

A regular meeting of the Board of Trustees of the Village of Port Washington North was held on Tuesday, **March 29, 2022** at 6:30 p.m. at the Village Hall, 3 Pleasant Avenue, Port Washington, New York. Pursuant to the Governor's Executive Order 103 the meeting was also held via video conference. The public was able to hear and participate in the meeting by computer link, telephone dial-in and, additionally, the public was able to ask questions.

Present:	Mayor	- Robert S. Weitzner
	Trustees	- Steven Cohen
		- Matthew Kepke
		- Sherman Scheff
	Village Clerk	- Palma Torrisi
	Village Attorney	- Stuart Besen
	Treasurer	- Mary Jo Bella

Excused: Trustee Malatino

1. Authorizing the Village to Close on the Purchase of Real Property Designated on the Nassau County Land & Tax Map as Section 4, Block 123, Lot 50, and an Easement

On motion of Trustee Kepke, seconded by Trustee Cohen, the following resolution was adopted:

WHEREAS, on March 14, 2018, the Board of Trustees authorized the Mayor to execute a contract of sale with rider to purchase 4.75 acres of vacant land and an easement from 101 Channel Drive LLC for the property located at Channel Drive , Port Washington, New York designated on the Nassau County tax map as Section 4 Block 123 Lot 50 (vacant land) and Section 4 Block 123 and parts of Lots 20 & 24 as depicted on the easement map prepared by Barrett, Bonaccci & VanWeele for the total sum of 2,300,000.00 of which the Village will contribute at a future closing the sum of \$800,000.00 towards the purchase and New Oasis Development LLC will contribute the balance;

WHEREAS, on July 22, 2020, an amendment to said agreement was approved by the Board authorizing the Mayor to execute an amendment to the contract of sale and rider extending the closing date for said 4.75 acres of vacant land and easement;

WHEREAS, on February 8, 2022, the Board of Trustee authorized the Mayor to execute a second amendment to the contract of sale and rider authorizing the sale of vacant land and easement for the sum of \$3,050,000.00 to of which the Village of Port Washington North will pay the sum of \$800,000.00 to New Oasis Development LLC for said purchase and in the event New Oasis Development LLC does not close on their land transaction with the Village of Port Washington North, then the Village of Port Washington North shall reimburse New Oasis Development the sum of \$2,300,00.00 for said vacant land and easement;

WHEREAS, The Board of Trustees has determined that the property constitutes a suitable and desired site for a passive park and potential Village Hall and therefore desires to acquire the land;

WHEREAS, the easement is necessary to acquire in order for the Village of Port Washington North to sell its property to New Oasis Development LLC., under a separate agreement between the parties;

WHEREAS, the parties are hereby ready willing and able to close and pursuant to said agreements.

WHEREAS, the authorizing of the purchase of land and easement constitutes a Type II action pursuant to N.Y.C.R.R. Section 617.5(39) and, therefore no further SEQRA review is required.

NOW THEREFORE, the Board authorizes the Mayor and Village Attorney to close on said transaction on or before April 15, 2022, and authorizes the allocation of funds to pay said closing costs to First American Title Company and the surveyor in a sum not to exceed \$20,000.00. The sum shall be paid by New Oasis Development LLC and be reimbursed by the Village of Port Washington North at a later date. The Board authorizes the Mayor and Village Attorney to take all necessary action to proceed with the closing subject to the terms set forth in the agreements.

Vote was recorded as follows: Trustee Cohen-aye, Trustee Kepke-aye, Trustee Scheff-aye, Mayor Weitzner-aye. Motion carried.

2. Stop Sign on Sandy Court at corner of Angler Lane

The Board discussed the placement of a stop sign on Sandy Court at the corner of Angler Lane and directed that the item be placed on the agenda of the April board meeting.

3. Tentative 2022/23 Budget

The Board of Trustees reviewed and made preliminary alterations to the Tentative Budget with Treasurer Bella. Treasurer Bella, as Budget Officer, filed the Tentative 6/1/2022 to 5/31/2023 Budget she had prepared with the Village Clerk.

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the meeting be and hereby is adjourned at 7:00 p.m.

Palma Torrisi, Village Clerk