

**REGULAR MEETING
OF THE BOARD OF TRUSTEES
July 6, 2026**

A Regular Meeting of the Board of Trustees was held on July 6, 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	Absent
Jeff Blinkoff	Village Attorney
Marla Wolfson	Village Administrator
Peter Albinski	Absent
Heather Lanci	Village Treasurer/Deputy Clerk

Mayor Rosenbaum led the assembly in the Pledge of Allegiance.

Public Hearings

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board unanimously voted to open the public hearing portion of the meeting at 7:02 p.m.

Best Western Roslyn-Long Island Hotel 1053 Northern Boulevard

The Board continued the public hearing regarding the Best Western Roslyn–Long Island Hotel located at 1053 Northern Boulevard to consider whether the hotel's special use approval and operating license should be revoked pursuant to Chapter 147 of the Village Code. Keith Corso, Esq., appeared on behalf of the property owner and advised the Board that the hotel had terminated its agreement with the Nassau County Department of Social Services and that all Department of Social Services placements had been relocated from the hotel. The Board acknowledged that the owner had fulfilled the commitments made during the June 1, 2026 public hearing, including terminating the hotel's agreement with the Nassau County Department of Social Services and discontinuing participation in the program.

Board members expressed their appreciation for the cooperation shown by the property owner and his representatives throughout the process and acknowledged their efforts in addressing the concerns raised by the Village and neighboring businesses. No members of the public addressed the Board regarding the matter.

On motion of Mayor Rosenbaum, seconded by Trustee Frankel, the Board unanimously determined that the owner had satisfied the commitments upon which continuation of the public hearing had been based and directed that the matter be closed.

Proposed Local Law F – Parking Restrictions on Bonnie Heights Road

The Board continued the public hearing regarding Proposed Local Law F-2026 establishing "No Parking at Any Time" on Bonnie Heights Road between Port Washington Boulevard and the Elderfields Road crosswalk. Mayor Rosenbaum noted that the Board had previously adopted an interim emergency parking restriction to address immediate traffic safety concerns and that the public hearing had been continued to permit formal adoption of the proposed local law following the required procedural timeframes.

No members of the Board or public offered additional comments regarding the proposed local law.

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board unanimously determined that, for purposes of the State Environmental Quality Review Act (SEQRA), the Village would serve as Lead Agency and that the proposed local law constituted a Type II Action requiring no further environmental review.

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board unanimously adopted Local Law F-2026 establishing "No Parking at Any Time" on Bonnie Heights Road between Port Washington Boulevard and the Elderfields Road crosswalk, effective immediately.

On motion of the Mayor Rosenbaum, second by Trustee Frankel, the Board unanimously voted to close the hearing at 7:07 p.m.

Regular Meeting

Approval of Minutes

On motion of Mayor Rosenbaum, seconded by Trustee Collins, the minutes of the June 1, 2026 Board of Trustees Meeting were approved unanimously.

Treasurer's Report

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the monthly claims in the amount of \$339,349.39 together with the Trust and Agency disbursements in the amount of \$5,062.90 were approved unanimously.

Property Maintenance – 1 Chestnut Road and 17 Ridge Drive West

The Board reviewed ongoing property maintenance violations at 1 Chestnut Road and 17 Ridge Drive West. Mayor Rosenbaum advised that, despite multiple notices and violations, the owners had failed to adequately maintain their respective properties. Village Attorney Blinkoff advised that a corrected notice would be issued for 1 Chestnut Road due to a typographical error in the original notice and recommended that any authorization for Village maintenance at that property be made contingent upon expiration of the applicable notice period. The Board discussed authorizing the Village to undertake the necessary maintenance at the respective properties should the owners fail to comply with the Village Code.

Resolution No. 14 of 2026 – Property Maintenance

On motion of Mayor Rosenbaum, seconded by Deputy Mayor Genese, the Board unanimously authorized the Village to undertake the necessary property maintenance at 17 Ridge Drive West and, upon expiration of the applicable notice period, at 1 Chestnut Road, should the respective owners fail to remedy the violations. The Board further authorized the Village to utilize Village personnel or retain a qualified contractor to perform the work, with all costs to be assessed against the respective properties in accordance with applicable law.

The Board was polled as follows:

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

Tree Removal Appeal – 106 Drake Lane

The Board reviewed a written appeal submitted by the owners of 106 Drake Lane requesting relief from the Village's tree replacement bond requirement associated with the proposed removal of three dead trees. The Board noted that the applicants did not challenge the determination that the trees were dead or the requirement to remove them, but instead requested relief from the requirement to post a replacement bond. During its discussion, the Board reviewed the purpose of the bond requirement, emphasizing that the bond is intended to ensure compliance with the Village's tree replacement policy and is refunded only after the required replacement trees have been planted, inspected, and determined to be healthy after the required observation period.

Board members also discussed the applicants' correspondence indicating that there was insufficient room on the property to accommodate replacement trees. The Board concluded that it was unclear whether the appeal sought relief solely from the bond requirement or also from the Village's one-for-one tree replacement requirement. The Board also discussed the Village's Tree Fund option, which may be available in circumstances when on-site replacement is not feasible, but noted that the applicants had not specifically requested that alternative.

Following discussion, the Board determined that additional clarification from the applicants was necessary before the appeal could be properly considered. The matter was deferred to a future meeting to allow the applicants an opportunity to clarify the relief being requested and provide any additional information the Board deemed relevant to its review. No action was taken.

Building Superintendent Report

Trustee Lewandowski presented the recommendations of the June 2026 ARC Committee for Board consideration.

Returning Applications

- 11 West Gate – Front Portico
Approved – to BOT

New Applications

- 91 Fernwood – New Single-Family Dwelling
Approved– to BOT
- 334 Nassau Boulevard – Roof and Siding Replacement
Approve – to BOT

During discussion of the proposed residence at 91 Fernwood Road, Board members acknowledged correspondence received from neighboring property owners expressing concerns regarding the project. The Board discussed those concerns together with the Architectural Review Committee's recommendation for approval and noted that the proposed residence complied with the Village's zoning requirements and would remain subject to Building Department review, including engineering review where applicable, prior to the issuance of any permits.

On motion of Mayor Rosenbaum, seconded by Trustee Smith, the Board voted four (4) in favor, one (1) opposed by Trustee Frankel, and one (1) abstention by Deputy Mayor Genese, to approve the findings and recommendations of the Architectural Review Committee.

Department of Public Works Report

The Mayor thanked the Department of Public Works for its continued efforts throughout the Village, including the installation of American flags in recognition of the Independence Day holiday.

BZA Report

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

Mayor's Report

Mayor Rosenbaum reported that the annual Katie Oppo Ovarian Cancer 5K Run had been well attended and thanked everyone who participated in the event. He also reported on his attendance at the Long Island Groundwater Recharge 2050 organizational meeting, noting that the initiative focuses on protecting Long Island's groundwater resources and reducing the potential for saltwater intrusion.

The Mayor announced that he had been elected Treasurer of the Nassau County Village Officials Association and expressed his appreciation for the opportunity to continue representing the Village through the organization.

The Mayor reminded residents that Village taxes were due and advised that the Roslyn Fire Department would appear at the August Board meeting to present a proposal concerning modifications to its Length of Service Award Program (LOSAP). He explained that the proposal could result in an increase to the fire district tax and emphasized the importance of providing residents with information regarding the proposal before any future referendum on the proposal.

The Mayor announced the formation of the Village's 100th Anniversary Committee to begin planning for the Village's centennial celebration and thanked former Trustee Norman Glavas for volunteering to serve on the committee.

The Mayor provided an update regarding the New York State Department of Transportation improvements along Port Washington Boulevard and Middle Neck Road, advising that the Village continues to meet regularly with NYSDOT representatives to receive project updates and communicate information to residents.

The Mayor also reported that Village representatives recently met with the Port Washington Sewer District and the Village's consulting engineer to discuss the ongoing sewer feasibility study and the information necessary to complete the engineering analysis.

Trustees Report

Trustee Lewandowski reported that he had been appointed to participate in the Town of North Hempstead's Nitrogen Smart Communities initiative. He advised that the program would provide educational resources and policy guidance to participating municipalities regarding groundwater protection and nitrogen reduction efforts. The Board expressed its support for continued participation and requested periodic updates regarding the initiative.

Public Comment

During Public Comment, a resident inquired about the status of the proposed expansion of St. Francis Hospital. The Mayor advised that the Village had not received any formal development applications, demolition permits, building permits, or updated plans from the hospital. Mayor Rosenbaum explained that the ongoing roadway improvements along Port Washington Boulevard is a New York State Department of Transportation project and is unrelated to any proposed hospital expansion. The Mayor further advised that the Village would promptly inform residents and conduct public meetings if and when any formal application for expansion was submitted to the Village.

Executive Session

On motion of Mayor Rosenbaum, seconded by Trustee Frankel, the Board unanimously entered Executive Session at 7:48 p.m. to discuss a pending legal matter. As no action was taken during Executive Session, upon motion of Trustee Smith, seconded by Mayor Rosenbaum, the Board closed Executive Session and returned to the regular meeting at 7:56 p.m.

On motion of Trustee Smith, seconded by Trustee Frankel, the Board adjourned the regular meeting at 7:56 p.m.

Respectfully submitted,
Marla Wolfson
Village Administrator