BOARD OF TRUSTEES MEETING
INC. VILLAGE OF SANDS POINT
TUESDAY, FEBRUARY 25, 2025

Present:	Peter A. Forman	Mayor
	Jeffrey Moslow	Deputy Mayor
	Elena Karabatos	Trustee
	Sloane Ackerman	Trustee
	Danny Khazai	Trustee
	Daniel Scheyer	Advisor to the Mayor
	Liz Gaynor	Village Clerk
	Michael Sahn, Esq.	Village Attorney
Absent:	Joshua D. Brookstein, Esq.	Village Attorney

Mayor Forman opened the Public Hearing at 8:08 p.m.

Upon motion by Deputy Mayor Moslow and seconded by Trustee Karabatos the Public Hearing was opened to **consider Renewal of the Cable Franchise Agreement between the Incorporated Village of Sands Point and Verizon New York, Inc.**

The receipt of the affidavit of publication of the public hearing was published in the *Port Washington News* and the affidavit of posting of the public hearing was posted at the office of the Village Clerk.

Mayor Forman called to **continue the public hearing on cable franchise renewal** to the March 25, 2025 Board meeting. Upon motion by Deputy Mayor Moslow and seconded by Trustee Karabatos and carried unanimously the Board agreed to **continue the hearing to the March 25, 2025 Board meeting**.

On motion of Deputy Mayor Moslow and seconded by Trustee Karabatos and carried unanimously the Board agreed to continue the public hearing on the following Proposed Local Laws to the Tuesday, March 25, 2025 meeting:

1) Proposed Local Law to Amend Chapter 105, "Lighting" of the Code of the Village of Sands Point
2) Proposed Local Law to Amend Chapter 82, "Fees & Deposits" of the Code of the Village of Sands Point
3) Proposed Local Law to Amend Chapter 141, "Streets and Sidewalks" of the Code of the Village of Sands Point
4) Proposed Local Law to Amend Chapter 176, "Zoning" of the Code of the Village of Sands Point

5) Proposed Local Law to Amend Chapter 1, "General Provisions" of the Code of the Village of Sands Point
6) Proposed Local Law to Amend Chapter 132, "Site Plan Review" of the Code of the Village of Sands Point

The receipt of the affidavit of publication for the public hearings was published in the *Port Washington News* and the affidavit of posting of the public hearings was posted at the office of the Village Clerk.

All those who wished to be heard, having been heard and there being no further call for discussion, and on motion of Deputy Mayor Moslow and seconded by Trustee Karabatos and carried unanimously the Board agreed to continue the public hearing to the Tuesday, March 25, 2025 meeting.

Mayor Forman **TABLED consideration of the Annual Re-Establishment of the Village Club Advisory Committee to the March 25, 2025 Board Meeting.**

Mayor Forman then placed Village Club items for consideration of approval.

Mayor Forman placed on the table for consideration – **Approval of Outdoor Village Club events to be held at The Village Club for 2025.** A copy of the events is appended hereto and made a part of the minutes. Upon motion by Trustee Karabatos and seconded by Deputy Mayor Moslow and carried unanimously the Board approved the following outdoor club and private events:

On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 02252025-01 was duly adopted.

Mayor Forman placed on the table for consideration the **Rejecting of all Bids Received for the Procurement of Outdoor Furniture for Pool Area at The Village Club of Sands Point.**

Whereupon, Trustee Karabatos proposed the following Resolution and moved its adoption:

RESOLUTION 02252025-02
REJECTION OF ALL BIDS RECEIVED
FOR THE PROCUREMENT OF OUTDOOR POOL FURNITURE

FOR THE POOL AREA AT
THE VILLAGE CLUB OF SANDS POINT

WHEREAS, the Board of Trustees of the Village of Sands Point (the "Village") authorized the Village Clerk to publish a Notice to Bidders for Sealed Bids for the procurement of outdoor furniture for the Pool Area at The Village Club (the "Notice"); and

WHEREAS, the Village Clerk published the Notice in the official Village newspaper; and

WHEREAS, two bids were submitted in response to the Notice on February 18, 2025; and

WHEREAS, the Board of Trustees finds that it is in the best interest of the Village to reject the bids submitted in response to the Notice; and

WHEREAS, the Board finds that it is in the best interest of the Village to authorize the Mayor to select and designate a product or vendors to provide outdoor pool furniture pursuant to the Village's procurement policy.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees rejects the bids submitted pursuant to the Notice of Bidders for the procurement of outdoor furniture for the pool area at The Village Club of Sands Point

FURTHER RESOLVED that the Board of Trustees authorizes the Mayor to select an alternate product or vendor for the procurement of the outdoor furniture.

The motion was seconded by Deputy Mayor Moslow. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazi voting	-	aye

Resolution 02252025-02 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution to Restore Ten Tennis Courts, and Monthly Maintenance at The Village Club of Sands Point.**

Whereupon, Deputy Mayor Moslow proposed the following Resolution and moved its adoption:

RESOLUTION 02252025-03
RESTORATION OF TEN TENNIS HAR-TRU COURTS,
MONTHLY MAINTENANCE (MAY THRU AUGUST),
AND WINDSCREEN INSTALLATION
THE VILLAGE CLUB OF SANDS POINT

WHEREAS, there is a need to provide for certain maintenance and improvement projects at the tennis courts of the Club; and

WHEREAS, the General Manager and the Tennis Manager have observed the existing conditions of the tennis courts of The Village Club of Sands Point; and

WHEREAS, the General Manager and the Tennis Manager have determined that a restoration of the ten (10) ten har-tru courts is necessary to prevent further deterioration; and

WHEREAS, Laurel Gold Coast was determined to provide the lowest price for the services needed; and

WHEREAS, the Board has reviewed the proposal submitted and found it acceptable.

NOW, THEREFORE, BE IT RESOLVED, that Laurel Gold Coast Tennis, Inc., 31 Prospect St, Huntington, NY 11743 be and hereby is engaged to restore the tennis courts at the Village Club of Sands Point at a cost not to exceed $38,450.00 in accordance with their proposal dated January 17, 2025, a copy of which is appended hereto and made a part of the minutes.

The motion was seconded by Trustee Karabatos. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 02252025-03 was duly adopted.

Mayor Forman opened the **Regular Meeting** of the Board of Trustees at 8:10 p.m.

The **Minutes** of the meeting held on January 28, 2025 were reviewed. On motion by Deputy Mayor Moslow, seconded by Trustee Karabatos and carried unanimously, the minutes were approved.

The Board received the **Water Commissioner's Report,** which is appended hereto and made a part of the minutes.

The Water Commissioner's Report showed that water pumpage during January of 2025 was 10,023,800 gallons pumped vs 9,139,007 gallons pumped during January of 2024.

The **Treasurer's Report** showing cash balances as of January 31, 2025 was reviewed (copy attached). On motion by Deputy Mayor Moslow, seconded by Trustee Karabatos and carried unanimously, the Treasurer's Report was accepted and filed.

Claims as presented for payment in February were reviewed. On motion of Deputy Mayor Moslow, seconded by Trustee Karabatos and carried unanimously, the claims were approved for payment. Abstract of Claims is appended hereto and made a part of the minutes.

The Board received **Recommendations of the Building Commissioner** as to Granting of Building Permit Extensions that are appended hereto and made a part of the minutes. On motion of Trustee Karabatos, seconded by Deputy Mayor Moslow and carried unanimously, the Building Commissioner's recommendations were adopted.

The Board received the **Building Department Report of Activity** for the month of January 2025, which showed:

Building Permits issued – 11
Building Permit Applications filed – 11
Certificates of Occupancy Issued – 1
Certificates of Completion Issued – 9
Temporary Certificates of Occupancy Issued – 1
15 Trees to be Removed/Replaced

The Board received the **Justice Court Report** for the month of January 2025, which showed:

Arraignments – 17
Trials - 0
Total VTL Amount Collected- $886.00
Total Village Code Fines Collected: $1,950.00
Total VTL & Village Code Fines Collected: $2,836.00

Mayor Forman placed on the table for consideration a **Resolution re grievance applications received and assessment values for the fiscal year 2025/2026**.

Whereupon, Trustee Karabatos proposed the following Resolution and moved its adoption:

RESOLUTION 02252025-04
ASSESSMENT GRIEVANCES 2025/2026

WHEREAS, the Board of Assessors reviewed the Tentative Assessment Roll for the Incorporated Village of Sands Point for the fiscal year ending May 31, 2026; and

WHEREAS, said review included increases and decreases in assessed value by comparison to the Nassau County Roll; and

WHEREAS, said review included grievances duly filed pursuant to Real Property Tax Law of the State of New York, copy appended hereto and made a part of the minutes; and

WHEREAS, by Resolution 190-03 adopted January 1990, the Board determined that the Assessment Roll of the Village be prepared adopting the property values as set by Nassau County Final Roll for 2025; and

WHEREAS, Proof of Settlement with Nassau County had not been obtained as of this date; and

NOW THEREFORE, BE IT RESOLVED, that the aforesaid applications for adjustments to assessed value be and hereby are denied.

FURTHER RESOLVED, that the total values for the fiscal year ending May 31, 2026 as shown on the aforesaid Village Assessment Roll shall be:

Total Assessed Value of Property Within Sands Point:	2,453,257
Less Total Value of Totally Exempt Properties:	220,911
	2,232,346
Less Exemptions Granted to Veterans:	7,908
Total Taxable Value:	2,224,438

The motion was seconded by Deputy Mayor Moslow. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye

Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 02252025-04 was duly adopted.

Mayor Forman placed on the table for consideration **a Resolution re Adjustments to Veterans' Exemptions for Assessment Roll for the Year June 1, 2025 through May 31, 2026.**

Whereupon, Trustee Karabatos proposed the following Resolution and moved its adoption:

RESOLUTION 02252025-05
ADJUSTMENTS TO VETERANS' EXEMPTIONS
ASSESSMENT ROLL FOR THE YEAR JUNE 1, 2025 - MAY 31, 2026

WHEREAS, Village Veterans are entitled to partial tax exemption on Village property taxes under New York State Real Property Tax Law §§ 458(1), 458-a(1)(d), and 458-b(1)(f).Specifically, as required by law, if the owner of the Property was either: (i) the person who rendered such military service; (ii) was the spouse or unremarried surviving spouse of the person who rendered such military service; or (iii) was the dependent father or mother, or children under twenty-one ("21") years of age.

WHEREAS, **no new applications** have been filed for Veteran's Exemption pursuant to Section 458(a) Real Property Tax Law of the State of New York; and

WHEREAS, adjustments to existing Veteran's Exemptions are required pursuant to Section 458(a) Real Property Tax Law of the State of New York; and

NOW THEREFORE, BE IT RESOLVED, that adjustments to existing Veterans Exemptions pursuant to Section 458(a) Real Property Tax Law of the State of New York as reviewed be and hereby is approved.

The motion was seconded by Deputy Mayor Moslow. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 02252025-05 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Granting Real Property Tax Law Exemptions for Wholly Exempt Properties for Tax Year 2025-2026.**

Whereupon, Trustee Karabatos proposed the following Resolution and moved its adoption:

RESOLUTION 02252025-06
RESOLUTION GRANTING REAL PROPERTY TAX LAW EXEMPTIONS FOR WHOLLY EXEMPT PROPERTIES FOR TAX YEAR 2025-2026

WHEREAS, the Board of Trustees, acting in its capacity as the Board of Assessors, has previously determined that 36 parcels of real property located within the Village of Sands Point qualify for real property tax exemptions pursuant to Real Property Tax Law, Article 4, which properties are more particularly set forth on the list annexed hereto and made a part hereof (the "Wholly Exempt Properties"); and

WHEREAS, all payments going forward from PSEG-Long Island will be as payments in lieu of taxes ("PILOTS"),

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby finds that the Wholly Exempt Properties each qualify for a real property tax exemption pursuant to Real Property Tax Law, Article 4 for the 2025-2026 Tax Year.

The motion was seconded by Deputy Mayor Moslow. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 02252025-06 was duly adopted.

Mayor Forman placed on the table for consideration **a resolution extending the time within which the Village can commence a tax sale.**

Whereupon, Trustee Karabatos proposed the following Resolution and moved its adoption:

RESOLUTION 02252025-07

RESOLUTION EXTENDING TIME
WITHIN WHICH TO COMMENCE TAX SALE

WHEREAS, the Board of Trustees has resolved to authorize the conduct of tax sales concerning certain parcels of real estate located within the Village of Sands Point; and

WHEREAS, Section 1452 of the Real Property Tax Law requires that said tax sales be conducted on or before March 10, 2024 unless the Board of Trustees by resolution extends said time limit; and

WHEREAS, the Board of Trustees has determined that it is in the best interest of the Village to afford delinquent Village taxpayers additional time in which to pay their taxes so as to avoid the costs of delay of a tax sale,

NOW THEREFORE, BE IT RESOLVED that pursuant to RPTL 1452 time in which to conduct tax sales concerning certain parcels of real estate located within the Village of Sands Point is hereby extended until Wednesday, May 7, 2025.

The motion was seconded by Deputy Mayor Moslow. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 02252025-07 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Approving Sands Point Police Department Policy Manual Updates guided by Lexipol. WHEREAS,** it is necessary at times for policy manual updates to ensure consistent and legally sound decision-making, personnel safety, and department transparency; and **WHEREAS,** Police Chief Thomas Ruehle's recommendation and policy updates are appended hereto and made a part of the minutes; and WHEREAS, the policies have been reviewed and approved by Village Legal Counsel Richard Zuckerman, **NOW, THEREFORE BE RESOLVED** that be and hereby the Board approves the following Police policy manual updates:

700 Dept owned and Personal property
702 Vehicle Maintenance
703 Vehicle Use

704 Cash Handling, Security and Fiscal Management
705 Personal Protective Equipment
800 Crime Analysis
801 Desk
802 Property Office
803 Records Management Officer
805 Protected Information
806 Animal Control

Upon the motion of Trustee Karabatos and seconded by Deputy Mayor Moslow and carried unanimously the policy updates were approved. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 02252025-08 was duly adopted.

Mayor Forman placed on the table for consideration **the matter of approving the 2024 LOSAP points earned by the Port Washington Fire Department.**

Whereupon, Deputy Mayor Moslow proposed the following Resolution and moved its adoption:

RESOLUTION 02252025-09
APPROVING 2024 SERVICE AWARD PROGRAM POINTS CERTIFICATION
LOSAP (Length of Service Award Program)
PORT WASHINGTON FIRE DEPARTMENT

WHEREAS, the Village is one of seven co-sponsors of a Length of Service Award Program (LOSAP) on behalf of the Port Washington Fire Department (Fire Department) in accordance with Article 11-A of the New York State General Municipal Law (GML); and

WHEREAS, in accordance with General Municipal Law §219-a(2)(d), the Joint Municipal Sponsoring Board should review and approve this certified list, a copy of which list is appended hereto and made a part of the minutes; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Trustees after careful review does hereby approve the granting of 2024 Service Award Program points for qualified members of the Port Washington Fire Department.

The motion was seconded by Trustee Karabatos. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazi voting	-	aye

Resolution 02252025-09 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Approving the Retention of H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC, for Professional Consultant Engineering Services Associated with the State Environmental Review Act ("SEQRA"), and Land Surveying Services, for a New Well No. 9** of the Village of Sands Point's Water Supply System.

Whereupon, Deputy Mayor Moslow proposed the following Resolution and moved its adoption:

RESOLUTION 02252025-10
APPROVING THE RETENTION OF H2M ARCHITECTS, ENGINEERS, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, DPC FOR PROFESSIONAL CONSULTANT ENGINEERING SERVICES TO PROVIDE PROFESSIONAL PLANNING SERVICES ASSOCIATED WITH THE STATE ENVIRONMENTAL REVIEW ACT ("SEQRA") AND TO PROVIDE LAND SURVEYING SERVICES, FOR A NEW WELL NO. 9 OF THE VILLAGE OF SANDS POINT'S WATER SUPPLY SYSTEM

WHEREAS, the Board of Trustees (the "Village Board") of the Incorporated Village of Sands Point (the "Village"), has determined that it is in the public interest to construct Well No. 9, a new 600 GPM water supply well for the Village's water supply system at the Village Club of Sands Point (the "Project"); and

WHEREAS, the New York State Department of Environmental Conservation has issued a permit for the Project; and

WHEREAS, the Village has received two proposals from H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC ("H2M"), one dated February 4, 2025, for professional consultant engineering services associated with the "SEQRA" process, and the other dated February 7, 2025 for land surveying services for the Project (the "H2M Proposal"); and

WHEREAS, the Village Board has reviewed the H2M Proposals, copies of which are appended hereto and made a part of the minutes; and

WHEREAS, the Village Board has determined that the H2M Proposals are reasonable, appropriate, and best meets the interests of the Village.

NOW, THEREFORE, BE IT RESOLVED that the Village agrees to accept the H2M Proposals and to enter into an Agreements with H2M to complete the Project; and

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed to the execute the agreements between the Village and H2M to complete the Project.

The motion was seconded by Trustee Karabatos. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 02252025-10 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Ratifying and Affirming Additional Plumbing Work at Water Department Headquarters located at 2 Governors Lane.**

Whereupon, Trustee Karabatos proposed the following Resolution and moved its adoption:

RESOLUTION 02252025-11
RATIFYING AND AFFIRMING
ADDITIONAL PLUMBING WORK
AT WATER DEPARTMENT HEADQUARTERS
MACCARONE PLUMBING

WHEREAS, Water Department Headquarters located at 2 Governors Lane is currently under renovation; and

WHEREAS, Resolution 10222024-09 Maccarone Plumbing was engaged for new plumbing and fixtures at a cost of $10,280.00; and

WHEREAS, additional work was necessary beyond the original scope proposed per Resolution 10222024-09 at an additional cost of $6,644.00,

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby ratify and affirms the decision authorizing Maccarone Plumbing to perform the additional work; and

FURTHER RESOLVED the Board authorizes payment in the amount of $13,254.80 to Maccarone Plumbing, 10 Sea Cliff Avenue, Glen Cove, New York 11542.

The motion was seconded by Deputy Mayor Moslow. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 02252025-11 was duly adopted.

The **notification of events at the Sands Point Preserve Conservancy is appended hereto and made a part of the minutes.**

Mayor Forman announced the **next Board of Trustees Meeting date will be Tuesday, March 25, 2025** at which time the Board will hold a public hearing on the FYE 2026 Budget.

There being no further business to come before the Board, on motion of Trustee Karabatos, seconded by Deputy Mayor Moslow and carried unanimously, the meeting was adjourned, and the Board entered Executive Session at 8:30 p.m.

Liz Gaynor

Liz Gaynor, MMC, RMC, CMFO
Village Clerk