

**MINUTES OF
REGULAR MEETING/PUBLIC HEARING
OF THE BOARD OF TRUSTEES
September 4, 2018**

The regular monthly meeting and public hearing of the Board of Trustees was held on September 4, 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
Jay Beber	Trustee
Frank Genese	Trustee
Jeffrey Blinkoff	Village Attorney
Ronnie Shatzkamer	Village Administrator
Suzanne Tangredi	Village Treasurer
Peter Albinski	Village Architect
Richard Falcones	Public Works Supervisor
Robert Rockelein	Code Enforcement Officer

The Mayor led the assembly in the Pledge of Allegiance. There were four members of the public present.

Public Hearing

On motion of Trustee Beber, seconded by the Mayor, the public hearing portion of the meeting was called to order at 7:33 pm.

The first hearing was to consider proposed Local Law H – 2018 regarding wireless telecommunication facilities. The Village received a letter from Verizon with their suggestions on certain changes they would like to see made to the law. The letter was introduced as part of the record. The Board will consider its contents as they continue to review the law prior to next month's hearing.

The second hearing was to consider proposed Local Law I – 2018: Amend Ch. 227 "Vehicles & Traffic, Art VI Schedules, 227-33 Schedule IX: No Parking at Any Time" to indicate no parking on Mason Dr. from a point 125' east of Dartmouth Road & west to the Village border line. The law was proposed to correct the visibility issues at the intersection. The Board decided to hold the decision over to the October hearing.

The next three hearings are to amend sections of the Code to create better clarity. The third hearing was to consider proposed Local Law J – 2018: Amend Ch. 119 "Fences, 1(A)" to allow decorative front yard fences only upon approval of the ARC.

The fourth hearing was to consider proposed Local Law K – 2018: Amend Ch. 240, Art I, 240-1 "Zoning, Definitions" to amend the definition of Structures so that flat patios comply with all setback requirements of the zone they are in.

The fifth hearing was to consider proposed Local Law L – 2018: Amend Ch. 240, Art II, 240-6(N) General Provisions add walkways to section, requiring a four foot setback from the property line.

On motion of Trustee Lewandowski, second by Deputy Mayor Herrington and unanimously carried, the Board moved to adjourn all hearings to October 1, 2018, consistent with the Village Policy that all laws be heard in public for three consecutive hearings unless there is a public interest in passing them earlier.

On motion of Trustee Genese, second by Trustee Beber, the public hearing portion of the meeting was closed at 7:46 pm.

See the stenographic record for details

Regular Meeting

Approval of Minutes

The minutes of the August 6, 2018 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 Mayor McNamara, seconded by Deputy Mayor Herrington.

Architectural Review Committee Report

Mr. Albinski reported on the August 27, 2018 meeting. The following applications were approved as submitted: Sargent, 123 Birch Lane, additions and alterations; Wand, 12 Bonnie Heights Road, tennis court. The following applications were approved with conditions: Rajani, 38 Mallard Rd., Pool, patio and related accessory structures JMP Investments, 150 Walnut Lane, new one family dwelling; Burgdorf, 150 Walnut Lane, pool, patio and related accessory structures; Fellus, 8 Hunters Lane, Pool, patio and related accessory structures. The following application received no action: Adhoot, 7 Bayberry Ridge, new one family dwelling. On motion of Trustee Lewandowski, seconded by Mayor McNamara, the Board unanimously approved the recommendations of the Architectural Review Committee.

The Board reviewed the progress on work at 74 Crabapple Road. The special extension permit for the project expired on May 31, 2018. To date the work is still incomplete.

Resolution No. 41– September 4, 2018

RESOLUTION TO IMPOSE CONDITIONS FOR COMPLETION OF WORK AT 74 CRABAPPLE ROAD IN THE VILLAGE OF FLOWER HILL

The following resolution was introduced by Deputy Mayor Herrington, seconded by Mayor McNamara:

WHEREAS property located at 74 Crabapple Road, Manhasset, NY in the Village of Flower Hill, also known as Section 3, Block 96, Lot 10 on the Nassau County Land and Tax Map, owned by Johnny Batelic, has been under construction since September 25, 2015 and is still not completed; and

WHEREAS the property has received several permit extensions and special extensions granted by the Board of Trustees, all of which have expired as of May 31, 2018;

THEREFORE the Board of Trustees hereby orders that the owner of said Property, Johnny Batelic, pay a fee of \$5000.00 to extend the permit for one month to September 30, 2018 to complete the front of the house and then a second month to October 31, 2018 to complete the rear excluding the swimming pool and patio for which a valid permit still exists.

AND FURTHER if this deadline is not met, the Board shall impose additional fees and penalties as it sees fit.

The Board of Trustees was polled as follows:

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

Engineer's Report

Mr. Lawniczac reported on the progress of the 2018 Roadwork Contract. There was a gas main break last week caused by the contractor that required evacuation of Northwoods Road, however all repairs were made by 5:30 pm. Gutters on Chestnut are done and Northwoods will be done tomorrow however on further examination an additional six panels on Northwoods should be replaced. He estimated the cost to be about \$3,000.00. Knolls Road is the next street on the

schedule. He believes that construction is continuing apace and is confident that the October 15 deadline will be met.

On motion of Mayor McNamara, second by Trustee Genese, the Board unanimously approved the addition of the Northwoods Road panels to the contract.

Public Works Superintendent's Report

Mr. Falcones informed the Board of the new hire in the Highway Department, Brandon Hughes. The picnic table is getting great reviews from park goers and they asked for a second table to be installed. The Board deferred the purchase at this time.

Administrator's Report

Ms. Shatzkamer reported on a the Planning Board meeting of August 20, 2018 where a lot line adjustment was granted to 12 Bonnie Heights Road for installation of a tennis court. She informed the Board of Plandome Village's extension of the moratorium on telecommunication installations.

Village Attorney's Report

Mr. Blinkoff reported on the August 15, 2018 Zoning Board of Appeals Hearing.

The Board heard an application for a change of use and special exception permit in 2016 for 1045 Northern Blvd, a commercial property within the Village owned by David Baron and Michael Cohen, seeking to change to use from used car sales to commercial retail space. As no written decision was filed at that time, Mr. Blinkoff presented the written decision for approval of the Board.

Resolution No. 42 – September 4, 2018

RESOLUTION TO APPROVE A WRITTEN DECISION

The following resolution was offered by Mayor McNamara seconded by Trustee Lewandowski:

WHEREAS The Board of Trustees heard an application for a change of use and special exception permit at public hearings on March 7, June 6 and July 11, 2016 for 1045 Northern Blvd, a commercial property within the Village owned by David Baron and Michael Cohen, seeking to change to use from used car sales to commercial retail space; and

WHEREAS the application was granted subject to conditions imposed by the Board.

THEREFORE the Board of Trustees hereby approves the written decision prepared by Village Attorney Jeff Blinkoff.

The Board of Trustees was polled as follows:

Trustee Lewandowski	Aye
Trustee Beber	Aye
Deputy Mayor Herrington	Aye
Mayor McNamara	Aye

Trustee's Report

Trustee Lewandowski spoke about the plans for rebuilding the traffic island on Ridge Drive West at Northern Blvd. He believes that curbing is needed along the adjoining commercial property parking lot to prevent traffic from crossing through the lot as a short cut. The Mayor will visit the site to get more information on the necessity and efficacy of such curbing.

Trustee Genese noted that the Village of Brookville, upon advice of their insurer, has added a requirement that all liability insurance certificates naming the Village as an additional insured use the following language "the Village of Flower Hill and all appointed and elected officials, staff and volunteers".

New Business

Rhoda Becker gave a Village history update on the acquisition of Manhasset Woods, Elderfield and Bonnie Heights Roads.

On motion of Deputy Mayor Herrington, seconded by Trustee Beber, the Board unanimously approved a request from the Manhasset Women's Coalition Against Breast Cancer to hold the annual 5K race through the Village.

Public Comment

Mr. Richard Taddeo of 164 Woodhill Lane came before the Board for a second time requesting that action be taken to ameliorate the “zombie” house at 135 Woodhill. Mr. Blinkoff explained that there is litigation surrounding the actual ownership of the house which is causing the delay in action. The Board agreed to issue a citation to the bank that is responsible for maintenance as well as holding a hearing with notice to all interested parties that the village will do improvements and assess repair costs to the property.

Resolution No. 43 – September 4, 2018

RESOLUTION TO HOLD A PUBLIC HEARING ON A PROPERTY MAINTENANCE ISSUE

The following resolution was offered by Mayor McNamara seconded by Trustee Beber:

WHEREAS, the Board of Trustees of the Incorporated Village of Flower Hill (“Village”), in accord with its Village Code will provide notice to the owners ,tenant or occupants at 135 Woodhill Lane within the Village advising of violations as to the property maintenance aspects of the Code at 135 Woodhill Lane, and

WHEREAS, the Village Board will give notice of the need for the tenant, owner occupant of the premises to cure the problems at the premises at 135 Woodhill Lane: and,

WHEREAS, the Board will serve a Notice of Hearing on the owner, tenant or occupant of 135 Woodhill Lane advising of a hearing to be held before the Board on October 1, 2018 pertaining to these violations, and further advise that at the hearing the Board could take steps including, but not limited to, a direction that the Village would make arrangements to bring the property into compliance with the requirements under the property maintenance aspects of the Village Code, with the costs of the same being assessed to the owner, occupant or tenant of the premises at 135 Woodhill Lane, and to thereafter be transferred to the tax roll against said property upon failure to make payment in accord with the Code, and

NOW, THEREFORE, IT IS RESOLVED, that a public hearing will be held at Village Hall, 1 Bonnie Heights Road, Manhasset, NY on the First day of October, 2018 at 7:30 pm; 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 of Trustees was polled as follows:

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

On motion of Deputy Mayor Herrington,, second by Trustee Genese, the meeting was adjourned at 8:31 pm.

Respectfully submitted,

Ronnie Shatzkamer
Village Administrator