

**REGULAR MEETING
OF THE BOARD OF TRUSTEES
March 3, 2025**

A regular monthly meeting of the Board of Trustees was held on March 3, 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
Claire Dorfman	Trustee
Max Frankel	Trustee
Gary Lewandowski	Trustee
Mary Jo Collins	Trustee
AJ Smith	Absent
Jeff Blinkoff	Village Attorney
Marla Wolfson	Village Administrator
Peter Albinski	Building Superintendent
Suzanne Tangredi	Deputy Clerk/Treasurer

Andrea Curto, Esq. led the assembly in the Pledge of Allegiance.

Public Hearings

Limani Restaurant LLC/ 1043 Northern Blvd Realty LLC– Site Plan Review Application

On motion of Mayor Rosenbaum, seconded by Trustee Frankel, the Public Hearing portion of the meeting was opened at 7.03 p.m. to consider the continued application of Limani Restaurant LLC, (Limani) located at 1043 Northern Blvd., Roslyn, NY, designated as Section 06, Block B05, Lot 04280 on the Land and Tax Map of Nassau County. The application is to maintain an accessory dining pavilion. Limani was represented by Andrea Tsoukalas Curto, Esq. of Forchelli, Deegan, Terrana.

Ms. Curto updated the Board on the site plan application as it pertained to sufficient valet parking on site and in the surrounding area to accommodate the existing parking demands for the restaurant and the outdoor pavilion space that Limani was trying to legalize. Ms. Curto gave an updated valet parking plan to the Building Superintendent.

After some discussion, which included an agreement to use the lot at an adjacent building located at 1045 Northern Blvd., the possibility of additional variances, and amending the original Board of Zoning Appeals Application, Ms. Curto stated that Limani should have an agreement with 1045 Northern Blvd. in the very near future. Mayor Rosenbaum stated that Limani was not permitted to use the outdoor space until it was legalized. A copy of the transcript is attached to these minutes.

Local Law 1 – 2025 – Amend Chapter 190-5 “Solid Waste”

Mayor Rosenbaum called the public hearing on LL 1-2025, which would amend Chapter 190, Section 190-5 of the Village Code entitled “Solid Waste” to specify that a permit for a Pod shall have an expiration of 30 days after issuance and there shall be no fee for a dumpster permit in conjunction with a valid building permit.

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.

After brief discussion, and on motion duly made by Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board voted unanimously to amend Chapter 190, Section 190-5 of the Village Code entitled "Solid Waste" to specify that a permit for a Pod shall have an expiration of 30 days after issuance and there shall be no fee for a dumpster permit in conjunction with a valid building permit.

On motion of Mayor Rosenbaum, seconded by Trustee Dorfman, the public hearing portion of the meeting was closed at 7:14 p.m.

Approval of Minutes

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the minutes of the February 3, 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 Dorfman. Trustee Frankel abstained on the payment to the Art of Landscaping.

Resolution to Hold the Annual Organizational Meeting and Tentative Budget Hearing

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

BE IT RESOLVED, that the Board of Trustees of the Village of Flower Hill shall conduct the annual Village Organizational Meeting and 2025/2026 Budget Hearing on Monday, April 7, 2025 at 7:00 PM; and

BE IT FURTHER RESOLVED, that the Village Administrator shall post notice of this meeting at Village Hall, in the Village newspaper of record and on the Village Website.

The Board was polled as follows:

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

Proposed Local Laws

Proposed Local Law 2 – 2025 Car Covers

The Board considered an amendment to Chapter 81, Section 81-1, "Boats and Vehicles, Storage of", to require that car covers must allow for a license plate to be

visible.

Village Attorney, Jeff Blinkoff explained that the current Code only required registration but did not mention license plates. The proposed amendment would require that license plates be visible, that if the license plate is not visible it will be presumed that the vehicle is unlicensed and that vehicles cannot be parked on lawn areas and must be parked on approved paved surfaces.

Proposed Local Law 3 – 2025 Designated Consultant Requirement

The Board considered an amendment to the Village Code to allow for the Board of Trustees or the Building Superintendent to consult with or require the applicant to consult with village designated consultants. The applicant shall be required to provide an escrow deposit account in an amount sufficient to cover the anticipated costs for such consultant review and other expenses.

Proposed Local Law 4 – 2025 – Subdivisions and Average Density Development

The Board considered an amendment to the Village Code to include more specific language regarding Subdivisions and to add reference to Average Density Developments.

On motion duly made by Mayor Rosenbaum, and seconded by Trustee Frankel, the Board voted unanimously to hold a public hearing on proposed Local Law 2-2025, “Boats and Vehicles, Storage of”, Local Law 3-2025, Designated Consultant Requirement, and Local 4-2025, “Subdivision of Land”, April 7, 2025, and to authorize the Village Administrator to publish public notice in the official newspaper of the Village of said public hearings.

Sewer Study Bid Results

The Village Administrator reported on the Bid results of the 2025 Sewer Feasibility Study. The only bidder was IMEG Corp., formerly Cameron Engineering, with a bid amount of not to exceed \$87,000. After brief discussion, the Board requested that the matter be put back on the agenda for the April meeting, after references are checked.

Lauri Strauss Leukemia Bike Tour/Baywalk

The Board considered a request by the Lauri Strauss Leukemia Bike Tour/Baywalk to hold a portion of its May 18, 2025 charity bike ride/baywalk event, in the Village. A detailed route guide is annexed to these minutes. After discussion, and upon motion duly made by Mayor Rosenbaum and, seconded by Trustee Collins, the Board voted unanimously to approve the Lauri Strauss Leukemia Bike Tour/Baywalk, subject to the Lauri Strauss Foundation signing a Hold Harmless Agreement; no parking on any street located within the Village; no closing of any street in the Village; no pavement markings. It was noted that all necessary insurance certificates had already been provided to the Clerk’s office.

Empire State Ride Long Island

The Board considered a request by Empire State Ride Long Island to hold a portion of its June 14, 2025 charity bike ride event, in the Village. A detailed route guide is annexed to these minutes. After discussion, and upon motion duly made by Mayor Rosenbaum and, seconded by Deputy Mayor Genese, the Board voted unanimously to approve the Empire State Ride Long Island bike ride event, subject to Empire State

Ride Long Island signing a Hold Harmless Agreement; no parking on any street located within the village; no closing of any street in the Village; no pavement markings and providing all the necessary insurance certificates to the Clerk's office at least one week in advance of the ride.

Hempstead Harbor Protection Committee

The Board considered renewing its agreement with the Hempstead Harbor Protection Committee (HHPC) for 2025. After some discussion, including but not limited to the HHPC mission, dues and due structure, motion was made by Trustee Lewandowski, and seconded by Trustee Dorfman, and the Board voted two in favor with 4 abstentions to fund the 2025 Committee Program Support contribution to the Hempstead Harbor Protection Committee. The motion did not pass.

Manhasset Bay Protection Committee

The Board considered renewing its intermunicipal agreement with the Manhasset Bay Protection Committee for 2025. After brief discussion, motion was made by Mayor Rosenbaum, and seconded by Deputy Mayor Genese, and the Board voted unanimously to continue to participate in the Manhasset Bay Protection Committee for 2025 with dues of \$1,800.

Architectural Review Committee Report (ARC)

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

Returning Applications

- 67 Dogwood Lane for 1st and 2nd floor additions and alterations.
Approved with condition.
- 113 Dartmouth Road for a new front portico and rear addition.
Approved.
- 87 Port Washington Blvd. for additions, alterations and a detached garage.
Not approved. Return to next ARC meeting on March 31, 2025.

From Zoning Board

- 35 Woodhill Lane for second floor addition and exterior alterations.
Not approved. Return to next ARC meeting on March 31, 2025.

New Applications

- 54 Hewlett Lane for one and two-story additions and alterations.

Not approved. Return to next ARC meeting on March 31, 2025.

On motion of Mayor Rosenbaum, seconded by Trustee Frankel, the Board approved the findings of the ARC

DPW Report

Public Works Superintendent, Rich Falcones reported that the department had several snow events, replaced 19 street signs, and filled more than 50 potholes in February. Mr. Falcones also reported that he was currently working on the 2025 Road Grading

Report, and the 2025/2026 Highway and Park Budget.

Attorney's Report

Village Attorney, Jeff Blinkoff, presented a report of the BZA hearings of February 19, 2025.

Mayor's Report

Mayor Rosenbaum gave an update regarding the status of the Webster Avenue LIRR Bridge Replacement, the Stonytown Road water well project and the NYS DOT Port Washington Blvd. safety upgrades.

Mayor Rosenbaum reported that while completing a sweep of the Village, the Security Patrol encountered and possibly deterred what could have been a crime from occurring.

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board moved to close the regular meeting at 9:07 PM.

Respectfully submitted,

Marla Wolfson
Village Administrator