

**MINUTES OF  
REGULAR MEETING/PUBLIC HEARING  
OF THE BOARD OF TRUSTEES  
January 3, 2018**

The regular monthly meeting and public hearing of the Board of Trustees was held on January 3, 2018. The meeting was called to order at 7:32 PM by Mayor McNamara with the following in attendance:

Robert McNamara	Mayor
Brian Herrington	Deputy Mayor
Gary Lewandowski	Trustee
Frank Genese	Trustee
Randall Rosenbaum	Trustee
Kate Hirsch	Trustee
Jeffrey Blinkoff	Village Attorney
Ronnie Shatzkamer	Village Administrator
Andrew Lawrence	Building Superintendent
Suzanne Tangredi	Village Treasurer
Peter Albinski	Village Architect
Robert Rockelein	Code Enforcement Officer
Richard Falcones	Public Works Supervisor

Rhoda Becker led the assembly in the Pledge of Allegiance. There were sixteen members of the public present.

**Public Hearing**

On motion of Deputy Mayor Herrington, seconded by Mayor McNamara, the public hearing portion of the meeting was called to order at 7:35 pm.

The first hearing, adjourned from December, was regarding a change of use and site plan approval granted on July 11, 2016 for 1045 Northern Blvd. to change from a car rental use to a commercial retail building. No action has been taken on the application since its grant so the Board is considering whether to modify, rescind or take further action on said application. Mr. John Armentano, attorney for the applicants David Baron and Michael Cohen appeared on their behalf. The Board was presented with a brief sketch of an action plan that had been requested at the December hearing. The general consensus of the Board was that more detail was needed regarding the construction drawings, contractor, budget, etc. as there are too many unanswered questions. The Board requested that the owners of the property appear before them at the February 5, 2018 hearing.

On motion of Mayor McNamara, seconded by Trustee Lewandowski, the Board unanimously moved to adjourn the hearing to February 5, 2018.

The second hearing was to consider Local Law Y-2017, whereby approved plans for commercial site plans and special exception permits would expire if no action is taken within a specific time period. The Board felt that six months, renewable upon approval of the Board would be an appropriate period of time.

**RESOLUTION NO. 01 – January 3, 2018  
RESOLUTION APPROVING A LOCAL LAW**

The following resolution was offered by Mayor McNamara, seconded by Deputy Mayor Herrington: **WHEREAS**, the Board of Trustees has determined that it is in the best interests of the Village to enact proposed Local Law Y – 2017 as Local Law 1 - 2018; and

**WHEREAS**, the Board of Trustees has 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; **NOW, THEREFORE BE IT RESOLVED**, that the Board of Trustee hereby adopts Local Law Y - 2017 as Local Law 1– 2018; and

**BE IT FURTHER RESOLVED** that this law shall take effect immediately

The Board of Trustees was polled as follows:

Trustee Hirsch	Aye
Trustee Rosenbaum	Aye
Trustee Genese	Aye
Trustee Lewandowski	Aye
Deputy Mayor Herrington	Aye
Mayor McNamara	Aye

#### LOCAL LAW 1 – 2018

### **Amend Section 240-15((A) Site Plan Review for Commercial Properties**

#### **Add the following italicized sentence to 240-15(A):**

##### **§ 240-15 Business District.**

**A.** Permitted uses. No building or structure shall be erected, altered, used or maintained and no lot or premises shall be used except for the following purposes. All commercial applications shall be subject to site plan review by the Board of Trustees.

*Once an approval of a site plan review or a special exception use has been granted by the Board of Trustees after a public hearing, construction must begin within 6 months of the date of approval or the approval shall be revoked.*

The following hearings were to consider the enactment of proposed Local Laws A, B and C of 2018 regarding respectively the merger of two separate section regarding the Zoning Board of Appeals into one comprehensive section; update of the Code Appendix regarding fees and charges; expiration of residential building submissions and approvals that do not have any activity to further the issuance of a permit for a period of six months. As this was the first hearing of the proposed laws, as per Village policy the hearing was adjourned to February 5, 2018 for further consideration on motion of Trustee Hirsch, seconded by Trustee Genese.

On motion of Trustee Lewandowski seconded by Trustee Genese, the public hearing portion of the meeting was closed at 7:55 pm.

***See the stenographic record for details.***

#### **Mayors Report**

In anticipation of the rumor that the village is going to prohibit holiday lights, Mayor McNamara issued a statement to the contrary.

#### **Public Comment**

Bob Young, 9 Sunnysvale Drive, responded to the letter he received from the Board of Trustees asking him to comply with the agreement he had with the Village regarding his holiday light display. His daughter Noelle Young and his wife Marie Young also made comments. At the end of his remarks, Mr. Young and his family left the meeting. A response by Deputy Mayor Herrington, Trustee Rosenbaum and Trustee Genese was give. Several residents also made comments. At the end of the comments Trustee Rosenbaum left the proceedings. Due to the contentiousness of the subject, a stenographic record was made. *See the stenographic record for details.*

#### **Approval of Minutes**

The minutes of the December 4, 2017 regular meeting/public hearing were approved as submitted on motion of Mayor McNamara, seconded by Deputy Mayor Herrington.

**Treasurer’s Report**

The claims were unanimously approved on motion of Trustee Genese, seconded by Trustee Lewandowski.

**Architectural Review Committee Report**

Mr. Albinski reported on the December 18, 2017 meeting.

The following applications were recommended for approval: 62 Country Club Drive, new one family dwelling; 12 Bonnie Heights Road, façade changes. The following application was approved with conditions: 91 Country Club Drive, solar panels. No action was taken on Westville Holdings, 85 Country Club Dr., new one family dwelling.

On motion of Trustee Lewandowski, seconded by Trustee Hirsch, the Board approved the recommendations of the Committee with a vote of 5 in favor with the Mayor abstaining.

**Building Inspector’s Report**

Mr. Lawrence reported that at the end of 2017 a total of 837 permits were issued with revenue in the amount of \$743,886.51.

**Public Works Superintendent’s Report**

Mr. Falcones told the Board his crew was all set to begin salting and plowing overnight.

**Administrator’s Report**

**Resolution 02– January 3, 2018  
ANNOUNCING THE POLLING AND TIME FOR THE  
MARCH 21, 2017 GENERAL VILLAGE ELECTION**

The following resolution was offered by Mayor McNamara, seconded by Trustee Genese:

**WHEREAS**, pursuant to Article 15 section 15-104 of the New York State Election Law the Board of Trustees of the Village of Flower Hill, is required to adopt a resolution setting forth information about the General and Special Election;

**WHEREAS**, the Resolution must be adopted at least sixty (60) days prior to the General and Special Village Election;

**WHEREAS**, the General and Special Village Election for the Village of Flower Hill will be held on Tuesday, March 20, 2018;

**NOW THEREFORE, be it RESOLVED**, that the polling place for the March 20, 2018 General Village and Special election shall be the Village Hall, located at 1 Bonnie Heights Road, Manhasset, New York; and be it further

**RESOLVED**, that the polling place shall be open from 12:00 noon to 9:00 p.m; and be it further

**RESOLVED**, that at least ten days prior to the election the Village Clerk shall publish, a notice which shall state:

(1) the polling place;

(2) the hours during which the polls shall be open; and

(3) the names and addresses of all those who have been duly nominated in accordance with the provisions of this chapter for village office by certificate or petition of nomination duly filed with the village clerk and the office and term of such office for which they have been so nominated; and be it further

**RESOLVED**, that in addition to such publication, a copy of such notice shall be posted in at least six conspicuous public places within the village and at each polling place at least one day before the village election.

The Board of Trustees was polled as follows:

Trustee Hirsch	Aye
Trustee Genese	Aye
Trustee Lewandowski	Aye
Deputy Mayor Herrington	Aye
Mayor McNamara	Aye

Ms. Shatzkamer presented a record storage plan for off-site secure permanent record storage. The Board approved its implementation.

She reported on a garbage truck fire that took place on Crabapple Road on December 19. Nassau County Fire Service requested a front end loader at the scene, the Village's loader was in the shop but North Shore Office of Emergency Management (Peter Forman) reached out to the Town and they responded immediately.

### **Attorney's Report**

Mr. Blinkoff reported on the December 13, 2017 Board of Zoning Appeals hearing. He then outlined the settlement with the Marinelli Trust, 80 Drake Lane. While there are outstanding summonses and property maintenance charges totaling over \$24,000, the Court agreed to a stipulation that they would accept \$10,100 in court fees and fines and \$2,500.00 for property maintenance.

### **Old Business**

The subject of rocks placed in the Right of Way along Manhasset Woods Road was revisited. It was agreed that Mr. Rockelein would compile a list of offenders who will be sent letters asking for removal or else face a fine

### **New Business**

The Roslyn Fire Companies presented the 2018 service contract to the Village. This year's contract is for \$236,375.00, an increase of \$18,000 over 2017. The Board asked Ms. Shatzkamer to contact the Department for information on what items caused the increase.

On motion of Trustee Genese, second by Trustee Beber, the meeting was adjourned at 9:05 pm.

Respectfully submitted,

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Ronnie Shatzkamer  
Village Administrator