BOARD OF TRUSTEES MEETING
INC. VILLAGE OF SANDS POINT
TUESDAY, APRIL 27, 2026

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

At 8:00 p.m. upon motion by Deputy Mayor Karabatos and seconded by Trustee Ackerman 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.

Upon motion by Deputy Mayor Karabatos and seconded by Trustee Ackerman and carried unanimously, the hearing was closed.

Mayor Forman opened the Organizational portion of the meeting.

Mayor Forman placed on the table for **consideration the appointment of Kerri Saperstein as an Alternate Member 3 to the Board of Zoning Appeals.**

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

RESOLUTION 04272026-01
BOARD OF ZONING APPEALS
APPOINTMENT

WHEREAS, at the March 2026 Board meeting, Samuel M. Jaffe was appointed as Alternate Member 2 to the Board of Zoning Appeals, leaving a vacancy for Alternate Member 3; and

WHEREAS, Kerri Saperstein will now be appointed as Alternate Member 3 of the Board of Zoning Appeals and for which term will expire on June 30, 2026; and

NOW, THEREFORE BE IT RESOLVED, that the Board be and hereby approves the new appointment.

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

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

Resolution 04272026-01 was duly adopted.

Mayor Forman placed on the table for consideration t**he appointment of Jean-Marie Posner as Village Historian.**

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

RESOLUTION 04272026-02
APPOINTMENT OF VILLAGE HISTORIAN
JEAN-MARIE POSNER

WHEREAS, Amy Christake has stepped down from her position as Village Historian; and

WHEREAS, Jean-Marie Posner will now be appointed as Village Historian and for which term will expire on June 30, 2026; and

NOW, THEREFORE BE IT RESOLVED, that the Board be and hereby approves the new appointment.

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

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

Resolution 04272026-02 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Modifying the Designation of Official Newspapers to Provide Greater Flexibility in the Publication of Legal Notices.**

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

RESOLUTION 04272026-03
RESOLUTION MODIFYING THE DESIGNATION OF OFFICIAL NEWSPAPERS TO PROVIDE GREATER FLEXIBILITY IN THE PUBLICATION OF LEGAL NOTICES

WHEREAS, at the July 22, 2025 Annual Organizational meeting, the Board of Trustees (the "Village Board") of the Incorporated Village of Sands Point (the "Village") resolved to designate Newsday and the Port Washington News as the official newspapers of the Village; and

WHEREAS, the Village Board has reviewed the current needs and practices of the Village with respect to publication of official notices and communications; and

WHEREAS, the Village Board finds that the timing of publication in designated newspapers may not always align with the Village's operational needs, resulting in potential delays in disseminating time-sensitive information to residents; and

WHEREAS, the Village Board finds that providing flexibility in the selection of newspapers for publication will better align with the Village's operational needs and facilitate the timely dissemination of legal notices to residents; and

WHEREAS, the Village Board recognizes that publication costs can fluctuate significantly, and that maintaining a formal newspaper designation may impose unnecessary financial burdens on the Village; and

WHEREAS, the Village Board finds that changes in timing requirements, costs, and economic considerations warrant modifying the designation of official newspapers.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Incorporated Village of Sands Point hereby discontinues the designation of just Newsday and the Port Washington News as the Village's official newspapers, effective immediately; and

BE IT FURTHER RESOLVED, that, in lieu of maintaining one or more official newspapers, the Village shall publish legal notices in a newspaper that (i) is published at least once per week, (ii) has been in operation for at least one year, and (iii) is generally circulated within Nassau County; and

BE IT FURTHER RESOLVED that the Village Clerk is authorized and directed to take all actions necessary to implement this resolution, including the publication of required legal notices in accordance with applicable law.

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

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

Resolution 04272026-03 was duly adopted.

Mayor Forman placed on the table for consideration a R**esolution Amending Resolution 02242026-05 to Change Contractor for the Restoration & Monthly Maintenance of Ten Tennis Courts, and Windscreen Installation** at The Village Club of Sands Point.

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

RESOLUTION 04272026-04
AMENDING RESOLUTION 02242026-05 TO CHANGE CONTRACTOR FOR THE RESTORATION OF TEN TENNIS HAR-TRU COURTS, MONTHLY MAINTENANCE (MAY THRU AUGUST), AND WINDSCREEN INSTALLATION THE VILLAGE CLUB OF SANDS POINT

WHEREAS, by Resolution 02242026-05 the Board authorized the engagement of Gra-Der Contracting Corp to restore and maintain 10 tennis courts and provide windscreens; and

WHEREAS, Gra-Der Contracting Corp after review of contract is unable to perform the work required as per the cost quoted; and

WHEREAS, Tennis Manager Liz Jaffe is recommending the engagement of Laurel Gold Coast who submitted the second lowest proposal, a copy of which is appended hereto and made a part of the minutes; and

WHEREAS, the Board has reviewed the proposal submitted and finds it acceptable,

NOW, THEREFORE BE IT RESOLVED that Laurel Gold Coast is be and hereby engaged to restore, maintain, and provide windscreens for the tennis courts at The Village Club of Sands Point at a cost not to exceed ±$38,950 in accordance with their proposal which is subject to further review by the Mayor.

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

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

Resolution 04272026-04 was duly adopted.

Mayor Forman placed on the table for consideration a recommendation from the Village Club Director of Agronomy Ethan Johnson to **authorize and approve the purchase of plantings for the Allee, Mansion, and Pickleball Courts at the Village Club of Sands Point**.

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

RESOLUTION 04272026-05
AUTHORIZING AND APPROVING
THE PURCAHASE OF PLANTINGS FOR THE
PICKLEBALL COURT AREA

WHEREAS, Village Club Director of Agronomy Ethan Johnson is recommending plantings at the pickleball court area at The Village Club of Sands Point, a copy of which recommendation is attached and appended hereto and made a part of these minutes.

WHEREAS, installation of the plantings will be done by Village Club personnel; and

WHEREAS, the Board of Trustees has reviewed the recommendation and has found it to be acceptable,

NOW, THEREFORE, BE IT RESOLVED, that the Board authorizes the purchase of plantings as outlined in Director of Agronomy Ethan Johnson's recommendation at a cost not to exceed ±$10,800.00 which amount is subject to further review by the Mayor.

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

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

Resolution 04272026-05 was duly adopted.

Mayor Forman opened the **Regular Meeting** of the Board of Trustees.

The **Minutes** of the meeting held on March 24, 2026 were reviewed. On motion by Deputy Mayor Karabatos, seconded by Trustee Ackerman and carried unanimously, the minutes of March 24, 2026 were approved.

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

Mayor Forman announced that water pumpage during March of 2026 was 11,103,076 gallons pumped vs. 11,103,542 gallons pumped during March of 2025.

The **Treasurer's Report** showing cash balances as of March 31, 2026was reviewed (copy attached). On motion by Deputy Karabatos, seconded by Trustee Ackerman and carried unanimously, the Treasurer's Report was accepted and filed.

Claims as presented on **Abstracts** for payment in March were reviewed. On motion by Deputy Mayor Karabatos, seconded by Trustee Ackerman and carried unanimously, the claims as contained on **Abstracts** for March 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 Deputy Mayor Karabatos, seconded by Trustee Ackerman and carried unanimously, the Building Commissioner's recommendations were adopted.

The Board received the **Building Department Report of Activity** for the month of March 2026, which showed:

Building Permits issued – 13
Building Permit Applications filed – 13
Certificates of Occupancy Issued – 0
Certificates of Completion Issued – 18
Temporary Certificates of Occupancy Issued –0
27 Trees to be Removed/Replaced

The Board received the **Justice Court Report** for the month of March 2026, which showed:

Arraignments – 25
Trials - 0
Total VTL Amount Collected- $1,066.00
Total Village Code Fines Collected: $1,050.00
Total VTL & Village Code Fines Collected: $2,116.00

Mayor Forman placed on the table for consideration for the Board to hold a **public hearing at its Tuesday, May 19, 2026 meeting to consider the following:**

a) Introduction of a Proposed Local Law Amending Chapter 82, "Fees & Deposits" to establish and/or revise fees for the following: mooring permits, public assembly licenses and permits, and storm water pollution prevention plan application review and processing

b) Introduction of a Proposed Local Law to Amend Chapter 26 of the Code of the Village of Sands Point, entitled "Personnel

Policies," to allow certain officers of the Village of Sands Point to reside outside the Village limits while holding office.

On motion of Deputy Mayor Karabatos and seconded by Trustee Ackerman and voted on as follows, the Board resolved to hold a Public Hearing at their Tuesday, May 19, 2026 meeting. On vote as follows:

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

Resolution 04272026-06 was duly adopted.

Mayor Forman placed on the table for consideration towards adoption was the **Proposed Budget and Tax Rate** for the Incorporated Village of Sands Point for the fiscal year beginning June 1, 2026.

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

RESOLUTION 04272026-07
ADOPTION OF BUDGET JUNE 1, 2026 – MAY 31, 2027
FOR THE INCORPORATED VILLAGE OF SANDS POINT

WHEREAS, the Board of the Incorporated Village of Sands Point having, on March 24, 2026, duly had a public hearing on the budget for the fiscal year commencing June 1, 2026, and having heard all persons desiring to be heard in the matter, and the matter of the budget for such fiscal year having been fully discussed and considered, it is

RESOLVED, that said budget for the Incorporated Village of Sands Point is hereby adopted and established as the annual budget for the fiscal year beginning June 1, 2026 and that such annual budget as so adopted is detailed in the minutes of the proceedings of this Village Board; and be it further

RESOLVED, to adopt the Tax Levy for the fiscal year June 1, 2026 to May 31, 2027, said levy to be at a rate of 5.31018 per $100 of assessed valuation to be levied on a total assessed valuation of the Incorporated Village of Sands Point of $2,234,052; and be it further

RESOLVED, that the Village Clerk shall prepare and certify as provided by law, duplicate copies of said annual budget hereby adopted, and deliver one of such copies to the Mayor and that she shall present such copy to the Board of Legislators of Nassau County as required by law, and that she shall present such copy to the Office of the State Comptroller as required by law.

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

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

Resolution 04272026-07 was duly adopted.

Mayor Forman placed on the table for consideration in accordance with the requirements of the Election Law of the State of New York the following resolution to **appoint the Inspectors of Elections for the general Village election to be held on Tuesday, June 16, 2026.**

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

RESOLUTION 04272026-08
GENERAL VILLAGE ELECTION
APPOINTMENT OF INSPECTORS
TUESDAY, JUNE 16, 2026

WHEREAS, the next General Village Election will be held on Tuesday, June 16, 2026; and

WHEREAS, no person shall be entitled to vote whose name does not appear on the Register of the Inspectors of Election for the Incorporated Village of Sands Point; and

WHEREAS, Inspectors of Election are needed to verify voters; and

NOW THEREFORE, BE IT RESOLVED that the following persons be appointed Inspectors of Election for the Incorporated Village of Sands Point:

Paula Lefkowitz
Steve Lefkowitz
Siobhan Naughton

AND BE IT FURTHER RESOLVED THAT each shall serve at a compensation of $325.00 for the Chairperson and $300.00 for the inspectors per day; and; be it further

RESOLVED THAT Paula Lefkowitz be and hereby is appointed as Chairperson of the Inspectors of Election; and be it further

RESOLVED THAT the General Village Election shall be conducted at the Village Hall, 26 Tibbits Lane, Sands Point, New York on Tuesday, June 16, 2026 from 6:00 a.m. to 9:00 p.m. in the evening; and be it further

RESOLVED THAT the Village Clerk be and hereby is directed to publish the Notice of Election as required by Election Law of the State of New York in the official newspaper of the Village and to post copies of said Notices in six conspicuous places in the Village, one of which is the Office of the Village Clerk.

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

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

Resolution 04272026-08 was duly adopted.

Mayor Forman placed on the table for consideration of **Resolution Authorizing Mayor to Execute a Cable Franchise Renewal Agreement by and between The Incorporated Village of Sands Point and Verizon New York Inc.**

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

RESOLUTION 04272026-09
RESOLUTION AUTHORIZING MAYOR TO EXECUTE A CABLE FRANCHISE RENEWAL AGREEMENT BY AND BETWEEN THE INCORPORATED VILLAGE OF SANDS POINT AND VERIZON NEW YORK INC.

WHEREAS, the Village of Sands Point (hereinafter the "Village") has requisite authority to grant franchises permitting and regulating the use of its streets, rights of way, and public grounds; and

WHEREAS, Verizon New York Inc. (hereinafter the "Franchisee"), having previously secured permission of the Village to use such streets, rights of way, and public grounds under a franchise agreement has petitioned the Village for a renewal of such franchise; and

WHEREAS, the Village has approved, after consideration in a full public proceeding affording due process, the character, financial condition, and technical ability of Franchisee; and

WHEREAS, during said public hearing and proceeding, various proposals of the parties for constructing, maintaining, improving, and operating the Communications System described in a previously submitted proposed franchise renewal agreement were considered and found adequate and feasible; and

WHEREAS, a Cable Franchise Agreement in substantially the form annexed hereto as Exhibit A, renewing the cable franchise for a period of five (5) years has been negotiated and found to be acceptable and in the public interest.

NOW, THEREFORE, BE IT RESOLVED, That the Mayor of The Village of Sands Point be and hereby is authorized to grant and execute a franchise renewal agreement with Verizon New York Inc. on behalf of said Village in form substantially consistent with the Cable Franchise Renewal Agreement annexed hereto as Exhibit "A", subject to final revisions by the Village Attorney.

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

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

Resolution 04272026-09 was duly adopted.

Mayor Forman placed on the table for **consideration a Resolution Authorizing the Mayor to Execute the 2026/2027 Fire and EMS Protection Contract with the Port Washington Fire Department for fire and emergency services.**

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

RESOLUTION 04272026-10
FIRE PROTECTION & EMS SERVICES CONTRACT
PORT WASHINGTON FIRE DEPARTMENT
JUNE 1, 2026– MAY 31, 2027

WHEREAS, the Board of Trustees desires that the residents be provided with fire protection and paramedic emergency services; and

WHEREAS, the total cost for service last year was **$925,828.00**; and

WHEREAS, while the Village continues to find the service charges inequitable and disproportionate to the services provided, the Village is compelled to agree to its terms because the Port Washington Fire Department is the sole provider of such service available to the area of Sands Point.

NOW, THEREFORE, BE IT RESOLVED, that for the period of June 1, 2026 through May 31, 2027, the proposed agreement between the Village of Sands Point and the Port Washington Fire Department with charges for firematic and emergency medical services services for a total of $956,143.26 (an increase of $30,315.26 from last year – Firematic down $11,056.83 – EMS up $41,372.09), as follows:

provide firematic services at a cost of **$815,750.17**
provide emergency medical services at a cost of **$140,393.09**
for a grand total of
$956,143.26

be and hereby is accepted under protest and objection to fee structure, a copy of which is appended hereto and made a part of the minutes, and.

BE IT FURTHER RESOLVED that the Mayor is authorized to execute said Agreement on behalf of the Village.

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

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

Resolution 04272026-10 was duly adopted.

Placed on the table for consideration a **Resolution Awarding and Authorizing the Execution of a Contract between the Village of Sands Point and Cow Bay Contracting for the Expansion and Renovation of the Village Office** at Village Hall located at 26 Tibbits Lane.

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

RESOLUTION 04272026-11
RESOLUTION AWARDING THE BID AND AUTHORIZING THE EXECUTION OF A CONTRACT BETWEEN
THE VILLAGE OF SANDS POINT
AND COW BAY CONTRACTING FOR THE EXPANSION AND RENOVATION OF SANDS POINT VILLAGE OFFICE AT
SANDS POINT VILLAGE HALL – 26 TIBBITS LANE

WHEREAS, the Incorporated Village of Sands Point (the "Village") is the owner of the Village Hall, located at 26 Tibbits Lane, in the Village, known and designated as Section 4, Block 94, Lot 17 on the Nassau County Land and Tax Map (the "Premises"); and

WHEREAS, the Village Board of Trustees (the "Village Board") has determined that it is in the public interest to expand and renovate the Village office at the Premises (the "Project"); and

WHEREAS, on April 9, 2026, the Village published bid documents for the Project; and

WHEREAS, on April 27, 2026, one bid from Cow Bay Contracting ("Cow Bay") was received for the Project; and

WHEREAS, a copy of the bid is attached to this Resolution and made a part of the minutes; and

WHEREAS, the Village Board finds that Cow Bay is the lowest reputable bidder that responded to the solicitation for bids; and

WHEREAS, the Village Board has reviewed the bid, the terms of the contract, and the circumstances necessitating execution of the contract, and finds that awarding

the bid to Cow Bay and authorizing the Mayor's execution of the contract is in the best interests of the Village.

WHEREAS, the Village Board finds the Cow Bay proposal to be reasonable and appropriate.

NOW, THEREFORE, BE IT RESOLVED, that:

The contract for the Project is awarded to Cow Bay in the amount of $1,482,537.00 (Office Expansion – Alternate Bid quote)

BE IT FURTHER RESOLVED that the bid amounts are subject to further review by the Mayor.

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

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

Resolution 04272026-11 was duly adopted.

Mayor Forman announced that the **next Board of Trustees' meeting will be held Tuesday, May 19, 2026.**

There being no further business to come before the Board, on motion of Deputy Mayor Karabatos, and seconded by Trustee Ackerman the meeting was adjourned at 9:00 p.m.

Liz Gaynor

Liz Gaynor, MMC, RMC, CMFO
Village Clerk