DRAFT

Cc: BOT, Atty

A **Regular Meeting** of the Board of Trustees of the Village of Port Washington North was held on Tuesday, **June 10, 2025** at 7:30pm at the Village Hall, 3 Pleasant Avenue, Port Washington, New York.

Present:	Mayor	-	Robert Weitzner
	Trustees	-	Steven Cohen
		-	Trustee Malatino
		-	Andrea Scheff
	Clerk	-	Angelique Melnyk
	Attorney	-	Chris Prior
	Excused	-	Matthew Kepke

Bank of America, as Tenant of Premises at 139 Shore Road, Soundview Marketplace Shopping Center, was represented before the Board by Civil Engineer Foster King. Mr. King explained to the Board that BOA was obligated to comply with New York State Banking Law Section 75-a,,known as the ATM Safety Act, with respect to lighting for its ATM at the location.

The additional lighting proposed will require amendments to the Site Plan for the Soundview Marketplace previously approved by the Board by resolution adopted March 8, 2022, following a public hearing (the "Approved Soundview Marketplace Site Plan"). The Village Attorney advised the Board that the proposed modifications can be approved by the Board in a stream-lined process not requiring a public hearing, pursuant to Village Code Section 137-9.

The Board members and Building Superintendent Robert Barbach had no objections to the proposed light pole with double Cobra-head fixtures, as same matches the existing lighting plan. However, the Board members expressed concerns over the aesthetics of the two proposed 'Wall-Pac' fixtures, to be attached to the building wall on either side of the ATM entrance. The Board asked that the Applicant consider whether other means were available to accomplish the objective of ATM Safety Act compliance, and to provide samples of alternative wall-Pac fixtures for the Board to consider if same are in fact necessary to accomplish compliance. The Mayor suggested that simulated photos depicting specific fixtures as if attached to the wall in the proposed locations would be helpful.

Mr. King advised the Board that he would interact with the Building Department in doing so.

After discussion, upon motion duly made by Trustee Cohen, seconded by Trustee Malatino, and unanimously approved by all present, the Board RESOLVED as follows:

The Approved Soundview Marketplace Site Plan is hereby amended to include the addition of a light pole with double Cobra-headed fixture, as depicted in the plans submitted to the Village by BOA in connection with the pending application, prepared by Stonefield Engineering & Design, signed and sealed by Zachary E. Chaplin, P.E., and dated May 15, 2025 (the "Plans"); provided, however, that no other alterations to the Approved Soundview Marketplace Site Plan depicted in the Plans are deemed approved, and any other modifications or alterations to the Approved Soundview Marketplace Site Plan, including those depicted in the Plans, shall require an approving resolution of this Board.

Sanjiv Mody, as Tenant of Premises at 85 Channel Drive, and counsel, Michael Sahn of Shan Ward, stood before the Board to discuss the remediation practices he intends to implement in order to mitigate the offense odors disrupting the quality of life of Port Washington North Residents. A lengthy discussion on potential solutions, including the purchase and installation of a CaptiveAire filtration system at a cost of $110,000, ensued. Mr. Mody expressed his desire to address the ongoing issue to ensure compliance to ensure renewal of his existing conditional use permit. Both parties, Mr. Mody and Mr. Sahn and the Board of Trustees agreed to postpone making a final decision until the following morning so that further potential compromises can be explored.

1. Clerk

On motion of Trustee Scheff, seconded by Trustee Cohen, it was unanimously RESOLVED that the reading of the minutes of the Board of Trustees meeting of May 13, 2025 be waived and that they be and hereby are approved as prepared by Clerk Melnyk.

3. Treasurer

A. On motion of Trustee Kepke, seconded by Trustee Scheff, it was unanimously RESOLVED that the reading of the General Fund Abstract of Vouchers #282, totalling $300,854.30, and the Trust & Agency Abstract of Vouchers #211, totalling $34.48, be waived and that they be and hereby are approved as prepared by Treasurer Bella.

B. Treasurer Bella stated that Trustee Scheff reviewed the bank statement reconciliations for April 2025.

4. Reports

A. Public Works

On motion of Trustee Scheff, seconded by Trustee Cohen, it was unanimously RESOLVED that the report of the Public Works Department for May/June 2025 be accepted as submitted by Superintendent Poole.

Mayor Weitzner presented a proclamation to Charles E. Poole, Superintendent of Public Works in honor of his dedication and service to the Village. The Board thanked Mr. Poole for a job well done and wished him the best in his retirement.

B. Building Department

On motion of Trustee Malatino, seconded by Trustee Cohen, it was unanimously RESOLVED that the Building Department report for May/June 2025 be and hereby is accepted as presented by Superintendent Barbach.

C. Emergency Management & Traffic Safety

On motion of Trustee Malatino, seconded by Trustee Scheff, it was unanimously RESOLVED that the Emergency Management & Traffic Safety reports for the month of May/ June 2025 be and hereby are accepted as presented by Commissioner Kaplan.

D. Beautification

On motion of Trustee Malatino, seconded by Trustee Cirker, it was unanimously RESOLVED that the Beautification Commission report for the month of May / June 2025 be and hereby is accepted as presented by Commissioner Cirker.

E. Communications Commission

On motion of Trustee Scheff, seconded by Trustee Cohen, it was unanimously RESOLVED that the report of Communications Commissioner Lauren Summa for the month of May/June 2025 be and hereby are accepted as presented by the Mayor.

5. Business

A. <u>Village Hall Lease Extension</u>

On motion of Trustee Malatino, seconded by Trustee Scheff, it was unanimously RESOLVED that the Village of Port Washington North authorizes payment at a negotiated rate in the amount of $5,999.00 for the month of June 2025 and each month thereafter until the Village of Port Washington North and Pleasant Avenue Realty, LLC enter into a new lease agreement mutually acceptable between both parties.

B. On motion of Trustee Scheff, seconded by Trustee Cohen, it was unanimously RESOLVED that the Village of Port Washington North hereby authorizes the purchase of 3 radar speed signs from Stalker Radar, Applied Concepts, Inc., in accordance with its proposal dated June 5, 2025 in an amount not to exceed $17,440.50

C. Part-Time Laborer

On motion of Trustee Malatino, seconded by Trustee Scheff, it was unanimously RESOLVED that the Board of Trustees, hereby appoints Ray Ross as a part-time Laborer, up to 20 hours per week at a rate of pay of $25.00 per hour, subject to Nassau County Civil Service Commission approval.

D. <u>Bay Walk Garbage Receptacles – Bigbelly</u>

On motion of Trustee Scheff, seconded by Trustee Cohen, it was unanimously RESOLVED that the Village purchase, for installation in Bay Walk Park, one (Solar) Sense Max single trash chute, wraps, standard bin garbage receptacle with compactor waste liner bags (50) as set forth in invoice #Q44659-1, from Bigbelly at a cost not to exceed $5,791.80 is hereby authorized.

E. Bill 1 of 2025

On motion of Trustee Scheff, seconded by Trustee Cohen, it was unanimously RESOLVED that the Board of Trustees will hold a public hearing on Tuesday, July 8, 2025 at 7:30 p.m. at 3 Pleasant Avenue, Port Washington, New York 11050, on the proposed adoption of Bill No. 1 of 2025 amending Chapter 116 entitled "Noise".

On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the regular meeting be adjourned, and the Board enter into Executive Session to discuss Litigation with the Village Attorney.

On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the Executive Session be closed, and the regular meeting of the Board of Trustees be reconvened.

The Mayor stated that no business was conducted in Executive Session.

On motion of Trustee Cohen, seconded by Trustee Scheff it was unanimously RESOLVED that the meeting be and hereby is adjourned at 10:06 p.m.

Respectfully submitted,

Angelique Melnyk
Village Clerk