335.25
MGL Printing Solutions	W-2 Forms/1099's 01.24	\$108.00
MGR Reporting, Inc	BOT Meetings 10.02.23 & 11.08.23	\$352.00
Minuteman Press	Election Ballot/ Envelopes/Justice Ct Envel/Bldg Dept Forms	\$929.29
Mitchell Schwartz	Assistant in Office for Scanning 12.23-01.24	\$315.00
NYCOM	NYCOM Election Workshop 01.11.24	\$50.00
NYS Assoc OF Magistrates Court Cle	Annual Membership Renewal 01.24	\$60.00
Optimum	Optimum Services 02.24	\$154.22
P3 Cost Analysts	Telecom Savings 01.24	\$22.90
PSEGLI	Electric Service 01.24	\$47.15
PSEGLI	Electric for Park 01.24	\$6.00
Purchase Power	Addition of Monies to Postal Meter 01.24	\$352.00
PW Water District	Water Usage 10.4.23-12.29.23	\$965.05
Ready Refresh	Water Delivery 11.23 & 12.23/01.24	\$444.13
R.W. Truck Equipment	Blades for Snow Plows 01.24	\$2,043.05
Seery Systems Group, Inc	Scanning of Building Files 12.23	\$331.42
Seery Systems Group, Inc	Storage of Boxes 01.01.24-03.31.24	\$703.11
SHL Engineering, P.C.	General Engineering Services 09.23-11.23	\$2,050.00
Sourcepass	Monthly Billing for December & January 01.24	\$3,502.60
Staples	Supplies for Office 01.24	\$157.43
Susan Williams	Reimbursement for Court Clerk Meeting 02.01.24	\$55.00
SVS Standard Valuation Services	Public Street Proposed for Abandonment & Land Sale 01.24	\$3,500.00



S.W.M.A.-Town Of N. Hempstead	Dumping Fees for December 2023	\$2,232.90
T-Mobile	Phones/Tablets for Employees 02.24	\$100.00
The Art of Landscaping	Tree Permit(8) & Landscape Plan (6) Approval-01.24	\$1,000.00
U-Line	Winter Gloves for Highway Dept. 01.24	\$154.60
Waste Oil Solutions	Oil Filter Disposal/Removal of Used Oi; 01.24	\$325.75

\*CHECKS TO BE ISSUED

\$35,548.30

\$104,381.93

TOTAL ABSTRACT

\$139,930.23

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 5th day of February 2024.

Mayor Randall Rosenbaum

VILLAGE OF  
**FLOWER HILL**

**ARCHITECTURAL REVIEW COMMITTEE**

**January 29, 2024**

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**RETURNING APPLICATIONS**

**PA2023-521 - 17 Ridge Drive West – Addition and Exterior Alterations**

Comments:

1. Refine column detail to have conventional design.
2. Adjust window proportions and muntins to be similar.
3. All trim on the portico and the door surround to be white.
4. Corner board trim to match siding color.
5. Submit mortar color.
6. Submit accurate representation of siding and trim colors. Siding to be a lighter grey that will become compatible with the brick

Architect is to email revised design drawings for review by the ARC and submit material samples to Village Hall.

Approved subject to review and approval of emailed design prior to BOT meeting and the approval of material samples at a later date– to BOT

**BP22-537 - 63 Middle Neck Road – Existing Building Permit for Addition and Exterior Alterations**

Comments: Request to change leaders and gutters color from white to black.

1. The request to change the leaders and gutters to black was approved with the condition that the leaders for the dormers above the garage be internal as was proposed by the contractor.

Based on the as-built photos presented to the Committee there were several areas constructed that did not match the original approved design by the ARC.

2. Revise the trim on the dormers over the garage; add trim across the gable with board and batten in the gable. Add a tall stepped head trim over the window.
3. Add sill trim on the windows.
4. Garage doors to be installed as approved.
5. Brackets to be installed to follow approved design.

Approved with conditions - to BOT

**BP23-079 - 32 Woodland Road – Existing Building Permit for Addition and Exterior Alterations**

Comments: Request to change the approved garage door and use the existing door instead.

1. The request to change the approved carriage style door to instead use the existing door was not approved. The new door color was approved to be white in lieu of the 'walnut' color originally approved.

Based on the as-built photos presented to the Committee there were several areas constructed that did not match the original approved design by the ARC.

2. The trim over the box bay window is to be revised to follow the approved design drawing.
3. The detail of the gable eave returns is to be revised to follow the approved design drawing.
4. The detail of the portico entablature is to be revised to follow the approved design drawing.

The request to change the approved garage door was denied. Corrective work to comply with the original approved design is required. - to BOT

**PA2023-587 - 77 Country Club Drive – Additions and Alterations**

Comments:

1. Approved the alternate design of gray siding and white windows and trim.
2. Extend patio for full width of front covered porch

Approved with conditions - to BOT

**FROM ZONING BOARD**

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**PA2023-616 - 40 Hewlett Lane – Retaining Walls and Driveway**

Comments:

1. Landscaping plan to be modified to consider best species for narrow area screen planting and to vary the species of the plantings. The east side of the front yard in particular should have a diverse arrangement of plantings. Side lot line plantings should be reduced back from the street. The Village Arborist will be advised of the Committees comments.

Approved with conditions - to BOT

**NEW APPLICATIONS**

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**PA2023-643 - 112 Reni Road – Solar Panels**

Comments: Solar panels on the rear facing roof was approved as submitted.

Approved - to BOT

**PA2024-12 - 12 Center Drive – Addition and Exterior Alterations**

Comments:

1. The massing and steep roof pitch is not compatible with the neighboring homes.
2. An alternate concept sketch was presented to the applicant as a suggestion.
3. The use of three materials: stucco, clapboard siding and board and batten siding was acceptable.

Architect is to email revised design drawings for an interim review by the ARC.

Not Approved – Return to next ARC meeting on February 26, 2024

End

**RESOLUTION NO. \_\_\_\_ - February 5, 2024**  
**RESOLUTION DECLARING PROPERTY AS SURPLUS**

**WHEREAS** it has been determined that the Village has no further use of certain real property, a portion of public street known as Birch Lane, located between 215 and 225 Elderfields Road in Flower Hill Manhasset:

- Section 3, Block 13901, Lot N/A
- 11,130± square feet of public (paved) street and land, located at the northerly terminus of Birch Lane
- The site is generally rectangular with approximately 42± feet of frontage along Elderfields Street and a depth of 265± feet along Birch Lane.
- Macadam paved street, concrete storm drains and landscaping on both sides of the street that includes grass and shrubs; and

•  
**WHEREAS** the Board of Trustees has determined this property is no longer needed for Village purposes and it is in the best interests of the Village to list this property for sale; and

**WHEREAS** to ensure the Village is receiving a fair sale price, the fair market value has been established by appraisal by SVS Standard Valuation Services, 27 East Jericho Turnpike, Mineola, NY; and

**WHEREAS** the Village Administrator will oversee the sale of this property at no less than the appraised value plus incidental costs of appraisal and any legal fees required by the transfer;

**NOW THEREFORE BE IT RESOLVED** that the Board of Trustees of the Village of Flower Hill declares this property to be surplus.



**Corporate Headquarters**

27 East Jericho Tpke

Mineola, NY 11501

T 516.248.6922 | F 516.742.4365

**Principals**

Matthew L. Smith, MAI, SRA<sup>1\*</sup>

Andrew W. Albro, MAI<sup>1\*</sup>

Joanne E. Smith, MAI<sup>1</sup>

**Partners**

Albert Babino, SRA<sup>1</sup>

Neal D. Peysner, SRA<sup>1</sup>

Robert Reed, SRA<sup>1</sup>

Matthew Holtz, MAI<sup>1</sup>

**Senior Associates**

David Bahr<sup>1</sup>

Matthew Busch<sup>1</sup>

Kate Chapman<sup>1\*</sup>

Lori Coffey, SRA<sup>1</sup>

Wayne Covington<sup>1</sup>

Joanna Intagliata<sup>1\*</sup>

Timothy Morgenstern<sup>1\*</sup>

Patrick Smith<sup>1\*</sup>

<sup>1</sup>NYS Certified General RE Appraiser

<sup>1</sup>CT Certified General Real Estate Appraiser

<sup>1\*</sup>NYS Certified Residential Appraisal

<sup>1</sup>NJ Certified General RE Appraiser

January 11, 2024

Incorporated Village of Flower Hill

c/o Ronnie Shatzkamer

1 Bonnie Heights Road

Manhasset, New York 11030

RE: **Real Property Appraisal**

Public Street Proposed for Abandonment and Land Sale

215 & 225 Elderfields Road

Flower Hill, New York 11030

SVS File Number: 961045

Dear Ms. Shatzkamer:

In accordance with your request, the undersigned have personally analyzed and hereby submit an appraisal report of the above captioned real property. The purpose of this appraisal is to estimate the "As Is" Market Value of the Fee Simple Interest in the subject property as of the date of inspection, December 28, 2023.

The intended use of this appraisal is for a potential sale. The only intended user is the client, Incorporated Village of Flower Hill and Ronnie Shatzkamer. Standard Valuation Services does not intend or consent to any other use of the appraisal.

The subject site is approximately 11,130± square feet of public (paved) street and land, located at the northerly terminus of Birch Street, between 215 Elderfields Street and 225 Elderfields Street, in the Village of Flower Hill, Town of N. Hempstead, Nassau County, New York. The site is generally rectangular with 42± feet of frontage along Elderfields Street and a depth of approximately 265± feet along Birch Lane. According to the Village of Flower Hill, the site is situated within the Residence R-1 Zoning District.

**Eastern Suffolk**

12 Fairview Avenue

Montauk, NY 11954

T 631.960.8802

**Central Suffolk**

888 Veterans Memorial Hwy, Ste 530

Hauppauge, NY 11788

T 631.761.1850 | F 631.761.9221

**Connecticut**

665 E. Wakefield Blvd

Winsted, CT 06098

T 860.238.7277

Based upon a comprehensive analysis of the subject's physical, legal, and economic attributes and the market data enclosed, we estimate the "As Is" Market Value of the Fee Simple Interest in the subject property, as of December 28, 2023, to be:

**Six Hundred Thousand Dollars  
(\$600,000)**

The appraisal has been prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Foundation.

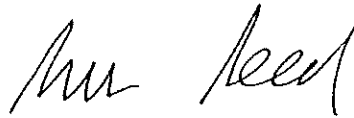
Following is an appraisal report, which outlines the various methods and procedures of valuation. Should you have any questions or comments concerning this report, please do not hesitate to contact the undersigned.

Respectfully submitted,  
***Standard Valuation Services***



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Andrew W. Albro, MAI  
Certified General Real Estate Appraiser  
State of New York – ID #4600002861  
[aalbro@standardvaluation.com](mailto:aalbro@standardvaluation.com)



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Robert Reed, SRA  
Certified General Real Estate Appraiser  
State of New York – ID #46000039267  
[rreed@standardvaluation.com](mailto:rreed@standardvaluation.com)

**RESOLUTION NO. \_\_ - February 5, 2024**  
**RESOLUTION APPOINTING ELECTION INSPECTOR FOR**  
**GENERAL VILLAGE ELECTION**

The following resolution was offered by \_\_, second by \_\_:

**WHEREAS** pursuant to Article 15 section 15-116 of the New York State Election Law the Board of Trustees of the Incorporated Village of Flower Hill, is authorized to appoint individuals to serve as Inspectors of Elections for General Village elections;

**WHEREAS**, the General Village Election will be held on March 19, 2024;

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Trustees hereby appoints the following persons to serve as Inspectors of Elections and alternates at the General Village Election:

John Parker

Michael Putre

In the event that any of the above cannot serve, the following will serve as alternate election inspectors:

Douglas Spadero

Susan Ben Moshe

And in the event they cannot serve any other qualified individual may be appointed, and

**RESOLVED**, that each of these individuals are duly qualified to serve as Inspectors under New York State Election Law; and

**RESOLVED**, that the compensation paid to the Inspectors shall be two hundred fifty dollars (\$250.00) for each Inspector; and be it further

**RESOLVED**, that all Inspectors must file a Constitutional oath with the Village Administrator prior to the assumption of his or her duties.

## VILLAGE OF FLOWER HILL

### SECURITY SERVICE POLICY

In addition to the Code requirements, it shall be the policy of the village that any security patrols are to be unarmed and shall not engage with any suspected wrongdoers. Their function shall be to patrol the public roadway and to observe and report any suspicious activity to the Nassau County Police Department or other appropriate party. 1/19/24

### INFORMATION TO BE PROVIDED

Name of Company

Owner Name

Contact Name

Address

Phone

Email

Schedule

Route/Time of day

Name, Address, Drivers License of Personnel (include certified copy of Record of Conviction)

Name, Address, Phone, Email of persons to be provided service

Include:

NY State Security Service License

Proof of Bond

Liability, Disability, Workers Comp

Copy of registration of vehicles used



## § 147-5 Security services.

A "security service" is a company or individual who, for a fee or otherwise, by foot, motor vehicle or otherwise, provides personnel who monitor, patrol and report in an attempt to keep private property safe from intrusion, vandalism, hazards, trespass and other violations or crimes of a like kind by unauthorized persons. A central station alarm company shall not be deemed a security service within the meaning of this provision.

### A.

All security services are required to be licensed by the Village. The fee for said license shall be as set forth in Chapter **A243**, Fees, Charges and Deposits.

### B.

A schedule shall be deposited by the security service with the Village setting forth the routes and times that the service shall be in operation in the Village, together with the name, address and telephone number of each and every person who shall engage in rendering the service in the Village, either on foot or by motor vehicle, together with a certified copy of the record of conviction of any crime previously committed by such person.

### C.

If motor vehicles are used by the security service, the make, model, license plate number and a description of each and every vehicle employed by the service in the Village shall be provided to the Village.

### D.

The name, address and telephone number of the owner, tenant or person in possession of each and every home serviced by the security service shall be provided to the Village.

### E.

Each and every owner, tenant and person in possession who shall have contracted or otherwise engaged a security service shall be responsible for compliance with this section.

### F.

Every security service shall deposit with the Village such documentation as will certify that the service is licensed by the State of New York, together with satisfactory proof that the service is fully bonded.

CHANGE TITLE OF CHAPTER TO "TREES" (Shrubs, brush, grass & weeds are dealt with in Property Maintenance)

**§ 219-1 Findings; intent.**

The Board of Trustees of the Village of Flower Hill ("Board of Trustees") recognizes that trees stabilize the soil, control water pollution by preventing soil erosion and flooding, absorb air pollution, provide us with oxygen, yield microclimatic effects, are a natural barrier to noise, provide a natural habitat for the wildlife in our area and have an intrinsic aesthetic quality. Destruction or removal of trees deprives the residents of the Village of Flower Hill, as well as all sectors of society, of these benefits and disrupts fundamental ecological systems of which they are an integral part. Therefore, it is the intent of the Board of Trustees, in enacting this chapter, to regulate the destruction and removal of trees to secure these benefits for the present and future inhabitants of the Village of Flower Hill.

**219-2 Definitions**

For the purposes of this section, the following terms shall have the following meanings:

**APPLICANT** The owner of real property, or his duly authorized agent, seeking a permit to remove trees pursuant to the provisions of this chapter

**BOARD OF TRUSTEES** The Board of Trustees of the Village of Flower Hill

**DECIDUOUS TREE** Any tree that loses its leaves annually after the growing season.

**EVERGREEN TREE** Any non-deciduous tree which has foliage that remains green and functional through more than one growing season.

**GIRTH** The circumference of a tree trunk, measured anywhere four inches to six inches above the ground-level base of the tree.

**HABITAT** The natural growing characteristics of a tree, including branch spread and distribution, root spread and distribution and aboveground branch height.

**PERSON** Any individual, firm, partnership, association, corporation, company, public agency, public utility or organization of any kind, or agent thereof.

**PUBLIC RIGHT-OF-WAY** The unpaved portion of a public street which abuts private property and lies between the public street and private property.

**REAL PROPERTY** All property within the metes and bounds of the building lot, including the Village owned right-of-way adjoining said lot.

**PUBLIC RIGHT-OF-WAY** The unpaved portion of a public street which abuts private property and lies between the public street and private property.

**SPECIMEN TREE** May be deciduous or evergreen. Usually grown in a prominent position to be viewed from all angles for the beauty of its flower, color or natural growth pattern.

**SUBSTANTIAL ALTERATION** Any cutting or drastic pruning or altering the grade around the habitat of a tree which impairs, destroys or endangers the life of such tree or destroys its natural symmetry, including but not limited to heavy or unnecessary cutting of top branches or of major lower limbs of a tree. In any event, the removal of more than 50% of a tree's crown or limbs, or any cutting or trimming that would be deemed substantial by industry standards (ANSI), shall be a substantial alteration.

**TREE** Any deciduous or evergreen living woody plant, its root system and the environment within the area, defined by the outermost limits of its branches, the trunk of which is seven inches in diameter or greater at a height of four feet from ground level; minor forest vegetation of any size. Excluded from this definition are landscape shrubs including but not limited to arborvitae, Leyland cypress, holly, juniper, wintercreeper, azalea and rhododendron and the like.

**VILLAGE ARBORIST** A duly licensed arborist hired by the Village of Flower Hill to determine the conditions of trees with respect to disease, insect attack and danger of falling in connection with a permit application to remove trees pursuant to the provisions of this chapter.

## **ART. I Protection & Maintenance**

### **§219-3 Protection of trees.**

**A.** Every property owner or occupant shall be responsible for the normal care, including watering, of trees, shrubs and plants located on such property.

**B.** Willful injury or disfigurement of any tree growing within the Village shall be a violation of this chapter;

**C.** No person shall in anywise mutilate, girdle, cut, injure or destroy any tree or shrub in or upon any street, highway, parkway or public place in the Village of Flower Hill.

**(1)** Attach any sign, notice or other object to any tree or fasten any wires, cables, nails or screws to any tree in a manner that could prove harmful to the tree, except as necessary in conjunction with activities in the public interest.

**(2)** Pour any material on any tree or on nearby ground which could be harmful to the tree.

**(3)** Cause or encourage any unnecessary fire or burning near or around any tree.

(4) Construct a concrete, asphalt, brick or gravel sidewalk or otherwise fill up the ground around any tree so as to cut off air, light or water from the roots.

(5) Pile building material or equipment around any tree so as to cause injury thereto.

D. A protective barrier shall be placed around the protected trees prior to land preparation or construction activities and shall remain in place until all construction activity is terminated.

E.

No equipment, chemicals, soil deposits or construction materials shall be placed within the protective barriers.

F. Any landscaping activities subsequent to the removal of the barriers shall be accomplished with light machinery or hand labor.

#### § 219-4 **Exemptions.**

A. Any person doing business as a public utility subject to the jurisdiction of the New York State Public Service Commission and any duly constituted public agency authorized to provide utility services shall be permitted to trim, prune or alter any tree which may otherwise be lawfully altered by such person to the minimum extent necessary to enable such person to repair existing utility services without having first obtained a permit pursuant to § 219-7 of this chapter.

B. The New York State Department of Environmental Conservation shall be permitted to trim, prune or remove trees pursuant to law without the necessity of obtaining a permit pursuant to § 219-7 of this chapter.

C. The State of New York, Town of North Hempstead, County of Nassau and Village of Flower Hill shall be permitted to trim, prune or remove trees pursuant to law without the necessity of obtaining a permit pursuant to § 219-7 of this chapter.

#### § 219-5 **Defacing or damaging of trees by animals prohibited.**

No dog or other animal shall be permitted to stand, walk, vent or run in a manner or at a place where it may cut, deface, uproot or mutilate or commit a nuisance upon any shade or ornamental tree, shrub, grass or plants in or upon any public place or upon any private field, woodland or plot or parcel of land except by specific permission and consent of the owner of said property; and no building or other materials or debris of any kind shall be piled or maintained against any tree or shrub.

#### 219-5 **Planting and maintenance in public areas.**

A. Planting, cutting and destruction of trees.

**(1)** No tree, shrub or plant shall be planted in or upon any road, street, parkway, highway or other public place in the Village of Flower Hill until a permit therefor has been issued by the Building Superintendent

**(2)** No stem, branch, leaf, fruit, berry, flower or seed of any tree, shrub or flower on any such road, street, parkway, highway or public place shall be cut, broken or destroyed; nor shall the root of any such tree, shrub or plant be destroyed or interfered with in any way by any individual or by any officers, servants or employees of a public or private corporation until a permit shall have been issued therefor by the Building Superintendent

**(3)** Permits under the provisions of this section of this chapter may be issued by the Building Superintendent without charge upon application being made therefor in writing.

**B.** On any corner lot, no wall, fence or other structure shall be erected or altered and no hedge, tree, shrub or other growth shall be maintained so as to obscure the view and create a dangerous traffic hazard. For the purpose of this chapter, a "traffic hazard" is deemed to be created by any fence, wall or other structure or any hedge, tree, shrub or other growth maintained on premises located at road intersections and which fence, wall or other structure, hedge, tree, shrub or other growth, in the opinion of the Village of Flower Hill Board of Trustees, so obstructs the view of operators of motor vehicles as to create traffic hazard.

## **ART II Tree Removal**

### **§ 219-6 Trimming; removal of dangerous trees.**

**A.** The owner or person in control of a premises shall keep the trees in the sidewalk area fronting on said premises trimmed so that overhanging limbs will not interfere with passersby on the sidewalk or roadway. Such limbs shall be kept trimmed at all times to allow a passage space of not less than 13 feet above the roadway, measured at a point five feet from the curbline. Trees that are dangerous or interfere with vehicle or pedestrian traffic shall be removed at the direction of the Board of Trustees.

**B.** No person who owns, leases, controls or otherwise occupies or possesses real property in the Village shall, without a permit, cause, suffer, permit or allow the removal, destruction or the substantial alteration of the habitat of any tree located on real property in the Village, nor shall any person or business without a permit remove, destroy or substantially alter the habitat of any tree located on real property in the Village if said tree, or any trunk thereof where such tree has more than one trunk, shall have a diameter, as defined herein, of the following size, as measured at any point from

ground level to a height of four feet six inches from the ground. In the event a tree is split, the measurement shall be taken at the point just below the juncture of the split:

- (1) For specimen trees, a diameter of 2.5 inches or greater.
- (2) For all other evergreen trees, a diameter of 4.5 inches or greater.
- (3) For all other deciduous trees, a diameter of 7.5 inches or greater.

C. This chapter shall not apply in any emergency situation in which the removal, destruction or substantial alteration of any tree or specimen tree is necessary to prevent imminent danger to human life or property. In such event, the permission of the village shall be obtained prior to removal. This chapter shall not apply to nursery stock intended for sale.

#### § 219-7 **Required removal.**

A. Private property. Any tree or specimen tree growing on private real property which is endangering or, in the opinion of the Board of Trustees or the Building Inspector, constitutes a danger to a public street or to public places or which in any way endangers the usefulness of a public utility shall be removed or trimmed by the owner of the real property within 14 days after receipt of a notice from the Board of Trustees. In the event that the property owner fails to remove or trim such tree or specimen tree within said time, the Board of Trustees may then remove or trim said tree or specimen tree and assess the cost thereof against the property owner.

B. Public property. Nothing herein shall limit the authority of the Building Inspector or his designee to remove or alter any tree or specimen tree he deems necessary to protect the health, safety and welfare of the village residents.

#### § 219-8 **Removal, destruction or alteration of trees.**

A. It shall be unlawful for any owner of real property, or any other person, to cause, permit or allow the removal, destruction or substantial alteration of the habitat of a tree as defined in §219- 2 of this chapter within the Village of Flower Hill, unless:

- (1) A permit is first obtained from the Building Department upon approval of the Village Arborist;
- (2) The work is done as specified in an accepted and approved landscape plan as part of an approved subdivision or building permit for the real property in question;
- (3) The alteration of habitat by the pruning of trees in accordance with customarily accepted ornamental procedures; or

(4) In the event of a life- or property-threatening circumstance requiring the removal, destruction or substantial alteration of the habit of a tree, the Building Superintendent or his/her proxy may authorize the removal, destruction or alteration which shall be certified in writing by the person giving such authority, either before or after the event, as circumstances require.

B. The removal of the tree(s) is necessary for the construction or any improvement for which a valid building permit has been issued upon submission of a landscape plan approved by the Village Arborist.

**§ 219-9 Permit required; application; hearing.**

A. If a person shall deem it necessary to remove, destroy or substantially alter the habitat of a tree as defined in § 219-2 of this chapter on any real property within the Village of Flower Hill and such person does not have an accepted landscape plan as part of an approved subdivision or building permit and the alteration of habitat is not in accordance with customarily accepted ornamental procedures, then such person shall first make application for a permit to the Superintendent of the Building Department.

(1) Upon receipt of the application, the Village Arborist shall visit and inspect the site to determine the condition of the tree with respect to disease, insect attack and danger of falling. The Village Arborist shall certify in writing whether the tree is healthy or diseased and submit such certification to the Superintendent of Buildings who shall make a decision as to whether the permit should be granted.

(2) The applicant is responsible for paying the Village Arborist inspection fee. A permit will not be granted if the Village Arborist has not had an opportunity to inspect the site and certify the tree's condition.

B.

The application shall include but not be limited to the following:

(1) The name and address of the applicant and owner, if not the same.

(2) The purpose of the proposed tree removal, destruction or alteration.

(3) The site of the proposed tree removal, destruction or alteration.

(4) An attached plan or sketch of the area clearly indicating the following:

(a) An outline of the site showing the location and size of existing trees.

(b) The location and size of tree(s) to be removed destroyed or altered.

(c) The location of any improvements on the property, existing or proposed.

(d) The name and address of the Tree Removal contractor who must be licensed under Section 147-4

(e) Any additional information that the Building Department may deem necessary for evaluation of the application.

**C.** The decision of the Superintendent of the Building Department shall take into account the following considerations:

- (1)** The location and size of the tree(s) to be removed, destroyed or altered.
- (2)** The condition of the tree(s) with respect to disease and potential for creating hazardous conditions.
- (3)** The proximity of the tree(s) to existing or proposed structures and utility appurtenances.
- (4)** The reason for the removal.
- (5)** The character established at the site or proposed site with respect to existing trees or other vegetation in the immediate vicinity, locality or village.
- (6)** The environmental effect of the removal, destruction or alteration.
- (7)** The aesthetic effect of the removal, destruction or alteration.
- (8)** The intentions of the applicant to replant additional tree(s) at the site.
- (9)** Any of the considerations enumerated in § 219-1 of this chapter.
- (10)** An application fee in the sum set forth in Chapter A243, Fees, Charges and Deposits, shall accompany an application for a permit hereunder.

**D.** Upon the submission of an application, inspection by the Village Arborist if required, and upon approval by the Superintendent of the Building Department, the Village shall issue a permit. All work to be performed pursuant to a duly issued permit for the removal of trees shall be limited to weekdays from 8:00 a.m. to 6:00 p.m., excluding federal holidays.

#### **§ 219-10 Replacement of trees.**

The Superintendent of the Building Department may require the planting of one or several of the same or agreed upon alternate species of trees as are nearly comparable in type and size as practical to the trees to be removed, when the individual character of the tree(s) or the ecological setting requires special consideration, as a condition for the issuance of a permit for tree removal. The location for planting of the replacement trees shall be agreed upon between the applicant and the Superintendent of the Building Department prior to issuance of a permit for removal.

#### **§ 219-11 Required removal.**

##### **A. Maintenance.**

- (1)** The maintenance and care of any tree growing within a public right-of-way shall be the responsibility of the private property owner whose property abuts the public right-of-way. Maintenance of trees shall include all necessary trimming, pruning and removal of trees as required by the Superintendent of the Building Department.



(2) Maintenance shall also include the trimming or removal of any tree or bush that obstructs the line of sight of a person accessing a public street, as determined by the Superintendent of the Building Department.

B. Any tree growing on private real property or within a public right-of-way which is endangering or, in the opinion of the Superintendent of the Building Department, constitutes a danger to the public, public street or to a public place, or which in any way endangers the usefulness of a public sewer or public utility, shall be removed or trimmed by the owner of real property within 14 days of receiving notice from the Building Department, unless the danger is imminent, in which case the work shall be completed within one business day of receiving notice. In the event that the owner fails to remove or trim such tree within said time, the Superintendent of the Building Department may then arrange for the removal or trimming of said tree and assess the cost thereof against the property owner.

C. Nothing herein shall limit the authority of the Superintendent of the Building Department to remove or alter any tree that is growing on public or private property or a public right-of-way if he deems it necessary to protect the health, safety and welfare of the Village residents.

D. No new trees shall be planted within the public right-of-way unless authorized by the Superintendent of the Building Department.

#### § 219-12 **Penalties for offenses.**

A. Any person who shall violate any provision of this chapter shall be deemed guilty of a violation, and, upon conviction thereof, the court may impose a fine of no less than \$5,000 and no more than \$10,000 per tree illegally removed, destroyed or substantially altered. The court, in addition to any penalties imposed, may order any person convicted of violating the provisions of this chapter to replace the tree(s) illegally removed, destroyed or substantially altered with the same species or agreed-upon alternate species having approximately the same diameter. Each such violation shall constitute a separate offense and shall be punishable as such hereunder.

B. In addition to any penalties which may be imposed pursuant to Subsection A, any person who violates any provision of this chapter may be ordered to restore the premises damaged by the unlawful removal, destruction or alteration of trees to such suitable conditions as the Board of Trustees may require. In the event that the property is not restored within a reasonable time, as determined by the Board of Trustees, they may restore, or cause to be restored, such real property, and all costs incidental to such restoration shall be assessed against the real property in question and shall be a lien against said real property in the same manner as real estate taxes, with the same force and effect.

**§ 219-13 Administration.**

This chapter shall be administered by the Board of Trustees, which shall have the authority to promulgate rules and regulations for the effective administration of this chapter consistent with the intent of this chapter as stated in § 219-1. It shall have the authority to hire a licensed arborist or a landscape architect as a consultant, subject to the approval of the Board of Trustees.

**§ 219-14 Appeals.**

A. Any person aggrieved by any act or determination of the Superintendent of the Building Department in the exercise of the authority herein granted shall have the right to appeal to the Board of Trustees within 30 days after the determination is made, by filing an application for a Special Use Exception Permit

B. An appeal shall be in writing, stating the decision appealed from and the reasons for the appeal. The determination of the Board of Trustees shall be binding and conclusive.