

A Regular Meeting of the Board of Trustees of the Village of Port Washington North was held on Tuesday, **February 4, 2014** at 7:30 p.m. at the Village Hall, 71 Old Shore Road, Port Washington, New York.

Present: Mayor - Robert Weitzner  
Trustees - Matthew Kepke  
- Michael Malatino  
- Sherman Scheff  
Clerk - Palma Torrisi  
Attorney - Stuart Besen

Excused: Trustee Cohen

1. Clerk

A. Minutes

On motion of Trustee Malatino, seconded by Trustee Scheff, it was unanimously RESOLVED that the reading of the minutes of the Board of Trustees meeting of December 3, 2013 be waived and that they be and hereby are approved as prepared by Clerk Torrisi.

B. Village Election

1. On motion of Trustee Malatino, seconded by Trustee Scheff, it was unanimously RESOLVED that Joseph Hohenstein, Theodore Knopp, Margaret Malanga and Eric Mohr be and hereby are appointed Inspectors of Election for the next General Village Election, that Teresa Collier and Milton Ihrig be and hereby are appointed Alternate Inspectors of Election, and that said Margaret Malanga be and hereby is appointed Chairperson of said Inspectors; and BE IT FURTHER RESOLVED that said Inspectors and Alternate Inspectors, except for the Chairperson, shall be compensated at the rate of \$150.00 per day and that said Chairperson shall be compensated at the rate of \$175.00 per day; and BE FURTHER RESOLVED that the Inspectors of Election of the Village of Port Washington North shall prepare the Register of Voters for the General 2014 Election of the Village of Port Washington North on March 13, 2014 at the Village Hall, 71 Old Shore Road, Port Washington, New York, commencing at 9:00 a.m.

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

2. On motion of Trustee Kepke, seconded by Trustee Malatino, the following resolution was unanimously adopted:  
WHEREAS the Village of Port Washington North has requested a lever voting machine from the Nassau County Board of Elections for use at the March 18, 2014 General Village Election; and  
WHEREAS the Nassau County Board of Elections is requiring that the Village provide the County with a Release, Disclaimer and Indemnity in order to rent a lever voting machine;  
NOW, THEREFORE, BE IT RESOLVED that the Village of Port Washington North hereby approves that a Release, Disclaimer and Indemnity be provided to the Nassau County board of Elections for the rental of a lever voting machine, and that Mayor Weitzner is hereby authorized to execute said Release, Disclaimer and Indemnity.

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

C. Clerk's Tax Return

Clerk Torrissi submitted to the board a written report of taxes for the year June 1, 2013 to May 31, 2014 assessed against various propertied in the Village which are unpaid and past due. On motion of Trustee Scheff, seconded by Trustee Kepke, the following resolution was unanimously adopted:

WHEREAS the Village Clerk on the 4<sup>th</sup> day of February 2014 did return and file an account of unpaid taxes to this Board for the year 2013, to wit:

**VILLAGE OF PORT WASHINGTON NORTH  
CLERK'S TAX RETURN  
2013 TAXES  
FEBRUARY 3, 2014**

<u>Year</u>	<u>Assessed To</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Unit</u>	<u>\$ Amount</u>
2013	Angelo & Filomena Gaudioso	4	J	38		1,424.13 + Penalties
2013	Daniel E. Brown & Susan A. Brown	4	J	753	148	414.29 + Penalties
2013	Caitlin Kirmser & Robert Burns	4	Q	251		1,202.74 + Penalties
2013	Michele Meo & Debra Meo	4	116	1		1,192.38 + Penalties
2013	Dineen Tallering	4	116	33		1,223.45 + Penalties
2013	Steven Harris & Tamara Harris	4	117	20		1,484.59 + Penalties
2013	David Keisman & Joyce Keisman	4	119	28		1,285.60 + Penalties
2013	Peter & Lenore Guggenheim	4	136	22		1,236.40 + Penalties
2013	Gary Levi & Meryl Levi	4	136	35		1,191.09 + Penalties
2013	Jack K. & Lorena R. Passauer	4	137	42		1,378.81 + Penalties

County of Nassau )  
State of New York ) 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 statement of the Tax Return of the Village of Port Washington North for the 2013 tax year as of February 3, 2014. Witness my hand and official seal of the said Village this 3<sup>rd</sup> day of February 2014.

Seal

\_\_\_\_\_  
Palma Torrissi, Village Clerk

WHEREAS the Board of Trustees, at a meeting at the Village Hall in the Village of Port Washington North on the 4<sup>th</sup> day of February 2014 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 2013, 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>\$ Amount</u>
2013	Angelo & Filomena Gaudioso	4	J	38	1,424.13 + Penalties
2013	Daniel E. Brown & Susan A. Brown	4	J	753 148	414.29 + Penalties
2013	Caitlin Kirmser & Robert Burns	4	Q	251	1,202.74 + Penalties
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2013	Gary Levi & Meryl Levi	4	136	35	1,191.09 + Penalties
2013	Jack K. & Lorena R. Passauer	4	137	42	1,378.81 + Penalties

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 2013 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 20<sup>th</sup> day of March 2014, but not later than June 30, 2014, 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 2013, as submitted by the Village Clerk, with the original tax roll for the Village for the year 2013, from which such account was transcribed and find it to be correct.

\_\_\_\_\_  
Robert Weitzner, Mayor

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Matthew Kepke, Trustee

\_\_\_\_\_  
Michael Malatino, Trustee

\_\_\_\_\_  
Sherman Scheff, Trustee

Sworn to before me this 4<sup>th</sup> day of February 2014

\_\_\_\_\_  
Palma Torrisi, Notary Public

State of New York )  
County of Nassau ) 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 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 February 4, 2014 at which a quorum was present. Witness my hand and official seal of the said Village this 4<sup>th</sup> day of February 2014.

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Palma Torrisi, Village Clerk

SEAL

D. Tentative Assessment Roll

Clerk Torrisi reported that she, as the Assessor of the Village of Port Washington North, has completed the Assessment Roll of the Village of Port Washington North for the year 2014, and that a copy thereof has been filed with the Village Clerk on February 1, 2014. On motion of Trustee Scheff, seconded by Trustee Malatino, it was unanimously

RESOLVED that the Board of Trustees acting as the Board of Assessors have completed and accepted the Assessment Roll of the Village of Port Washington North for the year 2014, that a copy thereof has been filed with the Village Clerk on February 1, 2014, and that a legal notice shall be published stating that the Assessment Roll may be seen and examined by any person during business hours at the Village Hall, 71 Old Shore Road, Port Washington, New York 11050, until the 18<sup>th</sup> day of February 2014.

2. Treasurer

A. Abstract of Vouchers

On motion of Trustee Malatino, seconded by Trustee Kepke, it was unanimously RESOLVED that the reading of the General Fund Abstract of Vouchers #146, totaling \$26,330.71, and the Trust & Agency Abstract of Vouchers #97, totalling \$440.00, be waived and that they be and hereby are approved as presented by Treasurer Bella.

B. Budget Report

On motion of Trustee Scheff, seconded by Trustee Malatino, it was unanimously RESOLVED that the Budget Report as of January 31, 2014, showing the General Fund Balance to be \$1,659,377.01 and the Trust & Agency Fund Balance to be \$4.63, be and hereby are accepted as presented by Treasurer Bella.

3. Reports

A. Public Works

On motion of Trustee Malatino, seconded by Trustee Kepke, it was unanimously RESOLVED that the Public Works Department report for the month of January 2014 be and hereby is accepted as submitted by Superintendent Novinski.

B. Building Department

1. On motion of Trustee Scheff, seconded by Trustee Kepke, it was unanimously RESOLVED that the Building Department reports for January 2014 be and hereby are accepted as submitted by Building Inspector Barbach and Deputy Inspector Lauria.

2. Sign Permit Application - Kevin Yaraghi, 2 Channel Drive

The Board discussed the application and held it over to the March meeting.

C. Emergency Management

On motion of Trustee Scheff, seconded by Trustee Kepke, it was unanimously RESOLVED that the Emergency Management report for the month of January 2014 be and hereby is accepted as presented by Commissioner Kaplan.

D. Beautification Commission

On motion of Trustee Scheff, seconded by Trustee Kepke, it was unanimously RESOLVED that the Beautification Commission report be and hereby is accepted as presented by Commissioner Roth.

4. Business

A. Contract with New Oasis Development LLC for the Sale of 7.45 Acres

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

WHEREAS, on October 9, 2012, the Village of Port Washington North at its regularly scheduled meeting by Resolution agreed to accept proposals for the purchase and development of approximately 7.45 acres of vacant land owned by the Village of Port Washington North. The land is located in the Village of Port Washington North and is designated on the Nassau County Land & Tax Map as Section 4, Block 28, Lot 82;

WHEREAS, on December 4, 2012, the Village of Port Washington North at its regularly scheduled meeting by Resolution and due to unforeseen circumstances of the storm "Sandy" extended the deadline to submit proposals to and including January 31, 2013;

WHEREAS, on or before January 31, 2013, a total of four (4) proposals were submitted by interested parties to own and develop the 7.45 acres being offered by the Village of Port Washington North;

WHEREAS, a Request for Proposal Committee was formed consisting of two trustees, the village attorney and the building inspector for the Village of Port Washington North. The committee evaluated the proposals and made a recommendation to the Mayor and Board of Trustees of the Village of Port Washington North;

WHEREAS, based on the recommendations of the committee and other factors including but not limited to NEW OASIS DEVELOPMENT LLC being the highest offer for the land and their proposal had previously been accepted by the Nassau County Planning Commission;

WHEREAS, the contract of sale for the above stated 7.45 acres having been duly reviewed by the Village Attorney and negotiated between the parties it; Now, therefore, be it

RESOLVED that the Board of Trustees hereby accepts the recommendations of the Request for Proposal Committee and awards NEW OASIS DEVELOPMENT LLC the contract to purchase and develop the 7.45 acres of land, pursuant to the terms and conditions of its proposal submitted on December 17, 2012, subject to the contract of sale and approvals of the required municipalities and agencies involved and all other documents necessary to effectuate the purchase and development of said land; and be it further

RESOLVED that the Village Board hereby approves the terms and conditions as set forth in the Contract and Rider, and that the Mayor is authorized to execute the Contract and Rider as approved by the Village attorney.

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

B. Lauri Strauss Leukemia Foundation Annual Ride for Research Bike Tour

On motion of Mayor Weitzner, seconded by Trustee Scheff, it was unanimously RESOLVED that the Board of Trustees hereby approves the course of the Lauri Strauss Leukemia Foundation Annual Ride for Research Bike Tour, which will pass within the Village of Port Washington North, on the conditions that the Port Washington Police District will be providing security for the bike tour and that the Village is listed as an additional insured on the foundation's insurance certificate.

5. Executive Session

On motion of Trustee Scheff, seconded by Trustee Malatino, it was unanimously RESOLVED that the Board enter into executive session to discuss a litigation with counsel.

On motion of Trustee Malatino, seconded by Trustee Kepke, it was unanimously RESOLVED that the executive session be adjourned and the regular meeting be reconvened.

Mayor Weitzner stated that no action was taken in executive session.

On motion of Trustee Malatino, seconded by Trustee Scheff, it was unanimously RESOLVED that the meeting be and hereby is adjourned at 9:30 p.m.

Palma Torrisi, Village Clerk