

**REGULAR MEETING AND PUBLIC HEARING
OF THE BOARD OF TRUSTEES
September 8, 2025**

A regular monthly meeting of the Board of Trustees was held on September 8, 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	Trustee
AJ Smith	Trustee
Jeff Blinkoff	Village Attorney
Marla Wolfson	Village Administrator
Peter Albinski	Building Superintendent
Suzanne Tangredi	Deputy Clerk/Treasurer
Rich Falcones	Public Works Superintendent

Deputy Mayor Frankel led the assembly in the Pledge of Allegiance.

On behalf of the Village, the Mayor presented Commanding Officer Inspector Vitelli of the 6th Precinct with a new Stalker Radar Gun. The new radar gun will be kept in one of our local patrol cars.

Public Hearings

On motion of the Mayor Rosenbaum, second by Trustee Collins, the Board unanimously voted to open the public hearing at 7:05 pm.

Proposed Local Law G-2025 – Allow 6’ Fences on Properties Backing LIRR Tracks

The Board considered proposed Local Law G -2025, to amend Village Code section 119-1 entitled “Fence Requirements” to add a new sub-paragraph (7) to paragraph (H) within section 119-1 which will allow fences in rear yards bordering the Long Island Railroad to be of six feet in height.

Upon motion duly made by Mayor Rosenbaum, and seconded by Deputy Mayor Genese, the Board voted unanimously to approve Local Law G-2025, which would amend Village Code section 119-1 entitled “Fence Requirements” to add a new sub-paragraph (7) to paragraph (H) within section 119-1, 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 H-2025 – Tree Remediation

The Board considered proposed Local Law H -2025, to amend Article III of the Village

code entitled "Tree Removal" to add a new section 219-16 entitled "Tree Remediation" which notwithstanding any other requirement with respect to the replanting of trees, would allow the Building Inspector and the Board of Trustees to require, in lieu of replacement and replanting of a tree(s), the payment of a fee, as set forth from time to time by resolution of the Board of Trustees.

After brief discussion, motion was duly made by Mayor Rosenbaum, and seconded by Deputy Mayor Genese, and the Board voted unanimously to put the matter back on the agenda for the October 6, 2025 Board of Trustees meeting.

Proposed Local Law I - 2025 – Stop Intersections

The Board considered proposed Local Law I -2025, to amend Village Code 227-29 schedule V entitled "Stop Intersections", and section 227-30 schedule VI entitled "Yield Intersections" to add two stop signs and one yield signs at the intersection of Ridge Drive East and Ridge Drive West.

Upon motion duly made by Mayor Rosenbaum, and seconded by Trustee Smith, the Board voted unanimously to approve Local Law I -2025, to amend Village Code 227-29 schedule V entitled "Stop Intersections", and section 227-30 schedule VI entitled "Yield Intersections" to add two stop signs and one yield signs at the intersection of Ridge Drive East and Ridge Drive West.

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.

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

24 Bonnie Heights – Application for a Decorative Fence

The Board considered the continued application 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 Section 119-1 of the Village code entitled, "Fence Requirements".

Present on behalf of the applicant was Paul Russo, Architect and Kevin Natalie, Landscape Architect from the Laurel Group.

Mr. Russo stated that the decorative fence and piers would be set back to 31', adding that the fence complied with the 40% opacity and 4' height requirement. Mr. Albinski noted that the plan needed to reflect the 4' height.

After further discussion, motion was duly made by Mayor Rosenbaum, seconded by Trustee Frankel, and the board voted 5 in favor, with 2 abstentions by Mayor Rosenbaum and Trustee Collins, to approve the application of Zachary and Laren Moscot, for a decorative fence located at 24 Bonnie Heights Road, as presented, subject to the plans reflecting a 4' fence height.

Regular Meeting

Approval of Minutes

On motion of Mayor Rosenbaum, seconded by Trustee Dorfman, the minutes of the August 4, 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. Trustee Frankel abstained on the payment to the Art of Landscaping.

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.

Upon motion duly made by Mayor Rosenbaum and seconded by Trustee Lewandowski, the Board voted unanimously to hold a public hearing to amend Section 212 of the Village Code entitled "Tennis and Other Courts", at the October 6, 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.

Regulate Plant Materials in the Right-of-Way

The Building Superintendent stated that plant materials are obscuring the line of sight for traffic or obstructing the sidewalk throughout the Village and recommended that we pass a Local Law addressing the issue.

Upon motion duly made by Mayor Rosenbaum and seconded by Trustee Smith, the Board voted unanimously to hold a public hearing to enact a Local Law that would address plant materials in the Village right-of-way and to authorize the Village Administrator to publish public notice in the official newspaper of the Village of said public hearing.

Manhasset Women's Coalition Against Breast Cancer 2025 Walk/Run

The Board considered a request by the Manhasset Women's Coalition Against Breast Cancer to hold its 25th Annual 5K Run/Walk through Flower Hill streets on October 5, 2025.

After brief discussion, and upon motion duly made by Mayor Rosenbaum and, seconded by Trustee Smith, the Board voted unanimously to approve the Manhasset Women's Coalition Against Breast Cancer 25th Annual 5K Run/Walk on October 5, 2025, subject 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.

Resolution – Authorize 2024 -2025 Court Grant

The Mayor stated that the Village Justice Court would be applying for the 2025-2026 JCAP Court Grant for upgrades to the Judge's chambers, conference room and lobby, a file cabinet with built in safe, a hand-held metal detector, and a glass window for the front window.

The following resolution was offered by Mayor Rosenbaum, seconded by Deputy Mayor Genese.

BE IT RESOLVED, The Board of the Village of Flower Hill authorizes the Village of Flower Hill Justice Court to apply for a JCAP grant in the 2025-2026 grant cycle up to \$30,000. The Board Was polled as follows:

The Board was polled as follows:

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

35 Woodhill Lane– Building Permit Fee Appeal

The Board considered a Building Permit fee appeal for Frank Gianuzzi, owner of a property located at 35 Woodhill Lane, Manhasset, also known as Section 03, Block 193, Lot 00810, on the Nassau County Land and Tax Map.

Building Superintendent, Peter Albinski stated that the fee for this project was based on the scope of work shown on the original Building Application, a second-floor addition and a first-floor renovation, adding that all the plans reflected the same scope of work. Upon inspection it was discovered that the scope of work had changed, thus a new fee was applied based on the new understanding of the scope of work.

After discussion, and upon motion duly made by Mayor Rosenbaum, seconded by Trustee Dorfman, the Board voted six in favor with one abstention by Trustee Frankel, not to grant the relief sought by the applicant and to affirm the decision of the Building Inspector.

Architectural Review Committee Report (ARC)

Building Superintendent, Peter Albinski, reported on the August 25, 2025 ARC meeting. As a member of the Architectural Review Committee, Trustee Lewandowski abstained from the vote.

Returning Applications

- 53 Knollwood Road for a new single-family dwelling.
Approved with conditions.

New Applications

- 28 Wood Valley Lane for a rear addition, new front porch and exterior alterations.

- Not approved. Return to next ARC meeting.
- 87 Crabapple Road for a new single-family dwelling.
- Not approved. Return to next AC meeting.

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

August 2025 DPW Report

The Public Works Superintendent, Rich Falcones reported that in July the DPW swept the roadways, 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 26 potholes, 15 street signs and cut and removed two large trees that fell in the park and trimmed about 75 low limbs and bushes around the Village. Additionally, the DPW painted stop lines and crosswalks throughout the Village and parking lot.

Mayor's Report

Mayor Rosenbaum updated the Board on the progress of the upcoming Village beautification and paving projects, including the new Stonytown Road two-way bike lane. The Mayor also reported on the status of the Stonytown Road Well and LIRR Webster Avenue Bridge replacement projects.

On motion of Mayor Rosenbaum, seconded by Trustee Frankel the Board moved to close the regular meeting at 8:42 PM.

Respectfully submitted,
Marla Wolfson
Village Administrator