

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



Tuesday, October 28, 2025

10:00 AM

CONTINUATIONS

1. 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 entitled "Zoning" in order to clarify the process for the payment of additional permit fees authorized under Local Law No. 15 of 2025, which amended §70-235 of Article XXVI 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 November 18, 2025.**

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, Ed Scott, Christine Liu

Board Members voting Nays: None

Continued to November 18, 2025

PUBLIC HEARINGS:

2. 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 side and rear yards of interior residential lots. It will permit 6' high fencing within residential districts along the side property line, and return to the rear of the dwelling; the sides shall not extend forward of the front building line. All other fencing restrictions will remain. **Will be continued to November 18, 2025.**

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, Ed Scott, Christine Liu

Board Members voting Nays: None

Continued to November 18, 2025

3. A PUBLIC HEARING TO CONSIDER THE APPLICATION OF FES/ NORTHMAN REALTY LLC (STAPLES) FOR A CHANGE OF ZONE FROM PARKING TO BUSINESS-A FOR PART OF THE PROPERTY AT THE PREMISES LOCATED AT 1410-1420 NORTHERN BOULEVARD, MANHASSET, NY AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 3, BLOCK E, LOTS 490, 507, 508, 1122, and 1125.

Synopsis: FES/Northman Realty has submitted a petition to rezone part of the property, located 1410–1420 Northern Boulevard, Manhasset (Section 3, Block E, Lots 490, 507, 508, 1122, and 1125) from “Parking” to “Business-A.” Portions of Lots 507 and 1122 are currently split zoned between the “Parking” and “Business-A” Districts, while Lots 490 and 508 fall entirely within the “Parking” District. The Staples/bank building was previously permitted as a retail use under a variance in the portion of the lot zoned for parking. Rezoning this area to Business-A would correct the zoning map in order to align an existing building (Staples & bank) with the other existing businesses on the immediately adjacent and connected site.

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, Ed Scott, Christine Liu

Board Members voting Nays: None

RESOLUTION NO. 593-2025

4. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE AFFECTING GRAND BOULEVARD, NEW CASSEL, NEW YORK.

Synopsis: The adoption of these ordinances will establish a Full Stop eastbound on Grand Boulevard, at its intersection with Broadway, in New Cassel.

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, Ed Scott, Christine Liu

Board Members voting Nays: None

TRAFFIC ORDINANCE NO. 37-2025

5. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE AFFECTING DENTON AVENUE, MANHASSET HILLS, NEW YORK.

Synopsis: The adoption of these ordinances will establish a Full Stop eastbound and westbound on Denton Avenue, at its intersection with South Drive, in Manhasset Hills.

Adopted

A Motion was made by Christine Liu. The Motion Passed by a vote of 0 Ayes, 0 Nays.

Board Members voting Ayes: None

Board Members voting Nays: None

TRAFFIC ORDINANCE NO. 38-2025

6. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE AFFECTING STONEHINGE LANE, CARLE PLACE, NEW YORK.

Synopsis: The adoption of this ordinance will establish a No Parking Anytime restriction on the east side of Stonehinge Lane, from a distance 80 feet from the south curbline of Westbury Avenue south for a distance of 23 feet, in Carle Place, and a 1 HR Parking Mon-Fri restriction on the east side of Stonehinge Lane, from a distance 30 feet south from the south curbline of Westbury Avenue, south for a distance of 35 feet in Carle Place.

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, Ed Scott, Christine Liu

Board Members voting Nays: None

TRAFFIC ORDINANCE NO. 39-2025

7. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE AFFECTING NETHERWOOD DRIVE, ALBERTSON, NEW YORK.

Synopsis: The adoption of this ordinance will establish a Do Not Enter restriction on the west side of Netherwood Drive, at its intersection with Deepdale Parkway, in Albertson.

Adopted

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

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

Board Members voting Nays: None

TRAFFIC ORDINANCE NO. 40-2025

8. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE AFFECTING MACGREGOR AVENUE, ROSLYN HEIGHTS, NEW YORK.

Synopsis: The adoption of this ordinance will establish No Stopping Here to Corner restrictions on the south side of Macgregor Avenue, west of Mineola Avenue, in Roslyn Heights.

Adopted

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

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

Board Members voting Nays: None

TRAFFIC ORDINANCE NO. 41-2025

9. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE AFFECTING 8TH STREET, CARLE PLACE, NEW YORK.

Synopsis: The adoption of this ordinance will establish a Full Stop westbound on 8th Street, at the intersection of Willow Lane, in Carle Place, establish a Full Stop eastbound on 8th Street, at its intersection with Peachtree Lane, in Carle Place, a Full Stop northbound on Peachtree Lane, at its intersection with 8th Street, Carle Place and establish a Full Stop on 8th Street, north of Willow Lane, Carle Place.

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, Ed Scott, Christine Liu

Board Members voting Nays: None

TRAFFIC ORDINANCE NO. 42-2025

10. A PUBLIC HEARING TO CONSIDER THE ESTABLISHMENT OF A HANDICAP PARKING SPACE IN FRONT OF 64 CHAFFEE AVENUE, ALBERTSON, NEW YORK.

Synopsis: Establishment of a reserved handicap parking spot in front of 64 Chaffee Avenue, Albertson, New York.

Adopted

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

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

Board Members voting Nays: None

RESOLUTION NO. 594-2025

11. A PUBLIC HEARING TO CONSIDER A PETITION TO DESIGNATE A SECONDARY HONORARY STREET NAME FOR LEONARD BOULEVARD, NEW HYDE PARK AS "GLADIATORS WAY" PURSUANT TO SECTION 10-5 OF THE TOWN CODE.

Synopsis: A petition to designate a secondary honorary street name for Leonard Boulevard, New Hyde Park as "Gladiators Way".

Adopted

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

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

Board Members voting Nays: None

RESOLUTION NO. 595-2025

RESOLUTIONS:

Agreements

12. A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH NASSAU BOCES FOR THE PURCHASE OF VEHICLES.

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, Ed Scott, Christine Liu

Board Members voting Nays: None

RESOLUTION NO. 596-2025

[MIN_SIGNATURES]