

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

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

Excused: Michael Malatino

1. Clerk

A. Minutes

On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the reading of the minutes of the Board of Trustees meeting of January 9, 2014 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.

1. Assessor Torrisi reported that **Grievance Day** was held on February 18, 2014 from 10:00 a.m. to 2:00 p.m. at the Village Hall. On motion of Trustee Cohen, seconded by Trustee Kepke, it was

RESOLVED that the following applications for Correction of Property Assessments be and hereby are denied and that the tentative assessments remain unchanged on the 2014 Village Assessment Roll:

<u>Name</u>	<u>Applications for Correction of</u>		<u>Property</u>	<u>2014 Assessments</u>		
	<u>Section</u>	<u>Block</u>		<u>Unit</u>	<u>Assessment</u>	<u>Requested</u>
Tanya Clusener	4	J	9		4,450	2,225
Gerhard & Brigitta Clusener	4	J	37		18,000	4,500
Two Channel Drive LLC	4	J	690		9,335	933
Shake-n-Go	4	J	716		100,000	1,000
75 Harbor Road LLC	4	J	735		19,570	1,957
75 Harbor Road LLC	4	J	750		30,430	3,043
Arron Brotman & Eileen Brotman	4	J	753	108	3,200	1,600
Harilal Maniar	4	J	753	109	3,200	800
Jerome Leighton & Carol Leighton	4	J	753	118	3,200	1,600
Sandra Rosseland	4	J	753	248	3,200	800
Bert Tobin & Nancy Tobin	4	J	753	342	3,900	1,950
Gulfway Marine Service Inc.	4	N-1	321 & 322		52,250	13,062
84 Shore Road Development Realty	4	N-2	411		18,250	4,563
Bill Wolf Petroleum Corp.	4	N-2	412		21,500	4,300
Old Shore Realty LLC	4	Q	1		30,000	6,000
Stop & Shop Supermarket Company	4	Q	10, 34, 128		122,550	12,255
Carmela Caliendo	4	Q	16 & 229		5,230	1,070
Daniel Cella	4	Q	138		6,050	1,513
Daniel Cella	4	Q	139		3,550	888
Bernie Yatauro	4	Q	226		12,500	1,250

Grt. Ret. Annuity Trust of Amrit Sethi	4	Q	236	13,000	130
Delco Develop/Port Washington	4	Q	244	150,000	37,500
Stop & Shop Supermarket Company	4	Q	244	150,000	15,000
Ann McQuade	4	Q	247	6,533	1,633
Ayako Norton	4	Q	253	8,830	4,415
Beverly & Stephen Hazelkorn	4	28	72 & 73	8,520	4,260
Sidney Felsenstein	4	28	81	6,400	1,600
Richard A. LaPera	4	29	208	7,650	765
Martin & Laurie Scheinman	4	29	224	8,400	4,200
Albert & Lauren Bartkowski	4	29	225	8,760	1,000
John & Marianne Kubik	4	31	8	6,240	3,120
Edward Conlon	4	31	31	4,100	1,025
Rose Malatino	4	31	37	4,330	1,083
Luigia Meluzio & Carmine Meluzio	4	31	90	4,780	2,390
John Fico	4	31	99	6,700	1,675
M. Malatino	4	31	110	8,910	2,228
Neil Martin & Philippa Martin	4	31	114	11,130	*
Jennifer Banta & Frank Banta	4	32	8	12,225	1,070
Eleanor Darienzo	4	32	11	3,350	838
Franklin Szaro	4	32	12	3,040	760
Paul Cicchetti	4	32	114	2,200	550
Stop & Shop Supermarket Company	4	48	8,27,34,35,36,37	108,743	10,874
Jack Santomauro	4	48	39	8,400	2,100
V & S Realty Corp.	4	48	40	10,000	2,500
Bienvenida Delos-Santos	4	51	3	4,710	2,355
Mill Pond Property Property LLC	4	51	8	4,990	2,495
SK Foods Corp.	4	51	17	3,709	37
SK Foods Corp.	4	51	109	4,606	46
SK Foods Corp.	4	51	111	16,485	165
Thomas Colligan	4	115	17	6,660	1,665
Stephen Cortiselli	4	115	20	11,600	5,800
Evan Wollis	4	115	43	6,800	1,700
Elaine Sands	4	115	51	7,800	1,950
Merle Colchamiro	4	115	60	9,600	4,800
Ralph Cennname & Bari Cennname	4	115	61	12,330	6,165
Shari Liss	4	115	62	10,335	5,350
Stephen Newman	4	115	72	11,750	5,875
Michael Vaitzman	4	115	73	8,300	2,075
Tonia Finkelstein	4	115	74	7,500	1,875
David McCallin	4	115	86	12,970	6,485
Philip Ninan	4	115	88	8,000	2,000
Debra Meo	4	116	1	9,210	2,303
Susan Klvin Winston	4	116	5	8,550	4,275
Gail Whelan	4	116	13	6,150	1,538
Michael & Anne Marie Iannizzi	4	116	19	10,162	5,081
Robert Lorenzini	4	116	32	7,030	1,758
Sally Schneider	4	117	2	7,521	1,880
Glenn Kustal	4	117	4	6,650	1,663
Janet Orloff	4	117	7	6,812	1,703
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	4,175
Leslie Hurst & Benjamin Hurst	4	117	18	10,250	5,125

Alexander Hoffman	4	117	32	8,550	2,138
Susan Hirsch	4	117	36	12,200	3,050
Raymond & Angelika Johnson	4	118	25	9,020	4,510
Joseph Varvaro & Pietrina Scaraglino	4	118	26	8,800	4,400
Christopher Landon	4	118	32	7,550	3,775
Marie Hayes	4	118	34	7,650	3,824
Michael Morales	4	118	41	10,250	2,563
Ronald Pinkus & Arlene Pinkus	4	118	47	10,250	5,125
Bruce Barron & Carol Barron	4	118	48	10,800	5,400
Sondra Winder	4	119	1	7,000	1,750
Charles & Maryann Dimaggio	4	119	4	8,400	4,200
Joseph & Theresa Pugliese	4	119	14	10,180	5,090
Andrew Hollander	4	119	17	9,500	2,375
Phyllis & Louis Bordonaro	4	119	21	6,900	1,725
Benton Levy	4	120	7	7,350	3,675
Lawrence & Stefanie Silverstein	4	120	13	10,350	5,175
Barbara Zion-Green	4	120	16	8,850	4,425
John Devita	4	120	20	7,900	1,975
Christopher Kadnar	4	120	24	6,000	1,500
Michael Galluccio	4	120	27	7,520	1,880
ALK Abbello Inc.	4	123	4	70,000	14,000
Two Channel Drive LLC	4	123	8 & 44A	250,000	25,000
Thomas E. Hoar, Inc.	4	123	15	35,000	7,000
Steven Klein	4	123	16 & 26	25,000	2,500
Publishers Clearing House	4	123	18, 20, 23, 24, 43	350,000	70,000
Publishers Clearing House**	4	123	18, 20, 23, 24, 43	350,000	3,500
Pleasant Avenue Realty LLC	4	123	21	25,000	2,500
Albert Oswald Realty Holding Corp.	4	123	27	43,000	10,750
Fab-Con Machinery Development Corp.	4	123	28	37,000	7,400
Channel Drive Inc.	4	123	29 & 30	50,000	10,000
Publishers Clearing House	4	123	50	60,000	12,000
Publishers Clearing House**	4	123	50	60,000	6,000
Two Channel Drive LLC	4	123	51	2,020	202
Leonard Frankel	4	124	4	8,150	2,038
Glenda Feuer	4	124	16	8,200	4,100
Arlene Cummings	4	124	26	7,370	1,843
Nina Dioguardi	4	124	28	7,760	1,940
Florence Werner	4	124	30	7,370	1,843
Brian & Annamarie Stoddard	4	125	2	9,592	959
Richard Drazal & M. Molynas-Drazal	4	125	4	10,200	5,100
Shahin Farahan	4	125	9	6,100	1,525
Arthur Kaplan & Rhonda Kaplan	4	125	17	8,600	4,300
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
Robert Davis	4	126	7	7,900	1,975
John Kondilis	4	126	22	8,880	2,220
John Moroney	4	126	25 & 27	8,338	2,085
Rhoda Cahn	4	128	1	7,000	1,750
Franco Petruzzello	4	128	12	7,000	1,750
Beth Epstein	4	128	15	7,450	3,725
Soundview Gardens, Inc.	4	128	17	134,000	26,800
Spivak Realty Co.	4	128	21	96,000	19,200

Spivak Realty Co.	4	128	23	103,800	20,760
Spivak Realty Co.	4	128	24	100,200	20,040
Genovese Drugs, Rite Aid, HSBC, et al.	4	129	1	108,100	10,810
LBUBS 2007-C7 Shore Road LLC	4	129	1	108,100	21,620
Genovese Drugs, Rite Aid, HSBC, et al.	4	129	10, 12, 14C	291,900	29,190
LBUBS 2007-C7 Shore Road LLC	4	129	10,12, 14C	291,900	58,380
Jack Obadia	4	134	12	8,220	2,055
Warren Elkins	4	134	14	10,150	5,075
Steven Park & Carol Son	4	134	15	10,150	5,075
Joan Evans	4	134	19	10,250	2,563
Carole Corbo	4	134	31	7,500	1,875
James Moroney & Cindy Jan	4	134	34	10,300	5,150
Richard Gallucci	4	134	41	8,200	2,050
Bong Oh	4	135	2	7,800	1,950
Adam & Karen Finkelstein	4	135	5	7,350	1,838
Robert & Andrea Grossman	4	135	14	10,510	5,255
Zoya Kapoor	4	135	16	11,450	5,725
Linda Lejman	4	135	17	7,750	1,938
Mona Davis	4	135	20	8,750	875
David Goh	4	135	24	8,250	2,063
Kenneth Roedel & Lisa Roedel	4	135	25	7,100	710
Barry Boxer	4	135	34	10,300	5,150
Frederic & Marjorie Liberman	4	135	36	8,380	4,190
Keivan & Thea Farhadian	4	135	38	11,110	5,555
Elaine Berman	4	136	10	8,250	2,063
Maxine Felsen	4	136	29	7,500	1,875
Danny Koukou & Elham Koukou	4	136	33	11,050	5,525
Adam Wofse & Ilyse Wofse	4	137	2	7,200	1,800
Mario Truglio	4	137	19	9,646	4,823
Vasilios Petratos	4	137	26	6,800	1,700
Marsha Javer	4	137	33	9,100	2,275
Marvin Mersack	4	137	34	8,000	2,000
Sheldon Greenbaum	4	137	47	7,250	1,813
Esther Levine	4	138	10	8,300	2,075
David Silberg & Deborah Silberg	4	138	11	10,550	5,275
Benjamin Eisner & Shlomit Eisner	4	138	14	11,760	5,880
Ivan Debel & Betty Debel	4	138	24	10,430	5,215
Harold Ratner	4	138	25	7,860	1,965
Adriana Llewellyn	5	2	4	4,100	1,025
Jeffrey Hafer & Carol Hafer	5	2	7	6,150	1,070

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** Received via fax post-deadline

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

2. On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the following applications for **Veteran Exemptions** for the 2014 Assessment Roll, in the net amount of \$8,191.00, be and hereby are approved:

<u>Name</u>	<u>Section-Block-Lot-Unit</u>				<u>Additional \$ Amount</u>
Sondra & Sol Winder	4	J	753	426	975.*
Lucille Rabinowitz	4	J	753	431	585.

Taettum & Pawara Kim	4	116	28	1,950.
Lucille Abelman	4	134	2	2,125.
Richard & Ruth Pleines	4	137	27	4,005.

*Reduced from \$1,449 exemption transferred from 42 Driftwood Drive (4-119-1).

3. On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the following applications for **Senior Citizens Exemption**, totaling \$21,343.00, for the 2014 Assessment Roll be and hereby are approved:

<u>Name</u>	<u>Section-Block-Lot-Unit</u>				<u>Amount</u>
Mario & M. Bertha Catu	4	J	11	--	\$ 1,640.00
Nicoletta Chimienti	4	J	40	--	1,433.00
Joan Byrne	4	J	753	200	1,120.00
Irma Guevrekian	4	J	753	368	1,950.00
Neil & Constance Laccone	4	J	753	435	1,950.00
Mary Adele Roper	4	31	86	--	3,500.00
Frances Grobasky	4	32	13	--	1,925.00
Dorothy Rodgers	4	51	14		1,125.00
Takashi & Kazuko Yoshida	4	120	3	--	3,750.00
Joseph & Bernice Keller	4	126	24	--	2,100.00
Lucille Abelman	4	134	2		850.00

On motion of Trustee Kepke, seconded by Trustee Cohen, it was unanimously RESOLVED that the application of Ms. Diana Tadler for a Senior Citizens Exemption for the 2014 assessment, for the premises designated as Section 4, Block J, Lot 753, Unit 205, be and hereby is denied because her income exceeds the permitted limit.

4. Assessment Roll Completed

Assessor Torrasi reported that the Assessment Roll for the year 2014 was finally completed and filed in the office of the Village Clerk.

C. Annual Meeting & Budget Hearing

On motion of Trustee Kepke, seconded by Trustee Cohen, it was unanimously RESOLVED that the Board of Trustees meeting of March 10, 2014 is hereby rescheduled to Wednesday, March 19, 2014 at 7:30 p.m. at the Port Washington North Village Hall, 71 Old Shore Road, Port Washington, New York; and be it further RESOLVED that the Board of Trustees will hold the Annual Meeting of the Village of Port Washington North at the Port Washington North Village Hall, 71 Old Shore Road, Port Washington, New York, on Tuesday, April 8, 2014 at 7:30 p.m.; and be it further

RESOLVED that the Board of Trustees of the Village of Port Washington North will hold a Public Hearing at 8:00 p.m. on Tuesday, April 8, 2014 at 71 Old Shore Road, Port Washington, New York 11050, with respect to the Tentative Budget of the Village for the fiscal year June 1, 2014 to May 31, 2015. The Tentative Budget provides an annual salary of \$2,500 for the Mayor and an annual salary of \$1,500 for each Trustee.

2. Treasurer

A. On motion of Trustee Scheff, seconded by Trustee Cohen, it was unanimously RESOLVED that the reading of the General Fund Abstract of Vouchers #147, totaling \$37,698.77, and Trust & Agency Abstract of Vouchers #98, totalling \$3,004.25, be waived and that they be and hereby are approved as prepared by Treasurer Bella.

B. On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously

RESOLVED that the Budget Report as of February 28, 2014, showing the General Fund Balance to be \$1,608,845.00 and the Trust & Agency Fund Balance to be \$5.30, and the modifications contained therein, be and hereby are accepted as presented by Treasurer Bella.

3. Reports

A. Public Works

On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the Public Works report for February 2014 be and hereby is accepted as submitted by Superintendent Novinski.

B. Building Department

1. On motion of Trustee Cohen, seconded by Trustee Kekpe, it was unanimously RESOLVED that the Building Department report for February 2014 be and hereby is accepted as submitted by 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 May meeting.

C. Emergency Management & Traffic Safety

On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the Emergency Management and Traffic Safety reports for the month of February 2014 be and hereby are accepted as presented by Commissioner Kaplan.

D. Justice Court

The Board accepted the Justice Court reports for December 2013 and January 2014 submitted by Court Clerk Kropacek.

4. Business

A. New York Municipal Insurance Reciprocal Renewal

On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the Village of Port Washington North hereby authorizes Risk Strategies Company to place the following insurance:

NYMIR Municipal Property & Liability	\$12,377.20
NYMIR Public Officials Liability	4,690.40
NYMIR Excess Catastrophe Liability	3,295.60
NYMIR Municipal Automobile	972.40
NYMIR Municipal Inland Marine	1,085.70

plus \$10.93 in policy fees, for a total cost of \$22,432.23.

B. H 2 M - Engineering Services for MS4 Annual Report

On motion of Trustee Kepke, seconded by Trustee Scheff, it was unanimously RESOLVED that the Village of Port Washington North engages the engineering services of H 2 M Architects & Engineers, Melville, NY, to prepare and file the MS4 Annual Report for the period March 10, 2013 to March 9, 2014 and to provide technical support for the implementation of the Village's Stormwater Management Plan, as more particularly set forth in a written proposal dated February 5, 2014, at

a cost not to exceed \$9,000.00, and that Mayor Weitzner is hereby authorized to sign the agreement.

C. Village Hall Lease

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

WHEREAS, the Incorporated Village of Port Washington North is in need of a Village Hall and Court to administer and conduct its municipal business and affairs.

WHEREAS, after conducting a search and after due diligence it has been determined that entering into a five (5) year lease with Pleasant Avenue Realty LLC., to lease 1 Pleasant Avenue, Port Washington, New York for a five (5) year term with a Village option to renew for an additional five (5) years will be beneficial to the Village of Port Washington North to conduct its municipal business and service its residents.

WHEREAS, the terms of the lease having been duly reviewed by the Village Attorney and negotiated between the parties; now, therefore, be it

RESOLVED that the Village Board hereby approves the terms and conditions as set forth in the lease and rider between the Incorporated Village of Port Washington North and Pleasant Avenue Realty LLC., and that the Mayor is authorized to execute the lease and Rider; and be it further

RESOLVED, that the lease and rider between the Incorporated Village of Port Washington North and Pleasant Avenue Realty LLC., for the premises known as 1 Pleasant Avenue, Port Washington, New York for a period of five (5) years at a monthly rent of \$4000.00 per month plus \$1400.00 a month building costs is approved, and that the Mayor is hereby authorized to execute such lease and rider on behalf of the Village.

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

5. Executive Session

On motion of Mayor Weitzner, seconded by Trustee Scheff, it was unanimously RESOLVED that the Board regular meeting be adjourned and that the Board enter into executive session to discuss contract negotiations with counsel.

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the executive session be closed and that the regular meeting be reopened.

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

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the meeting be and hereby is adjourned at 9:45 p.m.

Palma Torrisi, Village Clerk