

**VILLAGE OF FLOWER HILL  
MINUTES OF  
REGULAR MEETING – PUBLIC HEARING  
OF THE BOARD OF TRUSTEES  
March 7, 2016**

The regular monthly meeting and public hearing of the Board of Trustees was held on March 7, 2016. The meeting was called to order at 7:35 PM by Mayor Phillips with the following in attendance:

Elaine Phillips	Mayor
Randall Rosenbaum	Trustee
Gary Lewandowski	Trustee
Brian Herrington	Trustee
Jay Beber	Trustee
Jeff Blinkoff	Village Attorney
Ronnie Shatzkamer	Village Administrator
Kathy Wade	Village Treasurer
James Gilhooly	Building Superintendent
Robert Rockelein	Code Enforcement Officer
Stephen Lawniczak	Village Engineer

Sarah Minkewicz of the Port Washington Times led the assembly in the Pledge of Allegiance. There were fourteen members of the public present. On motion of Trustee Rosenbaum, seconded by Trustee Herrington, the minutes of the February 1, 2016 Regular Meeting and Public Hearing were approved as submitted by all those who attended the meeting.

**Treasurer's Report**

On motion of Trustee Herrington, seconded by Trustee Lewandowski, all the claims presented were unanimously approved with the exception of Sands Caplin Assoc.

**Engineer's Report**

Mr. Lawniczak announced that he was starting his own firm. He will forward a new contract to the Village. He also advised that he will assist in the gathering of documents needed for the GIS Intermunicipal Agreement with the Town of North Hempstead.

**Architectural Review Committee Report**

Mr. Gilhooly reported on the February 22, 2016 meeting. The following applications were recommended to be approved: Loman, 1 Hunters La. – addition; Yeni-Ho, 30 Oak Tree Lane – 1<sup>st</sup> and 2<sup>nd</sup> story alterations; Crabapple USA LLC, 296 Crabapple Rd. – Pool & patio; Pritti, 8 Country Club Dr. – Alterations. The following applications were recommended to be approved with modifications: Chen, 319 Crabapple Rd. – New one family; Lo, 25 Dogwood Lane – Additions & alterations; Scott, 95 Drake Lane – New one family dwelling; Romano, 465 Manhasset Woods Rd. – detached 2 car garage. No action was taken on the following permits: Tansey, 50 Oak Tree Lane – 2<sup>nd</sup> story addition & alterations; Garmise, 36 Birchdale La. – 2<sup>nd</sup> story addition, alterations, portico; Notias, 27 Bonnie Heights Rd. – New one family dwelling; Bahar, 10 Greenbriar La. – change previously approved exterior. Mr. Gilhooly informed the Board that Bahar has withdrawn their application. On motion of the Mayor, seconded by Trustee Rosenbaum, the Board unanimously approved the recommendations of the Committee.

**Building Superintendent's Report**

Mr. Gilhooly explained some new ideas he was trying to improve erosion control including extending construction fencing to the pavement, installing gravel in the right of way, and requiring contractors to park on one side of the street only.

## Public Hearing

On motion of Trustee Beber, Seconded by Trustee Herrington, and unanimously approved by the Board, the Public Hearing portion of the meeting was called to order at 7:50 pm.

The first hearing was a continuation of a Site Plan/Change of Use application – Application of Louis Tiglias d/b/a/ Elona Realty LLC, 1023 Northern Blvd., Roslyn, NY 11576 also known as Section 6, Block B5, Lots 227, 325, 425, 426, 459, 462, 463 on the Nassau County Land and Tax Map. Applicant seeks a change of use permit from the Board of Trustees under Section 240-15(A) of the Code of the Village of Flower Hill which requires that all commercial applications be subject to site plan review by the Board of Trustees and Section 85-7 which requires that a change in occupancy be approved by the Board of Trustees. Applicant proposes to alter the property and change the use from restaurant to two story retail furniture use. The application was presented by Charles Panetta, professional engineer. After discussion, the Board asked for inclusion of landscaping and no left turn signage at exits in the site plan.

### Resolution No. 12 – March 7, 2016

#### RESOLUTION APPROVING A COMMERCIAL SITE PLAN AND CHANGE OF USE

The following resolution was offered by Mayor Phillips, seconded by Trustee Rosenbaum:

**Whereas** the Board of Trustees has heard the application of Louis Tiglias d/b/a/ Elona Realty LLC, 1023 Northern Blvd., Roslyn, NY 11576 also known as Section 6, Block B5, Lots 227, 325, 425, 426, 459, 462, 463 on the Nassau County Land and Tax Map for site plan approval for a proposed alteration and change of use of said property from restaurant to retail furniture use; and

**Whereas** applicant seeks a change of use special exception permit from the Board of Trustees under §240-15(A) of the Code of the Village of Flower Hill which requires that all commercial applications be subject to site plan review by the Board of Trustees and §85-7 which requires that a change in occupancy be approved by the Board of Trustees; and

**Whereas** the Nassau County Planning Commission, the Board has advised the Board that this matter will be left to local determination, and further notice pursuant to General Municipal Law 239-m is therefore not required;

**Therefore be it resolved** that the Board has determined that it is the lead agency under the New York State Environmental Quality Review Act (“SEQRA”), and that this application, if granted, has been determined to have no significant impact under SEQRA. Specifically, the Board has determined that the request herein is a Type II action pursuant to 6 N.Y.C.R.R. Section 617.5 and within SEQRA and requires no further review under SEQRA; and

**Be it further resolved** that the application be and the same hereby is otherwise granted upon the conditions that were imposed at the hearing and subject to variances to be granted by the Zoning Board of Appeals.

The Board of Trustees was polled as follows:

Trustee Rosenbaum	Aye
Trustee Herrington	Aye
Trustee Lewandowski	Aye
Trustee Beber	Aye
Mayor Phillips	Aye

The second public hearing was for a Site Plan/Change of Use application: Application of 1045 Northern Blvd. Associates, 1045 Northern Blvd., Roslyn, NY 11576 also known as Section 6, Block B5, Lot 429 on the Nassau County Land and Tax Map. Applicant seeks a change of use special exception permit from the Board of Trustees under Section 240-15(A) of the Code of the Village of Flower Hill which requires that all commercial applications be subject to site plan review by the Board of Trustees and Section 85-7 which requires that a change in occupancy be approved by the Board of Trustees. Applicant proposes to construct a two story commercial retail building and spa with accessory parking with a change of use from car rental to retail/yoga studio. The application was presented by Anthony Guardino, attorney with additional presentations from an engineer, architect and landscape architect. On motion of Mayor Phillips,

seconded by Trustee Lewandowski, the hearing was adjourned to April 4, 2016 and the public hearing portion of the meeting was closed at 8:50 pm.

*SEE THE STENOGRAPHIC RECORD FOR FURTHER DETAIL.*

### **Budget**

The Mayor previewed the 2016 – 17 Tentative Budget, highlighting relevant provisions including the reduction in the tax rate of 1.05% from last year.

### **RESOLUTION No. 13 – March 7, 2016 RESOLUTION TO HOLD A SPECIAL MEETING FOR THE PRESENTATION OF THE 2016-2017 TENTATIVE BUDGET**

The following resolution was offered by Mayor Phillips, seconded by Trustee Herrington:

**BE IT RESOLVED**, that the Board of Trustees of the Inc. Village of Flower Hill shall conduct a Special Meeting on March 21, 2016, commencing at 7:30 PM at the Village Hall, 1 Bonnie Heights Rd., Manhasset, NY for the presentation of the tentative Village budget for the fiscal year commencing June 1, 2016, and ending May 31, 2017 to the Board of Trustees; and

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

The Board was polled as follows:

Trustee Rosenbaum	Aye
Trustee Herrington	Aye
Trustee Lewandowski	Aye
Trustee Beber	Aye
Mayor Phillips	Aye

### **Administrator's Report**

Ms. Shatzkamer announced a meeting to be held by the 3<sup>rd</sup> Precinct to introduce the POP officers on March 10 at 7 pm at the Manhasset library and asked the Board to approve the "Ride for Research" bike tour on May 22 which includes Stonytown Rd. as part of its route. The Board agreed to allow the event.

### **Attorney's Report**

Mr. Blinkoff presented the report on the Zoning Board meeting held on February 17 and reviewed a tax certiorari settlement.

### **Trustee's Report**

Trustee Lewandowski will follow through on discussions with the Architectural Review Committee and others about proposed code changes.

Trustee Herrington gave a thorough review of the Manhasset Bay Protection Committee's work regarding nitrogen problems in the sound, long term action plans and requirements for further DEC reporting.

### **Mayor's Report**

Mayor Phillips reviewed a letter from the Roslyn Water District regarding Freon in their well and its possible source. She updated the Board on the Roslyn LOSAP fund management committee that she has been a part of and the possible funding we may receive from Sen. Martins for traffic calming measures on Port Washington Blvd. The Mayor advised the Board that the 3<sup>rd</sup> Precinct has been actively enforcing traffic laws within the Village.

### **New Business**

### **RESOLUTION No. 14 - MARCH 7, 2016 A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN INTER MUNICIPAL AGREEMENT**

The following resolution was offered by Mayor Phillips, seconded by Trustee Lewandowski:

**BE IT RESOLVED** that the Board of Trustees of the Village of Flower Hill, hereby authorizes Mayor Phillips to enter into an inter-municipal agreement with the Town of North Hempstead to

participate in the Town's grant from NYSDEC to complete Geographic Information Systems (GIS) based maps of the Village's local Stormwater system; and

**BE IT FURTHER RESOLVED** that these maps are necessary to meet the requirements of the State's Municipal Separate Storm Sewer (MS4) program; and

**BE IT FURTHER RESOLVED** that this project is an important indication of the shared commitment to improve our environment and attain compliance with the MS4 program, and the work will be completed with only a small contribution of the Village's staff time and no financial contribution is required to complete this work.

The Board was polled as follows:

Trustee Rosenbaum	Aye
Trustee Herrington	Aye
Trustee Lewandowski	Aye
Trustee Beber	Aye
Mayor Phillips	Aye

### **Resolution No. 15 – March 7, 2016**

#### **1 RESOLUTION INTRODUCING LOCAL LAW “C” OF THE YEAR 2016 AND PROVIDING FOR PUBLIC NOTICE AND HEARING**

The following resolution was offered by Trustee Rosenbaum, seconded by Trustee Beber:

**BE IT RESOLVED**, that Local Law “C” of the Year 2016 providing for an amendment to Code Chapter 205, “Taxation”, Article III “Tax Enforcement” creating a new section to combine property classes 2,3 and 4 into one class entitled “Commercial and other” for tax levy purposes is hereby introduced; and

**BE IT FURTHER RESOLVED**, that the Board of Trustees hold a public hearing on said proposed Local Law at the Village Hall in the Incorporated Village of Flower Hill at the address of One Bonnie Heights Road, Manhasset, New York at 8:00 p.m. on Monday, April 4, 2016 and

**BE IT FURTHER RESOLVED**, that the Village Administrator publish or cause to be published a public notice in the official newspaper of the Village of said public hearing at least three days prior thereto.

The Board was polled as follows:

Trustee Rosenbaum	Aye
Trustee Herrington	Aye
Trustee Lewandowski	Aye
Trustee Beber	Aye
Mayor Phillips	Aye

### **VILLAGE OF FLOWER HILL**

Proposed Local Law C of the Year 2016

A Local Law entitled “Amendment of Chapter 205 “Taxation”,  
Article III “Tax Enforcement”

Be it enacted by the Board of Trustees of the Incorporated Village of Flower Hill, New York as follows:

**Section 1.** Create a new section under Chapter 205 “Taxation”, Article III “Tax Enforcement” whereby Property Classes 2, 3 and 4 shall be combined into one class to be called the “Commercial and other” class for tax levy purposes.

**Section 2. Exercise of supersession authority.** The Village hereby exercises the power of supersession granted to it pursuant to Municipal Home Rule Law 10(1)(ii)(e)(3) with respect to the within local law and hereby supersedes Village Law section 7-706(2) to the extent it requires notice for publication other than has been, or will be, provided as to the within local law.

**Section 3. Effective Date.** This law shall take effect immediately.

### **RESOLUTION No. 16– March 7, 2016**

#### **RESOLUTION TO HOLD THE ANNUAL VILLAGE ORGANIZATIONAL MEETING AND 2016-17 BUDGET HEARING**

The following resolution was offered by Trustee Herrington, seconded by Trustee Beber:

**BE IT RESOLVED**, that the Village Administrator shall present the tentative Village budget for the fiscal year commencing June 1, 2016, and ending May 31, 2017 to the Board of Trustees; and

**BE IT RESOLVED**, that immediately following, the Board of Trustees of the Inc. Village of Flower Hill shall conduct the annual Village Organizational Meeting and 2016-17 Budget Hearing on April 4, 2016, commencing at 7:30 PM at the Village Hall, 1 Bonnie Heights Rd., Manhasset, NY; and

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

The Board was polled as follows:

Trustee Rosenbaum	Aye
Trustee Herrington	Aye
Trustee Lewandowski	Aye
Trustee Beber	Aye
Mayor Phillips	Aye

#### **RESOLUTION No. 17 - MARCH 7, 2016**

##### **RESOLUTION RATIFYING SUPPORT OF USGS STUDY FUNDING**

The following resolution was offered by Trustee Herrington, seconded by Mayor Phillips:

**WHEREAS**, Long Island's water supply is still not sustainable, and the need for updated data and a commonly available management tool is heightened as coastal communities such as Inwood, Long Beach, Great Neck and Port Washington see increases in salt water intrusion, communities such as Bethpage and Lake Success battled toxic plumes, and global warming trajectories indicated dramatic sea level rise and changes in groundwater recharge; and

**WHEREAS**, there is a strong need for a predictive modeling tool that is built on current scientific data to assist all State & local policy makers working to preserve our water supply.

**THEREFORE**, the Village of Flower Hill supports the funding for a USGS study which will produce a clear and accurate picture of where we are headed and what we need to do to keep our water supply safe.

**BE IT RESOLVED** that we urge Speaker of the Assembly Carl E. Heastie, Chair of the Assembly Environmental Conservation Committee Steve Englebright and Senate Majority Leader John Flanagan, Governor Cuomo and the entire New York State Legislature to support this measure.

The Board was polled as follows:

Trustee Rosenbaum	Aye
Trustee Herrington	Aye
Trustee Lewandowski	Aye
Trustee Beber	Aye
Mayor Phillips	Aye

#### **Executive Session**

On motion of Trustee Herrington, seconded by Trustee Lewandowski the Board moved to go into executive session at 9:50 pm to discuss a potential legal issue regarding a contract.

On motion of Trustee Lewandowski seconded by Trustee Rosenbaum, the Board moved to go out of executive session and adjourn the meeting at 10:10 pm.

Respectfully submitted,

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Ronnie Shatzkamer  
Village Administrator