

A Regular Meeting of the Board of Trustees of the Village of Port Washington North was held on Wednesday, **March 4, 2015** at 7:30 pm at the Village Hall, 3 Pleasant Avenue, Port Washington, New York.

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

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 7, 2015 be waived and that they be and hereby are approved as prepared by Clerk Torrisi.

B. On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that the following applications for **Veteran Exemption** for the 2015 Assessment Roll, in the net amount of \$995 .00, be and hereby is approved:

<u>Name</u>	<u>Section-Block-Lot-Unit</u>			<u>Additional \$ Amount</u>
Richard & Ruth Pleines	4	137	27	995.

C. Applications for Senior Citizens Tax Exemptions

On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that the following applications for **Senior Citizens Exemption**, totaling \$23,787.00, for the 2015 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	--	\$2,109
Nicoletta Chimienti	4	J	40	--	4,778
Joan Byrne	4	J	753	200	800
Irma Guevrekian	4	J	753	368	1,950
Neil & Constance Laccone	4	J	753	435	1,950
Mary Adele Roper	4	31	86	--	3,500
Melvyn Kimmel	4	115	71	--	5,275
Takashi & Kazuko Yoshida	4	120	3	--	3,000
Lucille Abelman	4	134	2	--	425

On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the application of Joseph & Bernice Keller for a Senior Citizens Exemption for the 2015 assessment, for the premises designated as Section 4, Block 126, Lot 24, be and hereby is denied because their income exceeds the permitted limit.

D. Annual Meeting & Budget Hearing

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously 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, 3 Pleasant Avenue, Port Washington, New York, on Wednesday, April 1, 2015 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 Wednesday, April 1, 2015 at 3 Pleasant Avenue, Port Washington, New York 11050, with respect to the Tentative Budget of

the Village for the fiscal year June 1, 2015 to May 31, 2016. 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 Cohen, seconded by Trustee Malatino, it was unanimously RESOLVED that the reading of the General Fund Abstract of Vouchers #159, totaling \$63,329.09, be waived and that it be and hereby is approved as prepared by Treasurer Bella.

B. On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the Budget Report as of February 28, 2015, showing the General Fund Balance to be \$155,688.39 and the Trust & Agency Fund Balance to be \$1.30, and the modifications contained therein, be and hereby are accepted as presented by Treasurer Bella.

C. Trustee Scheff stated that he reviewed the bank statement reconciliations for January 2015.

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 2015 be and hereby is accepted as submitted by Superintendent Novinski.

B. Building Department

On motion of Trustee Malatino, seconded by Trustee Scheff, it was unanimously RESOLVED that the Building Department reports for February 2015 be and hereby are accepted as submitted by Superintendent Barbach and Inspector Lauria.

C. Justice Court

The Board accepted the Justice Court report for January 2015 submitted by Court Clerk Kropacek.

4. Business

A. New York Municipal Insurance Reciprocal Renewal

On motion of Trustee Malatino, seconded by Trustee Kepke, 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	\$12,459.70
NYMIR Public Officials Liability	4,706.90
NYMIR Excess Catastrophe Liability	3,295.60
NYMIR Municipal Automobile	972.40
NYMIR Municipal Inland Marine	1,085.70

plus \$11.38 in policy fees, for a total cost of \$22,531.68.

B. Utilities Tax & Special Franchise Receipts Audit

On motion of Trustee Cohen, seconded by Trustee Scheff, it was RESOLVED that the Village enter into an agreement with Morwood Oaks Management Associates LLP to audit the Village's tax receipts under the Utility

Gross Receipts Tax local law and to recover moneys due the Village, payment to Morwood to be a percentage of the recovery, if any; and be it further RESOLVED that the Village enter into an agreement with Morwood Oaks Management Associates LLP to audit the Village's receipt of fees pursuant to its agreements with Special Franchise companies and to recover moneys due the Village, payment to Morwood to be a percentage of the recovery, if any.

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

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

On motion of Trustee Malatino, 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 Kepke, seconded by Trustee Cohen, 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 Kepke, seconded by Trustee Scheff, 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.

6. Board of Assessment Review

A. 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 Torrisi reported that **Grievance Day** was held on February 17, 2015 from 10:00 a.m. to 2:00 p.m. at the Village Hall.

1. On motion of Trustee Kepke, seconded by Trustee Scheff, 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 2015 Village Assessment Roll:

<u>Applications for Correction</u>	<u>of</u>	<u>2015</u>	<u>Property</u>		<u>Assess ments</u>	
<u>Name</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Unit</u>	<u>Tentative Assessment</u>	<u>Requested Assessment</u>
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
Judith & Stanley Gerard	4	J	753	111	3,200	800
Michael & Deborah Love	4	J	753	133	3,200	800
Sandra Rosseland	4	J	753	248	3,200	800
Valley 38 LLC	4	J	771		6,940	1,388
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	5,375
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*		5,230	1,080
Charlene Berkman-Brody	4	Q	17		2,040	1,020
Andrew-John McConnachie	4	Q	23		2,220	1,110
Charlene Berkman-Brody	4	Q	25		1,890	945
Barbara Wayne	4	Q	134		1,680	420
Bernie Yatauro	4	Q	226		12,500	1,250
15 Smull Place LLC	4	Q	227		6,720	576
15 Smull Place LLC	4	Q	227		5,760	576
15 Smull Place LLC	4	Q	227		5,760	576
15 Smull Place LLC	4	Q	227		5,760	672
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
Sidney Felsenstein	4	28	81		6,400	1,925
Mary Roper	4	31	86		7,000	1,750
Adriana Burcea	4	31	104		5,915	56
Dianne Kornahrens	4	31	108		5,600	56
Giuseppe Ferrucci	4	31	112		10,320	5,160
Jennifer Banta & Frank Banta	4	32	8		10,447	1,080
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	10,874.30
Jack Santomauro	4	48	39		8,400	2,100
V & S Realty Corp.	4	48	40		10,000	2,500
15 Smull Place LLC	4	48	49	A	6,720	1,680
15 Smull Place LLC	4	48	49	B	5,760	1,440
15 Smull Place LLC	4	48	49	C	5,760	1,440
15 Smull Place LLC	4	48	49	D	5,760	1,440
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
Barry Schulman	4	115	5		9,710	2,393
Evan Wollis	4	115	43		6,800	1,700
Elaine Sands	4	115	51		7,800	1,950
Michael Vaitzman	4	115	73		8,300	2,075
Glenn Kustal	4	117	4		6,650	1,915
Elena Goloubeva	4	117	5		8,300	56
Andrew Hausspiegel & Shelly Goodman	4	117	9		7,968	797
Gerald Fine	4	117	12		6,200	1,698
Susan Hirsch	4	117	36		10,500	2,625
Gary & Margarita Litvak	4	118	10		10,290	5,145
Anna Orlov & Michael Itkin	4	118	15		8,000	4,000
Raymond & Angelika Johnson	4	118	25		9,020	4,510
Sondra Winder	4	119	1		7,330	1,893
Andrew Hollander	4	119	17		9,500	2,375
Phyllis & Louis Bordonaro	4	119	21		6,900	1,725
Brenna Kolomer	4	119	31		9,450	56
Julie Raynor Gross	4	120	1		12,400	6,200
Christopher Keen	4	120	24		6,000	1,500
Sandra Correale	4	120	31		10,200	56
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
Parviz Farahzad	4	123	18, 20, 23, 24, 43		350,000	35,000

Publishers Clearing House	4	123	18, 20, 23, 24, 43	350,000	70,000
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
Parviz Farahzad	4	123	50	60,000	6,000
Publishers Clearing House	4	123	50	60,000	12,000
Two Channel Drive LLC	4	123	51	2,020	202
Dana Maiman	4	124	3	8,505	2,344
Caryn Paillex	4	124	14	7,920	1,980
Brian & Annamarie Stoddard	4	125	2	9,592	959
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
Sara Levine	4	127	24	8,400	2,100
Franco Petruzzello	4	128	12	7,000	1,843
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
King Kullen Grocery Company Inc.	4	129	1	108,100	10,810
99 Shore Road LLC	4	129	7	4,340	1,085
Genovese Drugs, Rite Aid, HSBC, et al.	4	129	10, 12, 14C	291,900	29,190
99 Shore Road LLC	4	129	15A & 15C**	15,660	3,915
Abraham & Roy Neissani	4	134	9	9,650	2,413
Warren Elkins	4	134	14	10,150	5,075
Sam Chiu	4	134	25	10,660	1,080
James Moroney & Cindy Jan	4	134	34	10,300	5,150
Bong Oh	4	135	2	7,455	1,950
Adam & Karen Finkelstein	4	135	5	7,350	1,838
Linda Lejman	4	135	17	7,750	2,063
Mona Davis	4	135	20	8,750	875
David Goh	4	135	24	7,770	2,063
Kenneth Roedel & Lisa Roedel	4	135	25	7,100	710
Stephen & Elaine Weingrow	4	135	28	11,110	5,555
Chung Wu	4	135	30	8,085	2,021
Barry Boxer	4	135	34	10,300	5,150
Howard Kingsley	4	136	14	10,620	1,080
Lawrence Barr	4	136	34	9,100	2,275
Jeffrey Goldstein	4	136	37	9,750	2,438
Adam Wofse & Ilyse Wofse	4	137	2	7,200	1,800
Brenna Kolomer	4	138	8	10,050	56
Marianne Clemett	5	2	6	3,333	833
Jeffrey Hafer & Carol Hafer	5	2	7	5,670	1,080

* Parcel comprises lots 16 & 229.

** Lot 15C is not in the Village.

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

2. On motion of Trustee Scheff, seconded by Trustee Cohen, it was unanimously
RESOLVED that the tentative assessment of \$12,970 for Section 4, Block 115, Lot 86, premises owned by David McCallin, be corrected upon the roll to \$10,165 pursuant to the decision of Nassau County Supreme Court Hearing Office John D. Thirkield, dated 10/20/2014.

3. On motion of Trustee Scheff, seconded by Trustee Cohen, it was RESOLVED that, upon review of the petition submitted by Neil Martin and Philippa Martin, the tentative assessment for Section 4, Block 31, Lot 114, be lowered (from 11,130) to \$10,250 on the Village's 2015 Assessment Roll.

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

B. Assessment Roll Completed

Assessor Torrisi reported that the Assessment Roll for the year 2015 was finally completed and filed in the office of the Village Clerk.

On motion of Trustee Malatino, seconded by Trustee Cohen, it was unanimously RESOLVED that the meeting be and hereby is adjourned at 8:45 p.m.

Palma Torrisi, Village Clerk