

Town of North Hempstead Town Board Regular Meeting Agenda



Tuesday, July 14, 2026

7:00 PM

PUBLIC HEARINGS:

1. A PUBLIC HEARING TO CONSIDER THE APPLICATION OF GC-1F LLC FOR SPECIAL USE PERMIT FOR THE PREMISES LOCATED AT 1149 OLD COUNTRY RD, WESTBURY AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 11, BLOCK 328, LOT 158.

Synopsis: Special Use Permit to permit a drive-through facility in connection with a proposed 1,439-square-foot coffee shop (Caribou Coffee) located at 1149 Old Country Road, New Cassel (Section 11, Block 328, Lot 158). The subject property consists of approximately 14,986 square feet (0.34 acres) and is located within the Industrial B (I-B) Zoning District in the New Cassel Industrial Area.

2. A PUBLIC HEARING TO PURSUANT TO SECTION 2A OF THE TOWN CODE AND DIRECTING NOTIFICATION OF THE PROPERTY OWNER OF THE BUILDING LOCATED AT 16 POND PARK ROAD, GREAT NECK, IDENTIFIED ON THE LAND AND TAX MAP OF THE COUNTY OF NASSAU AS SECTION 2, BLOCK 366, LOT 19.

Synopsis: A public hearing for the purpose of considering the adoption of a resolution directing the owner of record to repair or demolish and remove a building deemed to be an “Unsafe Building” located at the Premises, and in the event the owner of record fails to comply with such order, authorizing the Town or its agent to demolish and remove the building.

3. A PUBLIC HEARING TO CONSIDER ESTABLISHING A RESERVED PARKING SPOT IN FRONT OF 952 NORTH 7TH STREET, NEW HYDE PARK, NEW YORK.

Synopsis: Establishing a Reserved Parking Spot in front of 952 North 7th Street, New Hyde Park, New York.

4. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE AFFECTING DEEPDALE PARKWAY AND I. U. WILLETS ROAD, ALBERTSON, NEW YORK.

Synopsis: Establishing an Ordinance for the placement of "No Parking Here to Corner" signs on Deepdale Parkway and I.U. Willets Road Albertson.

5. A PUBLIC HEARING TO CONSIDER THE APPLICATION OF MANHASSET BAY REAL ESTATE LLC FOR A SPECIAL USE PERMIT FOR THE PREMISES LOCATED AT 403-415 MAIN STREET, PORT WASHINGTON AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 5, BLOCK C, LOTS 428, 429, 461, 462, 463 and 470.

Synopsis: Manhasset Bay Real Estate LLC is seeking a Special Use Permit to construct a mixed-use development consisting of retail, public assembly, restaurant, retail food, residential and below grade parking on an approximately 2.75 acre site generally known as Inspiration Wharf. The site is located at 403-415 Main Street (Section 5 Block C Lots 428, 429, 461, 462, 463 and 470).

6. A PUBLIC HEARING TO CONSIDER THE APPLICATION OF MANHASSET BAY REAL ESTATE LLC FOR SITE PLAN REVIEW FOR THE PREMISES LOCATED AT 403-415 MAIN STREET, PORT WASHINGTON AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 5, BLOCK C, LOTS 428, 429, 461, 462, 463 and 470.

Synopsis: Manhasset Bay Real Estate LLC is seeking Site Plan Review to construct a mixed-use development consisting of retail, public assembly, restaurant, retail food, residential and below grade parking on an approximately 2.75 acre site generally known as Inspiration Wharf. The site is located at 403-415 Main Street (Section 5 Block C Lots 428, 429, 461, 462, 463 and 470).

RESOLUTIONS:

7. A RESOLUTION RATIFYING AND AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT BETWEEN CSEA LOCAL 1000 AFSCME, AFL-CIO AND THE TOWN, ESTABLISHING THE TERMS OF A COLLECTIVE BARGAINING AGREEMENT FOR THE PERIOD JANUARY 1, 2027 THROUGH DECEMBER 31, 2031 AND AUTHORIZING THE SUPERVISOR TO EXECUTE THE APPROPRIATE CONTRACT DOCUMENTS IN CONNECTION THEREWITH.
8. A RESOLUTION AMENDING RESOLUTION NO. 304-2026, ADOPTED JUNE 2, 2026, RELATING TO EXEMPT EMPLOYEES WHO SEPARATE FROM SERVICE WITH THE TOWN OF NORTH HEMPSTEAD.
9. A RESOLUTION AUTHORIZING BUDGETARY TRANSFERS FOR THE FISCAL YEAR 2025.
10. A RESOLUTION RATIFYING THE PLACEMENT OF A VOLUNTEER FIREFIGHTERS BENEFIT LAW POLICY FOR THE TOWN OF NORTH

HEMPSTEAD.

11. A RESOLUTION AUTHORIZING THE EMPLOYMENT, APPOINTMENT, TRANSFER, ADJUSTMENT, CORRECTION, CHANGE IN GRADE OR SALARY AND/OR TERMINATION OF EMPLOYEES AND/OR OFFICIALS IN VARIOUS DEPARTMENTS OF THE TOWN.

RESOLUTION NO. 355-2026

A PUBLIC HEARING TO CONSIDER THE APPLICATION OF GC-1F LLC FOR SPECIAL USE PERMIT FOR THE PREMISES LOCATED AT 1149 OLD COUNTRY RD, WESTBURY AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 11, BLOCK 328, LOT 158.

WHEREAS, GC-1F LLC (the "Applicant") is seeking to construct a 1,439-square-foot one-story drive-through coffee shop (Caribou Coffee) on a 14,986 square foot (0.34 acres) parcel at the property located at 1149 Old Country Road, New Cassel, New York, and identified on the Nassau County Land and Tax Map as Section 11, Block 328, Lot 158 (the "Application" or "Action"); and

WHEREAS, it has been determined that the Application requires a special permit approved by the Board of the Town of North Hempstead (the "Town") pursuant to Town Code §70-203(T) for drive-through facilities, using the standards set forth in Town Code §§70-203(T) & 70-225(B)(1) (the "Special Use Permit"); and

WHEREAS, the Town Clerk, pursuant to and in accordance with Town Code, has published notice of a public hearing scheduled for July 14, 2026 (the "Public Hearing"), as authorized and directed by the Town Board pursuant to Resolution No. 265-2026, adopted on June 2, 2026, to consider the Application; and

WHEREAS, the Applicant, in the manner required by Town Code § 70-240(C), has furnished proof of service of notice of the Public Hearing to the affected property owners within a 200-foot radius of the Premises, and filed an affidavit as to the mailing of such notices as required thereunder; and

WHEREAS, the Town's Department of Building Safety, Inspection and Enforcement (the "Building Department") issued a notice of disapproval on March 26, 2026, citing the following items: (1) parking spaces and a loading zone proposed in the required front yard

setback in violation of § 70-103(M); (2) a proposed loading zone with a width less than the 10' in violation of § 70-103(F); (3) a light pole proposed within the required 10' front yard setback in violation of § 70-192(A); (4) a trash enclosure proposed within the required 20' rear yard setback in violation of § 70-192(B); (5) the construction of a drive-through facility requiring Town Board approval pursuant to § 70-203(T)(1); (6) no provision for a bypass lane adjacent to the drive-through line in violation of § 70-203(T)(2)(j); (7) proposed wall signs which are not facing a public street or parking area in violation of § 70-196(J)(1); (8) proposed number of wall signs in excess of permitted and wall signs that exceed permitted vertical measurement in contravention of §§ 70-196(J)(1)(a) and 70-196(J)(1)(b) respectively; and (9) proposed number of detached ground signs in excess of permitted, two detached ground signs that are too large, detached ground signs located too close to the property line, and detached ground signs that are too close to the ground in contravention of §§ 70-196(J)(2)(a), 70-196(J)(2)(b), 70-196(J)(2)(c) and 70-196(J)(2)(d); and

WHEREAS, pursuant to General Municipal Law § 239-m, the Nassau County Planning Commission (the “Commission”) was furnished with copies of the site plan and the Short Environmental Assessment Form (the “SEAF”); and

WHEREAS, by letter dated May 28, 2026, the Commission recommended that the Town take action as the Town deems appropriate; and

WHEREAS, On April 29, 2026, pursuant to Appeal No. 21812, the Town of North Hempstead Board of Zoning Appeals (“BZA”) issued a decision which denied a variance for one proposed ground sign (an additional variance request for a proposed wall sign was withdrawn by the Applicant) and granted the remaining variances to the above-referenced code sections (except Town Code § 70-203(T)(1)); and

WHEREAS, the Department of Planning and Environmental Protection (the “Planning Department”) has reviewed the Application and requests that the Board consider attaching the following conditions if the Application is approved:

- 1) All landscaping shall be installed in accordance with the approved Landscape Plan and maintained in healthy condition. Any dead, missing, or diseased plant material shall be replaced in kind or with comparable species;
- 2) The property shall be maintained free of litter, debris, and refuse in accordance with Chapter 34 and all other applicable provisions of the Town Code. Refuse shall be stored only within the approved enclosure and shall not be visible from the public right-of-way;
- 3) Noise from the site, including but not limited to the drive-through speaker system, shall comply with the maximum permissible limits set forth in Chapter 38 of the Town Code;
- 4) Site lighting shall be installed and maintained in accordance with the approved Lighting and Photometric Plan. Fixtures shall be shielded and directed to minimize glare and light spillover onto adjoining properties; and
- 5) Prior to the issuance of a building permit, the applicant shall submit a revised Landscape Plan for review and approval by the Commissioner of Planning that increases the amount of flowering shrubs, perennials, annuals, and other flowering plant materials, to the extent practicable, within the landscaped areas along Frost Street, Old Country Road, and the drive-through area, to provide greater seasonal interest and visual enhancement.

WHEREAS, it is required that a “lead agency” be established to review the Action pursuant to the rules and regulations for implementation of the New York State Environmental Quality Review Act as set forth in Section 617.6 of Title 6, Part 617 of the Official Compilation of Codes, Rules, and Regulations of the State of New York (“SEQRA Regulations”); and

WHEREAS, the BZA has established itself as “lead agency” and issued a Negative Declaration concluding that the Application constitutes an “unlisted” action pursuant to Section 617.2 (a) of the SEQRA Regulations; and

WHEREAS, the BZA has further determined that the Action will not result in any significant adverse impacts on the environment based upon the analysis set forth in the SEAF Parts 1, 2, and 3, for the reasons that the proposed Action will not be in substantial conflict with the zoning district in which it sits or create a conflict with adopted land use plans, and is not anticipated to cause: (1) an adverse change to existing air quality or the impairment of a Critical Environmental Area or historic, archaeological, architectural or aesthetic resource; (2) the removal or destruction of large quantities of flora or fauna; (3) a significant impact as a result of an increase in local traffic; or (4) a hazard to human health; and

WHEREAS, this Board has carefully considered the Application, testimony and other relevant evidence at the Public Hearing held on July 14, 2026, and afforded all interested persons the opportunity to be heard; and

WHEREAS, this Board now wishes to render a decision on this Application.

NOW, THEREFORE, BE IT

RESOLVED that the Board recognizes that the BZA 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

RESOLVED that, pursuant to Town Code §§ 70-203(T)(1) and 70-225.B(1), the Application is hereby granted and the Special Use Permit is hereby approved with the following conditions:

- 1) All landscaping shall be installed in accordance with the approved Landscape Plan and maintained in healthy condition. Any dead, missing, or diseased plant material shall be replaced in kind or with comparable species;
- 2) The property shall be maintained free of litter, debris, and refuse in accordance with Chapter 34 and all other applicable provisions of the Town Code. Refuse shall be stored only within the approved enclosure and shall not be visible from the public right-of-way;
- 3) Noise from the site, including but not limited to the drive-through speaker system, shall comply with the maximum permissible limits set forth in Chapter 38 of the Town Code;
- 4) Site lighting shall be installed and maintained in accordance with the approved Lighting and Photometric Plan. Fixtures shall be shielded and directed to minimize glare and light spillover onto adjoining properties; and be it further
- 5) Prior to the issuance of a building permit, the applicant shall submit a revised Landscape Plan for review and approval by the Commissioner of Planning that increases the amount of flowering shrubs, perennials, annuals, and other flowering plant materials, to the extent practicable, within the landscaped areas along Frost Street, Old Country Road, and the drive-through area, to provide greater seasonal interest and visual enhancement.

RESOLVED that a copy of this resolution shall be filed with the Town Clerk, and, pursuant to Town Code §§ 70-203(T)(1) and 70-225, the Building Commissioner is hereby authorized and directed to issue a building permit: (1) upon compliance with the application requirements as set forth in the Town Code; and (2) upon any other conditions or requirements imposed by any other governmental entity having jurisdiction over the Premises, except as herein above set forth, and to take such other action as may be necessary to effectuate the foregoing.

Dated: Manhasset, New York

July 14, 2026



Town of North Hempstead, NY

Town Board Agenda Item 1.

DATE: July 14, 2026

ISSUE: A PUBLIC HEARING TO CONSIDER THE APPLICATION OF GC-1F LLC FOR SPECIAL USE PERMIT FOR THE PREMISES LOCATED AT 1149 OLD COUNTRY RD, WESTBURY AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 11, BLOCK 328, LOT 158.

Synopsis: Special Use Permit to permit a drive-through facility in connection with a proposed 1,439-square-foot coffee shop (Caribou Coffee) located at 1149 Old Country Road, New Cassel (Section 11, Block 328, Lot 158). The subject property consists of approximately 14,986 square feet (0.34 acres) and is located within the Industrial B (I-B) Zoning District in the New Cassel Industrial Area.

RESULT: **Passed**

MOVER: Councilperson Troiano

SECONDER: None

AYES: Robert Troiano, Jennifer DeSena, Ed Scott, Christine Liu, Mariann Dalimonte, Yaron Levy

NAYS: None

ATTACHMENTS:

SO ORDERED AND RESOLVED on July 14, 2026

RESOLUTION NO. 356-2026

A HEARING PURSUANT TO SECTION 2A OF THE TOWN CODE AND DIRECTING NOTIFICATION OF THE PROPERTY OWNER OF THE BUILDING LOCATED AT 16 POND PARK ROAD, GREAT NECK, IDENTIFIED ON THE LAND AND TAX MAP OF THE COUNTY OF NASSAU AS SECTION 2, BLOCK 366, LOT 19.

WHEREAS, the building located at 16 Pond Park Road, Great Neck, New York, identified on the Land and Tax Map of the County of Nassau as Section 2, Block 366, Lot 19 (the “Premises”) has been deemed an “Unsafe Building” as described pursuant to Town Code Chapter 2A; and

WHEREAS, the Building Department has been advised that the owner of the property has received notice of the “Unsafe Building” designation; and

WHEREAS, the party claiming ownership of the property have notified the Department of Building, Safety Inspection and Enforcement (the “Building Department”) of an intent to repair and restore the building; and

WHEREAS, to date the party has failed to comply with the requirements of Chapter 2A of the Town Code relating to unsafe structures and has failed to repair and restore the building; and

WHEREAS, pursuant to Chapter 2A of the Town Code, the Building Department notified the Town Board that the property owner has failed to secure the necessary permits to repair the building and that a safety hazard exists; and

WHEREAS, pursuant to Resolution No. 313-2026, adopted June 9, 2026, the Town Board, having reviewed the information presented by the Building Department, determined that the condition of the building poses a safety hazard and directed the Building Department to notify the party of a hearing before this Board on July 14, 2026, at 7:00 P.M.; and

WHEREAS, the Building Department so notified the party claiming ownership of the property and all other interested parties; and

WHEREAS, this Board duly conducted a hearing on July 14, 2026, at which the party claiming ownership of the property and all other interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT

RESOLVED that, in the event that the party claiming ownership of the property shall fail, not later than July 28, 2026, to take action to secure the permits necessary for the repair of the building, or shall fail, not later than 30 days after the issuance of a building permit, to satisfy the requirements of Chapter 2A of the Town Code regarding the repair of the “Unsafe Structure” at 16 Pond Park Road, Great Neck, New York, the Building Department, either through Town personnel, or through outside contracting at its discretion, shall arrange for the performance of work necessary to demolish the said structure and to satisfy the requirements of Chapter 2A; and be it further

RESOLVED that the cost thereof shall be appropriated from Town funds; and be it further

RESOLVED that the Town shall be reimbursed therefor as provided in §2A-12.

Dated: Manhasset, New York

July 14, 2026



Town of North Hempstead, NY

Town Board Agenda Item 2.

DATE: July 14, 2026

ISSUE: A PUBLIC HEARING TO PURSUANT TO SECTION 2A OF THE TOWN CODE AND DIRECTING NOTIFICATION OF THE PROPERTY OWNER OF THE BUILDING LOCATED AT 16 POND PARK ROAD, GREAT NECK, IDENTIFIED ON THE LAND AND TAX MAP OF THE COUNTY OF NASSAU AS SECTION 2, BLOCK 366, LOT 19.

Synopsis: A public hearing for the purpose of considering the adoption of a resolution directing the owner of record to repair or demolish and remove a building deemed to be an “Unsafe Building” located at the Premises, and in the event the owner of record fails to comply with such order, authorizing the Town or its agent to demolish and remove the building.

RESULT: **Passed**

MOVER: Councilperson Levy

SECONDER: None

AYES: Robert Troiano, Jennifer DeSena, Ed Scott, Christine Liu, Mariann Dalimonte, Yaron Levy

NAYS: None

ATTACHMENTS:

SO ORDERED AND RESOLVED on July 14, 2026

RESOLUTION NO. 357-2026

**A PUBLIC HEARING TO CONSIDER ESTABLISHING A RESERVED PARKING SPOT
IN FRONT OF 952 NORTH 7TH STREET, NEW HYDE PARK, NEW YORK.**

WHEREAS, the Town Board (the “Board”) of the Town of North Hempstead has held a public hearing to consider the proposed ordinance (the “Ordinance”), pursuant to Section 1660 of the Vehicle and Traffic Law, to establish a reserved parking space on the east side of North 7th Street, New Hyde Park, New York, from a point 402 feet south from the south curbline of White Avenue for a distance of 20 feet on the east curbline on North 7th Street; and

WHEREAS, all interested persons were afforded an opportunity to be heard concerning the proposed ordinance; and

WHEREAS, this Board deems it in the public interest to establish the Ordinance.

NOW, THEREFORE, BE IT

RESOLVED that the ordinance to establish a reserved parking space on the east side of North 7th Street, New Hyde Park, New York, from a point 402 feet south from the south curbline of White Avenue for a distance of 20 feet on the east curbline on North 7th Street pursuant to Section 1660 of the Vehicle and Traffic Law of the State of New York is adopted by this Board, the Ordinance being more particularly described in the Notice of Adoption (the “Notice”); and be it further

RESOLVED that the Town Clerk be and hereby is authorized and directed to publish the Notice as required by law in substantially the following form:

NOTICE OF ADOPTION

PLEASE TAKE NOTICE that the Town Board of the Town of North Hempstead at a regular public meeting of the Board held on the 14th day of July, 2026 at 7:00 P.M. in the Town Board Room at Town Hall, 220 Plandome Road, Manhasset, New York, duly adopted an ordinance establishing a reserved parking space, pursuant to the authority contained in Section 1660 of the Vehicle and Traffic Law.

PROPOSED ORDINANCE AFFECTING 7th STREET, NEW HYDE PARK

1. Section 5 of the ordinance establishing handicapped spaces adopted July 21, 1987 and amended September 15, 1987, February 7, 1989, April 3, 1990, July 17, 1990, November 20, 1990, December 4, 1990, February 19, 1991, October 8, 1991, April 29, 1992, August 11, 1992, April 13, 1993, May 3, 1994, November 22, 1994, April 25, 1995, August 29, 1995, August 27, 1996, November 12, 1996, December 17, 1996, March 4, 1997, May 6, 1997, June 10, 1997, July 15, 1997, March 24, 1998, November 17, 1998, March 2, 1999, June 8, 1999, October 20, 1999, June 27, 2000, August 29, 2000, September 19, 2000, November 14, 2000, February 13, 2001, March 6, 2001, March 27, 2001, May 15, 2001, August 21, 2001, October 16, 2001, November 13, 2001, January 29, 2002, March 12, 2002, April 2, 2002, June 4, 2002, October 1, 2002, November 19, 2002, December 10, 2002, February 11, 2003, April 22, 2003, October 21, 2003, January 6, 2004, March 9, 2004, May 11, 2004, June 29, 2004, August 31, 2004, January 25, 2005, June 14, 2005, July 19, 2005, October 18, 2005, November 15, 2005, January 3, 2006, January 24, 2006, March 21, 2006, May 2, 2006, January 2, 2007, March 6, 2007, April 17, 2007, June 19, 2007, August 14, 2007, September 25, 2007, December 11, 2007, January 29, 2008, May 6, 2008, June 17, 2008, July 29, 2008, August 19, 2008, September 9, 2008, January 6, 2009, January 27, 2009, May 19, 2009, June 23, 2009, July 14, 2009, August 4, 2009, August 25, 2009, October 20, 2009, December 8, 2009, January 26, 2010, October 5, 2010 and December 14, 2010, January 25, 2011, March 8, 2011, June 14, 2011, July 12, 2011, September 27, 2011, December 13, 2011, May 8, 2012, June 19, 2012, July 10, 2012, August 21, 2012, November 20, 2012, December 11, 2012, January 8, 2013, February 19, 2013, March 12, 2013, April 23, 2013, May 14, 2013, June 4, 2013, September 10, 2013, December 10, 2013, February 25, 2014, April 1, 2014, June 10, 2014, December 9, 2014, March 31, 2015, May 12, 2015, July 14, 2015, August 25, 2015, October 20, 2015, November 17, 2015, November 17, 2015, December 15, 2015 and January 26, 2016, February 23, 2016, April 19, 2016, May 10, 2016, June 7, 2016, July 12, 2016, August 9, 2016, September 13, 2016, September 27, 2016, October 25, 2016 and December 13, 2016, January 31, 2017, February 28, 2017, April 4, 2017, April 25, 2017, and July 18, 2017, September 7, 2017, September 26, 2017, November 14, 2017, January 30, 2018, February 27, 2018, September 6, 2018, September 27, 2018, October 25, 2018, November 20, 2018,

December 18, 2018, January 29, 2019, February 28, 2019, March 19, 2019, April 30, 2019, June 18, 2019, September 5, 2019, November 19, 2019, July 23, 2020, September 3, 2020, September 24, October 22, 2020, May 20, 2021, August 5, 2021, October 21, 2021, November 18, 2021, September 1, 2022, April 4, 2023, June 6, 2023, July 11, 2023, August 8, 2023, September 5, 2023 and February 6, 2024, December 3, 2024, January 14, 2025, March 11, 2025, April 8, 2025, July 8, 2025, September 16, 2025, October 28, 2025, December 9, 2025, March 10, 2026 and May 12, 2026 is further amended by adding thereto a new subdivision as follows:

“153” A reserved parking space on the east side of North 7th Street, New Hyde Park, New York, from a point 402 feet south from the south curbline of White Avenue for a distance of 20 feet on the east curbline on North 7th Street.

2. This Ordinance shall take effect ten (10) days after publication of the Notice of Adoption by the Town Clerk pursuant to Section 133 of the Town Law of the State of New York.

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

Dated: Manhasset, New York

July 14, 2026



Town of North Hempstead, NY

Town Board Agenda Item 3.

DATE: July 14, 2026

ISSUE: A PUBLIC HEARING TO CONSIDER ESTABLISHING A RESERVED PARKING SPOT IN FRONT OF 952 NORTH 7TH STREET, NEW HYDE PARK, NEW YORK.

Synopsis: Establishing a Reserved Parking Spot in front of 952 North 7th Street, New Hyde Park, New York.

RESULT: **Passed**

MOVER: Councilperson Liu

SECONDER: None

AYES: Robert Troiano, Dennis Walsh, Jennifer DeSena, Ed Scott, Christine Liu, Mariann Dalimonte, Yaron Levy

NAYS: None

ATTACHMENTS:

SO ORDERED AND RESOLVED on July 14, 2026

A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE AFFECTING DEEPPDALE PARKWAY AND I.U. WILLETS ROAD, 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. 10 - 2026
ALBERTSON, NEW YORK

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

PROPOSAL:

ADOPT:

1. DEEPPDALE PARKWAY – EAST SIDE AND WESTSIDE – NO STOPPING HERE TO CORNER

East Side of Deepdale Parkway, from the North curbline of I.U. Willets Road North for a distance of 67 feet.

West Side of Deepdale Parkway, from the North curbline of I.U. Willets Road North for a distance of 52 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

July 14, 2026

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

RESOLUTION NO. 358-2026

A PUBLIC HEARING TO CONSIDER THE APPLICATION OF MANHASSET BAY REAL ESTATE LLC FOR A SPECIAL USE PERMIT FOR THE PREMISES LOCATED AT 403-415 MAIN STREET, PORT WASHINGTON AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 5, BLOCK C, LOTS 428, 429, 461, 462, 463 and 470.

WHEREAS, Manhasset Bay Real Estate LLC (the “Applicant”) has applied (the “Application”) to the Town Board of the Town of North Hempstead (the “Town”) to redevelop a 119,829 s.f. parcel (2.75 acres), commonly known as Inspiration Wharf, with a mixed-use development consisting of retail, public assembly, restaurant, retail food, residential and below grade parking located at 403-415 Main Street, Port Washington and identified on the Nassau County Land and Tax Map as Section 5, Block C, Lots 428, 429, 461, 462, 463 and 470 (the “Action”); and

WHEREAS, it has been determined that the Application requires special permits approved by the Town pursuant to Town Code §§70-148.5(B) and (E) for a mixed-use development, using the standards set forth in Town Code §§70-225(B)(1) and 70-148.6 (the “Special Use Permit”); and

WHEREAS, the Application, including all items required for submission, has been reviewed by the Commissioner (the “Planning Commissioner”) of the Department of Planning and Environmental Protection (the “Planning Department”) of the Town pursuant to Town Code § 70-203(T)(3); and

WHEREAS, the Town Clerk, pursuant to and in accordance with Town Code, has published notice of a public hearing scheduled for July 14, 2026 (the “Public Hearing”), as authorized and directed by the Town Board pursuant to Resolution No. 264-2026, adopted on June 2, 2026, to consider the Application; and

WHEREAS, the Applicant, in the manner required by Town Code § 70-240(C), has furnished proof of service of notice of the Public Hearing to the affected property owners within a 200-foot radius of the Premises, and filed an affidavit as to the mailing of such notices as required thereunder; and

WHEREAS, the Town’s Department of Building Safety, Inspection and Enforcement (the “Building Department”) issued a Notice of Disapproval dated June 4, 2026, citing the following items:

(1) the application requires a special use permit from the Town Board pursuant to §§70-148.5(B) and (E) for a mixed-use development in the Waterfront Business District; and (2) the application requires site plan review by the Town Board pursuant to Town Code § 70-219(A)(1)(a) for the construction of a new building(s) greater than 750 square feet on a site greater than 25,000 square feet; and

WHEREAS, pursuant to General Municipal Law § 239-m, the Nassau County Planning Commission (the “Commission”) was furnished with copies of the site plan and the Full Environmental Assessment Form (the “FEAF”); and

WHEREAS, pursuant to Resolution No. 10646-26, adopted March 26, 2026, the Nassau County Planning Commission recommended local determination; and

WHEREAS, the Planning Department has reviewed the Application and requests that the Board consider attaching the following conditions if the Application for the Special Use Permit is approved:

1) The Applicant permanently closes the site’s connection to the Town of North Hempstead storm sewer pipe located on the property;

2) The Applicant shall provide construction details and planting plans for the green roof to the commissioner of Planning prior to issuance of building permits;

3) (i) Prior to the issuance of a Certificate of Occupancy the applicant shall provide the Commissioner of Planning and Commissioner of Buildings with a point of contact for the Condominium Association or Property Management tasked with managing compliance tasks. The Condominium Association or Property Management Company shall provide the Commissioners of Buildings and Planning with a notice of each sale, lease, transfer, or new permanent occupancy of a Qualified Unit confirming the required certification was obtained.

(ii) Prior to the issuance of any Building Permit, the Applicant shall prepare and submit, for review and approval by the Commissioner of Planning, a plan demonstrating compliance with the age 55+ housing requirements of the B-W Zone. Such plan may be submitted in conjunction with the condominium plan and shall identify the proposed number, location, and method of

designation of all age-restricted units.

(iii) A Restrictive Covenant, in a form satisfactory to the Commissioner of Planning and the Town Attorney, shall be prepared and shall specify the required age restrictions and the designated age-restricted units. The Restrictive Covenant shall be recorded in the Office of the Nassau County Clerk, and proof of recording shall be submitted to the Commissioners of Planning and Building prior to the issuance of any final Certificate of Occupancy.

(iv) The designated age-restricted units identified in the Restrictive Covenant may be modified from time to time, provided that the total number of required age-restricted units is maintained at all times. Any modification to the designated age-restricted units shall require the preparation and execution of an amended Restrictive Covenant or other recordable instrument, in a form satisfactory to the Commissioner of Planning and the Town Attorney, identifying the revised designated age-restricted units. Such amended document shall be recorded in the Office of the Nassau County Clerk, and proof of recording shall be provided to the Commissioners of Planning and Building prior to the occupancy of the newly designated units or the release of any previously designated units from the age restriction.

(v) Prior to the issuance of any Certificate of Occupancy, the Applicant shall provide the Commissioners of Planning and Building with the name and contact information of the Condominium Association and/or Property Management Company responsible for administering and monitoring compliance with the age-restriction requirements.

(vi) The Condominium Association and/or Property Management Company shall provide written notices to the Commissioners of Planning and Building of each sale, lease, transfer, or new permanent occupancy of a designated age-restricted unit and shall certify that all required age-qualification documentation and certifications have been obtained and verified.

4) The Applicant shall install and maintain wayfinding signage both within the property and near the front property line directing people to the public promenade and clearly showing the

hours of operation. The proposed signage plan shall be shown on the site plan and provided to the Commissioner of Planning for review prior to the issuance of a building permit;

5) During operating hours, access to the public promenade may only be restricted for issues related to safety, maintenance, or repairs. The owner/manager must notify the Commissioner of Planning when public spaces/amenities will be closed for more than any 24-hour period;

6) All lighting installed to illuminate the public promenade or affixed to the exterior of any structure shall be designed, located, and shielded in a manner that minimizes glare and light spillover onto adjacent properties. Final lighting design, including fixture type, placement, and intensity, shall be subject to review and approval by the Commissioner of Planning prior to issuance of a building permit;

7) The public promenade, walkways, and “pocket park” shall be open at minimum daily, from 8:00 am to 10:00 pm; and shall be maintained as public space with signage and features communicating this to the visitors; and

8) Prior to the issuance of Building Permit, the Applicant shall prepare and submit a Public Access Easement Agreement, in a form satisfactory to the Commissioner of Planning and the Town Attorney, and in accordance with applicable conditions of approval, providing for perpetual public access to the public promenade, walkways, and “pocket park”. The Easement Agreement shall be recorded in the Office of the Nassau County Clerk, and proof of recording shall be submitted to the Commissioners of Planning and Building prior to the issuance of any final Certificate of Occupancy;

9) The Applicant, and all successors and assigns, shall provide written notice of the recorded Public Access Easement to all initial and subsequent purchasers of condominium units, all tenants of rental units, and any condominium association, homeowners' association, property management company, or other entity responsible for the operation or management of the

development. A clause referring to the Public Access Easement shall be included in all purchase and/or lease agreements. In the event of any sale, lease, transfer of ownership, or conversion of rental units to condominium or other ownership, such notice shall be provided to the new owner or tenant prior to closing or execution of a lease, as applicable. The obligation to provide such notice shall run with the land and remain in effect for the duration of the Public Access Easement;

10) Prior to the issuance of the first Certificate of Occupancy, the applicant shall execute and record a declaration, restrictive covenant, easement agreement, or other legal instrument, in a form satisfactory to the Commissioner of Planning and the Town Attorney, identifying a minimum of five (5) designated public boat slips and ensuring that they remain available for public use; and

11) Prior to the issuance of any building permit, the applicant shall provide documentation satisfactory to the Building Department demonstrating compliance with all applicable requirements of the New York State Department of Environmental Conservation (DEC) and the New York State Department of State (DOS), including but not limited to any required permits, approvals, consistency certifications, jurisdictional determinations, or written correspondence indicating that no permit or approval is required. Copies of all such permits, approvals, certifications, determinations, or correspondence shall be submitted to the Building Department for review and acceptance; and

12) The applicant shall provide and maintain public seating within the rear public open space as shown on the approved site plans. The final number, location, and configuration of seating shall be subject to review by the Commissioner of Planning prior to issuance of a building permit and shall at all times comply with all applicable New York State Fire Code and Building Code requirements, including maintaining all required means of egress and emergency access. The seating shall remain available for public use unless otherwise approved by the Town.

WHEREAS, the Action includes an application for site plan review pursuant to §§70-219(A)(1)(a) of the Code of the Town of North Hempstead, which site plan application will be decided by this Board

by Resolution dated July 14, 2026 (the “Site Plan Resolution”); and

WHEREAS, this Board, through action of the Planning Department pursuant to Town Code §20-4, has established itself as lead agency and wishes to render a determination of significance pursuant to the SEQRA regulations; and

WHEREAS, the Board has reviewed the determination of the Planning Department and the Negative Declaration indicating that the action constitutes an “Unlisted Action” pursuant to Section 617.2(al) of the SEQRA Regulations which will not result in any significant adverse impacts on the environment based upon the analysis set forth in the FEAF Parts 2 and 3, for the reasons that: (1) the proposed action will involve excavation and removal of materials with the which will be beneficial to the surrounding communities and Manhasset Bay; (2) the proposed action will involve bulkhead replacement and wetland construction which will improve the surroundings when completed; (3) the site is designed to not increase flood risk to surrounding property, including the public street.; (4) the proposed action will not adversely affect aesthetic resources; (5) the proposed action is not anticipated to have a significant adverse impact on local traffic conditions; and (6) the proposed action will not create a hazard to human health; and

WHEREAS, this Board has carefully considered the Application, testimony and other relevant evidence at the Public Hearing held on July 14, 2026, and afforded all interested persons the opportunity to be heard; and

WHEREAS, this Board now wishes to render a decision on this Application.

NOW, THEREFORE, BE IT

RESOLVED that the Town Board declares itself “lead agency” under the SEQRA Regulations for the Action; and be it further

RESOLVED that this Board hereby adopts the Planning Department’s Determinations and Negative Declaration, finding that the Action is an “Unlisted Action” which will not result in any

significant adverse impact on the environment, based upon the analysis set forth in the FEAF; and be it further

RESOLVED that, pursuant to Town Code §§70-148.5(B) and (E), under the standards set forth in Town Code §§70-225(B)(1) and 70-148.6, the Application is hereby granted, and the Special Use Permit is hereby approved with the following conditions:

1) The Applicant permanently closes the site's connection to the Town of North Hempstead storm sewer pipe located on the property;

2) The Applicant shall provide construction details and planting plans for the green roof to the commissioner of Planning prior to issuance of building permits;

3) (i) Prior to the issuance of a Certificate of Occupancy the applicant shall provide the Commissioner of Planning and Commissioner of Buildings with a point of contact for the Condominium Association or Property Management tasked with managing compliance tasks. The Condominium Association or Property Management Company shall provide the Commissioners of Buildings and Planning with a notice of each sale, lease, transfer, or new permanent occupancy of a Qualified Unit confirming the required certification was obtained.

(ii) Prior to the issuance of any Building Permit, the Applicant shall prepare and submit, for review and approval by the Commissioner of Planning, a plan demonstrating compliance with the age 55+ housing requirements of the B-W Zone. Such plan may be submitted in conjunction with the condominium plan and shall identify the proposed number, location, and method of designation of all age-restricted units.

(iii) A Restrictive Covenant, in a form satisfactory to the Commissioner of Planning and the Town Attorney, shall be prepared and shall specify the required age restrictions and the designated age-restricted units. The Restrictive Covenant shall be recorded in the Office of the Nassau County Clerk, and proof of recording shall be submitted to the Commissioners of Planning and Building prior to the issuance of any final Certificate of Occupancy.

(iv) The designated age-restricted units identified in the Restrictive Covenant may be modified from time to time, provided that the total number of required age-restricted units is maintained at all times. Any modification to the designated age-restricted units shall require the preparation and execution of an amended Restrictive Covenant or other recordable instrument, in a form satisfactory to the Commissioner of Planning and the Town Attorney, identifying the revised designated age-restricted units. Such amended document shall be recorded in the Office of the Nassau County Clerk, and proof of recording shall be provided to the Commissioners of Planning and Building prior to the occupancy of the newly designated units or the release of any previously designated units from the age restriction.

(v) Prior to the issuance of any Certificate of Occupancy, the Applicant shall provide the Commissioners of Planning and Building with the name and contact information of the Condominium Association and/or Property Management Company responsible for administering and monitoring compliance with the age-restriction requirements.

(vi) The Condominium Association and/or Property Management Company shall provide written notices to the Commissioners of Planning and Building of each sale, lease, transfer, or new permanent occupancy of a designated age-restricted unit and shall certify that all required age-qualification documentation and certifications have been obtained and verified.

4) The Applicant shall install and maintain wayfinding signage both within the property and near the front property line directing people to the public promenade and clearly showing the hours of operation. The proposed signage plan shall be shown on the site plan and provided to the Commissioner of Planning for review prior to the issuance of a building permit;

5) During operating hours, access to the public promenade may only be restricted for issues related to safety, maintenance, or repairs. The owner/manager must notify the Commissioner of Planning when public spaces/amenities will be closed for more than any 24-hour period;

6) All lighting installed to illuminate the public promenade or affixed to the exterior of any structure shall be designed, located, and shielded in a manner that minimizes glare and light spillover onto adjacent properties. Final lighting design, including fixture type, placement, and intensity, shall be subject to review and approval by the Commissioner of Planning prior to issuance of a building permit;

7) The public promenade, walkways, and “pocket park” shall be open at minimum daily, from 8:00 am to 10:00 pm; and shall be maintained as public space with signage and features communicating this to the visitors; and

8) Prior to the issuance of Building Permit, the Applicant shall prepare and submit a Public Access Easement Agreement, in a form satisfactory to the Commissioner of Planning and the Town Attorney, and in accordance with applicable conditions of approval, providing for perpetual public access to the public promenade, walkways, and “pocket park”. The Easement Agreement shall be recorded in the Office of the Nassau County Clerk, and proof of recording shall be submitted to the Commissioners of Planning and Building prior to the issuance of any final Certificate of Occupancy;

9) The Applicant, and all successors and assigns, shall provide written notice of the recorded Public Access Easement to all initial and subsequent purchasers of condominium units, all tenants of rental units, and any condominium association, homeowners' association, property management company, or other entity responsible for the operation or management of the development. A clause referring to the Public Access Easement shall be included in all purchase and/or lease agreements. In the event of any sale, lease, transfer of ownership, or conversion of rental units to condominium or other ownership, such notice shall be provided to the new owner or tenant prior to closing or execution of a lease, as applicable. The obligation to provide such notice shall run with the land and remain in effect for the duration of the Public Access Easement; and

10) Prior to the issuance of the first Certificate of Occupancy, the applicant shall execute and record a declaration, restrictive covenant, easement agreement, or other legal instrument, in a form satisfactory to the Commissioner of Planning and the Town Attorney, identifying a minimum of five (5) designated public boat slips and ensuring that they remain available for public use; and

11) Prior to the issuance of any building permit, the applicant shall provide documentation satisfactory to the Building Department demonstrating compliance with all applicable requirements of the New York State Department of Environmental Conservation (DEC) and the New York State Department of State (DOS), including but not limited to any required permits, approvals, consistency certifications, jurisdictional determinations, or written correspondence indicating that no permit or approval is required. Copies of all such permits, approvals, certifications, determinations, or correspondence shall be submitted to the Building Department for review and acceptance; and be it further

12) The applicant shall provide and maintain public seating within the rear public open space as shown on the approved site plans. The final number, location, and configuration of seating shall be subject to review by the Commissioner of Planning prior to issuance of a building permit and shall at all times comply with all applicable New York State Fire Code and Building Code requirements, including maintaining all required means of egress and emergency access. The seating shall remain available for public use unless otherwise approved by the Town.

RESOLVED that a copy of this resolution shall be filed with the Town Clerk and the Building Department, and the Building Commissioner is hereby authorized and directed to issue a building permit: (1) upon compliance with the application requirements as set forth in the Town Code; and (2) upon any other conditions or requirements imposed by any other governmental entity having jurisdiction over the Premises, except as herein above set forth, and to take such other action as may be necessary to effectuate the foregoing.

Dated: Manhasset, New York

July 14, 2026



Town of North Hempstead, NY

Town Board Agenda Item 5.

DATE: July 14, 2026

ISSUE: A PUBLIC HEARING TO CONSIDER THE APPLICATION OF MANHASSET BAY REAL ESTATE LLC FOR A SPECIAL USE PERMIT FOR THE PREMISES LOCATED AT 403-415 MAIN STREET, PORT WASHINGTON AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 5, BLOCK C, LOTS 428, 429, 461, 462, 463 and 470.

Synopsis: Manhasset Bay Real Estate LLC is seeking a Special Use Permit to construct a mixed-use development consisting of retail, public assembly, restaurant, retail food, residential and below grade parking on an approximately 2.75 acre site generally known as Inspiration Wharf. The site is located at 403-415 Main Street (Section 5 Block C Lots 428, 429, 461, 462, 463 and 470).

RESULT: Passed

MOVER: Supervisor DeSena

SECONDER: None

AYES: Robert Troiano, Dennis Walsh, Jennifer DeSena, Ed Scott, Christine Liu, Mariann Dalimonte, Yaron Levy

NAYS: None

ATTACHMENTS:

SO ORDERED AND RESOLVED on July 14, 2026

RESOLUTION NO. 359-2026

A PUBLIC HEARING TO CONSIDER THE APPLICATION OF MANHASSET BAY REAL ESTATE LLC FOR SITE PLAN REVIEW FOR THE PREMISES LOCATED AT 403-415 MAIN STREET, PORT WASHINGTON AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 5, BLOCK C, LOTS 428, 429, 461, 462, 463 and 470.

WHEREAS, Manhasset Bay Real Estate LLC (the “Applicant”) has applied (the “Application”) to the Town Board of the Town of North Hempstead (the “Town”) to redevelop a 119,829 s.f. parcel (2.75 acres), commonly known as Inspiration Wharf, with a mixed-use development consisting of retail, public assembly, restaurant, retail food, residential and below grade parking located at 403-415 Main Street, Port Washington and identified on the Nassau County Land and Tax Map as Section 5, Block C, Lots 428, 429, 461, 462, 463 and 470 (the “Action”); and

WHEREAS, it has been determined that the Application is subject to site plan review pursuant to § 70-219(A)(1)(a) of the Code of the Town of North Hempstead (the “Town Code”) for the construction of a building greater than 750 square feet; and

WHEREAS, all necessary reports, recommendations, and comments on the Project have been filed with this Board by the Commissioner (the “Planning Commissioner”) of the Department of Planning and Environmental Protection (the “Planning Department”) of the Town pursuant to Town Code § 70-219(A)(2); and

WHEREAS, the Town Clerk, pursuant to and in accordance with Town Code §§ 70-219(F)(1), has published notice of a public hearing scheduled for July 14, 2026 for the site plan review (the “Public Hearing”), as authorized and directed by the Town Board pursuant to Resolution No. 264-2026, adopted on June 2, 2026; and

WHEREAS, the Applicant has furnished proof of service of notice of the Public Hearing

to the affected property owners within a 300-foot radius of the Premises as required by § 70-219(F)(2) of the Town Code and has complied with the sign notice requirements of § 70-219(F)(3), and filed an affidavit as to the mailing of such notices and posting of a sign as required thereunder; and

WHEREAS, the Town’s Department of Building Safety, Inspection and Enforcement (the “Building Department”) issued a Notice of Disapproval dated June 4, 2026, citing the following items: (1) the application requires a special use permit from the Town Board pursuant to §§70-148.5(B) and (E) for a mixed-use development in the Waterfront Business District; and (2) the application requires site plan review by the Town Board pursuant to Town Code § 70-219(A)(1)(a) for the construction of a new building(s) greater than 750 square feet on a site greater than 25,000 square feet; and

WHEREAS, pursuant to General Municipal Law § 239-m, the Nassau County Planning Commission (the “Commission”) was furnished with copies of the site plan and the Full Environmental Assessment Form (the “FEAF”); and

WHEREAS, pursuant to Resolution No. 10646-26, adopted March 26, 2026, the Nassau County Planning Commission recommended local determination; and

WHEREAS, the Planning Department has reviewed the Application and requests that the Board consider attaching the following conditions if the Site Plan Application is approved:

- 1) The Applicant permanently closes the site’s connection to the Town of North Hempstead storm sewer pipe located on the property;
- 2) The Applicant shall provide construction details and planting plans for the green roof to the commissioner of Planning prior to issuance of building permits;
- 3) (i) Prior to the issuance of a Certificate of Occupancy the applicant shall provide

the Commissioner of Planning and Commissioner of Buildings with a point of contact for the Condominium Association or Property Management tasked with managing compliance tasks. The Condominium Association or Property Management Company shall provide the Commissioners of Buildings and Planning with a notice of each sale, lease, transfer, or new permanent occupancy of a Qualified Unit confirming the required certification was obtained.

(ii) Prior to the issuance of any Building Permit, the Applicant shall prepare and submit, for review and approval by the Commissioner of Planning, a plan demonstrating compliance with the age 55+ housing requirements of the B-W Zone. Such plan may be submitted in conjunction with the condominium plan and shall identify the proposed number, location, and method of designation of all age-restricted units.

(iii) A Restrictive Covenant, in a form satisfactory to the Commissioner of Planning and the Town Attorney, shall be prepared and shall specify the required age restrictions and the designated age-restricted units. The Restrictive Covenant shall be recorded in the Office of the Nassau County Clerk, and proof of recording shall be submitted to the Commissioners of Planning and Building prior to the issuance of any final Certificate of Occupancy.

(iv) The designated age-restricted units identified in the Restrictive Covenant may be modified from time to time, provided that the total number of required age-restricted units is maintained at all times. Any modification to the designated age-restricted units shall require the preparation and execution of an amended Restrictive Covenant or other recordable instrument, in a form satisfactory to the Commissioner of Planning and the Town Attorney, identifying the revised designated age-restricted units. Such amended

document shall be recorded in the Office of the Nassau County Clerk, and proof of recording shall be provided to the Commissioners of Planning and Building prior to the occupancy of the newly designated units or the release of any previously designated units from the age restriction.

(v) Prior to the issuance of any Certificate of Occupancy, the Applicant shall provide the Commissioners of Planning and Building with the name and contact information of the Condominium Association and/or Property Management Company responsible for administering and monitoring compliance with the age-restriction requirements.

(vi) The Condominium Association and/or Property Management Company shall provide written notices to the Commissioners of Planning and Building of each sale, lease, transfer, or new permanent occupancy of a designated age-restricted unit and shall certify that all required age-qualification documentation and certifications have been obtained and verified.

4) The Applicant shall install and maintain wayfinding signage both within the property and near the front property line directing people to the public promenade and clearly showing the hours of operation. The proposed signage plan shall be shown on the site plan and provided to the Commissioner of Planning for review prior to the issuance of a building permit;

5) During operating hours, access to the public promenade may only be restricted for issues related to safety, maintenance, or repairs. The owner/manager must notify the Commissioner of Planning when public spaces/amenities will be closed for more than any 24-hour period;

6) All lighting installed to illuminate the public promenade or affixed to the exterior of any structure shall be designed, located, and shielded in a manner that minimizes glare and light spillover onto adjacent properties. Final lighting design, including fixture type, placement, and intensity, shall be subject to review and approval by the Commissioner of Planning prior to issuance of a building permit;

7) The public promenade, walkways, and “pocket park” shall be open at minimum daily, from 8:00 am to 10:00 pm; and shall be maintained as public space with signage and features communicating this to the visitors; and

8) Prior to the issuance of Building Permit, the Applicant shall prepare and submit a Public Access Easement Agreement, in a form satisfactory to the Commissioner of Planning and the Town Attorney, and in accordance with applicable conditions of approval, providing for perpetual public access to the public promenade, walkways, and “pocket park”. The Easement Agreement shall be recorded in the Office of the Nassau County Clerk, and proof of recording shall be submitted to the Commissioners of Planning and Building prior to the issuance of any final Certificate of Occupancy;

9) The Applicant, and all successors and assigns, shall provide written notice of the recorded Public Access Easement to all initial and subsequent purchasers of condominium units, all tenants of rental units, and any condominium association, homeowners' association, property management company, or other entity responsible for the operation or management of the development. A clause referring to the Public Access Easement shall be included in all purchase and/or lease agreements. In the event of any sale, lease, transfer of ownership, or conversion of rental units to condominium or other ownership, such notice shall be provided to the new owner or tenant prior to closing or execution of a lease, as

applicable. The obligation to provide such notice shall run with the land and remain in effect for the duration of the Public Access Easement;

10) Prior to the issuance of the first Certificate of Occupancy, the applicant shall execute and record a declaration, restrictive covenant, easement agreement, or other legal instrument, in a form satisfactory to the Commissioner of Planning and the Town Attorney, identifying a minimum of five (5) designated public boat slips and ensuring that they remain available for public use; and

11) Prior to the issuance of any building permit, the applicant shall provide documentation satisfactory to the Building Department demonstrating compliance with all applicable requirements of the New York State Department of Environmental Conservation (DEC) and the New York State Department of State (DOS), including but not limited to any required permits, approvals, consistency certifications, jurisdictional determinations, or written correspondence indicating that no permit or approval is required. Copies of all such permits, approvals, certifications, determinations, or correspondence shall be submitted to the Building Department for review and acceptance; and

12) The applicant shall provide and maintain public seating within the rear public open space as shown on the approved site plans. The final number, location, and configuration of seating shall be subject to review by the Commissioner of Planning prior to issuance of a building permit and shall at all times comply with all applicable New York State Fire Code and Building Code requirements, including maintaining all required means of egress and emergency access. The seating shall remain available for public use unless otherwise approved by the Town.

WHEREAS, the Action includes an application for a special use permit pursuant

to Town Code §§70-148.5(B) and (E) for a mixed-use development, using the standards set forth in Town Code §§70-225(B)(1) and 70-148.6, which application will be decided by this Board by Resolution dated July 14, 2026 (the “Special Use Permit Resolution”); and

WHEREAS, in the Special Use Permit Resolution the Board declared itself “lead agency” under the New York State Environmental Quality Review Act as set forth in Title 6, Part 617.6 (b) of the Official Compilation of Codes, Rules, and Regulations of the State of New York (“SEQRA Regulations”), and adopted the Planning Department’s determination that the Action constitutes an “unlisted action” pursuant to Section 617.2 (a) of the SEQRA Regulations which will not result in any significant adverse impacts on the environment for the reasons set forth in the Special Use Permit Resolution; and

WHEREAS, this Board has carefully considered the Application, testimony and other relevant evidence at the Public Hearing held on July 14, 2026, and afforded all interested persons the opportunity to be heard; and

WHEREAS, this Board now wishes to render a decision on this Application.

NOW, THEREFORE, BE IT

RESOLVED that this Board finds that the Application and site plan are in compliance with Chapter 70 of the Town Code, and this Board further finds that the site plan is consistent with the spirit and intent of Town Code § 70-219; and be it further

RESOLVED that, pursuant to Town Code § 70-219(B), the site plan is hereby approved with the following conditions:

- 1) The Applicant permanently closes the site’s connection to the Town of North Hempstead storm sewer pipe located on the property;
- 2) The Applicant shall provide construction details and planting plans for the green

roof to the commissioner of Planning prior to issuance of building permits;

3) (i) Prior to the issuance of a Certificate of Occupancy the applicant shall provide the Commissioner of Planning and Commissioner of Buildings with a point of contact for the Condominium Association or Property Management tasked with managing compliance tasks. The Condominium Association or Property Management Company shall provide the Commissioners of Buildings and Planning with a notice of each sale, lease, transfer, or new permanent occupancy of a Qualified Unit confirming the required certification was obtained.

(ii) Prior to the issuance of any Building Permit, the Applicant shall prepare and submit, for review and approval by the Commissioner of Planning, a plan demonstrating compliance with the age 55+ housing requirements of the B-W Zone. Such plan may be submitted in conjunction with the condominium plan and shall identify the proposed number, location, and method of designation of all age-restricted units.

(iii) A Restrictive Covenant, in a form satisfactory to the Commissioner of Planning and the Town Attorney, shall be prepared and shall specify the required age restrictions and the designated age-restricted units. The Restrictive Covenant shall be recorded in the Office of the Nassau County Clerk, and proof of recording shall be submitted to the Commissioners of Planning and Building prior to the issuance of any final Certificate of Occupancy.

(iv) The designated age-restricted units identified in the Restrictive Covenant may be modified from time to time, provided that the total number of required age-restricted units is maintained at all times. Any modification to the designated age-restricted units shall require the preparation and execution of an amended Restrictive Covenant or

other recordable instrument, in a form satisfactory to the Commissioner of Planning and the Town Attorney, identifying the revised designated age-restricted units. Such amended document shall be recorded in the Office of the Nassau County Clerk, and proof of recording shall be provided to the Commissioners of Planning and Building prior to the occupancy of the newly designated units or the release of any previously designated units from the age restriction.

(v) Prior to the issuance of any Certificate of Occupancy, the Applicant shall provide the Commissioners of Planning and Building with the name and contact information of the Condominium Association and/or Property Management Company responsible for administering and monitoring compliance with the age-restriction requirements.

(vi) The Condominium Association and/or Property Management Company shall provide written notices to the Commissioners of Planning and Building of each sale, lease, transfer, or new permanent occupancy of a designated age-restricted unit and shall certify that all required age-qualification documentation and certifications have been obtained and verified.

4) The Applicant shall install and maintain wayfinding signage both within the property and near the front property line directing people to the public promenade and clearly showing the hours of operation. The proposed signage plan shall be shown on the site plan and provided to the Commissioner of Planning for review prior to the issuance of a building permit;

5) During operating hours, access to the public promenade may only be restricted for issues related to safety, maintenance, or repairs. The owner/manager must notify the

Commissioner of Planning when public spaces/amenities will be closed for more than any 24-hour period;

6) All lighting installed to illuminate the public promenade or affixed to the exterior of any structure shall be designed, located, and shielded in a manner that minimizes glare and light spillover onto adjacent properties. Final lighting design, including fixture type, placement, and intensity, shall be subject to review and approval by the Commissioner of Planning prior to issuance of a building permit;

7) The public promenade, walkways, and “pocket park” shall be open at minimum daily, from 8:00 am to 10:00 pm; and shall be maintained as public space with signage and features communicating this to the visitors; and

8) Prior to the issuance of Building Permit, the Applicant shall prepare and submit a Public Access Easement Agreement, in a form satisfactory to the Commissioner of Planning and the Town Attorney, and in accordance with applicable conditions of approval, providing for perpetual public access to the public promenade, walkways, and “pocket park”. The Easement Agreement shall be recorded in the Office of the Nassau County Clerk, and proof of recording shall be submitted to the Commissioners of Planning and Building prior to the issuance of any final Certificate of Occupancy;

9) The Applicant, and all successors and assigns, shall provide written notice of the recorded Public Access Easement to all initial and subsequent purchasers of condominium units, all tenants of rental units, and any condominium association, homeowners' association, property management company, or other entity responsible for the operation or management of the development. A clause referring to the Public Access Easement shall be included in all purchase and/or lease agreements. In the event of any sale, lease, transfer

of ownership, or conversion of rental units to condominium or other ownership, such notice shall be provided to the new owner or tenant prior to closing or execution of a lease, as applicable. The obligation to provide such notice shall run with the land and remain in effect for the duration of the Public Access Easement;

10) Prior to the issuance of the first Certificate of Occupancy, the applicant shall execute and record a declaration, restrictive covenant, easement agreement, or other legal instrument, in a form satisfactory to the Commissioner of Planning and the Town Attorney, identifying a minimum of five (5) designated public boat slips and ensuring that they remain available for public use; and

11) Prior to the issuance of any building permit, the applicant shall provide documentation satisfactory to the Building Department demonstrating compliance with all applicable requirements of the New York State Department of Environmental Conservation (DEC) and the New York State Department of State (DOS), including but not limited to any required permits, approvals, consistency certifications, jurisdictional determinations, or written correspondence indicating that no permit or approval is required. Copies of all such permits, approvals, certifications, determinations, or correspondence shall be submitted to the Building Department for review and acceptance; and be it further

12) The applicant shall provide and maintain public seating within the rear public open space as shown on the approved site plans. The final number, location, and configuration of seating shall be subject to review by the Commissioner of Planning prior to issuance of a building permit and shall at all times comply with all applicable New York State Fire Code and Building Code requirements, including maintaining all required means of egress and emergency access. The seating shall remain available for public use unless

otherwise approved by the Town.

RESOLVED that a copy of this approval shall be filed with the Building Commissioner, and the Building Commissioner is hereby authorized and directed to issue a building permit, upon compliance with the building permit application requirements as set forth in the Town Code, and any other conditions or requirements imposed by this Board or any other governmental entity having jurisdiction over the property, and to take such other action as may be necessary to effectuate the foregoing.

Dated: Manhasset, New York

July 14, 2026



Town of North Hempstead, NY

Town Board Agenda Item 6.

DATE: July 14, 2026

ISSUE: A PUBLIC HEARING TO CONSIDER THE APPLICATION OF MANHASSET BAY REAL ESTATE LLC FOR SITE PLAN REVIEW FOR THE PREMISES LOCATED AT 403-415 MAIN STREET, PORT WASHINGTON AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 5, BLOCK C, LOTS 428, 429, 461, 462, 463 and 470.

Synopsis: Manhasset Bay Real Estate LLC is seeking Site Plan Review to construct a mixed-use development consisting of retail, public assembly, restaurant, retail food, residential and below grade parking on an approximately 2.75 acre site generally known as Inspiration Wharf. The site is located at 403-415 Main Street (Section 5 Block C Lots 428, 429, 461, 462, 463 and 470).

RESULT: **Passed**

MOVER: Supervisor DeSena

SECONDER: None

AYES: None

NAYS: None

ATTACHMENTS:

SO ORDERED AND RESOLVED on July 14, 2026

A RESOLUTION RATIFYING AND AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT BETWEEN CSEA LOCAL 1000 AFSCME, AFL-CIO AND THE TOWN, ESTABLISHING THE TERMS OF A COLLECTIVE BARGAINING AGREEMENT FOR THE PERIOD JANUARY 1, 2027 THROUGH DECEMBER 31, 2031 AND AUTHORIZING THE SUPERVISOR TO EXECUTE THE APPROPRIATE CONTRACT DOCUMENTS IN CONNECTION THEREWITH.

WHEREAS, the Town of North Hempstead (the “Town”) and the CSEA Local 1000 AFSCME AFL-CIO (the “CSEA”) are parties to a collective bargaining agreement expiring on December 31, 2026; and

WHEREAS, negotiating committees for the Town and the CSEA have agreed upon the terms of a memorandum of agreement, to be incorporated into the terms of a successor agreement for the period January 1, 2027 through December 31, 2031 (“Memorandum of Agreement”); and

WHEREAS, the Memorandum of Agreement is subject to ratification by the Town Board; and

WHEREAS, the members of the negotiating committee for the Town have recommended that the Memorandum of Agreement be ratified by the Town Board.

NOW, THEREFORE, BE IT

RESOLVED that the Memorandum of Agreement between the Town and the CSEA, a copy of which is on file in the Office of the Town Attorney, is hereby ratified; and be it further

RESOLVED that the Commissioner of Human Resources and all other appropriate Town officials are hereby authorized and directed to implement the provisions of the Memorandum of Agreement; and be it further

RESOLVED that the Supervisor of the Town, is authorized to execute an agreement for the period January 1, 2027 through December 31, 2031 that is consistent with the terms of the Memorandum of Agreement.

Dated: Manhasset, New York
July 14, 2026

PROPOSED RESOLUTION

A RESOLUTION AMENDING RESOLUTION NO. 304-2026, ADOPTED JUNE 2, 2026, RELATING TO EXEMPT EMPLOYEES WHO SEPARATE FROM SERVICE WITH THE TOWN OF NORTH HEMPSTEAD.

WHEREAS, pursuant to Resolution No. 304-2026 (the “Resolution”) duly adopted on June 2, 2026, the Town Board authorized additional compensation to eligible full-time exempt employees when those employees separate from Town service between July 2, 2026 and August 1, 2026 (the “Separation Incentive”); and

WHEREAS, the Resolution sets forth the terms and conditions of the Separation Incentive; and

WHEREAS, the Board wishes to amend the Resolution to provide that an exempt employee who separates from the Town pursuant to the Separation Incentive and is eligible to receive fully covered medical benefits at retirement, shall also be eligible to receive fully covered dental and vision benefits, under the same eligibility provisions as the Empire Plan (the “Amendment”).

NOW, THEREFORE, BE IT

RESOLVED that the Resolution be and hereby is amended to reflect the Amendment.

Dated: Manhasset, New York

July 14, 2026

RESOLUTION NO. 352-2026

A RESOLUTION AUTHORIZING BUDGETARY TRANSFERS FOR THE FISCAL YEAR 2025.

WHEREAS, the Town Board has previously adopted the Budget for the Town of North Hempstead for the fiscal year 2025; and

WHEREAS, the Comptroller has requested budgetary transfers from budget lines where appropriations are available to budget lines where funds are required for fiscal year 2025; and

WHEREAS, this Board wishes to approve the requested budgetary transfers.

NOW, THEREFORE BE IT

RESOLVED that the Comptroller be and hereby is authorized to make budgetary transfers, set forth in the reports annexed hereto as Exhibit A, from budget lines where appropriations are available to budget lines where funds are required.

Dated: Manhasset, New York
July 14, 2026



Town of North Hempstead, NY

Town Board Agenda Item 9.

DATE: July 14, 2026

ISSUE: A RESOLUTION AUTHORIZING BUDGETARY TRANSFERS FOR THE FISCAL YEAR 2025.

RESULT: **Passed**

MOVER: Supervisor DeSena

SECONDER: None

AYES: Robert Troiano, Jennifer DeSena, Ed Scott, Christine Liu, Mariann Dalimonte, Yaron Levy

NAYS: None

ATTACHMENTS:

- 1. 2025 Budget Transfer Reso Exhibit A**

SO ORDERED AND RESOLVED on July 14, 2026

Fund	Category	Division	Department	GL#	GL Account Description	Adopted Budget	Budget Adj	Amended Budget	YTD Transactions	Budget - YTD Transactions	Adjustment Needed	Balance after adjustment	GL Account
SM017	EXPENSE	00	5142	1300	OVERTIME	0.00	0.00	0.00	47,627.00	(47,627.00)	(47,627.00)	0.00	SM017.00.5142.1300
SM017	EXPENSE			1000	PERSONAL SERVICES	899,735.02	(3,797.00)	895,938.02	830,563.41	65,374.61		17,747.61	SM017.1000
SW018	REVENUE			2701	REFUND OF PRIOR YEAR EXPENDITURE	0.00	0.00	0.00	7,568.00	(7,568.00)	(7,568.00)	0.00	SW018.2701
SW018	EXPENSE			4295	RENTALS-HYDRANT	67,434.00	0.00	67,434.00	67,435.00	(1.00)	(1.00)	0.00	SW018.4295
SW018	REVENUE			1081.001	PAYMENT IN LIEU OF TAXES LIPA	8,307.70	0.00	8,307.70	8,565.10	257.40	257.00	0.40	SW018.1081.001
SW018	REVENUE			2401	INTEREST EARNED	35.00	0.00	35.00	90.70	55.70	55.00	0.70	SW018.2401
SW018	APPROPRIATED FUND BALANCE			0909	FUND BALANCE-UNRESERVED						7,257.00		SW018.0909
SR131	EXPENSE			4970	OTHER OPERATING EXPENSES	0.00	0.00	0.00	3,629.62	(3,629.62)	(3,630.00)	0.38	SR131.4970
SR131	EXPENSE			5148	SVCS RENDERED BY OTHER GOVTS	197,996.00	0.00	197,996.00	197,997.00	(1.00)	(1.00)	0.00	SR131.5148
SR131	REVENUE			2401	INTEREST EARNED	10,000.00	0.00	10,000.00	57,770.89	47,770.89	3,631.00	44,139.89	SR131.2401
SR135	EXPENSE			5148	SVCS RENDERED BY OTHER GOVTS	81,375.00	0.00	81,375.00	81,376.00	(1.00)	(1.00)	0.00	SR135.5148
SR135	REVENUE			2401	INTEREST EARNED	5,000.00	0.00	5,000.00	22,326.93	17,326.93	1.00	17,325.93	SR135.2401
SR139	EXPENSE			4970	OTHER OPERATING EXPENSES	0.00	0.00	0.00	3,629.26	(3,629.26)	(3,630.00)	0.74	SR139.4970
SR139	REVENUE			2401	INTEREST EARNED	3,000.00	0.00	3,000.00	9,707.42	6,707.42	3,630.00	3,077.42	SR139.2401
ST016	EXPENSE			4440	Credit Card Fees	50,000.00	13,000.00	63,000.00	63,434.20	(434.20)	(435.00)	0.80	ST016.4440
ST016	EXPENSE			4753	R & M - PLANT & GROUNDS	660.00	(362.00)	298.00	309.57	(11.57)	(12.00)	0.43	ST016.4753
ST016	EXPENSE			8410	ELECTRICITY	12,000.00	1,000.00	13,000.00	13,080.99	(80.99)	(81.00)	0.01	ST016.8410
ST016	EXPENSE			8064	HEALTH & MEDICAL REIMB.	0.00	2,650.00	2,650.00	5,300.00	(2,650.00)	(2,650.00)	0.00	ST016.8064
ST016	EXPENSE			4930	CONTRACTUAL SERVICES	22,000.00	6,358.00	28,358.00	15,103.63	13,254.37	3,178.00	10,076.37	ST016.4930
B	EXPENSE	06	3625	4930.008	CONTRACTUAL SERVICES Adjudication of Bus Ticket Fines	0.00	0.00	0.00	661,230.00	(661,230.00)	(661,230.00)	0.00	B.06.3625.4930.008
B	EXPENSE	06	5142	1300	OVERTIME	0.00	0.00	0.00	3,187.69	(3,187.69)	(3,188.00)	0.31	B.06.5142.1300
B	EXPENSE	31	8030	1000	PERSONAL SERVICES	109,826.00	481.00	110,307.00	110,309.00	(2.00)	(2.00)	0.00	B.31.8030.1000
B	EXPENSE	04	9060	8063	OPTICAL	6,700.00	0.00	6,700.00	7,075.00	(375.00)	(375.00)	0.00	B.04.9060.8063
B	EXPENSE	06	3625	1000	PERSONAL SERVICES	497,577.00	(16,164.00)	481,413.00	340,031.70	141,381.30	141,381.00	0.30	B.06.3625.1000
B	EXPENSE	04	9010	8010	STATE RETIREMENT	1,204,232.49	(1,730.00)	1,202,502.49	1,000,412.00	202,090.49	202,090.00	0.49	B.04.9010.8010
B	EXPENSE	04	9030	8030	SOCIAL SECURITY TXS-EMPLOYER	536,164.86	0.00	536,164.86	486,157.67	50,007.19	50,007.00	0.19	B.04.9030.8030
B	EXPENSE	04	9060	8061	HEALTH	2,425,300.87	(28,068.00)	2,397,232.87	2,073,118.63	324,114.24	271,317.00	52,797.24	B.04.9060.8061
SP154	EXPENSE	00	5142	1300	OVERTIME	3,427.00	0.00	3,427.00	11,368.00	(7,941.00)	(7,941.00)	0.00	SP154.00.5142.1300
SP154	EXPENSE			4930	CONTRACTUAL SERVICES	40,000.00	0.00	40,000.00	53,994.00	(13,994.00)	(13,994.00)	0.00	SP154.4930
SP154	EXPENSE			8410	ELECTRICITY	57,000.00	0.00	57,000.00	59,127.00	(2,127.00)	(2,127.00)	0.00	SP154.8410
SP154	EXPENSE			4261	INSURANCE, FIRE & LIABILITY ETC.	43,117.00	0.00	43,117.00	32,821.63	10,295.37	10,295.00	0.37	SP154.4261
SP154	EXPENSE			8010	STATE RETIREMENT	108,731.08	(194.00)	108,537.08	87,079.00	21,458.08	13,767.00	7,691.08	SP154.8010
SL014	EXPENSE			2000	CAPITAL OUTLAY AND EQUIPMENT	0.00	1,200,000.00	1,200,000.00	1,221,250.00	(21,250.00)	(21,250.00)	0.00	SL014.2000
SL014	EXPENSE			1000	PERSONAL SERVICES	50,218.00	0.00	50,218.00	51,362.80	(1,144.80)	(1,145.00)	0.20	SL014.1000
SL014	EXPENSE			4820	LIGHTS IN OPERATIONS	1,010,000.00	0.00	1,010,000.00	1,104,044.70	(94,044.70)	(94,045.00)	0.30	SL014.4820
SL014	EXPENSE			8410	ELECTRICITY	875,000.00	0.00	875,000.00	1,087,989.76	(212,989.76)	(212,990.00)	0.24	SL014.8410
SL014	REVENUE			1001	REAL PROPERTY TAXES	1,942,564.00	0.00	1,942,564.00	1,942,640.00	(76.00)	76.00	0.00	SL014.1001
SL014	REVENUE			1001.001	REAL PROPERTY TAXES RESTORED PROPERTY TAXES	0.00	0.00	0.00	2,642.00	(2,642.00)	2,642.00	0.00	SL014.1001.001
SL014	REVENUE			1081	PAYMENT IN LIEU OF TAXES	70,714.57	0.00	70,714.57	77,931.00	(7,216.43)	7,217.00	0.57	SL014.1081
SL014	REVENUE			1090	PROPERTY TAX-INTEREST &PENALTIES	0.00	0.00	0.00	383.00	(383.00)	383.00	0.00	SL014.1090
SL014	REVENUE			2401	INTEREST EARNED	5,000.00	0.00	5,000.00	51,375.00	(46,375.00)	46,375.00	0.00	SL014.2401
SL014	EXPENSE			4261	INSURANCE, FIRE & LIABILITY ETC	1,230.00	0.00	1,230.00	1,170.94	59.06	59.00	0.06	SL014.4261
SL014	EXPENSE			4400	CONTINGENCY	5,000.00	(1,950.00)	3,050.00	0.00	3,050.00	3,050.00	0.00	SL014.4400
SL014	EXPENSE			8010	STATE RETIREMENT	10,767.59	0.00	10,767.59	7,648.00	3,119.59	3,119.00	0.59	SL014.8010
SL014	EXPENSE			8030	SOCIAL SECURITY TXS-EMPLOYER	3,841.68	0.00	3,841.68	3,720.25	121.43	121.00	0.43	SL014.8030
SL014	EXPENSE			8035	METROPOLITAN COMMUTER TRANSPORTATION DISTRICT PR TAX	170.74	0.00	170.74	83.78	86.96	86.00	0.96	SL014.8035
SL014	EXPENSE			8040	WORKERS COMP	154.21	0.00	154.21	128.90	25.31	25.00	0.31	SL014.8040
SL014	EXPENSE			8061	HEALTH	16,808.62	0.00	16,808.62	15,132.77	1,675.85	1,675.00	0.85	SL014.8061
SL014	EXPENSE			8062	DENTAL	550.00	0.00	550.00	420.72	129.28	129.00	0.28	SL014.8062
SL014	EXPENSE			8063	OPTICAL	100.00	0.00	100.00	53.04	46.96	46.00	0.96	SL014.8063
SL014	EXPENSE			9901.716	INTERFUND TRANSFER PRINCIPAL S.B.	74,850.47	0.00	74,850.47	74,844.25	6.22	6.00	0.22	SL014.9901.716
SL014	APPROPRIATED FUND BALANCE			0909	FUND BALANCE-UNRESERVED						264,421.00		SL014.0909
SF123	EXPENSE			4295	RENTALS-HYDRANT	45,991.00	0.00	45,991.00	57,640.00	(11,649.00)	(11,649.00)	0.00	SF123.4295
SF123	APPROPRIATED FUND BALANCE			0909	FUND BALANCE-UNRESERVED						11,649.00	0.00	SF123.0909
DA	EXPENSE	07	5142	2000	CAPITAL OUTLAY AND EQUIPMENT	25,000.00	(25,000.00)	0.00	10,289.57	(10,289.57)	(10,290.00)	0.43	DA.07.5142.2000
DA	EXPENSE	04	9030	8030	SOCIAL SECURITY TXS-EMPLOYER	506,297.00	0.00	506,297.00	520,124.00	(13,827.00)	(13,827.00)	0.00	DA.04.9030.8030
DA	EXPENSE	07	5146	4752	R & M - OPERATING EQUIPMENT	60,000.00	157,188.00	217,188.00	190,950.14	26,237.86	24,117.00	2,120.86	DA.07.5146.4752
A	EXPENSE	05	7141	4440	Credit Card Fees	3,000.00		5,824.00	6,425.00	(601.00)	(601.00)	0.00	A.05.7141.4440
A	EXPENSE	05	7181	4440	Credit Card Fees	17,000.00		17,000.00	21,591.95	(4,591.95)	(4,592.00)	0.05	A.05.7181.4440
A	EXPENSE	05	7182	4440	Credit Card Fees	9,000.00		9,000.00	12,868.57	(3,868.57)	(3,869.00)	0.43	A.05.7182.4440
A	EXPENSE	05	7183	4440	Credit Card Fees	5,000.00		5,000.00	5,892.87	(892.87)	(893.00)	0.13	A.05.7183.4440
A	EXPENSE	05	7992	4440	Credit Card Fees	0.00		0.00	2,557.00	(2,557.00)	(2,557.00)	0.00	A.05.7992.4440
A	EXPENSE	05	7995	4440	Credit Card Fees	0.00		0.00	1,434.00	(1,434.00)	(1,434.00)	0.00	A.05.7995.4440
A	EXPENSE	11	1420	4030	BOOKS AND PUBLICATIONS	25,000.00		20,010.00	20,659.58	(649.58)	(650.00)	0.42	A.11.1420.4030
A	EXPENSE	01	1620	4740	T.P.S-OPERATING EQUIPMENT	10,000.00		10,700.00	11,084.58	(384.58)	(385.00)	0.42	A.01.1620.4740
A	EXPENSE	01	1621	1000	PERSONAL SERVICES	224,257.00		224,257.00	225,356.00	(1,099.00)	(1,099.00)	0.00	A.01.1621.1000
A	EXPENSE	01	1621	1400	NIGHT DIFFERENTIAL	5,000.00		5,000.00	5,252.00	(252.00)	(252.00)	0.00	A.01.1621.1400
A	EXPENSE	01	1621	4930	CONTRACTUAL SERVICES	8,000.00		8,000.00	8,646.60	(646.60)	(647.00)	0.40	A.01.1621.4930
A	EXPENSE	01	1622	1000	PERSONAL SERVICES	340,544.00		340,544.00	384,337.66	(43,793.66)	(43,794.00)	0.34	A.01.1622.1000
A	EXPENSE	01	1622	1400	NIGHT DIFFERENTIAL	13,000.00		17,200.00	17,866.00	(666.00)	(666.00)	0.00	A.01.1622.1400
A	EXPENSE	01	1623	4220	HEATING/NATURAL GAS	3,000.00		3,000.00	3,161.00	(161.00)	(161.00)	0.00	A.01.1623.4220
A	EXPENSE	01	1623	8410	ELECTRICITY	9,500.00		9,500.00	10,161.00	(661.00)	(661.00)	0.00	A.01.1623.8410
A	EXPENSE	01	1624	4210	WATER	2,000.00		2,000.00	2,545.00	(545.00)	(545.00)	0.00	A.01.1624.4210
A	EXPENSE	01	1627	4220	HEATING/NATURAL GAS	5,500.00		5,500.00	5,779.81	(279.81)	(280.00)	0.19	A.01.1627.4220
A	EXPENSE	03	1989	1000.001	PERSONAL SERVICES RETIREMENT INCENTIVE	0.00		0.00	746,815.19	(746,815.19)	(746,816.00)	0.81	A.03.1989.1000.001

Fund	Category	Division	Department	GL#	GL Account Description	Adopted Budget	Budget Adj	Amended Budget	YTD Transactions	Budget - YTD Transactions	Adjustment Needed	Balance after adjustment	GL Account
A	EXPENSE	06	3510	1300	OVERTIME	25,000.00		29,000.00	29,744.00	(744.00)	(744.00)	0.00	A.06.3510.1300
A	EXPENSE	06	3985	8410	ELECTRICITY	14,000.00		14,000.00	14,741.00	(741.00)	(741.00)	0.00	A.06.3985.8410
A	EXPENSE	06	3989	1300	OVERTIME	24,000.00		48,000.00	48,904.00	(904.00)	(904.00)	0.00	A.06.3989.1300
A	EXPENSE	06	3989	1400	NIGHT DIFFERENTIAL	2,500.00		5,500.00	5,586.94	(86.94)	(87.00)	0.06	A.06.3989.1400
A	EXPENSE	06	3989	4930	CONTRACTUAL SERVICES	20,000.00		42,506.00	46,331.00	(3,825.00)	(3,825.00)	0.00	A.06.3989.4930
A	EXPENSE	06	3990	1000	PERSONAL SERVICES	145,522.00		145,522.00	146,279.00	(757.00)	(757.00)	0.00	A.06.3990.1000
A	EXPENSE	01	5142	1300	OVERTIME	0.00		0.00	4,259.72	(4,259.72)	(4,260.00)	0.28	A.01.5142.1300
A	EXPENSE	05	5142	1300	OVERTIME	20,000.00		20,000.00	122,536.00	(102,536.00)	(102,536.00)	0.00	A.05.5142.1300
A	EXPENSE	06	5142	1300	OVERTIME	0.00		0.00	9,190.00	(9,190.00)	(9,190.00)	0.00	A.06.5142.1300
A	EXPENSE	08	5142	1300	OVERTIME	0.00		15,000.00	15,346.77	(346.77)	(347.00)	0.23	A.08.5142.1300
A	EXPENSE	05	7020	1000	PERSONAL SERVICES	1,260,238.33		1,148,516.33	1,165,373.13	(16,856.80)	(16,857.00)	0.20	A.05.7020.1000
A	EXPENSE	05	7020	1300	OVERTIME	40,000.00		82,003.00	84,823.98	(2,820.98)	(2,821.00)	0.02	A.05.7020.1300
A	EXPENSE	05	7020	1400	NIGHT DIFFERENTIAL	4,000.00		4,000.00	4,009.00	(9.00)	(9.00)	0.00	A.05.7020.1400
A	EXPENSE	05	7136	4930	CONTRACTUAL SERVICES	16,000.00		16,000.00	16,949.00	(949.00)	(949.00)	0.00	A.05.7136.4930
A	EXPENSE	05	7181	1300	OVERTIME	30,000.00		57,683.00	64,092.74	(6,409.74)	(6,410.00)	0.26	A.05.7181.1300
A	EXPENSE	05	7181	1400	NIGHT DIFFERENTIAL	15,500.00		15,500.00	17,378.72	(1,878.72)	(1,879.00)	0.28	A.05.7181.1400
A	EXPENSE	05	7182	1400	NIGHT DIFFERENTIAL	2,500.00		4,442.00	4,695.91	(253.91)	(254.00)	0.09	A.05.7182.1400
A	EXPENSE	05	7183	8410	ELECTRICITY	100,000.00		100,000.00	117,437.00	(17,437.00)	(17,437.00)	0.00	A.05.7183.8410
A	EXPENSE	05	7185	1300	OVERTIME	30,000.00		56,918.00	62,783.00	(5,865.00)	(5,865.00)	0.00	A.05.7185.1300
A	EXPENSE	05	7185	1400	NIGHT DIFFERENTIAL	1,500.00		1,592.00	1,676.65	(84.65)	(85.00)	0.35	A.05.7185.1400
A	EXPENSE	05	7185	8410	ELECTRICITY	70,000.00		70,000.00	77,722.51	(7,722.51)	(7,723.00)	0.49	A.05.7185.8410
A	EXPENSE	05	7200	1200	SEASONAL AND PART TIME	214,725.00		306,248.00	340,010.98	(33,762.98)	(33,763.00)	0.02	A.05.7200.1200
A	EXPENSE	05	7200	1300	OVERTIME	60,000.00		129,006.00	136,660.00	(7,654.00)	(7,654.00)	0.00	A.05.7200.1300
A	EXPENSE			4930	CONTRACTUAL SERVICES	0.00		0.00	3,472.00	(3,472.00)	(3,472.00)	0.00	A.4930
A	EXPENSE	05	7991	4429	PROFESSIONAL SERVICES	0.00		0.00	2,500.00	(2,500.00)	(2,500.00)	0.00	A.05.7991.4429
A	EXPENSE	05	7991	4750	REPAIRS & MAINTENANCE	0.00		0.00	950.00	(950.00)	(950.00)	0.00	A.05.7991.4750
A	EXPENSE	05	7991	8410	ELECTRICITY	0.00		0.00	12,160.67	(12,160.67)	(12,161.00)	0.33	A.05.7991.8410
A	EXPENSE	05	7993	8410	ELECTRICITY	0.00		0.00	2,535.85	(2,535.85)	(2,536.00)	0.15	A.05.7993.8410
A	EXPENSE	05	7994	4291.001	RENTALS TRAILERS AND CARTS	0.00		0.00	9,570.95	(9,570.95)	(9,571.00)	0.05	A.05.7994.4291.001
A	EXPENSE	05	7995	4011	PURCHASES	0.00		0.00	4,040.96	(4,040.96)	(4,041.00)	0.04	A.05.7995.4011
A	EXPENSE	05	7995	4752	R & M - OPERATING EQUIPMENT	0.00		0.00	657.00	(657.00)	(657.00)	0.00	A.05.7995.4752
A	EXPENSE	08	8161	1000	PERSONAL SERVICES	406,126.00		406,126.00	411,859.00	(5,733.00)	(5,733.00)	0.00	A.08.8161.1000
A	EXPENSE	08	8161	1300	OVERTIME	25,000.00		35,000.00	36,184.60	(1,184.60)	(1,185.00)	0.40	A.08.8161.1300
A	EXPENSE	08	8164	4933.001	REMOVAL/DISPOSAL LEAF & YARD	778,063.92		778,063.92	821,334.56	(43,270.64)	(43,271.00)	0.36	A.08.8164.4933.001
A	EXPENSE	08	8164	4933.003	REMOVAL/DISPOSAL CONST & DEMOLITION. DEBRIS	2,049,890.95		2,049,890.95	2,467,966.95	(418,076.00)	(418,076.00)	0.00	A.08.8164.4933.003
A	EXPENSE	08	8165	1000	PERSONAL SERVICES	165,268.00		165,268.00	170,170.00	(4,902.00)	(4,902.00)	0.00	A.08.8165.1000
A	EXPENSE	08	8167	1000	PERSONAL SERVICES	351,858.00		351,858.00	356,603.88	(4,745.88)	(4,746.00)	0.12	A.08.8167.1000
A	EXPENSE	04	9060	8063	OPTICAL	25,000.00		25,000.00	26,038.00	(1,038.00)	(1,038.00)	0.00	A.04.9060.8063
A	EXPENSE	04	9089	8064	HEALTH & MEDICAL REIMB.	166,226.00		166,226.00	168,192.00	(1,966.00)	(1,966.00)	0.00	A.04.9089.8064
A	EXPENSE	04	9089	4525	CSEA LEGAL FEES	18,837.00		18,837.00	18,838.00	(1.00)	(1.00)	0.00	A.04.9089.4525
A	EXPENSE			9901.716	INTERFUND TRANSFER PRINCIPAL S.B.	9,180,735.86		9,180,735.86	9,180,903.78	(167.92)	(168.00)	0.08	A.9901.716
A	EXPENSE			9901.737	INTERFUND TRANSFER INTEREST - BANS	144,948.15		144,948.15	189,973.00	(45,024.85)	(45,025.00)	0.15	A.9901.737
A	EXPENSE	04	9060	8061	HEALTH	9,724,194.63		9,517,160.63	8,651,971.76	865,188.87	865,188.00	0.87	A.04.9060.8061
A	REVENUE			2401	INTEREST EARNED	1,200,000.00		1,200,000.00	1,992,605.92	792,605.92	731,810.00	60,795.92	A.2401

RESOLUTION NO. 353-2026

A RESOLUTION RATIFYING THE PLACEMENT OF A VOLUNTEER FIREFIGHTERS BENEFIT LAW POLICY FOR THE TOWN OF NORTH HEMPSTEAD.

WHEREAS, pursuant to the Volunteer Firefighters' Benefit Law, the Town provides coverage to certain volunteer firefighters that become injured during the line of duty; and

WHEREAS, the Town of North Hempstead's current insurance policy for Volunteer Firefighter Benefit Law coverage expired on July 1, 2026; and

WHEREAS, the Town received favorable pricing and coverage quotations for a Volunteer Firefighter Benefit Law policy from Fire Districts Mutual for the period of July 1, 2026 through June 30, 2027; and

WHEREAS, the Town's insurance broker has recommended placement of the policy as quoted; and

WHEREAS, the Town's insurance broker has placed the policy.

NOW, THEREFORE, BE IT

RESOLVED that the Town Board ratifies the placement of the Volunteer Firefighter Benefit Law policy with Fire Districts Mutual for the period of July 1, 2026, through June 30, 2027; and be it further

RESOLVED that the Supervisor, Comptroller, Commissioner of Human Resources and Town Attorney are hereby authorized to take such other action as may be necessary to effectuate the foregoing; and be it further

RESOLVED that the Comptroller be and hereby is authorized and directed to pay the costs hereof upon receipt of duly executed and certified claims therefor.

Dated: Manhasset, New York

July 14, 2026



Town of North Hempstead, NY

Town Board Agenda Item 10.

DATE: July 14, 2026

ISSUE: A RESOLUTION RATIFYING THE PLACEMENT OF A VOLUNTEER FIREFIGHTERS BENEFIT LAW POLICY FOR THE TOWN OF NORTH HEMPSTEAD.

RESULT: Passed

MOVER: Supervisor DeSena

SECONDER: None

AYES: Robert Troiano, Jennifer DeSena, Ed Scott, Christine Liu, Mariann Dalimonte, Yaron Levy

NAYS: None

ATTACHMENTS:

SO ORDERED AND RESOLVED on July 14, 2026

RESOLUTION NO. 354-2026

A RESOLUTION AUTHORIZING THE EMPLOYMENT, APPOINTMENT, TRANSFER, ADJUSTMENT, CORRECTION, CHANGE IN GRADE OR SALARY AND/OR TERMINATION OF EMPLOYEES AND/OR OFFICIALS IN VARIOUS DEPARTMENTS OF THE TOWN.

WHEREAS, approval of this Board has been requested for the employment, appointment, transfer, adjustment, correction, change in grade or salary and/or termination of certain individuals, employees and/or officials in various departments of the Town of North Hempstead (the “Town”) as more particularly set forth in the below resolutions; and

WHEREAS, that employments, appointments, transfers, adjustments, corrections, changes in grade or salary, and/or terminations (the “Employment Actions”) that have been adopted are subject to completion of paperwork and civil service approval and are subject to the rules and regulations of the Nassau County Civil Service Commission and New York State Civil Service Law; and be it further

WHEREAS, that the term of appointment and employment of any person to an exempt position shall be at the pleasure of the Town Board.

WHEREAS, this Board finds it to be in the best interest of the Town to authorize the Employment Actions as follows:

RESOLVED

cc: Town Attorney Human Resources



Town of North Hempstead, NY

Town Board Agenda Item 11.

DATE: July 14, 2026

ISSUE: A RESOLUTION AUTHORIZING THE EMPLOYMENT, APPOINTMENT, TRANSFER, ADJUSTMENT, CORRECTION, CHANGE IN GRADE OR SALARY AND/OR TERMINATION OF EMPLOYEES AND/OR OFFICIALS IN VARIOUS DEPARTMENTS OF THE TOWN.

RESULT: **Passed**

MOVER: Supervisor DeSena

SECONDER: None

AYES: Robert Troiano, Jennifer DeSena, Ed Scott, Christine Liu, Mariann Dalimonte, Yaron Levy

NAYS: None

ATTACHMENTS:

1. **7-14-2026 Personnel Reso Language (002)**
2. **7-14-2026 Personnel Reso Language**

SO ORDERED AND RESOLVED on July 14, 2026

RESOLUTION NO: -1

The following resolution was offered by the Town Board:

BE IT RESOLVED, that the Town Board approves the seasonal hire of Hudson Tsepelman in the title of Recreation Aide in the amount of \$18.00 hourly in the Department of Parks & Recreation effective 07/27/26.

Ayes:

Nays:

Abstain:

RESOLUTION NO: -2

The following resolution was offered by the Town Board:

BE IT RESOLVED, that the Town Board approves the seasonal resignation of Kristen Gomez in the title of Recreation Aide in the amount of \$18.00 hourly in the Department of Parks & Recreation effective 07/24/26.

Ayes:

Nays:

Abstain:

RESOLUTION NO: -3

The following resolution was offered by the Town Board:

BE IT RESOLVED, that the Town Board approves the seasonal resignation of Teresa Aziz in the title of Clerk Typist Seasonal in the amount of \$18.00 hourly in the Comptroller's Office effective 07/15/26.

Ayes:

Nays:

Abstain:

RESOLUTION NO: 354 -1

The following resolution was offered by the Town Board:

BE IT RESOLVED, that the Town Board approves the seasonal hire of Hudson Tsepelman in the title of Recreation Aide in the amount of \$18.00 hourly in the Department of Parks & Recreation effective 07/27/26.

Aye: Councilperson Dalimonte, Councilperson Levy, Councilperson Liu, Councilperson Scott, Councilperson Troiano, Supervisor DeSena.

Nays: None.

Absent: Councilperson Walsh.

RESOLUTION NO: 354 -2

The following resolution was offered by the Town Board:

BE IT RESOLVED, that the Town Board approves the seasonal resignation of Kristen Gomez in the title of Recreation Aide in the amount of \$18.00 hourly in the Department of Parks & Recreation effective 07/24/26.

Aye: Councilperson Dalimonte, Councilperson Levy, Councilperson Liu, Councilperson Scott, Councilperson Troiano, Supervisor DeSena.

Nays: None.

Absent: Councilperson Walsh.
