

**INC. VILLAGE OF RUSSELL GARDENS
BOARD OF TRUSTEES MONTHLY MEETING
OCTOBER 1, 2026 at 7:00 P.M.
LOCATION: VILLAGE HALL
MINUTES**

PRESENT: David M. Miller, Mayor, Lawrence Chaleff, Deputy Mayor, Ron Nahum, Trustee, Andrew Rouchou, Trustee, Robin Sherman, Trustee, Clerk Treasurer Melissa Mandelbaum

ABSENT: None

PUBLIC HEARING- POSTPONED UNTIL November 5, 2026

Mayor David M. Miller opened the public hearing at 7:00 P.M.; which was postponed until the November 5th monthly meeting.

Introduction of Bills 5-2026 and 6-2026

Mayor Miller introduced Bill 5-2026 again.

To amend **Bill 5-2026** to amend Russell Gardens Code Chapter 60 entitled "Building Zoning." To remove all instances of the words "**air conditioning condensers**" and "**emergency generators**" from this chapter.

"A LOCAL LAW to amend Russell Gardens Code Chapter 60 entitled "Building Zoning."

Section One. Russell Gardens Code Chapter 60 entitled "Zoning" §60-2 entitled "Definitions" is hereby amended to read as follows:

ACCESSORY STRUCTURE

A subordinate structure on the same lot as a principal structure or building, devoted to an accessory use. Accessory structures shall not consist of habitable space.

Examples include pergolas, trellises, gazebos, ~~air conditioning condensers, emergency generators~~, fire pits, fireplaces, built-in barbeques, outdoor kitchens, hot tubs and parabolic satellite dish antennas.

Section Two. Russell Gardens Code Chapter 60 entitled "Zoning" §60-11 entitled "Permitted uses" subsection I. (3) is hereby amended to read as follows:

Permitted accessory structures shall include pergolas, trellises, gazebos, ~~air conditioning condensers, emergency generators~~, fire pits, fireplaces, built-in barbeques, outdoor kitchens, hot tubs and parabolic satellite dish antennas.
Accessory structures shall not consist of habitable space.

Section Three. Russell Gardens Code Chapter 60 entitled "Zoning" §60-19 entitled "Permitted uses" subsection I. (3) is hereby amended to read as follows:

Permitted accessory structures shall include pergolas, trellises, gazebos, ~~air conditioning condensers, emergency generators,~~ fire pits, fireplaces, built-in barbeques, outdoor kitchens, hot tubs and parabolic satellite dish antennas. Accessory structures shall not consist of habitable space.”

Section Four. This local law shall take effect immediately upon filing with the Secretary of State.

Mayor Miller then introduced Bill 6-2026 which will be adding “no commercial vehicle parking in commercial parking lots.”

A LOCAL LAW to amend Russell Gardens Code Chapter 60 entitled “Zoning.”

Section One. Russell Gardens Code Chapter 60 entitled “Zoning” Article VII entitled “Business District” Section 42 entitled “Pohibited uses” is hereby amended to add the following subsection:

T. Overnight parking and/or storage of vehicles in commercial parking lots.

Section Two. This local law shall take effect immediately upon filing with the Secretary of State.

REGULAR PUBLIC MEETING was opened at 7:03PM

RESOLUTION 26-85

A motion was made by Lawrence Chaleff and seconded by Andrew Rouchou to adopt the September 3, 2026 Minutes, Treasurers Report for the period September 30, 2026, Building Inspector’s Report and Maintenance Report for the month of September 2026.

VOTE OF THE BOARD OF TRUSTEES:

AYE: David Miller, Lawrence Chaleff, Ron Nahum, Andrew Rouchou, Robin Sherman

NAY: NONE

RESOLUTION 26-86

A motion was made by Lawrence Chaleff and seconded by Robin Sherman to approve \$123,080.79 total disbursements from the village’s General Fund Checking Account at Connect One Bank, for invoices paid in the amount of \$75,114.15 in September 2026, Check #1970-1994 and electronic funds transfers E152-E166 and 2 Payroll disbursements for September in the amount of \$47,966.64.

VOTE OF THE BOARD OF TRUSTEES:

AYE: David Miller, Lawrence Chaleff, Ron Nahum, Andrew Rouchou, Robin Sherman

NAY: NONE

RESOLUTION 26-87

A motion was made by Lawrence Chaleff and seconded by Robin Sherman to authorize the Mayor to enter into an agreement with Brookhill - NY, located at 900 Walt Whitman Rd, Site 307, Melville, NY 11747 to provide a video and audio conference system for Village of Russell Gardens Village Hall in the amount of \$13,781.55.

VOTE OF THE BOARD OF TRUSTEES:

AYE: David Miller, Lawrence Chaleff, Ron Nahum, Andrew Rouchou, Robin Sherman

NAY: NONE

RESOLUTION 26-88

A motion was made by Lawrence Chaleff and seconded by Andrew Rouchou to authorize the placement of cameras at the tennis courts and at the intersection of Wensley Drive, Clent Road, and Merrivale Road. Total cost for all cameras, equipment, licensing and software in the amount of \$11,335.

VOTE OF THE BOARD OF TRUSTEES:

AYE: David Miller, Lawrence Chaleff, Ron Nahum, Andrew Rouchou, Robin Sherman

NAY: NONE

ANNOUNCEMENTS and COMMENTS FROM THE MAYOR AND BOARD OF TRUSTEES:

Mayor Miller discussed that the tax assessments for residential properties have uniformly been increased 6% and that the commercial properties have been increased. Residential has been 75% of the tax revenue and the commercial has historically been 25%. This readjustment should hopefully add 2% to the commercial side. This has to go to the State of NY first before it can be approved.

Lawrence Chaleff discussed that the temporary roundabout will stay in place and we will begin looking for an engineer to evaluate the intersection. Community Survey Results below:

1. How often do you travel through the intersection of Wensley Drive, Clent Road, and Merrivale Road?
Daily – 114 Several Times Each Week – 47 About Once a Week – 13 Occasionally – 15
2. Approximately how close do you live to this intersection?
Within 2 blocks: 105 Within 5 blocks: 74 More than 5 blocks away: 10
3. Since the temporary roundabout was installed, how would you rate overall traffic safety at this intersection? **Much improved: 38 Somewhat improved: 43 No noticeable change: 34 Somewhat worse: 35 Much Worse: 21 Unsure: 18**
4. Since the temporary roundabout was installed, vehicle speeds appear to be:

Much slower: 50 Somewhat slower: 66 About the same: 53 Unsure: 20

5. Based on your experience, should the Village keep the temporary roundabout in place while permanent options are evaluated?

Yes: 88

No: 86

No opinion: 15

6. Should the Village retain a professional traffic engineering firm to evaluate this intersection and recommend a long-term solution?

Yes: 90 No: 73

Unsure: 26

7. If a traffic engineering study recommends improvements that enhance public safety, would you generally support the Village considering those recommendations?

Yes: 72 No: 22

It would depend on the specific recommendation: 95

8. Which of the following objectives do you believe should be the Village's highest priorities for this intersection? *(Please select up to three.)*

Improve pedestrian safety: 113

Reduce vehicle speeds: 94

Reduce reckless driving: 114

Improve traffic flow: 38

Minimize construction costs: 52

Preserve the intersection subst...: 45

Other (please specify): _____: 32

A motion was made by Lawrence Chaleff and seconded by Ron Nahum to adjourn the meeting at 7:35PM

VOTE OF THE BOARD OF TRUSTEES:

AYE: David Miller, Lawrence Chaleff, Ron Nahum, Andrew Rouchou, Robin Sherman

NAY: NONE

THE NEXT MEETING OF THE BOARD OF TRUSTEES WILL TAKE PLACE ON THURSDAY, NOVEMBER 5, 2026 at 7PM.

Respectfully Submitted,

Melissa Mandelbaum

Village Clerk Treasurer