

**REGULAR MEETING AND PUBLIC HEARING
OF THE BOARD OF TRUSTEES
June 2, 2025**

A regular monthly meeting of the Board of Trustees was held on June 2, 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
AJ Smith	Trustee
Claire Dorfman	Absent
Jeff Blinkoff	Village Attorney
Marla Wolfson	Village Administrator
Peter Albinski	Building Superintendent
Suzanne Tangredi	Deputy Clerk/Treasurer

Dan Rogers, General Manager, North Hempstead Country Club, led the assembly in the Pledge of Allegiance.

Public Hearings

On motion of the Mayor Rosenbaum, second by Deputy Mayor Genese, the Board unanimously voted to open the public hearing at 7:05 pm. to consider an application for a Fireworks Displays at North Hempstead Country Club on July 2, 2025, with a rain date of July 3, 2025. The club was represented by Daniel Rogers, General Manager. Mr. Rogers gave the proof of mailings to the Village Administrator. All indemnification, insurance, Bomb Squad and Fire Marshall requirements have been met.

The Fireworks Display will begin at approximately 9:00 p.m. The 2nd and 3rd hole areas will be open to non-member residents for viewing. There is a rain date of July 3, 2025.

On motion of Mayor Rosenbaum, seconded by Trustee Frankel, the Fireworks Display permit for July 2, 2025, at the North Hempstead Country Club, was approved by with a vote of five (5) in favor and one (1) abstention by Trustee Collins as she is a member of the North Hempstead Country Club. A copy of the transcript is attached to these minutes.

Proposed Local Law 2-2025 - Car Covers

The Board considered proposed Local Law 2-2025, "Boats and Vehicles, Storage of", amending Section 81-1 of the Village Code pertaining to car covers and the parking of unregistered vehicles upon properties in the Village.

The Village Attorney explained that a minor change was made in the proposed law to make it so that a vehicle cannot be unregistered in the Village, and that if a license plate cannot be seen on a vehicle, there will be a presumption that the vehicle is not registered.

Upon motion duly made by Mayor Rosenbaum, and seconded by Deputy Mayor Genese, the Board voted unanimously to approve Local Law 2-2025, "Boats and Vehicles, Storage of", 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 C-2025 – Lot Averaging

The Board considered an amendment to Chapter 198, "Subdivision of Land" of the Village Code to add a new section 198-7 entitled "Lot Averaging", which would include more specific language regarding Subdivisions and add reference to Average Density Developments.

Upon motion duly made by Mayor Rosenbaum, seconded by Trustee Lewandowski, the Board voted unanimously to approve the adoption of Local Law C-2025, "Subdivisions of Land", 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 D-2025 – Fee, Land Use Applications

The Board considered an amendment to the Village Code Chapter A243-3 and A243-4, to be entitled "Fees, Land Use Applications" to allow for the Board of Trustees or the Building Superintendent to consult with or require the applicant in land use applications to consult with village designated consultants. The applicant would be required to provide an escrow deposit account in an amount sufficient to cover the anticipated costs for such consultant review and other expenses.

Upon motion duly made by Mayor Rosenbaum and seconded by Deputy Mayor Genese, the Board voted unanimously to approve the adoption of proposed Local Law C-2025, "Fees, Land Use Applications", 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.

Verizon New York, Inc. Cable Television Franchise Agreement

The Board considered renewal of a 5-year cable television agreement between Verizon New York, Inc., and the Village of Flower Hill, which was previously distributed and reviewed.

Upon motion duly made by Deputy Mayor Genese, seconded by Trustee Collins, the Board voted five (5) in favor and one (1) abstention by Mayor Rosenbaum, to accept and approve the renewal of a five-year cable television agreement between Verizon New York, Inc., and the Village of Flower Hill, as presented, and to authorize Mayor

Rosenbaum to sign said agreement on behalf of the Village.

The Board was polled as follows:

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

Upon motion by Mayor Rosenbaum, seconded by Deputy Mayor Genese, 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.

Proposed Local Law E - Prior Written Notice

The Board considered an amendment to the Village Code to clarify the manner in which prior written notice of a defect or unsafe condition is delivered to the Village.

After some discussion regarding amending the village code to state specific requirements for prior written notice, motion was duly made by Mayor Rosenbaum, seconded by Trustee Smith, and the Board voted unanimously to hold a second public hearing on proposed Local Law E – 2025, "Prior Written Notice", at the July 7, 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 7:30 pm.

Regular Meeting

Approval of Minutes

On motion of Mayor Rosenbaum, seconded by Trustee Smith, 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 Smith. Trustee Frankel abstained on the payment to the Art of Landscaping.

Covered Porches

The Board considered amending Section 240-6 of the Village Code so that the Floor Area Ratio (FAR) of a property could be reduced by including open front and rear porches and porticos up to an aggregate of 10% of the total FAR, only 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 Smith, the Board voted unanimously to hold a public hearing on proposed Local Law F-2025, Covered Porches, at the July 7, 2025 Board of Trustees meeting and to authorize the Village

BOT MINUTES 6/2/2025

Administrator to publish public notice in the official newspaper of the Village of said public hearing.

LIRO MS4 CONSULTANT AGREEMENT

Upon motion duly made by Mayor Rosenbaum, seconded by Trustee Collins the Board voted unanimously to enter into an agreement with LiRo Engineers, Inc., 3 Aerial Way, Syosset, NY, to perform certain professional services in connection with the Municipal Separate Stormwater Sewer Systems (MS4), State Pollutant Discharge Elimination System (SPDES) project for Year 3 (2026) and Year 4 (2027), at a cost of \$11,500.00, and to authorize Mayor Rosenbaum to sign said agreement, as presented.

DPW Report

The Mayor reported that the DPW had done a full clean up in the park, on Stonytown Road, and on all the traffic islands. Additionally, the DPW repaired 5 street signs, performed maintenance on the village lawn mowers and removed a large tree that fell on the Manhasset Woods Road traffic island.

Mayor's Report

Mayor Rosenbaum stated that the Village ban on commercial gas-powered leaf blowing is in effecting from June 15th through September 15th. The Mayor further reported that he received several suggestions from residents that the ban start earlier in the season.

Mayor Rosenbaum reported that the 2025 repaving projects on Stonytown Road, the Ridge Drive East/West area and the Country Club/Brookside area would commence in August.

Trustees Report

Trustee Collins asked the Village Attorney the procedures involved in taking a vote to end the security patrol. The Village Attorney stated that while there was no formal procedure, he recommended that a vote to end the security patrol be held at a public meeting because the initial vote to approval a village security patrol was at a public hearing.

On motion of Mayor Rosenbaum, seconded by Trustee Smith, the Board moved to close the regular meeting at 8:17 PM.

Respectfully submitted,
Marla Wolfson
Village Administrator