

**REGULAR MEETING  
OF THE BOARD OF TRUSTEES  
May 4, 2026**

A Regular Meeting of the Board of Trustees was held on May 4, 2026. 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	Trustee
Claire Dorfman	Trustee
Jeff Blinkoff	Village Attorney
Marla Wolfson	Village Administrator
Peter Albinski	Building Superintendent
Heather Lanci	Village Treasurer/Deputy Clerk

Mayor Rosenbaum led the assembly in the Pledge of Allegiance.

**Best Western Public Meeting**

The Board conducted a public meeting regarding ongoing concerns involving the Best Western Hotel located at 1053 Northern Boulevard. Mayor Rosenbaum explained that the Village had received numerous complaints from neighboring businesses and residents regarding activity associated with hotel clientele, adding that Nassau County Police Department calls to the hotel had increased substantially over the prior year.

The Mayor outlined steps already taken by the Village, including meetings with hotel management, discussions with Nassau County Police Department officials, outreach to the Nassau County Department of Social Services (DSS), and requests for inspections by the Nassau County Fire Marshal and Department of Health.

Several residents and business owners addressed the Board, and hotel owner, Shashin Gandhi, responded to questions regarding hotel operations and plans to phase out DSS occupancy.

After lengthy discussion, and upon motion by Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board voted unanimously to hold a public hearing at the June 1, 2026 meeting to consider possible revocation of the hotel's business license under Chapter 147 of the Village Code.

**Public Hearings**

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board unanimously voted to open the public hearing at 8:35 p.m.

### **North Hempstead Country Club – Fireworks Display**

The Board considered an application for a fireworks display at North Hempstead Country Club on July 2, 2026, with a rain date of July 3, 2026. The club was represented by Daniel Rogers, General Manager. Mr. Rogers gave the proof of mailings to the Village Administrator. All indemnification, insurance, Bomb Squad and Fire Marshal requirements have been met. It was also confirmed that, consistent with prior years, a public viewing area would be made available for residents wishing to view the fireworks display.

On motion of Trustee Smith, seconded by Deputy Mayor Genese, the Fireworks Display permit for July 2, 2026, at the North Hempstead Country Club, was approved with a vote of five (5) in favor and one (1) abstention by Trustee Collins as she is a member of the North Hempstead Country Club. A copy of the transcript is attached to these minutes.

### **Proposed Local Law E – 2026 – Parking Regulations Port Washington Boulevard**

The Board considered proposed Local Law E – 2026, concerning modifications to parking regulations along Port Washington Boulevard near the Art Guild area. Village counsel advised that additional review was necessary regarding possible State jurisdiction issues.

On motion made by Mayor Rosenbaum, and seconded by Trustee Lewandowski, the Board voted unanimously to continue the matter to the June 1, 2026 Board meeting.

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board unanimously voted to close the hearing at 8:40 p.m.

### **Public Comment**

Resident David Frankel addressed the Board regarding a portion of Middle Neck Road where sidewalks are limited or nonexistent.

### **Regular Meeting**

#### **Approval of Minutes**

On motion of Mayor Rosenbaum, seconded by Trustee Smith, the minutes of the April 6, 2026 Board of Trustees Meeting were approved unanimously.

#### **Treasurer's Report**

On motion of Mayor Rosenbaum, seconded by Trustee Smith, the monthly claims in the amount of \$278,447.66 together with the Trust and Agency disbursements in the amount of \$62,142.50 were unanimously approved.

### **Proposed Local Law – Parking Restrictions on Bonnie Heights Road**

Mayor Rosenbaum discussed concerns regarding vehicles parking along Bonnie Heights Road near the Village Park Entrance to the Elderfields crosswalk, creating congestion and traffic safety concerns, particularly during peak afternoon periods.

On motion of Mayor Rosenbaum, seconded by Trustee Dorfman, the Board voted unanimously to hold a public hearing at the June 1, 2026 Board meeting to consider proposed parking restrictions on Bonnie Heights Road from Port Washington Boulevard to the Elderfields Road crosswalk, and to authorize the Village Clerk to publish notice in the official Village newspaper.

**Authorization to Attend NYCOM 2026 Fall Training Conference**

Upon motion of Deputy Mayor Genese, seconded by Trustee Frankel, the Board voted unanimously to approve attendance for two Village employees at the NYCOM Fall Training Conference scheduled for September 27 – 30, 2026 in Saratoga Springs, New York, for a cost of approximately \$4,500.

**Authorization - NC Magistrates Association Training Seminars May 7 and 14, 2026**

Upon motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board voted unanimously to approve attendance for the Village Justice at the Nassau County Magistrates Association Training Seminars scheduled for May 7 and 14, 2026, at the Nassau County Bar Association, for a total cost of \$200.

**Resolution to Change Official Bank**

The following resolutions were offered by Mayor Rosenbaum, seconded by Deputy Mayor Genese:

**RESOLUTION 9 – 2026 DESIGNATING OFFICIAL DEPOSITORY  
AND AUTHORIZING BANKING SERVICES**

**WHEREAS**, the Board of Trustees has reviewed the Village’s banking relationship and determined that it is in the best interest of the Village to designate a new official depository based on improved service and more favorable financial terms;

**NOW, THEREFORE, BE IT RESOLVED**, that Flagstar Bank is hereby designated as an official depository of the Village of Flower Hill for all Village funds; and

**BE IT FURTHER RESOLVED**, that the Mayor, Village Administrator and Village Treasurer are hereby authorized and directed to take all actions necessary to open, maintain, and manage accounts with said institution, including the transfer of funds from any prior depositories as appropriate; and

**BE IT FURTHER RESOLVED**, that the Mayor, Village Administrator and Village Treasurer are authorized to invest and reinvest monies of the Village, in accordance with the Village’s Investment Policy and applicable provisions of the New York State General Municipal Law, including but not limited to Certificates of Deposit, savings accounts, and other lawful investment instruments; and

**BE IT FURTHER RESOLVED**, that any two of the following Village officials are hereby authorized to act as signatories on Village accounts: Mayor, Deputy Mayor, Village Administrator, and Village Treasurer; and

**BE IT FURTHER RESOLVED**, that the Village is authorized to obtain banking services and related financial instruments, including but not limited to credit or debit cards, under such terms as may be approved by the Mayor and Village Treasurer; and

**BE IT FURTHER RESOLVED**, that all prior resolutions or parts thereof inconsistent with this resolution are hereby superseded to the extent of such inconsistency; and

**BE IT FURTHER RESOLVED**, that the banking resolutions, agreements, and signature authorizations required by Flagstar Bank are hereby approved and adopted as resolutions of this Board.

The Board was polled as follows:

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

### **RESOLUTION 10 OF 2026 RATIFYING PURCHASE OF CODE ENFORCEMENT VEHICLE**

**WHEREAS**, the Village of Flower Hill was awarded grant funding for the purchase of a Code Enforcement vehicle on a reimbursement basis; and

**WHEREAS**, the Village issued Purchase Order No. 042826, dated April 28, 2026, to Buzz Chew Chevrolet for the purchase of a 2026 Chevrolet Equinox EV LT2 for use by the Code Enforcement Department; and

**WHEREAS**, the total purchase price of the vehicle was \$41,195, with no additional taxes, fees, or expenses; and

**WHEREAS**, said purchase was made pursuant to a New York State contract, as indicated on the vendor invoice, in accordance with New York State General Municipal Law §103; and

**WHEREAS**, due to timing requirements, the Village proceeded with the purchase upon advice of counsel, subject to subsequent ratification by the Board of Trustees; and

**WHEREAS**, the Board of Trustees hereby determines that the purchase was necessary, appropriate, and in the best interests of the Village, and that the cost of the vehicle is eligible for reimbursement under the applicable grant;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Trustees hereby ratifies and approves the purchase of a 2026 Chevrolet Equinox EV LT2 from Buzz Chew Chevrolet in the amount of \$41,195; and be it further

**RESOLVED**, that the payment made in connection with said purchase is hereby ratified and approved; and be it further

**RESOLVED**, that the Village is authorized to seek reimbursement of said expenditure pursuant to the terms and conditions of the grant; and be it further

RESOLVED, that the Village Clerk and Treasurer are hereby authorized and directed to take any and all actions necessary to effectuate the foregoing.

The Board was polled as follows:

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

### **RESOLUTION 11 OF 2026 TO APPROVE FY 2025/2026 BUDGET CHANGES**

**WHEREAS**, the adopted budget is an estimate of anticipated revenues and expenditures that may require budget transfers from time to time; and

**WHEREAS**, the Village Treasurer has reviewed the budget and acknowledges an increase in unanticipated expenditures and acknowledges an increase in revenues due to higher than expected activity in the Building Department; and

**WHEREAS**, the Village Treasurer at this time recognizes that some of those budget line items will need transfers to fully fund the now anticipated expenditures and has made budget transfer recommendations for the Board of Trustees to consider;

**NOW, THEREFORE, BE IT RESOLVED**, that the Village of Flower Hill approves and adopts the following budget increase for the fiscal year 2025/2026:

#### **Budgeted Revenues**

Increasing:	Building Permits	A.0000.2555	by	\$220,000
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#### **Budgeted Expenditures**

Increasing:	Village Justice Supplies & Materials	A.1110.0410	by	\$1,700.00
	Village Justice Other Expense	A.1110.0460	by	\$1,500.00
	Village Clerk/Treas Salaries	A.1410.0100	by	\$12,000.00
	Village Clerk/Treas Supplies & Materials	A.1410.0410	by	\$1,000.00
	Village Clerk/Treas Contracted Services	A.1410.0440	by	\$30,000.00
	Village Clerk/Treas Legal Notice	A.1410.0441	by	\$1,000.00
	Village Clerk/Treas Other Expense	A.1410.0460	by	\$4,000.00
	Engineer Professional Services	A.1440.0450	by	\$55,000.00
	Building Supplies & Materials	A.1620.0410	by	\$10,000.00
	Building Repairs & Maintenance	A.1620.0445	by	\$30,000.00
	Central Garage Supplies & Materials	A.1640.0410	by	\$5,000.00
	Central Garage Other Expense	A.1640.0460	by	\$2,000.00
	Police Equipment & Outlay	A.3120.0221	by	\$2,845.00
	Street Maintenance Other Expense	A.5110.0460	by	\$1,100.00
	Snow Plow Salaries	A.5142.0100	by	\$8,040.00
	Snow Plow Supplies & Materials	A.5142.0410	by	\$12,473.00
	Parks & Recreation	A.7110.0460	by	\$9,566.00
	NYS Retirement Employee Benefits	A.9010.0800	by	\$32,776.00

**Total:** \$220,000.00

**BE IT FURTHER RESOLVED**, that the provisions of this resolution shall take effect immediately upon adoption.

The Board was polled as follows:

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

### **Building Superintendent Report**

Building Superintendent, Peter Albinski, reported on the April 2026 ARC meeting.

### **New Applications**

- 15 Crabapple Road – New Siding and Stone Veneer  
Approved with conditions – to BOT
- 50 Parkwoods Road – New Single-Family Residence  
Approved with conditions – to BOT
- 6 Overhill Lane – Rear 2-Story Addition and Revised Front Portico  
Approved with conditions – to BOT

### **From Zoning Board**

- 155 Walnut Lane– Proposed Covered Rear Porch, Cabana with Roofed Sitting  
Approved with conditions – to BOT

### **Returning Applications**

- 97 Crabapple Road – New Single-Family Residence  
Approval is subject to ARC members response – to BOT
- 1025 Northern Boulevard– Reconstruct Office/Retail Building  
To be rescheduled subject to a specific location, size, and colors of the proposed sign.

On motion of Mayor Rosenbaum, seconded by Trustee Frankel, the Board voted six (6) in favor with one abstention by Trustee Lewandowski, to approve the findings of the ARC.

### **BZA Report**

Village Attorney, Jeff Blinkoff, reported on the April 2026 BZA hearing.

### **Executive Session**

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board voted

unanimously to enter into Executive Session to discuss legal and contractual matters at 9:14 p.m. As no action was taken during Executive Session, upon motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board moved to close Executive Session and return to the regular meeting at 9:22 p.m.

On motion duly made by Trustee Smith, seconded by Deputy Mayor Genese, the Board voted unanimously to authorize the Village Attorney to settle a pending claim.

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board moved to adjourn the regular meeting at 9:24 p.m.

Respectfully submitted,  
Marla Wolfson  
Village Administrator