

A Regular Meeting of the Board of Trustees of the Village of Port Washington North was held on Tuesday, **March 8, 2022** at 7:30 p.m. at the Village Hall, 3 Pleasant Avenue, Port Washington, New York.

Present:	Mayor	-	Robert Weitzner
	Trustees	-	Steven Cohen
		-	Matthew Kepke
		-	Michael Malatino
	Village Clerk	-	Palma Torrisi
	Attorney	-	Stuart Besen
	Court Reporter	-	Wendy Silas

Excused: Trustee Scheff

A. Public Hearing – Soundview Marketplace Site Plan Review

Mayor Weitzner opened the Public Hearing, duly advertised in the February 25, 2022 *Port Washington Times*, to consider the Site Plan Review application of Soundview Marketplace, Shore Road, Port Washington, New York (designated on the Nassau County Land & Tax Map as Section 4, Block 129, Lots 1, 10 12, & 14C). A stenographic transcript of the hearing was made and is on file with the Village Clerk. On motion by Trustee Kepke and seconded by Trustee Malatino, it was unanimously RESOLVED that the public hearing be closed. All those wishing to speak having been heard, the Mayor closed the public hearing. On motion of Trustee Kepke, seconded by Trustee Malatino it was unanimously

RESOLVED that the application of PEBB Soundview LLC, 7900 Glades Road, Suite 600, Boca Raton, FL 33434 and Soundview P.W. LLC, 100 Jericho Quadrangle, #120, Jericho, NY 11725, for Site Plan Review of Soundview Marketplace, Shore Road, Port Washington New York (designated on the Nassau County Land and Tax Map as Section 4, Block 129, Lots 1, 10, 12 & 14C) is conditionally approved subject to the approval of the Nassau County Planning Board.

2. Clerk

A. Minutes

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the reading of the minutes of the Board of Trustees meeting of January 11, 2022 be waived and that they be and hereby are approved as prepared by Clerk Torrisi.

B. Board of Assessment Review

The Board of Trustees and the Assessor, sitting as the Board of Assessment Review, dealt with applications for correction of assessment and for exemptions.

Assessor Torrasi reported that Grievance Day was held on February 15, 2022 from 10:00 a.m. to 2:00 p.m. at the Village Hall. On motion of Trustee Malatino, seconded by Mayor Weitzner, it was unanimously RESOLVED that the following applications for **Correction of Property Assessments** be and hereby are denied and that the tentative assessments remain unchanged on the 2022 Village Assessment Roll:

<u>Name</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Unit</u>	Tentative Assessment	Requested Assessment
Malachite Development LLC	4	J	3		2,410	241
Valley Road LLC	4	J	36		19,000	190
Carla Barone	4	J	42		4025	1006
Two Channel Drive LLC	4	J	690		18,929	1,892
KBH 85 Harbor Road LLC	4	J	716		100,000	1,000
75 Harbor Road LLC	4	J	735		13,700	1,370
75 Harbor Road LLC	4	J	750		21,300	2,130
Board of Managers of Mill Pond Acres Condo	4	J	775	100-152 & 200-251	3,200	2,400 each
Board of Managers of Mill Pond Acres Condo	4	J	775	300-443	3,900	2,925 each
Helen O'Keefe	4	J	775	102	3,200	800
Michael Arnopp	4	J	775	103	3,200	800
Jean Incorvaia	4	J	775	120	3,200	800
William & Carolyn Belinsky	4	J	775	125	3,200	800
June Brereton	4	J	775	131	3,200	800
Ronnie Heller	4	J	775	223	3,200	800
Vicki Windler	4	J	775	228	3,200	800
Mary Suzanne Barry	4	J	775	234	3,200	800
Saul Lieberman	4	J	775	240	3,200	800
Harold Cohen	4	J	775	305	3,900	975
Raymond & Laura Furey	4	J	775	336	3,900	390
Gregory Trunz	4	J	775	360	3,900	975
Carlo & Kathleen Manganillo	4	J	775	364	3,900	390
Joan Brakman	4	J	775	380	3,900	975
Lena Armata	4	J	775	421	3,900	975
Elizabeth Viola	4	J	775	424	3,900	975
Gulfway Marine Service Inc.	4	N-1	321 & 322		39,000	9,750
84 Shore Road Development Realty	4	N-2	411		14,250	3,563
Bill Wolf Petroleum Corp.	4	N-2	412		21,500	5,375
Stop & Shop Supermarket Co.	4	Q	10,34,128		67,632	6,763.20
Mary Sharon Vaughn	4	Q	13 & 14		6860	1
Edith Cuomo	4	Q	115		4,250	1,023
Bernie Yatauro	4	Q	226		9,500	950
15 Smull Place LLC	4	Q	227		17,280	4,320

Cave Canem Realty LLC	4	Q	228	7,700	770
Grt. Ret. Annuity Trust of Amrit Sethi	4	Q	236	11,000	130
Diane Prudenti & Sal Spezio	4	Q	243	9,400	1
Delco Development Co. of Pt. Wash.	4	Q	244	120,000	12,000
John Gaudio	4	Q	245	7,230	1
Ayako Norton	4	Q	253	8,640	1
Liron Filiby	4	28	64 & 65	6,960	1
Robert Coll	4	28	66 & 67	7,680	1
Mark & Doris Novick	4	28	68 & 69	8,400*	840
William E. Bonnie	4	29	223	11,150	1,115
Albert Bartkoski	4	29	225	7,990	1,998
Michael Rabin	4	29	229	9,150	1
Francesco & Luisa Capogna	4	31	29	6,000	600
Dmitry Lukyanov	4	31	74	5,586	1,396
Michael & Sela Redmond	4	31	84	6,516	1
John Swain	4	31	88	3,830	983
Kenneth Cummings	4	31	91	5,700	1
John Fico	4	31	99	6,313	1,578
Adriana Burcea	4	31	104	5,915	1,479
John Fico	4	31	106	8,050	2,013
Yun Min	4	31	115	10,000	2,500
Max Weisman & Naomi Kantrowitz	4	31	116	11,020	1
Helen Zhu	4	31	117	11,000	2,750
Frank & Jennifer Banta	4	32	8	10,447	710
Paul Cicchetti	4	32	114	2,200	550
Stop & Shop Supermarket Co.	4	48	8,27,34-37	93,124	9,312.40
Bay Land Leasing LLC	4	48	38	12,000	2,400
V&S Realty Corp & Jack Santomauro	4	48	39	6,380	1,595
V&S Realty Corp & Jack Santomauro	4	48	40	6,380	1,595
MNK Management Corp.	4	48	41	25,250	252
15 Smull Place LLC	4	48	49	6,720	1,680
SK Foods Corp.	4	51	17	3,066	31
SK Foods Corp.	4	51	109	3,807	38
SK Foods Corp.	4	51	111	13,627	136
Lorin Bogensberger	4	115	13	10,160	1
Sanford Lewis	4	115	18	9,310	1
Stephen Corteselli	4	115	20	10,810	1
Evan Wollis	4	115	43	6,800	1,700
Errin Hatwood	4	115	44	10,600**	2,650
Harris Baltch & Sarah Sher	4	115	53	9,150	1
Robyn Perlman	4	115	57	9,400	2,350
Merle Colchamiro	4	115	60	9,100	1

Craig Bruno	4	115	61	10,272	1
Alan & Claire Franco	4	115	65	11,300	1
Stephen Newman	4	115	72	9,400	1
David McCallin	4	115	86	8,460	1
Philip Ninan	4	115	88	8,000	2,000
Alice Yang	4	116	1	7,880	556
Matthew & Gayle Farhadian	4	116	4	9,550	1
John & Grace Russotto	4	116	6	9,210	1
Anne Iannizzi	4	116	19	9,600	2,400
William Lacal	4	116	26	9,000	900
Johanna & Kieran Brooks	4	116	28	7,800	1
Emilio & Regina Cetta	4	116	31	7,400	
Julie Lorenzini	4	116	32	7,030	1,758
Phyllis Weinberger Trust	4	116	33	7,750	1,937
Arthur & Jane Candido	4	116	35	8,650	1
J. Christopher O'Sullivan	4	116	39	9,516	1
Sally Schneider	4	117	2	6,930	1,733
Glenn Kustal	4	117	4	6,650	1,663
Elena Goloubeva	4	117	5	7,128	1,782
Andrew Hausspiegel & Shelly Goodman	4	117	9	7,968	797
Gerald Fine	4	117	12	6,200	1,550
Peter & Margaret Admirand	4	117	15	8,349	1
Lindsay & Joshua Farhadian	4	117	18	9,010	1
Errol & Jaclyn Eisner	4	117	28	9,600	1
Alexander Hoffman	4	117	32	8,132	2,033
Gerald Stern	4	117	34	9,130	1
Megan Lotterman	4	117	35	11,500	2,875
Matthew Kepke	4	118	2	7,530	1
Gary & Margarita Litvak	4	118	10	8,370	1
Michael Itkin & Anna Orlov	4	118	15	8,000	1
Michael Deleonardis	4	118	21	10,350	1
Raymond & Angelika Johnson Jr.	4	118	25	7,534	1
Jeremy & Karen Michaels	4	118	29	9,020	1
Robinson Chin & Minqi Xiang	4	118	34	7,870	1
Hillary & Jay Beberman	4	118	42	8,900	2,225
Russell & Rachel Garber	4	118	43	8,700	1
Michael & Rita Maurantonio	4	118	44	12,150	1
Jill Segal	4	118	46	9,600	1
Bruce & Carol Barron	4	118	48	8,460	1
Maryann Dimaggio	4	119	4	8,220	1
Robert & Silva Michel	4	119	16	8,170	1
Andrew Hollander	4	119	17	9,720	2,430

Adam & Tracy Milner	4	119	23	8,930	1
David Segal	4	119	26	8,200	1
Sam & Lindsay Friedman	4	119	28	9,800	1
Josh Lichtenstein	4	120	1	9,300	1
Gregory & Alyssa Raddock	4	120	5	7,727	1,932
Barbara Zion-Green	4	120	16	8,850	1
Yasuko Onizawa	4	120	25	8,350	1
Keith Kindler	4	120	26	7,750	1
Benjamin & Sydelle Sands	4	120	29	7,500	1
Two Channel Drive LLC	4	123	8 & 54	121,856	12,185
Thomas E. Hoar Inc.	4	123	15	32,000	6,400
Steven Klein	4	123	16 & 26	21,000	2,100
Parviz Farahzad	4	123	18, 20, 23, 24, 43	350,000	35,000
Pleasant Avenue Realty LLC	4	123	21	22,000	4,400
Albert Oswald Realty Holding Corp.	4	123	27	32,000	8,000
Fab-Con Machinery Corp.	4	123	28	34,000	6,800
Sara Mody Holdings Inc.	4	123	29 & 30	46,000	9,200
Parviz Farahzad	4	123	50	60,000	6,000
Two Channel Drive LLC	4	123	51	986	98
Channel Drive 53A LLC	4	123	53A	9,957	1,991
Marvin Siegel	4	124	7	7,515	1
Matathew Wiesenfeld	4	124	9	8,230	2,170
Carole Altman	4	124	10	8,400	1
Amanda & Matthew Ferraro	4	124	11	8,000	1
Douglas & Elyse Brenner	4	124	13	8,460	1
Bruce & Caryn Tiger Paillex	4	124	14	7,920	1
Neil Edson	4	124	19	8,363	1
Nancy Larick & Eric Mohr	4	124	22	8,090	1
Arlene Cummings	4	124	26	7,370	1,843
Michael & Jessica Van Manen	4	124	29	8,150	1
Ryan Fisher	4	124	32	8,340	1
Katherine Gallo	4	124	33	8,550	1
Ronnie & Lilia Snaider	4	124	36	8,300	1
Jonathan Goldstein	4	124	38	8,235	2,059
Reyhab Kivrak	4	125	7	8,840	2,210
Raymond Lee & Shuang Wu	4	125	8	8,843	1
Giovanni Cerroni	4	125	16	8,400	2,100
David Beatus	4	125	17	8,600	1
New York Community Bank	4	125	19	1,560	390
New York Community Bank	4	125	22	16,670	4,168
New York Community Bank	4	125	23	1,770	442
Cesar & Teresa Collier	4	126	5	8,470	1

Judith Wolf	4	126	8	7,800	1
Lisa Grossman	4	126	14	8,100	1
Bonnie Kline	4	126	16	8,000	2,000
Elysia Wolnek	4	127	3	9,740	1
Tina Schmirer	4	127	14	8,350	1
Heath Levine	4	127	24	8,130	2,033
Will Rizzo	4	128	6	8,200	1
Beth Epstein	4	128	15	7,450	1
Soundview Gardens Inc.	4	128	17	120,881	24,176
Spivack Realty Co. Inc.	4	128	21	93,000	18,600
Spivack Realty Co. Inc.	4	128	23	99,800	19,960
Spivack Realty Co. Inc.	4	128	24	97,200	19,440
Walgreen Eastern Co., PEBB, et al.	4	129	1	108,100	10,810
Target Corp.	4	129	1	108,100	1,081
99 Shore Road LLC	4	129	7, 15A & 15C**	20,000	5,000
Walgreen Eastern Co., PEBBS et al.	4	129	10, 12, 14C	291,900	29,190
Christopher & Filomena Riviezzo	4	134	2	7,520	1
Marc Kaplan	4	134	6	8,460	2,115
Joshua Orchant	4	134	10	8,715	1
Nancy Fung	4	134	12	7,971	1,993
Warren Elkins	4	134	14	8,749	1
Steven Park & Carol Son	4	134	15	9,260	1
Trace Cohen	4	134	17	10,580	1
Joan Evans	4	134	19	7,990	1
Beth Burstein	4	134	21	8,350	2,088
Sam Chiu	4	134	25	8,420	710
Jack Mishan	4	134	30	8,600	860
James Moroney & Cindy Jan	4	134	34	8,748	1
Cary & Barrie Krefetz	4	134	35	8,740	1
Jon Weinstein	4	134	40	8,587	1
Richard Gallucci	4	134	41	8,107	2,027
Steven & Wendy Sue Gelman	4	135	1	8,884	1
Gerald & Kerry Craig	4	135	10	8,337	1
Robert & Andrea Grossman	4	135	14	8,700	1
Karen Rosen	4	135	15	10,915	2,729
Zoya Kapoor	4	135	16	8,460	1
Linda Lejman	4	135	17	7,750	1,938
Mona Davis	4	135	20	8,750	875
Kenneth & Lisa Roedel	4	135	25	7,115	712
Irwin & Ann Kellner	4	135	27	11,100	1
Stephen & Helene Weingrow	4	135	28	9,180	1
Betty Eng & Chung Wu	4	135	30	8,085	1

Paul Durando	4	135	32	10,780	2,695
Michael & Michelle Birnbaum	4	135	34	8,175	1
Liron Brase	4	135	35	10,270	710
Federic & Marjorie Lieberman	4	135	36	8,380	1
Robert & Rita Marcus	4	135	37	9,020	1
Keivan & Thea Farhadian	4	135	38	10,000	1
Herminia Melendez	4	135	39	7,430	1,858
Massimo & Mary Vassalle	4	136	1	8,700	1
Caryn & Adam Sandman	4	136	6	9,150	1
Rochelle Block	4	136	7	10,250	1
Vincent Cascio	4	136	8	10,500	2,625
Nancy Klein	4	136	13	9,120	2,280
Howard Kingsley	4	136	14	9,840	710
Steven & Alyssa Cohen	4	136	19	9,650	5,325
Marc & Kathy Levinson	4	136	27	9,070	1
Maxine Felsen	4	136	29	7,500	1,875
Kevin Morris	4	136	32	9,140	1
Myra Barr	4	136	34	8,532	2,133
Joseph Visco	4	137	1	10,090	101
Jeremy Kreitman	4	137	11	8,260	2,065
Henry & Josephine Cosenza Trust	4	137	17	7,610	1
Mario & Danna Truglio	4	137	19	7,520	1
Paul & Norine Berberich	4	137	21	7,540	1
Vasilios Petratos	4	137	26	6,800	1,700
Ruth Pleines	4	137	27	8,080	2,020
Robert & Jane Weitzner	4	137	29	10,820	2,705
Lisa Racic	4	137	30	10,490	2,623
Marsha Linda Javer	4	137	33	7,650	1,913
Alexander Khaykin & Rafova Yana	4	137	35	8,980	2,245
Richard & Leona Viesta	4	137	38	9,850	1
Sheldon Greenbaum	4	137	47	7,250	1,813
Ronald & Roberta Harris	4	137	48	9,450	1
Brian Kolen	4	137	55	8,740	1
David Feiner	4	137	57	8,930	1
Burton & Sharyn Falkenstein	4	138	2	8,930	1
Adrienne Lieberman	4	138	9	10,080	1
Esther Levine	4	138	10	8,300	2,075
Peter & Nancy Verdi	4	138	12	9,600	2,400
Benjamin & Shlomit Eisner	4	138	14	9,300	1
M.E.L. Seagull Family Ltd. Ptrshp.	4	138	19	10,150	2,279
Herbert Wing	4	138	23	10,350	2,588
Adriana Llewellyn	5	2	4	3,412	853
Marianne Clemett	5	2	6	3,380	710

Jeffrey & Carol Hafer 5 2 7 5,670 710

\* Lots 68 & 69 are joined.  
 \*\* Lots 44 & 80 are joined.  
 \*\*\* Lots 7 & 15A are separate, Lot 15C is not in the Village.

C. Veterans Exemptions

On motion of Trustee Malatino, seconded by Trustee Cohen, it was unanimously RESOLVED that the following applications for Veterans Exemptions for the 2022 Assessment Roll, in the net amount of \$1,560.00, be and hereby are approved:

<u>Name</u>	<u>Section-Block-Lot-Unit</u>				<u>\$ Amount</u>
Eugene & Jacqueline Hechtkopf	4	J	775	391	585.
Albert & Patricia Wilson	4	J	775	420	975.

D. Senior Citizens Exemptions

On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that the following applications for **Senior Citizens Exemption**, totaling \$25,719, for the 2022 Assessment Roll be and hereby are approved:

<u>Name</u>	<u>Section-Block-Lot-Unit</u>					<u>\$ Amount</u>
Mario & Bertha Catu	4	J	11	--		2,343.
Nicoletta Chimienti	4	J	40	--		4,777.
Joan Byrne	4	J	775	200		1,600.
Rita Katz	4	J	775	214		320.
Sandra Rosseland	4	J	775	248		1,600.
Melba Molson	4	J	775	252		1,600.
Robert & Stephanie Salzbank	4		115	11	--	2,535.
Melvyn Kimmel	4		115	71	--	1,583.
Sally Schneider	4		117	2	--	3,465.
Shahin Farahan	4		125	9	--	3,050.
Kai Tarp	4		127	10	--	2,846.

and be it further RESOLVED that the following application be and hereby is denied on the basis that the applicant's income exceeds the eligible limit:

Elysia Wolnek	4		127	3	
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E. Assessment Roll 2022/2023 Completed

Assessor Torrisi reported that the Assessment Roll for the year 2022/2023 was finally completed and filed in the office of the Village Clerk.

F. Payments in Lieu of Taxes

On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that, pursuant to New York State's LIPA Reform Act of 2013, which limits the authority of the Long Island Power Authority (LIPA) to make payments in lieu of taxes to municipalities that exceed the payments in lieu of taxes made in the immediately preceding year by more than two percent (2%), the following payments in lieu of taxes, as determined by the Village Assessor, are established for LIPA for the fiscal year commencing June 1, 2022 and ending May 31, 2022:

Utility	\$7,793.74
Special Franchise	895.41

and, be it further RESOLVED that the Village Clerk is hereby directed to remit invoices to PSEG Long Island in the amounts set forth above, which invoices shall be due and payable on June 1, 2022 without penalty and, if the invoices remain unpaid after July 1, 2022, five percent (5%) interest will be added for the first month and an additional one percent (1%) for each month or fraction thereof thereafter.

G. Budget Hearing & Annual Meeting

On motion of Trustee Cohen, seconded by Trustee Malatino, it was unanimously RESOLVED that the Board of Trustees of the Village of Port Washington North will hold a Public Hearing with respect to the Tentative Budget of the Village for the fiscal year June 1, 2022 to May 31, 2023 at 7:45 p.m. on Tuesday, April 12, 2022 at the Village Hall, 3 Pleasant Avenue, Port Washington, New York. The Tentative Budget provides an annual salary of \$5,000 for the Mayor and an annual salary of \$3,000 for each Trustee; and be it further RESOLVED that the Board of Trustees will hold the Annual Meeting of the Village of Port Washington on Tuesday, April 12, 2022 at 7:30 p.m. at the Village Hall, 3 Pleasant Avenue, Port Washington, New York.

3. Treasurer

A. Abstract of Vouchers

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the reading of the Abstract of General Fund Vouchers #243, totaling \$117,351.89, be waived and the reading of the Abstract of Trust & Agency Fund Vouchers #180, totaling \$637.00, be waived and that they be and hereby are approved as submitted by Treasurer Bella.

4. Reports

A. Public Works

On motion of Trustee Malatino, seconded by Trustee Cohen, it was unanimously

RESOLVED that the Public Works Department report for the month of February 2022 be and hereby is accepted as submitted by Superintendent Novinski.

B. Building Department

1. On motion of Trustee Malatino, seconded by Trustee Cohen, it was unanimously RESOLVED that the Building Department report for February/March 2022 be and hereby is accepted as submitted by Superintendent Barbach.

2. On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the following sign permit applications of CAD Signs for fiveBELOW at 23 Soundview Marketplace (designated on the Nassau County Land & Tax Map as Section 4, Block 129, Lots 1, 10, 12 & 14C) be and hereby are approved in accordance with the plans submitted on January 28, 2022:

- #A2022-0016 to install a 4-foot by 26-foot 6-inch by 7 1/8-inch storefront "Five Below" sign,
- #A2022-0017 to install a 4-foot by 1-foot by 5-inch under canopy wall "Five Below" sign,
- #A2022-0018 to install 3 temporary banners that read "Coming Soon", "Grand Opening" and "Now Open", with one sign replacing the prior sign in the same location for a maximum of 30 days each;

And, be it further RESOLVED that the following sign permit applications are hereby denied:

- #A2022-0014, a 4-foot by 26.5-foot by 2 1/8-inch louver panel wall/store front advertising sign,
- #A2022-0015, a 4-foot by 26.5-foot by 2 1/80 inch louver panel wall/store front advertising sign.

C. Emergency Management & Traffic Safety

On motion of Trustee Cohen, seconded by Trustee Malatino, it was unanimously RESOLVED that the Emergency Management and Traffic Safety report for the month of March 2022 be and hereby is accepted as presented by Commissioner Kaplan.

5. Public Comment

Roman Gorodetsky of 16 Driftwood Drive complained about the depression in the roadway at the base of his driveway apron and also in front of 14 and 18 Driftwood Drive.

6. Business

A. DEC MS-4 Stormwater Management 2021 Report

Mayor Weitzner reported that the Village of Port Washington North is a member of the Manhasset Bay Protection Committee and reported on the committee's extensive activities to promote and maintain the waterway's environmental quality, with particular respect to stormwater management. The Mayor continued that the Village has been very active in the initiatives the Manhasset Bay Protection Committee has undertaken, and that the Village proposes to utilize American Rescue Plan Act of 2021 ("ARPA") funds for the improvement and reconstruction of storm drains throughout the Village.

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the Village of Port Washington North enter into a contract with H2M to prepare the Village of Port Washington North MS4 reports at a sum not to exceed \$21,800.00, and as more particularly set forth in the proposal dated March 1, 2022; and that the Mayor is hereby authorized to execute the contract with H2M.

B. Concrete Repair & Replacement Contract

On motion of Trustee Kepke, seconded by Trustee Cohen, it was unanimously RESOLVED that the invitation for bids for the Concrete Repair & Replacement 2022/23 to 2024/25 contract be advertised in the *Port Washington Times* and that the bids be received at the Village Hall by 12:00 noon on Thursday, April 28, 2022, at which time all bids will be publicly opened and read aloud.

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the meeting be and hereby is adjourned at 10:15 p.m.

Palma Torrisi, Village Clerk