

**TOWN OF NORTH HEMPSTEAD  
BOARD MEETING**

**AGENDA**



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**September 10, 2024**

**10:00 AM**

**PUBLIC HEARINGS:**

1. A PUBLIC HEARING TO CONSIDER THE APPLICATION OF 9 POWERHOUSE ROAD, LLC FOR A SPECIAL USE PERMIT FOR THE PREMISES LOCATED AT 9 POWERHOUSE ROAD, ROSLYN HEIGHTS AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 7, BLOCK 72, LOTS 71 AND 72.

Synopsis: The proposed action is the construction of a 983 s.f., one-story, drive-through only coffee shop on a 16,870 s.f. (0.39 acres) parcel with associated improvements to drainage, lighting, and landscaping. **Will be continued.**

2. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF A LOCAL LAW AMENDING CHAPTER 57 OF THE TOWN CODE ENTITLED "TOWN FACILITIES."

Synopsis: The purpose of the local law is to amend Chapter 57 of the Town Code entitled "Town Facilities" setting regulations for takeoffs and landings of unmanned aerial vehicles on town property. **Will be continued to October 8, 2024 at 10:00 am.**

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

Synopsis: The purpose of the local law is to permit businesses in the PIP District to operate a retail space as an accessory use to the primary business if a conditional use is authorized by the Board of Zoning and Appeals. **Will be continued.**

4. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE AFFECTING STIRRUP LANE IN ROSLYN HEIGHTS, NEW YORK.

Synopsis: The adoption of this ordinance will establish a Full Stop northbound on Stirrup Lane, at its intersection with Strawberry Lane, in Roslyn Heights.

- 5.

A PUBLIC HEARING TO CONSIDER APPROVAL OF TAX EXEMPT FINANCING  
FOR THE LEASE/PURCHASE OF NEW FIRE TRUCKS BY THE ALBERTSON  
HOOK & LADDER, ENGINE & HOSE COMPANY NO. 1, INC.

**RESOLUTIONS:**

**TABLED ITEMS:**

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**PROPOSED RESOLUTION**

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

**RESOLUTION NO. - 2024**

**A PUBLIC HEARING TO CONSIDER THE APPLICATION OF 9 POWERHOUSE ROAD, LLC FOR A SPECIAL USE PERMIT FOR THE PREMISES LOCATED AT 9 POWERHOUSE ROAD, ROSLYN HEIGHTS AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 7, BLOCK 72, LOTS 71 AND 72.**

NO RESOLUTION.

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**PROPOSED RESOLUTION**

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

**RESOLUTION NO. - 2024**

**A PUBLIC HEARING TO CONSIDER THE ADOPTION OF A LOCAL LAW AMENDING CHAPTER 57 OF THE TOWN CODE ENTITLED "TOWN FACILITIES."**

NO RESOLUTION.

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**PROPOSED RESOLUTION**

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

**RESOLUTION NO. - 2024**

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

NO RESOLUTION.

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

**ORDINANCE NO. 13 - 2024**

**A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE AFFECTING STIRRUP LANE IN ROSLYN HEIGHTS, 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. 13 - 2024**

**ROSLYN HEIGHTS, NEW YORK**

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

**PROPOSAL:**

**ADOPT:**

**1. STIRRUP LANE – STRAWBERRY LANE – FULL STOP**

All traffic Northbound on Stirrup Lane shall come to a Full Stop at its intersection with Strawberry Lane.

**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

September 10, 2024

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

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

**RESOLUTION NO. 443 - 2024**

**A PUBLIC HEARING TO CONSIDER APPROVAL OF TAX EXEMPT FINANCING FOR THE LEASE/PURCHASE OF NEW FIRE TRUCKS BY THE ALBERTSON HOOK & LADDER, ENGINE & HOSE COMPANY NO. 1, INC.**

**WHEREAS**, the Albertson Hook & Ladder, Engine & Hose Co., No. 1, Inc., Albertson, New York (the “Fire Company”) provides firefighting services within specific areas of the Town of North Hempstead; and

**WHEREAS**, the Fire Company has entered into a lease/purchase agreement for one (1) new 2024 Pierce Enforcer 100-foot ladder truck and one (1) 2026 Pierce Enforcer 1500 gallons pumper truck that provides for \$1,044,811.00 in financing provided by PNC Equipment Finance, 155 E. Broad Street, Columbus, Ohio 43215 at a total lease/purchase cost not to exceed \$2,644,811 over 5 years; and

**WHEREAS**, the Fire Company wishes to obtain tax-exempt financing pursuant to the provisions of Sections 147(f) and 150 of the Internal Revenue Code of 1986, as amended (the “Code”); and

**WHEREAS**, such provisions of the Code require that a public hearing be held by the Town Board to give all interested persons an opportunity to be heard concerning the proposed purchase transaction by the Fire Company; and

**WHEREAS**, pursuant to Resolution No. 385-2024 duly adopted at its meeting held on August 13, 2024, the Town Board set September 10, 2024 at 10:00 AM as the date to hold a public hearing to consider the approval of tax-exempt financing for the lease/purchase of the aforesaid fire truck; and

**WHEREAS**, the lease shall be the sole obligation of the Fire Company, and nothing in the lease, nor in this Resolution, shall bind the Town directly or as a principal or guarantor; and

**WHEREAS**, a public hearing has been duly held by this Board to consider approval of said lease/purchase and all interested persons were afforded an opportunity to be heard concerning same; and

**WHEREAS**, said lease/purchase requires approval by the municipal subdivision in order to qualify for tax-exempt financing; and



**WHEREAS**, this Board finds that by using tax-exempt financing the Fire Company can save substantial sums of money in interest payments; and

**WHEREAS**, this Board finds it to be in the best interests of public health and safety that the aforesaid fire truck be leased and acquired by the Fire Company.

**NOW, THEREFORE BE IT**

**RESOLVED** that the Town Board hereby approves the lease/purchase agreement that was entered into by the Fire Company for one (1) new 2024 Pierce Enforcer 100-foot ladder truck and one (1) 2026 Pierce Enforcer 1500 gallons pumper truck that provides for \$1,044,811.00 in financing provided by PNC Equipment Finance, 155 E. Broad Street, Columbus, Ohio 43215 at a total lease/purchase cost not to exceed \$2,644,811 over 5 years; and be it further

**RESOLVED** that the Supervisor or her designee is hereby authorized to certify the aforesaid approval in the form(s) required by PNC Equipment Finance and applicable law.

**Dated:** Manhasset, New York

September 10, 2024

The vote on the foregoing resolution was recorded as follows:

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

Nays: None.

cc: Town Attorney, Comptroller, Albertson Hook & Ladder