

**REGULAR MEETING AND PUBLIC HEARING  
OF THE BOARD OF TRUSTEES  
November 3, 2025**

A regular monthly meeting of the Board of Trustees was held on November 3, 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
Gary Lewandowski	Trustee
Mary Jo Collins	Trustee
AJ Smith	Trustee
Max Frankel	Absent
Claire Dorfman	Absent
Jeff Blinkoff	Village Attorney
Marla Wolfson	Village Administrator
Peter Albinski	Building Superintendent
Suzanne Tangredi	Deputy Clerk/Treasurer
Rich Falcones	Superintendent of Public Works

Mayor Rosenbaum led the assembly in the Pledge of Allegiance.

**Public Hearings**

On motion of the Mayor Rosenbaum, second by Trustee Smith, the Board unanimously voted to open the public hearing at 7:03 pm.

**Proposed Local Law J - 2025 – Sports Courts**

The Board considered proposed Local Law J -2025, to modify Village Code 212 entitled “Tennis and Other Courts”, to include additional types of sports courts and to include definitions of sports courts.

Upon motion was duly made by Mayor Rosenbaum, and seconded by Trustee Collins, and the Board voted unanimously, to approve Local Law J -2025, to modify Village Code 212 entitled “Tennis and Other Courts”, to include additional types of sports courts and to include definitions of sports courts.

The Board 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 K- 2025**

The Board considered proposed Local Law K – 2025, to amend section 219 of the Village code entitled “Trees”, so that in the interest of public safety no person shall plant any tree, shrub or plant, other than ground cover planting, within the public right of way or within the sightline at a corner property.

After some discussion, the Board agreed to amend the proposed local law to consider language clarifying that only plantings which obstruct pedestrian passage or create an unreasonable safety hazard are prohibited.

Upon motion was duly made by Mayor Rosenbaum and seconded by Trustee Smith, the Board voted unanimously to put the matter back on the agenda for a public hearing at the December 8, 2025 Board of Trustees meeting.

### **Proposed Local Law L – 2025 – Fence Requirements**

The Board considered an amendment to Village Code Section 119 entitled “Fence Requirements”, to repeal the provision for the Board of Trustees to allow for a decorative non property line fence in the front yard.

Upon motion duly made by Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board voted four (4) in favor with one (1) abstention by Trustee Collins,

The Board 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 M – 2025 – No Parking Port Washington Boulevard**

The Board considered proposed Local Law M – 2025, to amend section 227 of the village Code entitled “Parking, Standing, Stopping”, to include No Parking at points along Port Washington Boulevard.

The Village Attorney advised that measurements must be taken before finalizing the language of the local law, specifically regarding the extent of the no-parking area along Port Washington Boulevard.

Upon motion duly made by Mayor Rosenbaum, and seconded by Trustee Smith, the Board voted unanimously to put the matter back on the agenda for the December 8, 2025 Board of Trustees meeting.

On motion of the Mayor Rosenbaum, second by Trustee Lewandowski, the Board unanimously voted to close the hearing at 8.06 pm.

## **Regular Meeting**

### **Approval of Minutes**

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the minutes of the November 3, 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.

### **Resolution No. 17 – 2025 – Hold Village Election Wednesday, March 18, 2026**

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

**WHEREAS**, the Village hereby designates Wednesday, March 18, 2026 as the Village Election Day. Pursuant to NYS Election Law § 15-104(1)(b), which states, “In any year in which the third Tuesday of March falls on the seventeenth day of March, the

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board of trustees must adopt a resolution at least sixty days before the village election stating that the election will be held on the eighteenth day of March.”, and

**WHEREAS**, the Village of Flower Hill constitutes one election district and the polling place for such district shall be at the Village Hall, 1 Bonnie Heights Road, Manhasset, New York, and

**NOW, THEREFORE, IT IS RESOLVED**, the hours during which the polls shall be open for voting shall be 7:00 am to 9:00 pm on Wednesday, March 18, 2026.

**RESOLVED**, that the following offices will become vacant at the end of the current official year (March 31, 2026) and are to be filled at the Village Election on March 18, 2026, for the terms noted next to each office:

Mayor- Two-year term  
Trustee (3 positions) – Two-year term each

Adopted: November 3, 2025  
The Board was polled as follows:

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

**Appointment of Matthew Weinberg as Alternate Board of Zoning Appeals Member**

Upon motion duly made by Mayor Rosenbaum, and seconded by Deputy Mayor Genese, the Board voted unanimously to appoint Matthew Weinberg as an alternate member of the Board of Zoning Appeals for a term to expire April 2026.

**Architectural Review Committee Report (ARC)**

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

**Returning Applications**

- 88 Cardinal Road for additions and alterations.  
Approved – to BOT
- 183 Crabapple for a new single-family residence.  
Approved with conditions – to BOT

**New Applications**

- 5 Sunnyvale Road – Rear Sunroom Addition  
Approved with a condition – to BOT
- 29 Chestnut Road – Second Floor Additions  
Approved with a condition – to BOT

On motion of Mayor Rosenbaum, seconded by Trustee Smith, the Board approved the findings of the ARC with 5 in favor and 1 abstention by Trustee Lewandowski.

### **September 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.

### **DPW Report**

The Superintendent of Public Works reported that Stonytown Road was paved and that he supervised the rumble strip and striping of the new bicycle path. would follow. The Superintendent further reported that the Village beautification project, which included the redesign and replanting of three traffic islands in the Village was mostly completed, adding that the trees to be planted on the three islands would be coming in next week.

### **BZA Report**

Village Attorney, Jeff Blinkoff, reported on the September 17, 2025 BZA hearing, noting that two cases were adjourned and one case was held over to the next BZA meeting.

### **Mayors Report**

Mayor Rosenbaum presented a new Village logo to the Board of Trustees, stating that the logo is a bridge from our current logo and utilizes three dogwood flowers, each representing the three areas of the Village: Manhasset, Port Washington and Roslyn. The Mayor reported that it expected to receive the draft Sewer Feasibility Study in December.

### **Executive Session**

On motion of Deputy Mayor Genese, second by Mayor Rosenbaum, the Board voted to go into Executive Session to discuss legal matters at 8:45 p.m. As no action was taken during Executive Session, on motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese the Board moved to close the Executive Session and return to the regular meeting at 9:00 p.m.

On motion duly made by Trustee Lewandowski, seconded by Mayor Rosenbaum, the Board voted unanimously to enter into a contract with John McGowan & Sons, Inc. for road improvements in the Country Club/Brookside and Ridge Drive East/Ridge Drive West areas as set forth in the contract dated 11/6/2025.

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese the Board moved to close the regular meeting at 9:02 PM.

Respectfully submitted,  
Marla Wolfson  
Village Administrator