BOARD OF TRUSTEES MEETING
INC. VILLAGE OF SANDS POINT
TUESDAY, DECEMBER 5, 2022

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

Mayor Forman opened the meeting of the Board of Trustees at 5:48 p.m.

Mayor Forman announced his appointment of Village residents Lynn Sirow, Linda Ruvio, and Karen Fagelman as Landmark Advisors.

Mayor Forman placed on the table for consideration for the Board to hold a **public hearing at its Tuesday, January 24, 2023 meeting to consider the following:**

- Proposed Local Law Amending Chapter 163, "Vehicles and Traffic" as it relates to Junk vehicles

On motion of Trustee Karabatos and seconded by Trustee Schamis voted on as follows, the Board resolved to hold a Public Hearing at their Tuesday, January 24, 2023 meeting. On vote as follows:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Rebecca Vitas Schamis voting	-	aye
Trustee Sloane Ackerman voting	-	absent

Resolution 12052022-01 was duly adopted.

Mayor Forman placed on the table for consideration the **Rejecting of all Bids and Authorizing the Solicitation of New Bids for the Cornwells Beach Road Project.**

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

RESOLUTION 12052022-02
REJECTING ALL BIDS AND AUTHORIZING
REVISION OF BID SPECIFICATIONS AND
AUTHORIZING SOLICITATION OF NEW BIDS FOR THE
CORNWELLS BEACH ROAD DRAINAGE PROJECT

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 Cornwells Beach Road Drainage Project (the "Notice"); and

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

WHEREAS, six bids were submitted in response to the Notice on November 23, 2022; and

WHEREAS, the Board of Trustees finds that it is in the best interest of the Village to reject the bid submitted in response to the Notice and re-advertise for new bids for the Administration Building Generator Replacement at Governors Lane Contract in accordance with General Municipal Law §103.

THEREFORE, NOW BE IT RESOLVED that the Board of Trustees rejects the bids submitted pursuant to the Notice of Bidders; and be it

FURTHER RESOLVED that the Board of Trustees authorizes D&B Engineers and Architects to Revise and solicit new bids for the Cornwells Beach Road Drainage Project

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 Rebecca Vitas Schamis voting	-	aye
Trustee Sloane Ackerman voting	-	absent

Resolution 12052022-02 was duly adopted.

Mayor Forman placed on the table for consideration the **Rejecting of all Bids and Authorizing the Solicitation of New Bids for the Sands Point Water Administration Building Generator Replacement Project.**

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

RESOLUTION 12052022-03
REJECTING ALL BIDS AND AUTHORIZING
SOLICITATION OF NEW BIDS FOR GENERATOR REPLACEMENT
AT THE SANDS POINT WATER DEPARTMENT ADMINISTRATION BLDG
LOCATED AT GOVERNORS LANE

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 Sands Point Water Administration Building Generator Replacement at Governors Lane (the "Notice"); and

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

WHEREAS, six bids were submitted in response to the Notice on November 30, 2022; and

WHEREAS, the Board of Trustees finds that it is in the best interest of the Village to reject the bid submitted in response to the Notice and re-advertise for new bids for the Administration Building Generator Replacement at Governors Lane Contract in accordance with General Municipal Law §103.

THEREFORE, NOW BE IT RESOLVED that the Board of Trustees rejects the bids submitted pursuant to the Notice of Bidders; and be it

FURTHER RESOLVED that the Board of Trustees authorizes the solicitation of new bids for the Generator Replacement at the Sands Point Water Administration building located at Governors Lane.

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 Rebecca Vitas Schamis voting	-	aye
Trustee Sloane Ackerman voting	-	absent

Resolution 12052022-03 was duly adopted.

Mayor Forman announced the **Bid Opening Results for the Granular Activated Carbon System for Wells 2A and 5A.**

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

RESOLUTION 12052022-04
AWARD OF CONTRACTS
GRANULAR ACTIVATED CARBON SYSTEM FOR WELLS 2A & 5A
GENERAL AND PLUMBING CONSTRUCTION
SANDS POINT WATER DEPARTMENT

WHEREAS, twenty-two bids in total were received on November 30, 2022, per Resolution 11262019-05 adopted on November 26, 2019 for the Granular Activated Carbon System for Wells 2A & 5A project; and

WHEREAS, D & B Architects and Engineers has reviewed the bids and made recommendations of awards, copies of which are attached and appended hereto; and

WHEREAS, the Board have determined that it is necessary and in the best interests of the Village to award the bids to the lowest responsive and responsible bidders as identified in the recommendations; and

NOW, THEREFORE BE IT RESOLVED that the following contractors are engaged to provide goods and services in accordance with their proposals, copies of which are attached and appended hereto:

CONTRACTOR	SERVICE	PRICE
Patriot Organization, Inc. **30 Floyds Run** **Bohemia, NY 11716**	**General Construction**	**$3,026,992.00**
Philip Ross Industries, Inc. **88 Duryea Road** **Melville, NY 11747**	**Plumbing Construction**	**$2,026,996.00**

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 Rebecca Vitas Schamis voting - aye
Trustee Sloane Ackerman voting - absent

Resolution 12052022-04 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution to Authorize the Engagement of a Recruiter to Source Candidates for the position of Owner Representative/Project Manager.**

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

RESOLUTION 12052022-05
AUTHORIZATION TO ENGAGE RECRUITER
TO SOURCE CANDIDATES
TO SERVE AS
OWNER REPRESENTATIVE/PROJECT MANAGER
THE VILLAGE OF SANDS POINT

WHEREAS, Mayor Forman has requested authorization to engage recruiter to source possible candidates for the position of Owner Representative/ Project Manager; and

WHEREAS, it was deemed best practice as it relates to capital improvement projects to hire an owner representative/project manager to monitor progress, set deadlines, evaluate project performance, and solve issues that may arise; and

WHEREAS, the Board concurs with the mayor's recommendation,

NOW, THEREFORE, BE IT RESOLVED, that Board authorizes the engagement of a recruiter to source candidates for the position of Owner Representative/ Project Manager for a fee not to exceed thirty percent (30%) of the first years' salary.

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 Rebecca Vitas Schamis voting - aye
Trustee Sloane Ackerman voting - absent

Resolution 12052022- 05 was duly adopted.

Mayor Forman placed on the table for consideration a Resolution **recommending that the Board of Zoning Appeals for the Incorporated Village of Sands Point initiate a proceeding to designate the existing stone gatehouse structure that represents the original gatehouse located on a portion of the premises known as 139 Middle Neck Road, also known as Section 4, Block B, Lot 278 on the Nassau County Land and Tax Map, as an Historic Structure pursuant to Chapter 100 of the Village Code.**

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

RESOLUTION 12052022-06
RECOMMENDING THAT THE BOARD OF ZONING APPEALS FOR THE INCORPORATED VILLAGE OF SANDS POINT INITIATE A PROCEEDING TO DESIGNATE THE EXISTING STONE GATEHOUSE STRUCTURE THAT REPRESENTS THE ORIGINAL GATEHOUSE LOCATED ON A PORTION OF THE PREMISES KNOWN AS 139 MIDDLE NECK ROAD, ALSO KNOWN AS SECTION 4, BLOCK B, LOT 278 ON THE NASSAU COUNTY LAND AND TAX MAP, AS AN HISTORIC STRUCTURE PURSUANT TO CHAPTER 100 OF THE VILLAGE CODE

WHEREAS, Chapter 100, "Historic Preservation", of the Village Code, sets forth the procedures and criteria to preserve certain sites deemed to be significant in the history of the Incorporated Village of Sands Point (the "Village"); and

WHEREAS, pursuant to Section 100-3 of the Village Code, the Village's Board of Zoning Appeals (the "BZA"), shall consider applications for the designation of Historic Structures and Historic Districts in the Village; and

WHEREAS, pursuant to Section 100-3(A) of the Village Code, the Village, on its own motion, may recommend to the BZA the initiation of a proceeding for the designation of an Historic Structure or Historic District in the Village; and

WHEREAS, there is an existing stone gatehouse structure that represents the original gatehouse (the "Gatehouse") located on the on a portion of the premises known as 139 Middle Neck Road, also known as Section 4, Block B, Lot 278 on the Nassau County Land and Tax Map; and

WHEREAS, the Gatehouse is located on the northeastern corner of Middle Neck Road and the entrance to the Sands Point Preserve; and

WHEREAS, the Gatehouse is part of the original Castle Gould at Hempstead House and was constructed in the early part of the 20th Century; and

WHEREAS, the Village's Board of the Trustees (the "Village Board") has identified the Gatehouse as one of, if not the most prominent structures in the Village; and

Whereas the Village Board believes that the loss or modification of the Gatehouse would result a material negative impact to the Village and its residents,

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Chapter 100 of the Village Code, the Village Board recommends to the BZA to initiate a proceeding to consider the designating the Gatehouse as an Historic Structure in the Village

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

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Rebecca Vitas Schamis voting	-	aye
Trustee Sloane Ackerman voting	-	absent

Resolution 12052022-06 was duly adopted.

There being no further business to come before the Board, on motion of Deputy Mayor Moslow, seconded by Trustee Schamis and carried unanimously, the meeting closed at 6:30 p.m.

Liz Gaynor

Liz Gaynor, Village Clerk