

**Town of North Hempstead
Town Board Regular Meeting
Minutes**



Tuesday, June 10, 2025

10:00 AM

CONTINUATIONS:

1. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF A LOCAL LAW ESTABLISHING CHAPTER 68 OF THE TOWN CODE ENTITLED "PUBLIC NUISANCES."

Synopsis: The proposed local law would establish Chapter 68 of the Town Code entitled "Public Nuisances". **Will be continued to July 8, 2025 at 10:00 am.**

Continued

A Motion was made by Jennifer DeSena. The Motion Passed by a vote of 6 Ayes, 0 Nays.

Board Members voting Ayes: Robert Troiano, Dennis Walsh, David Adhami, Jennifer DeSena, Christine Liu, Mariann Dalimonte

Board Members voting Nays: None

Continued to July 8, 2025.

2. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF A LOCAL LAW AMENDING CHAPTER 12 OF THE TOWN CODE ENTITLED "CIRCUSES."

Synopsis: The proposed local law will amend Chapter 12 Section 12-6 to remove the prohibition of holding these events on Sundays. **Will be continued to July 8, 2025 at 10:00 am.**

Continued

A Motion was made by Jennifer DeSena. The Motion Passed by a vote of 6 Ayes, 0 Nays.

Board Members voting Ayes: Robert Troiano, Dennis Walsh, David Adhami, Jennifer DeSena, Christine Liu, Mariann Dalimonte

Board Members voting Nays: None

Continued to July 8, 2025.

3. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF A LOCAL LAW AMENDING CHAPTER 70 OF THE TOWN CODE ENTITLED "ZONING".

Synopsis: This local law will amend the Town Code as it relates to fencing in the rear yard of interior, residential building lots. It will permit residential districts to enclose their rear yard with a 6' fence, which is already permitted in residential zones in which pools have been installed in rear yards. Further, it will permit the construction of eight foot (8') fences along the property lines of residential lots that abut business districts, industrial districts, and State maintained parks and roadways. **Will be continued to July 8, 2025 at 10:00 am.**

Continued

A Motion was made by Jennifer DeSena. The Motion Passed by a vote of 6 Ayes, 0 Nays.

Board Members voting Ayes: Robert Troiano, Dennis Walsh, David Adhami, Jennifer DeSena, Christine Liu, Mariann Dalimonte

Board Members voting Nays: None

Continued to July 8, 2025.

4. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF A LOCAL LAW AMENDING CHAPTER 70 OF THE TOWN CODE ENTITLED "ZONING".

Synopsis: The proposed local law would amend Chapter 70 of the Town Code entitled "Zoning" to establish a ban on the feeding and harboring of pigeons in commercial zoning districts. Continued from May 13, 2025.

Adopted

A Motion was made by Christine Liu. The Motion Passed by a vote of 5 Ayes, 1 Nays.

Board Members voting Ayes: Robert Troiano, David Adhami, Jennifer DeSena, Christine Liu, Mariann Dalimonte

Board Members voting Nays: Dennis Walsh

RESOLUTION NO. 344-2025 ; Local Law 13-2025

PUBLIC HEARINGS:

5. A PUBLIC HEARING TO CONSIDER THE APPLICATION OF CARLE PLACE LLC/440 OLD COUNTRY ROAD LLC FOR SITE PLAN REVIEW FOR THE PREMISES LOCATED AT 357-440 OLD COUNTRY RD, CARLE PLACE AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 10, BLOCK 288, LOTS 48-51.

Synopsis: The proposed action is to redevelop the 5.5 acre site with three additional buildings for retail/restaurant uses and two drive-through facilities. The site is located in the Business A (B-A) Zoning District.

Adopted

A Motion was made by Jennifer DeSena. The Motion Passed by a vote of 6 Ayes, 0 Nays.

Board Members voting Ayes: Robert Troiano, Dennis Walsh, David Adhami, Jennifer DeSena, Christine Liu, Mariann Dalimonte

Board Members voting Nays: None

RESOLUTION NO. 345-2025

6. A PUBLIC HEARING TO CONSIDER THE APPLICATION OF CARLE PLACE LLC/440 OLD COUNTRY RD LLC FOR SPECIAL USE PERMIT FOR THE PREMISES LOCATED AT 357-440 OLD COUNTRY RD, CARLE PLACE AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 10, BLOCK 288, LOTS 48-51.

Synopsis: The proposed action is to redevelop the 5.5 acre site with three additional buildings for retail/restaurant uses and two drive-through facilities. The site is located in the Business A (B-A) Zoning District.

Adopted

A Motion was made by Jennifer DeSena. The Motion Passed by a vote of 6 Ayes, 0 Nays.

Board Members voting Ayes: Robert Troiano, Dennis Walsh, David Adhami, Jennifer DeSena, Christine Liu, Mariann Dalimonte

Board Members voting Nays: None

RESOLUTION NO. 346-2025

7. A PUBLIC HEARING TO CONSIDER THE APPLICATION OF 4 TRI HARBOR CT, LLC/ 55 HARBOR PARK DRIVE, LLC FOR SITE PLAN REVIEW FOR THE PREMISES LOCATED AT 4 TRI HARBOR PARK DRIVE, PORT WASHINGTON AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 6, BLOCK 89, LOT 56.

Synopsis: 4 Tri Harbor Court, LLC / 55 Harbor Park Drive LLC is seeking Site Plan Review to legalize a 3,970 square-foot interior mezzanine on a 3-acre. The site is located in the Planned Industrial Park (PIP) Zoning District. **Will be continued to July 8, 2025 at 10:00 am.**

Continued

A Motion was made by Mariann Dalimonte. The Motion Passed by a vote of 6 Ayes, 0 Nays.

Board Members voting Ayes: Robert Troiano, Dennis Walsh, David Adhami, Jennifer DeSena, Christine Liu, Mariann Dalimonte

Board Members voting Nays: None

Continued to July 8, 2025.

8. A PUBLIC HEARING TO CONSIDER THE APPLICATION OF CANDACE HARRIS (SINGER) FOR AN APPEAL FROM A DISAPPROVAL BY THE COMMISSIONER OF BUILDING SAFETY, INSPECTION AND ENFORCEMENT OF A STRUCTURE (DOCK) APPLICATION PURSUANT TO CHAPTER 42 OF THE TOWN CODE FOR THE PROPERTY LOCATED AT 3 NORTH COURT, PORT WASHINGTON, NEW YORK 11050 AND IDENTIFIED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 5, BLOCK C, LOTS 63 AND 450.

Synopsis: The public hearing will consider the application of Candace Harris (Singer) for a structure permit under Chapter 42 of the Town Code to extend an existing 20-foot floating dock by 10 feet, and to relocate two mooring piles 10 feet west of the existing dock.

Adopted

A Motion was made by Mariann Dalimonte. The Motion Passed by a vote of 6 Ayes, 0 Nays.

Board Members voting Ayes: Robert Troiano, Dennis Walsh, David Adhami, Jennifer DeSena, Christine Liu, Mariann Dalimonte

Board Members voting Nays: None

RESOLUTION NO. 347-2025

9. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF A LOCAL LAW AMENDING CHAPTER 70 OF THE TOWN CODE ENTITLED "ZONING".

Synopsis: The proposed local law will amend Chapter 70 of the Town Code in order to address building permits that were erroneously issued for applications submitted on or after January 1, 2000, through and including December 31, 2006. **Will be continued to July 8, 2025 at 10:00 am.**

Continued

A Motion was made by Jennifer DeSena. The Motion Passed by a vote of 6 Ayes, 0 Nays.

Board Members voting Ayes: Robert Troiano, Dennis Walsh, David Adhami, Jennifer DeSena, Christine Liu, Mariann Dalimonte

Board Members voting Nays: None

Continued to July 8, 2025.

10. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE AFFECTING MANOR COURT S, NEW HYDE PARK, NEW YORK.

Synopsis: This traffic ordinance will rescind the ordinance establishing a sign prohibiting the parking of vehicles on the West Side of Manor Court South, from a point 27 feet south of the south curb line of Hillside Avenue, south, for a distance of 110 feet and enact an ordinance prohibiting the parking of all motor vehicles with the exception of school busses in the same area. **Will be continued without a date.**

Continued

A Motion was made by Jennifer DeSena. The Motion Passed by a vote of 6 Ayes, 0 Nays.

Board Members voting Ayes: Robert Troiano, Dennis Walsh, David Adhami, Jennifer DeSena, Christine Liu, Mariann Dalimonte

Board Members voting Nays: None

Continued without a date.

[MIN_SIGNATURES]