

**Town Board Meeting – April 9, 2024**

Item

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**TOWN OF NORTH HEMPSTEAD**

**TOWN BOARD**

**PUBLIC HEARING**

**April 9, 2024 10:00 A.M.**

**COUNCILMEMBERS PRESENT:**

JENNIFER DESENA - Town Supervisor

ROBERT J. TROIANO - District 1 Councilman

EDWARD SCOTT - District 2 Councilman

DENNIS J. WALSH - District 3 Councilman

CHRISTINE LIU - District 4 Councilwoman

DAVID A. ADHAMI - District 5 Councilman

MARIANN DALIMONTE - District 6 Councilwoman

**ALSO PRESENT:**

CHRISTOPHER RUSSO - Chief Deputy Town Clerk

NISHI SEHGAL - Deputy Town Clerk

RICHARD NICOLELLO, ESQ. - Town Attorney

SUPERVISOR DESENA: All right, good morning, we're going to get started. If you'd all please stand for the Pledge of Allegiance.

(WHEREUPON, the Pledge of Allegiance was recited.)

SUPERVISOR DESENA: Okay, Mr. Clerk, Mr. Deputy Clerk, would you please call the roll?

DEPUTY CLERK RUSSO: Yes. Good morning, it's Tuesday, April 9th, 2024. Councilman Troiano?

(WHEREUPON, there was no response.)

SUPERVISOR DESENA: On his way.

DEPUTY CLERK RUSSO: Councilman Scott?

COUNCILMAN SCOTT: Here.

DEPUTY CLERK RUSSO: Councilman Walsh?

COUNCILMAN WALSH: Here.

DEPUTY CLERK RUSSO: Councilwoman Liu?

COUNCILWOMAN LIU: Here.

DEPUTY CLERK RUSSO: Councilman Adhami?

COUNCILMAN ADHAMI: Here.

DEPUTY CLERK RUSSO: Councilwoman Dalimonte?

COUNCILWOMAN DALIMONTE: Here.

DEPUTY CLERK RUSSO: Supervisor DeSena?

SUPERVISOR DESENA: Here. Is anybody here for public comment? This is our morning meeting for -- we have four public hearings scheduled, I just wondered if anybody wanted to say anything.

(WHEREUPON, there was no response.)

SUPERVISOR DESENA: Okay, good. All right, will you please call the first Item.

DEPUTY CLERK RUSSO: Yes. Number 1. A public hearing to consider the adoption of an ordinance affecting Cumberland Avenue in Great Neck, New York. The synopsis. The adoption of these ordinances will establish a full stop eastbound on Cumberland Avenue and southbound on Allen Drive at their respective intersection in Great Neck. We have one card on this. The name is Adrienne, Adrienne Vaultz?

SUPERVISOR DESENA: Mr. Town Attorney, do we need a court reporter for this -- for the public hearings?

MR. NICOLELLO: (Inaudible).

SUPERVISOR DESENA: Can we -- we are being recorded on our -- the computer. Can we make a motion that that is sufficient reporting?

MR. NICOLELLO: (Inaudible.)



SUPERVISOR DESENA: Okay, all right let's take a brief pause.

DEPUTY CLERK RUSSO: It'll be a few minutes.

(WHEREUPON, there was an off-the-record discussion.)

MR. NICOLELLO: (Inaudible.)

SUPERVISOR DESENA: Okay, okay, good, so we are going to proceed. We are being recorded. Now, Ms. Vaultz, would you like to speak on Item 1?

MS. VAULTZ: Yes, thank you. Good morning.

SUPERVISOR DESENA: Good morning.

MS. VAULTZ: Supervisor DeSena and Board, it was a bit of a hardship for me to be here today. We were used to public hearings being in the evenings but they've been changed to the mornings, and you know, as I said, it was a hardship as I work but I felt I had to make a sacrifice to be here because I just wanted to be on the record. So I have a question before I get started. How did this and who has proposed this -- these stop signs?

COUNCILWOMAN LIU: So, hi, Adrienne. This was I think Cameron Engineering who did the traffic study of the site, made requests on the town.

COUNCILWOMAN LIU: There were a number of things —

AUDIENCE MEMBER: Can't hear you.

COUNCILWOMAN LIU: — I think that was requested.

SUPERVISOR DESENA: She said she can't hear you.

COUNCILWOMAN LIU: Sorry, can you not — is this better?

SUPERVISOR DESENA: Yeah.

COUNCILWOMAN LIU: Okay. So I believe that Cameron Engineering, they made -- they had a traffic study at this site in lieu of the EMS unit being built there, and they made recommendations to the town to see if certain stop signs could be put in to make the area safer. So based on that request, our traffic engineer went out and agreed with that assessment of the traffic at -- for stop signs at Cumberland and Allen, two stop signs.

MS. VAULTZ: Okay, I understand that the town's Planning Department, last year, reviewed that traffic study, and I'm curious as to whether or not the town intends to -- if the town has any plans to follow up with any of the deficiencies and/or recommendations from that study.

COUNCILWOMAN LIU: I have not been made aware of what has been -- what has transpired with that study or if there was any planning going on from the town. Does anybody on the Board or Supervisor?

SUPERVISOR DESENA: I know that right after the recommendations came out, another thing that was mentioned was a guardrail that was in disrepair, and that was repaired at the time.

MS. VAULTZ: So I'm aware that the town's Planning Department identified three main issues regarding the traffic study performed by Cameron which were the noise and the use -- the narrow streets and the limited sight distance. The noise, that's, you know, that's the noise, but the use of - this is the town's Planning Department that the use of narrow residential streets had limited



sight distance, and the study that was done by Cameron, according to the town's Planning Commission, states that Cameron made a mistake where they measured the sight distance from the proposed driveway. A left turn out of the proposed driveway requires 280 feet of visibility but there's only 130 feet of visibility to where Cumberland meets Allen Drive, and this, according to the town's Planning Department, is an insufficient sight line, and to -- I don't know whether or not it's been addressed or not, and the roads are narrow with no sidewalk. Cumberland Avenue and Allen Drive are 30 feet curb to curb, Pond Hill is 28 feet. If two cars are passing in opposite directions and each pull over for -- to allow an EMT vehicle, the Planning Department calculated that this would leave 10 to 14 feet for an ambulance. It's enough, but barely enough. So whereas it appeared where it -- in fact, the town has -- the town has worked to alleviate, I guess, a concern of Cameron with regard to the stop signs which, they're blown all the time in our neighborhood. They are blown all the time in our neighborhood. My mom would stand in her garden on the corner of Clark Drive and Manor Place and wave her fingers at the people who would blow the stop signs. At one point they did put police presence there, and the first person that was caught blowing the stop sign happened to be my brother. But so -- so you know, I understand that Cameron Engineering and the people that they represent are trying to alleviate some concerns, and the town is working with them to do that but what is happening with regard to the town's -- the issues that were raised by the town's own Planning Commission?

SUPERVISOR DESENA: And before we answer, I just want to note for the record that Councilman Troiano is here, so --

COUNCILMAN TROIANO: (Inaudible.)

SUPERVISOR DESENA: Oh, do we — are we going to do this? Okay, everybody. So as for -- I'm not sure what you're referring to as far as something you're reading from the Planning Department, but you know, a few of the recommendations from Cameron, they were just -- they were just recommendations. We, you know, we have taken action, and you know, the hearing today is about these -- the stop sign. I mentioned the guardrail. As for other other safety recommendations, you know, we always want to hear from the neighborhood, we'd like, you know, we want to hear your feedback as to, is there something else we could do? Is there a parking restriction? So you know, stay -- there is a procedure for requesting a new traffic restriction, a new parking restriction, so you know, we can look at that.

MS. VAULTZ: Right, there's already inadequate parking in the neighborhood for folks. But -- so just so and for the record, this -- the review that I'm -- to which I'm referring was requested by former Councilwoman Lurvey in response to community concerns about the project, and you know, so if the town's own Planning Commission, Planning Board, has these concerns, I'm just asking, like, you know, what will the town do in response to those concerns?

SUPERVISOR DESENA: You know, as you've sort of described, there's always a little bit of a balancing that we do when we consider a new parking restriction, you know, is that going to hurt the residents who are using it? So I would suggest that Councilwoman Liu, who now represents the area, look at whatever Councilwoman Lurvey requested and whatever response she got.

COUNCILWOMAN LIU: Mm-hmm.

SUPERVISOR DESENA: And you know, we can consider.

MS. VAULTZ: Okay, it seems that it wasn't -- it might not have been shared with the Board or



the Board is just not aware. This, you know, this was, obviously, last last year.

COUNCILWOMAN LIU: Yeah, thank you, Adrienne, for bringing this to our attention. I will meet with Planning to discuss the items that you had mentioned on noise and the narrow road.

MS. VAULTZ: And limited sight distance.

COUNCILWOMAN LIU: And limited sight distance. So I will review that with them and let the Board know about it, as well. Thank you.

COUNCILMAN TROIANO: Excuse me.

SUPERVISOR DESENA: Thank you.

COUNCILMAN TROIANO: As you know, I came in late. Are you for your against this proposal?

MS. VAULTZ: I don't think it's going to make any difference with regard to safety in the neighborhood once the proposed -- if the proposed project goes through. I just don't think it will make any difference at all.

COUNCILMAN TROIANO: But you're not against it? You're looking to maybe do more than even what's suggested.

MS. VAULTZ: I don't think it will make any difference. I won't say I'm against it or I'm for it because I just don't think it will make any difference, you know, and I'm just concerned about, I'm curious and concerned about the issues that the town's Planning Board, Planning Commission, raised, and what, you know, what's happening as with regard to those, to those issues.

COUNCILMAN TROIANO: Is it possible to have whoever this was assigned to in Planning give some input now?

SUPERVISOR DESENA: Is any -- would you like to speak from Planning? Okay, I know this, right.

MS. FORGER: Caroline Forger, Planning Department. I am not aware of the study, I did not review it, I can look into it. I'm not sure -- was it the Planning Department? Was it the Board of Zoning and Appeals? I will look further into it.

MS. VAULTZ: Commissioner of Planning.

MS. FORGER: Okay, we don't have a Commissioner of Planning right now. We will look into it and get back to you.

SUPERVISOR DESENA: Okay, thank you.

COUNCILWOMAN LIU: Thank you. Is there anybody else that wants to be heard on -- yes?

DEPUTY CLERK RUSSO: Yes, we have another card.

MS. VAULTZ: Yes, I'm finished.

DEPUTY CLERK RUSSO: For Theodora?

THEODORA: Yes, hi, Theodora. Supervisor DeSena, Councilmembers, just wanted to, quickly, I'm here for number one, to support Adrienne, but wanted to quickly thank my



Councilmember Dalimonte for the wonderful work on Irma Avenue. It's an excellent example of maintaining our street and just the attention paid to it has made it safer. I was just hoping we have a constructive conversation further regarding maybe adding the lights at a stop sign, but I just wanted to thank you, and number two, also I wanted to thank you for your very timely work at the situation we had at 12 Irma, and I know you were reached by a neighbor of mine, and you know, there's perceived problematic possible squatting there that has been observed by many, many members, and I know, I spoke to my neighbor, she called you. So again, the situation seems to have been alleviated but has to be monitored, and again, I wanted to thank you for your timely attention, and just my quick comment here today is to the entire Board. We really hope that you adhere to the law and are extremely transparent when you make changes such as described in number 1 to the Town of North Hempstead, and I have been a witness to Adrienne's work in our community, and I know that if she is here to rally support today and talk about this, it's for a good reason. So I hope that you will hear her, and my very last comment would be that the residents of the Port Washington School District are hoping for tax relief going forward as our taxes, overall, have grown tremendously as of late, and we're looking at a --

COUNCILMAN WALSH: We're getting beyond the scope of this hearing.

THEODORA: -- tax cap, and that's all I'm going to say. So this was -- since I -- since, again, like Adrienne said, this meeting is not really at time that the community can easily access. I just wanted to put it all in one comment. Thank you so much.

COUNCILWOMAN LIU: Thank you.

SUPERVISOR DESENA: Thank you.

COUNCILWOMAN LIU: Is there anybody else who wants to be heard?

(WHEREUPON, there was no response.)

COUNCILWOMAN LIU: Okay, then I would like to close the public hearing and offer the resolution and move for its adoption.

DEPUTY CLERK RUSSO: Councilman Troiano?

COUNCILMAN TROIANO: Aye.

DEPUTY CLERK RUSSO: Councilman Scott?

COUNCILMAN SCOTT: Aye.

DEPUTY CLERK RUSSO: Councilman Walsh?

COUNCILMAN WALSH: Yes.

DEPUTY CLERK RUSSO: Councilwoman Liu?

COUNCILWOMAN LIU: Just before I cast my vote, I just wanted to say that regardless of what is going to be built there or what is not going to be built there, I believe that the stop signs, whether certain residents feel that it's not going to help or going to help, I think that our traffic engineer did a full study on it, and he felt that it was going to be helpful for the safety of residents and commuters and drivers there. So with that, and if no one else objected to it, then I also vote aye.

DEPUTY CLERK RUSSO: Councilman Adhami?



COUNCILMAN ADHAMI: Aye.

DEPUTY CLERK RUSSO: Councilwoman Dalimonte?

COUNCILWOMAN DALIMONTE: Aye.

DEPUTY CLERK RUSSO: Supervisor DeSena?

SUPERVISOR DESENA: Aye.

**Councilperson Liu offered the following resolution and moved its adoption, which resolution was declared adopted after a poll of the members of this Board:**

**ORDINANCE NO. 3 - 2024**

**A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE AFFECTING CUMBERLAND AVENUE IN GREAT NECK, NEW YORK.**

**NOTICE IS HEREBY GIVEN** that, after a public hearing duly held by the Town Board of the Town of North Hempstead, the following ordinance was ordered adopted:

**ORDINANCE NO. T.O. 3 - 2024  
GREAT NECK, NEW YORK**

**Section 1.** All motor or other vehicles of any kind shall comply with the following regulations:

**PROPOSAL:**

**ADOPT:**

**1. CUMBERLAND AVENUE – ALLEN DRIVE – FULL STOP**

All Traffic eastbound on Cumberland Avenue shall come to a Full Stop at its intersection with Allen Drive.

**2. ALLEN DRIVE – CUMBERLAND AVENUE – FULL STOP**

All Traffic southbound on Allen Drive shall come to a Full Stop at its intersection with Cumberland Avenue.

**Section 2.** All ordinances or regulations heretofore adopted in conflict with this ordinance are hereby repealed.

**Section 3. PENALTIES:** "A violation of this ordinance shall be punishable by a fine, or when applicable, by imprisonment, not in the excess of the amount set forth in the Vehicle and Traffic Law of the State of New York, or by both such fine and imprisonment, plus any surcharge payable to other governmental entities, and late payment, if applicable.

**Section 4.** This ordinance shall take effect ten days from the date of its publication and posting pursuant to Section 133 of the Town Law of the State of New York.

**Section 5.** This ordinance shall be incorporated in the Uniform Traffic Code of the Town of North Hempstead.

**Dated:** Manhasset, New York

April 9, 2024

**BY ORDER OF THE TOWN BOARD OF  
THE TOWN OF NORTH HEMPSTEAD  
RAGINI SRIVASTAVA  
TOWN CLERK**

*[Faint, illegible handwritten text]*







# NEWSDAY AFFIDAVIT OF PUBLICATION

TOWN OF NORTH HEMP TOWN CLERK  
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STATE OF NEW YORK)

Legal Notice No.

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:SS.:

COUNTY OF ERIE)

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Saturday

April 27, 2024

Nassau

By: 

Brittany Sylvia

Print Name:

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29 Day of April, 2024.

  
Notary Public

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Notary Public - State of New York  
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NOTICE IS HEREBY GIVEN  
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duly held by the Town Board  
of the Town of North Hemp-  
stead, the following ordi-  
nance was ordered adopted:  
ORDINANCE NO.  
T.O. 3 - 2024

**GREAT NECK, NEW YORK**  
Section 1. All motor or other  
vehicles of any kind shall  
comply with the following  
regulations:

**PROPOSAL:**  
**ADOPT:**

1. CUMBERLAND AVENUE -  
ALLEN DRIVE - FULL STOP  
All Traffic eastbound on Cum-  
berland Avenue shall come  
to a Full Stop at its intersec-  
tion with Allen Drive.

2. ALLEN DRIVE - CUMBER-  
LAND AVENUE - FULL STOP  
All Traffic southbound on Al-  
len Drive shall come to a Full  
Stop at its intersection with  
Cumberland Avenue.

Section 2. All ordinances or  
regulations heretofore adopt-  
ed in conflict with this ordi-  
nance are hereby repealed.

Section 3. PENALTIES: "A vi-  
olation of this ordinance  
shall be punishable by a fine,  
or when applicable, by impris-  
onment, not in the excess of  
the amount set forth in the  
Vehicle and Traffic Law of  
the State of New York, or by  
both such fine and imprison-  
ment, plus any surcharge  
payable to other governmen-  
tal entities, and late pay-  
ment, if applicable.

Section 4. This ordinance  
shall take effect ten days  
from the date of its publica-  
tion and posting pursuant to  
Section 133 of the Town Law  
of the State of New York.

Section 5. This ordinance  
shall be incorporated in the  
Uniform Traffic Code of the  
Town of North Hempstead.  
Dated: April 2, 2024

Manhasset, New York  
BY ORDER OF THE TOWN  
BOARD OF

THE TOWN OF NORTH  
HEMPSTEAD  
RAGINI SRIVASTAVA  
TOWN CLERK

## **NEWSDAY PROOF**

Ad Number: 0021851293

Advertiser: TOWN OF NORTH HEMP TOWN CLERK

DEPUTY CLERK RUSSO: Number 2. A public hearing to consider the adoption of an ordinance affecting Bethel Road in Albertson, New York. There are no cards.

SUPERVISOR DESENA: Councilman Scott, would you like to speak?

COUNCILMAN SCOTT: Yep. Well, I just -- there's no, you know, it's something that was needed in the area. So at this point, I would like to close the public hearing and offer the resolution and move for its adoption.

DEPUTY CLERK RUSSO: Councilman Troiano?

COUNCILMAN TROIANO: Aye.

DEPUTY CLERK RUSSO: Councilman Scott?

COUNCILMAN SCOTT: Aye.

DEPUTY CLERK RUSSO: Councilman Walsh?

COUNCILMAN WALSH: Yes.

DEPUTY CLERK RUSSO: Councilwoman Liu?

COUNCILWOMAN LIU: Aye.

DEPUTY CLERK RUSSO: Councilman Adhami?

COUNCILMAN ADHAMI: Aye.

DEPUTY CLERK RUSSO: Councilwoman Dalimonte?

COUNCILWOMAN DALIMONTE: Aye.

DEPUTY CLERK RUSSO: Supervisor DeSena?

SUPERVISOR DESENA: Aye.

**Councilperson Scott offered the following resolution and moved its adoption, which resolution was declared adopted after a poll of the members of this Board:**

**ORDINANCE NO. 4 - 2024**

**A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE AFFECTING BETHEL ROAD IN ALBERTSON, NEW YORK.**

**NOTICE IS HEREBY GIVEN** that, after a public hearing duly held by the Town Board of the Town of North Hempstead, the following ordinance was ordered adopted:

**ORDINANCE NO. T.O. 4 - 2024  
ALBERTSON, NEW YORK**

**Section 1.** All motor or other vehicles of any kind shall comply with the following regulations:

**PROPOSAL:**

**ADOPT:**

1. BETHEL ROAD – WEST SIDE – NO STOPPING HERE TO CORNER  
From the north curblineline of Ashford Place, north for a distance of 25 feet.

**Section 2.** All ordinances or regulations heretofore adopted in conflict with this ordinance are hereby repealed.

**Section 3. PENALTIES:** "A violation of this ordinance shall be punishable by a fine, or when applicable, by imprisonment, not in the excess of the amount set forth in the Vehicle and Traffic Law of the State of New York, or by both such fine and imprisonment, plus any surcharge payable to other governmental entities, and late payment, if applicable.

**Section 4.** This ordinance shall take effect ten days from the date of its publication and posting pursuant to Section 133 of the Town Law of the State of New York.

**Section 5.** This ordinance shall be incorporated in the Uniform Traffic Code of the Town of North Hempstead.

**Dated:** Manhasset, New York

April 9, 2024

**BY ORDER OF THE TOWN BOARD OF  
THE TOWN OF NORTH HEMPSTEAD  
RAGINI SRIVASTAVA**



**TOWN CLERK**

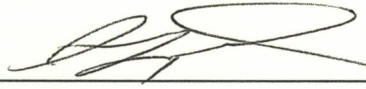


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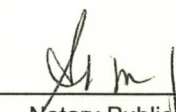
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State of New York,

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The ROSLYN NEWS  
a weekly newspaper published at Mineola in the county of Nassau, in the State of New York, and that a notice, a printed copy of which is hereunto annexed, has been published in said newspapers once in each week for

1 weeks, viz:                      March 27, 2024  
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Sworn to me this 27 day of  
March-2024



\_\_\_\_\_  
Notary Public  
Shari M. Egnasko  
Notary Public, State of New York  
No. 01EG6119807  
Qualified in Nassau County  
Commission Expires Dec. 6, 2024

ply with the following:  
**PROPOSAL:**  
**ADOPT:**  
1. BETHEL ROAD - WEST SIDE - NO STOPPING HERE TO CORNER  
From the north curblin of Ashford Place, north for a distance of 25 feet.  
Section 2. All ordinances or regulations heretofore adopted in conflict with this ordinance are hereby repealed.  
Section 3. PENALTIES: "A violation of this ordinance shall be punishable by a fine not in excess of Thirty (\$30.00) Dollars, plus any surcharge payable to other governmental entities."  
Section 4. This ordinance shall take effect ten days from the date of its publication and posting pursuant to Section 133 of the Town Law of the State of New York.

**LEGAL NOTICE**  
**NOTICE OF HEARING**  
PLEASE TAKE NOTICE that a public hearing will be held by the Town Board of the Town of North Hempstead on the 2nd day of April, 2024, at 7:00 o'clock in the evening for the purpose of considering the adoption of the following ordinance:  
**BETHEL ROAD.**  
**ALBERTSON.**  
**NEW YORK**  
1. All motor or other vehicles of any kind shall com-  
Section 5. This ordinance shall be incorporated in the Uniform Traffic Code of the Town of North Hempstead.  
Dated: March 5, 2024  
Manhasset, New York  
BY ORDER OF THE  
TOWN BOARD OF  
THE TOWN OF  
NORTH HEMPSTEAD  
RAGINI SRIVASTAVA  
TOWN CLERK  
3-27-2024-1T-#246911-ROS





DEPUTY CLERK RUSSO: Number 3. A public hearing to consider the adoption of ordinances affecting Dewey Avenue in Albertson, New York. There are no cards on this.

SUPERVISOR DESENA: Okay, come on up.

MR. MOTT: Miles Mott, 657 Foch Boulevard in Williston Park but I also have a corporate house in Albertson. I do support these stop signs, and they're greatly needed. That's it.

SUPERVISOR DESENA: Oh, good, thank you.

COUNCILWOMAN DALIMONTE: Thank you.

MR. MOTT: Thank you.

SUPERVISOR DESENA: Are there any comments or questions from the Board members?

(WHEREUPON, there was no response.)

COUNCILMAN SCOTT: No?

All right, I'd like to closed the public hearing and offer the resolution and move for its adoption.

DEPUTY CLERK RUSSO: Councilman Troiano?

COUNCILMAN TROIANO: Aye.

DEPUTY CLERK RUSSO: Councilman Scott?

COUNCILMAN SCOTT: Aye.

DEPUTY CLERK RUSSO: Councilman Walsh?

COUNCILMAN WALSH: Yes.

DEPUTY CLERK RUSSO: Councilwoman Liu?

COUNCILWOMAN LIU: Aye.

DEPUTY CLERK RUSSO: Councilman Adhami?

COUNCILMAN ADHAMI: Aye.

DEPUTY CLERK RUSSO: Councilwoman Dalimonte?

COUNCILWOMAN DALIMONTE: Aye.

DEPUTY CLERK RUSSO: Supervisor DeSena?

SUPERVISOR DESENA: Aye.



**Councilperson Scott offered the following resolution and moved its adoption, which resolution was declared adopted after a poll of the members of this Board:**

**ORDINANCE NO. 5 - 2024**

**A PUBLIC HEARING TO CONSIDER THE ADOPTION OF ORDINANCES AFFECTING DEWEY AVENUE IN ALBERTSON, NEW YORK.**

**NOTICE IS HEREBY GIVEN** that, after a public hearing duly held by the Town Board of the Town of North Hempstead, the following ordinance was ordered adopted:

**ORDINANCE NO. T.O. 5 - 2024  
ALBERTSON, NEW YORK**

**Section 1.** All motor or other vehicles of any kind shall comply with the following regulations:

**PROPOSAL:**

**ADOPT:**

**1. DEWEY AVENUE – EVANS AVENUE – FULL STOP**

All traffic Northbound on Dewey Avenue shall come to a Full Stop at its intersection with Evans Avenue.

**2. DEWEY AVENUE – EVANS AVENUE – FULL STOP**

All traffic Southbound on Dewey Avenue shall come to a Full Stop at its intersection with Evans Avenue.

**Section 2.** All ordinances or regulations heretofore adopted in conflict with this ordinance are hereby repealed.

**Section 3. PENALTIES:** "A violation of this ordinance shall be punishable by a fine, or when applicable, by imprisonment, not in the excess of the amount set forth in the Vehicle and Traffic Law of the State of New York, or by both such fine and imprisonment, plus any surcharge payable to other governmental entities, and late payment, if applicable.

**Section 4.** This ordinance shall take effect ten days from the date of its publication and posting pursuant to Section 133 of the Town Law of the State of New York.

**Section 5.** This ordinance shall be incorporated in the Uniform Traffic Code of the Town of North Hempstead.

**Dated:** Manhasset, New York



April 9, 2024

**BY ORDER OF THE TOWN BOARD OF  
THE TOWN OF NORTH HEMPSTEAD  
RAGINI SRIVASTAVA  
TOWN CLERK**









DEPUTY CLERK RUSSO: Number 4. A public hearing to consider the approval of the sale of property of the Manhasset Park District. There are no cards.

SUPERVISOR DESENA: Do we have an applicant? I see we have some Commissioners from the Park District. Would you like to speak on this?

MR. MAURICI: (Inaudible.)

SUPERVISOR DESENA: Okay, okay, that's fine.

MR. MORICI: Bob Morici, Morici and Morici, the attorneys for the Park District. At this point, I don't think there's anything that the Commissioners need to say, unless, of course, you have any questions for them. This matter has been going on since September of last year.

SUPERVISOR DESENA: Mm-hmm.

MR. MORICI: So we're hoping to not lose the purchaser and get your approval.

SUPERVISOR DESENA: Okay.

MR. MORICI: Thank you.

SUPERVISOR DESENA: Any questions from the Board members?

COUNCILWOMAN DALIMONTE: Last year there were issues. That all been resolved; right? There was questions, not really issues, just questions.

MR. MORICI: Yeah, well, everything's been resolved --

COUNCILWOMAN DALIMONTE: Resolved.

MR. MORICI: -- everything's been submitted.

COUNCILWOMAN DALIMONTE: Okay.

MR. MORICI: Going back several --

COUNCILWOMAN DALIMONTE: Okay, thank you.

SUPERVISOR DESENA: Okay, so seeing no other questions or comments, I move to close the public hearing and offer the resolution and move for its adoption.

DEPUTY CLERK RUSSO: Councilman Troiano?

COUNCILMAN TROIANO: Aye.

DEPUTY CLERK RUSSO: Councilman Scott?

COUNCILMAN SCOTT: Aye.

DEPUTY CLERK RUSSO: Councilman Walsh?

COUNCILMAN WALSH: Yes.

DEPUTY CLERK RUSSO: Councilwoman Liu?

COUNCILWOMAN LIU: Aye.

DEPUTY CLERK RUSSO: Councilman Adhami?

COUNCILMAN ADHAMI: Aye.

DEPUTY CLERK RUSSO: Councilwoman Dalimonte?

COUNCILWOMAN DALIMONTE: Aye.

DEPUTY CLERK RUSSO: Supervisor DeSena?

SUPERVISOR DESENA: Aye.



**Supervisor DeSena offered the following resolution and moved its adoption, which resolution was declared adopted after a poll of the members of this Board:**

**RESOLUTION NO. 214 - 2024**

**A PUBLIC HEARING TO CONSIDER THE APPROVAL OF THE SALE OF PROPERTY OF THE MANHASSET PARK DISTRICT.**

**WHEREAS**, the Manhasset Park District (the "District") has previously acquired a parcel of real property known as 61 Locust Street, Manhasset, Town of North Hempstead, County of Nassau, State of New York, and designated as Section 3, Block 48, Lot 7 on the Land and Tax Map of Nassau County (the "Premises" or "Property") and improved such Premises to become a parking lot; and

**WHEREAS**, the District now proposes to sell the Property to a private entity; and

**WHEREAS**, the District has informed the Town of North Hempstead (the "Town") that the Property is no longer needed for the purposes of the District; and

**WHEREAS**, New York Town Law ("Town Law") §215 (8) requires that improvement district commissioners secure the approval of a majority of a town board prior to selling any real property owned by, but not required for the purposes of, the district; and

**WHEREAS**, the District has entered into a contract of sale with Benedetto Romano or an entity to be formed of which the entity will be principally owned by Benedetto Romano (the "Purchaser") at a purchase price of \$700,000.00 for the purpose of continuing the use of the Premises for the outdoor storage and parking of vehicles in connection with a nearby body shop also principally owned by the Purchaser (the "Contract of Sale"); and

**WHEREAS**, the Contract of Sale was authorized by the District at its meeting held on September 22, 2023 (the "Property Disposition"); and

**WHEREAS**, it has been determined that, under Town Law §§ 198(12)(a) and 215(8), a public hearing must be held before the Town Board before the District may proceed with the Property Disposition; and

**WHEREAS**, pursuant to Resolution No. 106-2024, duly adopted at its meeting held on March 5, 2024, the Town Board set a date for a public hearing for April 9, 2024 to consider whether to approve the Property Disposition pursuant to Town Law §§ 198(12)(a) and 215(8) (the "Public Hearing"); and

**WHEREAS**, pursuant to Town Law § 198(12)(a), notice of the public hearing was published in the March 27, 2024 edition of *the Manhasset Press*; and

**WHEREAS**, pursuant to Town Law § 198(12)(a), the Town Board, as the Town's governing body, held a public hearing on April 9, 2024 on not less than ten (10) and not more

than twenty (20) days notice, to consider approving the sale of real property by the District before the District disposes of it; and

**WHEREAS**, in accordance with the State Environmental Quality Review Act and the Act's implementing regulations (the "SEQRA Regulations") the District declared itself lead agency and determined the Property Disposition to be a Type II Action pursuant to Section 617.5(c) of the SEQRA Regulations and, as such, no further environmental review is required; and

**WHEREAS**, having carefully considered the Property Disposition, reports, testimony and other relevant evidence at the Public Hearing, and afforded all interested persons the opportunity to be heard, this Board now wishes to render a decision on the Property Disposition.

**NOW, THEREFORE, BE IT**

**RESOLVED** that this Board recognizes that the District has established itself "lead agency" under the SEQRA Regulations for the Action and has rendered determinations pursuant to SEQRA with regard to the Action; and be it further; and be it further

**RESOLVED**, that the Town Board hereby approves the Property Disposition; and be it further

**RESOLVED**, that the Supervisor or Deputy Supervisor are hereby authorized to execute such documents and take such other action as may be necessary to effectuate the foregoing; and be it further

**RESOLVED**, that the Comptroller shall credit the receipts from the sale to the District to be expended for any District purpose permitted by law, as the board of commissioners of the District may direct.

**Dated:** Manhasset, New York

April 9, 2024

The vote on the foregoing resolution was recorded as follows:

Ayes: Councilperson Adhami, Councilperson Dalimonte, Councilperson Liu, Councilperson Scott, Councilperson Troiano, Councilperson Walsh, Councilperson DeSena.

Nays: None.

cc: Town Attorney Comptroller









SUPERVISOR DESENA: And I would like to thank the Commissioners for their service. Thank you for being here also, and I move to adjourn the hearing.

DEPUTY CLERK RUSSO: Councilman Troiano?

COUNCILMAN TROIANO: Aye.

DEPUTY CLERK RUSSO: Councilman Scott?

COUNCILMAN SCOTT: Aye.

DEPUTY CLERK RUSSO: Councilman Walsh?

COUNCILMAN WALSH: Yes.

DEPUTY CLERK RUSSO: Councilwoman Liu?

COUNCILWOMAN LIU: Aye.

DEPUTY CLERK RUSSO: Councilman Adhami?

COUNCILMAN ADHAMI: Aye.

DEPUTY CLERK RUSSO: Councilwoman Dalimonte?

COUNCILWOMAN DALIMONTE: Aye.

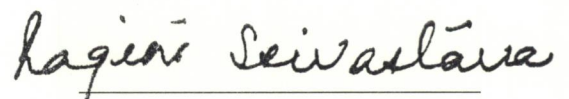
DEPUTY CLERK RUSSO: Supervisor DeSena?

SUPERVISOR DESENA: Aye. Yes.

SUPERVISOR DESENA: Okay, thank you everybody.

COUNCILWOMAN LIU: Thank you, have a good day.

(WHEREUPON, this meeting was concluded at 10:28 a.m.)

A handwritten signature in cursive script, reading "Regino Seivastava". The signature is written in black ink and is positioned above a horizontal line.

Town Clerk