

A Regular Meeting of the Board of Trustees of the Village of Port Washington North was held on Tuesday, January 16, 2024 at 7:30 p.m. at the Village Hall, 3 Pleasant Avenue, Port Washington, New York.

Present: Mayor - Robert S. Weitzner
 Trustees - Steven Cohen
 - Matthew Kepke
 Clerk - Palma Torrisi
 Attorney - Stuart Besen

Excused: Trustees Malatino and Scheff

1. 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 November 6 and December 1, 2023 be waived and that they be and hereby are approved as prepared by Clerk Torrisi.

B. Clerk's Tax Return

Clerk Torrisi submitted to the board a written report of taxes for the year June 1, 2023 to May 31, 2024 assessed against various properties in the Village which are unpaid and past due. On motion of Trustee Kepke, seconded by Trustee Cohen, the following resolution was unanimously adopted:

WHEREAS the Village Clerk on the 16th day of January 2024 did return and file an account of unpaid taxes to this Board for the year 2023, to wit:

**VILLAGE OF PORT WASHINGTON NORTH
 CLERK'S TAX RETURN
 2023 TAXES
 JANUARY 16, 2024**

<u>Year</u>	<u>Assessed To</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Unit</u>	<u>\$ Amount</u>
2023	Angelo & Filomena Gaudio	4	J	38		1,818.69 + Penalties
2023	Franklin Stainless Corp.	4	J	636		125.65 + Penalties
2023	Philip M. & Doris Sherman	4	J	775	135	529.07 + Penalties
2023	Margaret M. Armento	4	J	775	142	529.07 + Penalties
2023	Alfred & Craig Albrecht	4	J	775	403	644.81 + Penalties
2023	Ann McQuade Revocable Trust	4	Q	247		911.33 + Penalties
2023	Tamara M. Harris Irrevocable Trust	4	117	20		1,895.90 + Penalties
2023	Raymond & Ruth L. Pan	4	120	38		1,330.95 + Penalties
2023	ARC Channel Drive, LLC	4	123	42		677.87 + Penalties
2023	Cesar & Teresa Collier	4	126	5		1,400.39 + Penalties
2023	Ange Zurich	5	2	1		31.41 + Penalties

County of Nassau)
State of New York) ss:

I, Palma Torrisi, Clerk of the Village of Port Washington North, Nassau County, New York, do hereby certify that the foregoing is a true and correct statement as of January 16, 2024. Witness my hand and official seal of the said Village this 16th day of January 2024.

Palma Torrisi, Village Clerk

Seal

WHEREAS the Board of Trustees, at a meeting at the Village Hall in the Village of Port Washington North on 16th day of January 2024 did examine such account and did compare it with the original tax rolls and did therefore certify to the effect that they found it to be correct, a copy of which certification is affixed hereto; and

WHEREAS from the account of unpaid taxes returned by the Clerk of the Village of Port Washington North, New York, to this Board for the year 2023, the following taxes still remain due and unpaid after diligent efforts have been made to collect the same, to wit:

<u>Year</u>	<u>Assessed To</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Unit</u>	<u>\$ Amount</u>
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NOW, THEREFORE, BE IT RESOLVED that this Board, pursuant to Article 14 of the Real Property Tax Law of the State of New York, determines to collect the amount of such unpaid taxes levied or assessed for the year 2023 by a tax sale in the manner and after the form and requirements as provided and prescribed by said Article, and completed subsequent to the 20th day of March 2024, but not later than June 30, 2024, in accordance with Section 1452, subdivision 4, of the Real Property Tax Law; that a copy of this resolution, certified by the Clerk shall be transmitted forthwith to the Treasurer of the Village with the account, affidavit and certificate of such unpaid taxes, and that the Village Treasurer, upon receiving such account of unpaid taxes and a certified copy of this resolution, be and hereby is authorized and directed to cause to be published in the official newspaper of the Village, once each week for three consecutive weeks, a list as shown in the tax roll with the amount of the tax, interest, fees and charges thereon, excepting therefrom such parcels of property on which the Village holds and owns one or more unredeemed certificates of tax sale; and also a notice that said real estate will, on a day to be determined by said

Village Treasurer and specified in said notice, be sold at public auction at a place in said Village to be designated by said Village Treasurer, to discharge the tax, interest, fees and charges aforesaid, which may be due thereon at the time of such sale, and that the said Village Treasurer, at the time and place specified in said notice proceed with the sale of said real estate upon which such taxes are unpaid, as set forth above, and continue the same from day to day until the sale is completed; that such real estate shall be sold subject to any unpaid assessments thereon levied by the Village of Port Washington North and also subject to any unpaid tax liens purchased and held by the Village; and BE IT FURTHER RESOLVED that in all cases where no bid shall be made on a lot or parcel of land so offered for sale for any amount sufficient to pay the said tax, interest, fees and charges, the said premises shall be deemed to have been sold to and purchased by the said Village of Port Washington North.

State of New York)
County of Nassau) ss:

We the undersigned, constituting the Board of Trustees of the Village of Port Washington North, hereby certify that we have compared the foregoing return and account of taxes for the year 2023, as submitted by the Village Clerk, with the original tax roll for the Village for the year 2023, from which such account was transcribed and find it to be correct.

Robert Weitzner, Mayor

Steven Cohen, Trustee

Matthew Kepke, Trustee

Sworn to before me this 16th day of January 2024

Palma Torrissi, Notary Public

State of New York)
County of Nassau) ss:

I, Palma Torrissi, Clerk of the Village of Port Washington North, Nassau County, New York, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Board of Trustees of the Village of Port Washington North at a regular meeting of said Board held on January 16, 2024 at which a quorum was present. Witness my hand and official seal of the said Village this 16th day of January 2024.

Palma Torrisi, Village Clerk

C. Village Election

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

WHEREAS, the Village Clerk, as election officer of the Village of Port Washington North, has attempted to obtain the names of six residents of the Village of Port Washington North who would qualify to hold the office of Inspector of Election in accordance with the Election Law of the State of New York; and

WHEREAS, the Village Clerk has not been able to find six persons who reside within the Village of Port Washington North and who meet the requirements to be appointed as Inspectors of Election as specified in the Election Law and who are willing to serve as such;

NOW, THEREFORE, BE IT RESOLVED that the requirement that Inspectors of Election of the Village of Port Washington North reside within the Village of Port Washington North is hereby amended pursuant to Village Law Section 3-300 to provide that this Board of Trustees is hereby authorized to appoint any resident of the County of Nassau, who is otherwise duly qualified to act as an Inspector of Election, to act as an Inspector of Election for the Village of Port Washington North for the Village of Port Washington North's 2024 General Election.

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

On motion of Trustee Cohen, seconded by Trustee Kepke, it was RESOLVED that Maria D'Urso, Cindy Perdikakis, Carolyn Mastropieri and Sandra Wright be and hereby are appointed Inspectors of Election for the 2024 General Village Election; that Concepcion Idavoy and Julio Salamea be and hereby are appointed Alternate Inspectors of Election; and that said Cindy Perdikakis be and hereby is appointed Chairperson of said Inspectors; and

BE IT FURTHER RESOLVED that, for each day worked, said Inspectors and Alternate Inspectors, except for the Chairperson, shall be compensated at the rate of \$210.00 per day and that said Chairperson shall be compensated at the rate of \$260.00 per day.

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

D. Grievance Day

On motion of Trustee Kepke, seconded by Trustee Cohen, it was unanimously RESOLVED that on the 20th day of February 2024, at the Village Hall, 3 Pleasant Avenue, Port Washington, New York 11050, the Board of Trustees and the Assessor will meet for the purpose of hearing complaints in relation to

assessments from 10:00 a.m. to 2:00 p.m. on said day. Each complainant shall file with the Village Clerk on or before February 20, 2024 a statement under oath, specifying the respect in which the assessment complained of is incorrect, which statement must be made by the person whose property is assessed or by some person authorized to make such statement who has the knowledge of the facts stated therein.

2. Treasurer

A. On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the reading of the General Fund Abstract of Vouchers #265 Revised, totalling \$48,529.55, and Trust & Agency Abstract of Vouchers #195 Revised, totalling \$2,775.00, be waived and that it be and hereby are approved as prepared by Treasurer Bella.

B. On motion of Trustee Kepke, seconded by Trustee Cohen, it was unanimously RESOLVED that the Budget Report as of December 31, 2023, showing the General Fund Balance to be \$3,117,512.49, and the Trust & Agency Fund Balance to be \$1,349.91, and the budget modifications contained therein, be and hereby are accepted as prepared by Treasurer Bella.

C. Independent Auditor Report

The Mayor delivered the Treasurer's comments to the Board with respect to the Independent Auditor's Report for the fiscal year June 1, 2022 to May 31, 2023.

The Board reviewed the Draft Audited Financial Statement for the General Fund and the Draft Audited Financial Statement and Management Letter for the Village Justice Court for the fiscal year commencing June 1, 2022 and ending on May 31, 2023, prepared by independent auditors Cullen & Danowski LLP. On motion of Trustee Cohen, seconded by Trustee Kepke, it was RESOLVED that the Audited Financial Statement for the General Fund, and the Audited Financial Statement and Management Letter for the Village Court, for the fiscal year commencing June 1, 2022 and ending on May 31, 2023, prepared by Cullen & Danowski LLP, be and hereby are accepted.

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

3. Reports

A. Public Works

On motion of Trustee Kepke, seconded by Trustee Cohen, it was unanimously RESOLVED that the Public Works Department report for the month of December 2023 be and hereby is accepted as submitted by Superintendent Poole.

B. Building Department

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the Building Department report for January 2024 be and hereby is accepted as submitted by Superintendent Barbach.

C. Traffic Safety and Emergency Management

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the Traffic Safety and Emergency Management report for January 2024 be and hereby is accepted as presented by Commissioner Kaplan.

D. Beautification Commission

On motion of Trustee Kepke, seconded by Trustee Cohen, it was unanimously RESOLVED that the Beautification Commission report for January 2024 be and hereby is accepted as prepared by Howard Roth.

E. Communications Commission

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the Communications Commission report for January 2024 be and hereby is accepted as prepared by Lauren Summa.

4. Business

A. Park Maintenance 2024/25 Contract Extension

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the Village of Port Washington North hereby is hereby exercising its option to extend the Park Maintenance contract with Bucky Demelas & Son Landscape Contractors Inc. for a period of one year from March 1, 2024 to February 28, 2025, in accordance with the terms of the original proposal dated February 2, 2022.

B. Conditional Use Permit Extension – ALK-Abello, 35 Channel Drive

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the Conditional Use permit of ALK-Abello to extend the use of existing temporary storage containers at 35 Channel Drive (premises designated on the Nassau County Land & Tax Map as Section 4, Block 123, Lot 4), be approved and that the Temporary Structure permit is hereby extended for a period of one year to January 16, 2025.

C. Bay Walk Park – Boat Dock Use & Trash Receptacle Art

The Mayor addressed the use of the Village boat dock, and the use and volume of the Bay Walk's garbage pails. He also previewed art samples for the park's trash receptacles.

D. Contract with New Oasis & Port Washington Water District

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 the Port Washington Water District and New Oasis Development LLC, as contract vendee of the Village-owned land designated on the Nassau County Land & Tax Map as Section 4, Block 28, Lot 82, with regard to the application of New Oasis Development LLC to the Port Washington Water District to supply water for the development of the above-described premises with 44 townhouses; and that the Mayor be and hereby is authorized to execute the contract.

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the meeting be and hereby is adjourned at 8:30 p.m.

Palma Torrisi, Village Clerk