

**REGULAR MEETING AND PUBLIC HEARING  
OF THE BOARD OF TRUSTEES  
August 4, 2025**

A regular monthly meeting of the Board of Trustees was held on August 4, 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
Gary Lewandowski	Trustee
Claire Dorfman	Trustee
Max Frankel	Absent
AJ Smith	Absent
Jeff Blinkoff	Village Attorney
Marla Wolfson	Village Administrator
Peter Albinski	Building Superintendent
Suzanne Tangredi	Deputy Clerk/Treasurer
Rich Falcones	Public Works Superintendent

Deputy Mayor Genese 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 7:03 pm.

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

The Board considered proposed Local Law 6 -2025, to amend Section 240-6 of the Village Code entitled “General Regulations” at subparagraph (L) (2) to 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 and rear porches and porticos are attached to the principal dwelling and do not apply to accessory structures.

Upon motion duly made by Mayor Rosenbaum, and seconded by Trustee Collins, the Board voted unanimously to approve Local Law 6-2025, which would amend Section 240-6 of the Village Code entitled “General Regulations” at subparagraph (L) (2), 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.

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

The Board considered 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, to maintain an accessory dining pavilion. Limani was represented by Taylor Gonzalez, from the law firm of Curto, Forchelli, Deegan, Terrana, LLP. Also present on behalf of Limani was Wayne Muller,

from RMS Traffic Engineering and Kim Poulter, from Core Group Architects, LLP.

It was noted that Limani's application for a parking variance was approved by the Board of Zoning Appeals at July 16, 2025 meeting.

After some discussion, which included an agreement for access and use of the lot at an adjacent building located at 1045 Northern Blvd., parking spots, maintenance of a valet parking agreement, and the decision by the Board of Zoning Appeals, motion was duly made by Mayor Rosenbaum, and seconded by Trustee Dorfman, and the Board voted four (4) in favor and one (1) abstention by Mayor Rosenbaum, to approve the Limani Site Plan Application, with conditions 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.

A copy of the transcript, the agreement between 1045 Northern Blvd., LLC and 1043 Northern Blvd Realty and the Board of Zoning Appeals Decision., LLC are attached to these minutes.

On motion of the Mayor Rosenbaum, second by Trustee Dorfman, the Board unanimously voted to close the hearing at 7:10 pm.

## **Regular Meeting**

### **Approval of Minutes**

On motion of Mayor Rosenbaum, seconded by Trustee Collins, the minutes of the July 7, 2025 Board of Trustees Meeting were approved unanimously.

### **Treasurer's Report**

The monthly claims were unanimously approved on motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese.

### **105 Woodhill Lane – Piers in the Right of Way Waiver of Liability**

The Board considered entering into a Waiver of Liability Agreement with Eddy and Josefa Fernandes, owners of a property known as Section 03, Block 193, Lot 66 on the Nassau County Land and Tax Map, located at 105 Woodhill Lane, for piers constructed in the Village right-of-way.

After brief discussion, motion was duly made by Deputy Mayor Genese, and seconded by Trustee Collins, and the Board four (4) in favor, with one (1) abstention by Mayor Rosenbaum, to approve a Waiver of Liability Agreement with Eddy and Josefa Fernandes, for piers located in the right-of-way at 105 Woodhill Lane, subject to an executed agreement being provided to the Village by the applicant.

### **24 Bonnie Heights Road – Decorative Fence Application**

The Board considered the request of Zachary and Lauren Moscot, owners of a property known as Section 3, Block 64, Lot 0009, located at 24 Bonnie Heights Road, to install a decorative fence in the front yard as per the provisions of the village code.

Building Superintendent, Peter Albinski stated that this property was a corner lot and confirmed that fence met the criteria for a decorative fence which is no more than four feet high, at least 40 percent open and the opinion of the Building Superintendent. Mr. Albinski also stated that the decorative fence and controller would be set back 20 feet and would not be in the right-of-way.

After some discussion, setbacks, approval of similar fences in the village and the definition of a decorative fence in the village code, motion was duly made by Deputy Mayor Genese, and seconded by Trustee Lewandowski, and the Board voted three in favor with two abstentions by Mayor Rosenbaum and Trustee Collins. The motion did not pass.

Because two trustees were not in attendance, motion duly made by Mayor Rosenbaum, and seconded by Trustee Dorfman, and the Board voted unanimously to withdraw the motion to approve a decorative fence at 24 Bonnie Heights Road and to put the matter back on the agenda for the September 8, 2025 meeting.

### **Authorization to Attend NYCOM 2025 Fall Training School**

Upon motion duly made by Mayor Rosenbaum, seconded by Trustee Dorfman, the Board voted unanimously to authorize two members of the Clerk's office to attend the NYCOM 2025 Fall Training School Conference in Lake Placid, New York from September 15, 2025 – September 19, 2025, for a cost of \$1665 per person.

### **Sports Courts**

The Board considered an amendment to Section 212, "Tennis and Other Courts" of the Village Code, to include additional types of sports courts.

Building Superintendent, Peter Albinski, explained that the current law did not include certain sports courts such as basketball and pickleball courts, which have an impact on adjacent properties.

After some discussion, including but not limited to the definition of sports courts, property size and noise, motion was made by Mayor Rosenbaum and seconded by Deputy Mayor Genese, and the Board voted unanimously to hold a public hearing to amend Section 212 of the Village Code entitled "Tennis and Other Courts", at the September 8, 2025 Board of Trustees meeting and to authorize the Village Administrator to publish public notice in the official newspaper of the Village of said public hearing.

### **Fences Backing the LIRR**

The Board considered an amendment to Section 119-1 of the Village Code, entitled "Fence Requirements", to allow rear yard 6' fences for properties that back the LIRR.

Upon motion duly made by Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board voted unanimously to hold a public hearing to amend Section 119-1 of the Village Code entitled "Fence Requirements", at the September 8, 2025 Board of Trustees meeting and to authorize the Village Administrator to publish public notice in the official newspaper of the Village of said public hearing.

### **Tree Remediation**

The Board considered an amendment to Section 219-11 of the Village Code, entitled Replacement of Trees, to allow in lieu of planting replacement trees, a donation of \$500 to the Village Tree/Beautification Fund for each tree not replanted. Such an allowance would be at the sole discretion of the Building Superintendent or the Village Administrator.

After brief discussion, motion was made by Mayor Rosenbaum and seconded by Trustee Lewandowski, and the Board voted unanimously to hold a public hearing to amend Section 219-11 of the Village Code entitled “Replacement of Trees”, at the September 8, 2025 Board of Trustees meeting and to authorize the Village Administrator to publish public notice in the official newspaper of the Village of said public hearing.

### **Traffic Signs – Ridge Drive East and Ridge Drive West**

The Board considered an amendment to Village Code Section 227-29, Schedule V, entitled “Stop Intersections”, and Section 227-30, Schedule VI entitled “Yield Intersections” to add two stop signs and one yield sign at the intersection of Ridge Drive East and Ridge Drive West.

After brief discussion, motion was made by Mayor Rosenbaum and seconded by Trustee Collins, and the Board voted unanimously to hold a public hearing to amend Section 227-29, Schedule V, entitled “Stop Intersections”, and Section 227-30, Schedule VI entitled “Yield Intersections” to add two stop signs and one yield sign at the intersection of Ridge Drive East and Ridge Drive West, at the September 8, 2025 Board of Trustees meeting and to authorize the Village Administrator to publish public notice in the official newspaper of the Village of said public hearing.

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

Building Superintendent, Peter Albinski, reported on the July 28, 2025 ARC meeting. As a member of the Architectural Review Committee, Trustee Lewandowski abstained from the vote.

#### **Returning Applications**

- 8 Ridge Drive East for exterior alterations (siding, windows and façade).  
Approved with conditions.
- 1025 Northern Blvd. for retail and office building design.  
Approved with conditions.

#### **New Applications**

- 142 Reni Road for exterior changes from stucco to siding.  
Approved with conditions.
- 1053 Northern Blvd. for a new hotel sign from Holiday Inn Express to Best Western  
Approved.
- 53 Knollwood Road for a new single-family residence.  
Not approved. Return to next ARC meeting.
- 1073 Northern Blvd. to paint the exterior of the building.  
Approved.

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

### **July 2025 DPW Report**

The Public Works Superintendent, Rich Falcones reported that in July the DPW swept the roadways, power washed the playground area in the park and the handicapped ramp at Village Hall, trimmed around traffic and street signs, in addition to their weekly cutting, weeding and trimming of the park, traffic islands and other green spaces in the Village. The DPW also repaired 28 potholes, 14 street signs and cut and removed two large trees that fell in the park and removed 5 dead trees in the Stonytown area of the park and two large branches on Middle Neck Road. Additionally, the DPW performed maintenance on the mowers, the Kenworth truck 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.

On motion of Mayor Rosenbaum, seconded by Trustee Collins the Board moved to close the regular meeting at 8:53 PM.

Respectfully submitted,  
Marla Wolfson  
Village Administrator