BOARD OF TRUSTEES
INC. VILLAGE OF SANDS POINT
MONDAY, JUNE 22, 2026

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

At 7:11 p.m. The Board reviewed the **Canvass of Votes** taken at the General Village Election held on Tuesday, June 16, 2026 and recorded by the Inspectors of Election:

FOR TRUSTEES:
Sloane Ackerman – 79
David Schamis - 80

On motion of Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously, the Board opened **the aforementioned local law public hearings:**

1. **Proposed Local Law No. 3 of 2026**: A local law to amend Chapter 132, "Site Plan Review" to exempt certain Major Alterations from site plan review.
2. **Proposed Local Law No. 4 of 2026**: A local law to amend Section 1-100 of the Village Code, "Definitions," to amend the definitions of certain defined terms as follows:
    - To amend and update the definition of "Home Occupation" to prohibit daycares for compensation;
    - To amend and update the definition of "Major Structural Alteration" to remove the word "Structural" from the definition;
    - To amend and update the definition of "Minor Structural Alteration" to remove the word "Structural" from the definition;
    - To amend and update the definition of "Owner";
    - To amend and update the definition of "Sports Court" as it appears in Section 1-100 of the Village Code, to exempt from the definition, under certain conditions, a single basketball hoop; and
    - To amend and update the definition of "Structure" as it appears in Section 1-100 of the Village Code.

3. **Proposed Local Law No. 5 of 2026**: A Local Law to amend Chapter 82 of the Village Code, "Fees and Deposits," to replace the term "Major Structural Alteration" with the term "Major Alteration," to replace the term "Minor Structural Alteration" with the term "Minor Alteration," and to review and change fees related to site plan review matters.

The receipt of the affidavit of publication for 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.

All those who wished to be heard, having been heard and there being no further call for discussion, and on motion of Trustee Ackerman and seconded by Trustee Khazai and carried unanimously the Board agreed to continue the public hearing to the Thursday, July 30, 2026 meeting.

Mayor Forman **opened the Organizational portion** of the meeting.

Mayor Forman placed on the table for consideration a **Resolution Appointing Samuel Jaffe as Advisor to the Mayor**

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

RESOLUTION 06222026-01
RESOLUTION APPOINTING SAMUEL JAFFE
AS ADVISOR TO THE MAYOR

WHEREAS, the Board of Trustees (the "Village Board") of the Incorporated Village of Sands Point (the "Village") finds it to be in the best interests of the Village for the Mayor to receive advice and counsel on matters affecting Village operations, policy, and administration; and

WHEREAS, the Mayor has recommended the appointment of Samuel Jaffe, a Village resident, to serve as Advisor to the Mayor, in order to provide guidance and advisory support on issues as the Mayor may direct; and

WHEREAS, the Village Board wishes to formalize the appointment and set the term of service.

NOW, THEREFORE, BE IT RESOLVED that the Village Board hereby appoints Samuel Jaffe to serve as Advisor to the Mayor for a term commencing on June 22, 2026, and ending on June 30, 2027.

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

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

Resolution 06222026-01 was duly adopted.

Placed on the table for consideration was the **appointment of Jesse Holland as Secretary to the Code Advisory Board, which term ends June 30, 2026.** On motion of Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously, the appointment was approved. On roll call:

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

Resolution 06222026-02 was duly adopted.

Mayor Forman **opened the Village Club portion** of the meeting.

Mayor Forman placed on the table for consideration a **Resolution Authorizing the Mayor to Negotiate and Execute an Agreement with Staples Golf Resource Group, LLC for Master Planning Services for The Village Club Golf Course and Campus.**

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

RESOLUTION 06222026-03
AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE
AN AGREEMENT WITH
STAPLES GOLF RESOURCE GROUP, LLC ("Golf Course Designer")
FOR MASTER PLANNING SERVICES
FOR THE VILLAGE CLUB OF SANDS POINT ("Club")

WHEREAS, The Village Club of Sands Point ("Club") is in need of professional golf course architectural and design services to renovate the master plan (golf course & campus); and

WHEREAS, Staples Golf Resource Group, LLC ("Golf Course Designer") has submitted a proposal outlining the scope of work and services provided; and

WHEREAS, the Board has reviewed the proposal and determined it is in the best interest of the Club to engage said Golf Course Designer at a cost not to exceed ±$100,000.00, which is subject to further review and approval by the Mayor,

NOW, THEREFORE, BE IT RESOLVED Board of Trustees, does hereby resolve that the Mayor of said Village be and hereby is authorized to negotiate and execute an agreement with Staples Golf Resource Group, LLC, 4300 N. Miller Road #124, Scottsdale, AZ 85251 for master planning services.

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

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

Resolution 06222026-03 was duly adopted.

Mayor Forman announced that the consideration to **authorize the lease of Golf carts was TABLED.**

Placed on the table for consideration was a **Resolution to Authorize the Engagement of a Paving Contractor to Perform Maintenance Service to the parking lots located near the Grille and Pro Shop at the Village Club**. **WHEREAS**, the parking lots are in need of repair for the general safety of the public; and **WHEREAS**, the Board finds it in the best interests of the Club to hire a paving contractor to repair the parking lots, at a cost not to exceed $45,000.00, **NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby approve the Engagement of a Professional Paving Contractor which is subject to further review and approval by the Mayor. Upon motion by Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously, **the Board agreed to the repair and maintenance of the Village Club parking lot**s. On roll call:

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

Resolution 06222026-04 was duly adopted.

Placed on the table for consideration was a **Resolution Authorizing the Disposal of old Pool Furniture from The Village Club of Sands Point**. WHEREAS, the Village Club needs to make room for the newly purchased pool furniture and therefore needs to dispose of the old furniture; and **WHEREAS**, by Village Law §102(1) a village cannot sell or dispose of property or goods until the Village Board determines it is no longer needed; and **NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby approves the disposal of the old pool furniture, **AND BE IT FURTHER RESOLVED** that the furniture be offered to the Village employees and Kemper staff. Upon motion of Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously the Board approves the disposal of the old pool furniture. On roll call:

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

Resolution 06222026-05 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution to Authorize the Sale of surplus golf course ground maintenance equipment. WHEREAS,** Club Manager Jon Cheshire is requesting the sale of three surplus Toro Wheel Masters (lawn mowers); and **WHEREAS,** by Village Law §102(1) a village cannot sell property or goods until the Village Board determines it is no longer needed; and **WHEREAS, t**he Board reviewed the request and agrees with the sale of the Toro Wheel Masters but which sale should not be for less than $5,250.00 **NOW, THEREFORE BE IT RESOLVED** that the surplus Toro Wheel Masters be sold. Upon motion of Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously the **Board directs Club Manager Cheshire to sell the surplus maintenance equipment, which sale is subject to further review and approval of the Mayor**. On roll call:

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

Resolution 06222026-06 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution to Authorize Purchase of Maintenance Equipment for the Golf Course at The Village Club** of Sands Point.

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

RESOLUTION 06222026-07
AUTHORIZING THE PURCHASE OF
MAINTENANCE EQUIPMENT
GREENSIGHT
FOR THE GOLF COURSE AT THE VILLAGE CLUB OF SANDS POINT

WHEREAS, Club Grounds Superintendent Ethan Johnson has requested the purchase of two robotic mowers and mapping trolley for The Village Club of Sands Point; and

WHEREAS, the equipment is necessary in order to maintain the golf course at the highest level; and

WHEREAS, the mowers are being purchased through Greensight, a preferred vendor, a copy of the purchase proposal is appended hereto and made a part of the minutes; and

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

NOW, THEREFORE, BE IT RESOLVED that Club Manager be and hereby is authorized to purchase two (2) Kress (KR284 AWD 1 Acre) mowers; and one (1) RTK Mapping Trolley 2.0, Kress Robotic Mower Blades from Greensight, 529 Main Street, Suite 600, Boston, MA 02129 per their proposal dated June 22, 2026 in the total amount of ±$8,902.98 which price is subject to further negotiation by the Mayor.

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

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

Resolution 06222026-07 was duly adopted.

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

The **Minutes** of the meeting held on May 19, 2026 were reviewed. On motion by Deputy Mayor Karabatos, seconded by Trustee Schamis 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 announced that the water pumpage during May of 2026 was 44,500,280 gallons pumped versus 40,570,650 gallons during May 2025.

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

Claims as presented for payment in June were reviewed. On motion of Deputy Mayor Karabatos, seconded by Trustee Schamis and carried unanimously, the claims were approved for payment in June. 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 Schamis and carried unanimously, the Building Commissioner's recommendations were adopted.

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

Building Permits issued – 13
Building Permit Applications filed – 13
Certificates of Occupancy Issued – 1
Certificates of Completion Issued – 10
Temporary Certificates of Occupancy Issued –0
8 Trees to be Removed/Replaced

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

Arraignments – 46
Trials - 0
Total VTL Amount Collected- $1,105.00
Total Village Code Fines Collected: $4,550.00
Total VTL & Village Fines Collected: $5,655.00

Mayor Forman placed on the table for consideration for the Board to hold a **public hearing at its Thursday, July 30, 2026 meeting to consider the following:**

Introduction of a Proposed Local to A**mend Chapter 49 of the Village Code, entitled "Boating," to clarify certain definitions, regulate the placement and use of moorings within Village waters, and revise penalties for violations** of said Chapter.

On motion of Deputy Mayor Karabatos and seconded by Trustee Schamis and voted on as follows, the Board resolved to hold a Public Hearing at their Thursday, July 30, 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	-	absent
Trustee David Schamis voting	-	aye

Resolution 06222026-08 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Amending Resolution 05192026-06 adopted at the May 19, 2026 Trustees meeting as it pertains to the 2026/2027 tax rate and total assessed valuation.**

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

RESOLUTION 06222026-09
AMENDING RESOLUTION 05192026-06
RE TAX RATE AND TOTAL ASSESSED VALUATION
FOR THE JUNE 1, 2026 – MAY 31, 2027 FISCAL YEAR
FOR THE INCORPORATED VILLAGE OF SANDS POINT

WHEREAS, the Board of the Incorporated Village of Sands Point having, on April 27, 2026, 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

WHEREAS, an error was noted when the Final Tax Roll was run in May, a correction was made and as a result the overall taxable value and tax rate needed to be adjusted,

NOW, THEREFORE BE IT 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 5.30523 per $100 of assessed valuation to be levied on a total assessed valuation of the Incorporated Village of Sands Point of $2,236,137.

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

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

Resolution 06222026-09 was duly adopted.

Mayor Forman placed on the table for consideration a **Transfer of Village Funds from the 2026/27 Fiscal Year Budget to the 401(A) Qualified Defined Contribution Program Account for Terminal Pay of P.O. Steven Cancellarich.**

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

RESOLUTION 06222026-10
TRANSFER OF VILLAGE FUNDS FROM THE CONTINGENT ACCOUNT TO 401(A) QUALIFIED DEFINED CONTRIBUTION PROGRAM ACCOUNT FOR THE TERMINAL PAY OF P.O. STEVEN CANCELLARICH

WHEREAS, pursuant to the 401(a) Plan Agreement by and between the Village of Sands Point and the Sands Point Police Benevolent Association, dated September 10, 2015 (the "Plan Agreement"), the Village authorized implementation and administration of a 401(a) Qualified Defined Contribution Program to be used to deposit accumulated sick and/or vacation leave, terminal retirement pay, or other incentive payments on behalf of the officers of the Village of Sands Point Police Department; and

WHEREAS, under the Plan Agreement, the Village is authorized to fund a retiring officer's 401(a) account with the maximum annual contribution permitted by law for up to three (3) years prior to retirement; and

WHEREAS, the maximum 2026 annual contribution to a 401(a) Plan account currently permitted under the law is $72,000.00; and

WHEREAS, as a condition precedent to the funding of the 401(a) account, the retiring officer is required to submit to the Village a Notification of Intention to Retire and a Promissory Note for the amount to be pre-funded on the forms approved by the Village; and

WHEREAS, on July 21, 2025, P.O. Cancellarich of the Sands Point Police Department submitted a Notification to Retire to the Village, setting forth his intention to retire effective July 21, 2028, a copy of which is annexed hereto and made a part hereof; and

WHEREAS The Village funded $70,000.00 to P.O. Cancellarich's 401(a) account on August 26, 2025;

WHEREAS, P.O. Cancellarich has provided the Village with promissory notes in the aggregate amount of $72,000; and

WHEREAS, the Village's Fund Balance Policy states that where expenditures are incurred for a purpose for which amounts are available in multiple fund balance classifications, the expenditure is to be spent from restricted fund balance first, then unrestricted; and

WHEREAS, the current balance in the Restricted Fund-Reserve for Employee Benefits Accrued Liability is only $94,888; and

WHEREAS, the Village does not wish to deplete the reserve at this time; and

WHEREAS, the funds for terminal pay are in the 2026/27 Fiscal Year Budget - Contingent Account; and

NOW, THEREFORE, BE IT RESOLVED, that a contribution in the amount of $72,000.00, constituting a portion of P.O. Cancellarich terminal pay, is authorized to be drawn from the 2026/27 fiscal year budget and deposited in the 401(A) Qualified Defined Contribution Program Account for P.O. Cancellarich; and

FURTHER RESOLVED that the following budgetary transfer be authorized for this payment:

From:	A1990.0400	Contingent Account	$72,000.00
To:	A3120.0482	Police/Retirement 401A	$72,000.00

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

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

Resolution 06222026-10 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Authorizing a First Amendment to the License Agreement Between the Village of Sands Point and New York SMSA Limited Partnership D/B/A Verizon Wireless at the Village's South Road Water Tank**

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

RESOLUTION 06222026-11
RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE LICENSE AGREEMENT BETWEEN THE VILLAGE OF SANDS POINT AND NEW YORK SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS AT THE VILLAGE'S SOUTH ROAD WATER TANK

WHEREAS, the Village of Sands Point ("Licensor") and New York SMSA Limited Partnership, a New York limited partnership, d/b/a Verizon Wireless ("Licensee"), entered into a License Agreement dated September 14, 2016, whereby the Licensor licensed to the Licensee a portion of property located at the Licensor's South Road Water Tank (the "2016 Agreement"); and

WHEREAS, the 2016 Agreement included an area of the Premises containing the proposed equipment platform, generator, the proposed antennas on the water tank, and those certain areas where Licensee's conduits, wires, cables, cable trays, and other necessary connections and appurtenances to constitute the "Licensed Area" as depicted on the plans, annexed as **Exhibit "2"** of the 2016 Agreement; and

WHEREAS, the 2016 Agreement granted the Licensee a non-exclusive license to construct and install a diesel generator with an outdoor sound enclosure on a new steel platform within the Licensed Area; and

WHEREAS, Licensor and Licensee, in their mutual intent, desire to amend the 2016 Agreement to permit the Licensee to construct and install a natural gas generator instead of a diesel generator along with associated cables, conduits, and appurtenances, within the Licensed Area (the "First Amendment").

NOW, THEREFORE, BE IT RESOLVED:

1. The Mayor be and is hereby authorized to enter into and execute the First Amendment.

2. The 2016 Agreement shall otherwise be and remain in full force and effect except as modified by the First Amendment.

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

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

Resolution 06222026-11 was duly adopted.

Mayor Forman placed on the table for consideration a request to **renew the Village's Workers Compensation Coverage.**

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

RESOLUTION 06222026-12
RENEWAL OF WORKERS COMPENSATION COVERAGE
NEW YORK STATE PUBLIC ENTITIES SAFETY GROUP 497
EFFECTIVE JULY 1, 2026 to JULY 1, 2027

WHEREAS, to provide security to employees injured on the job and to comply with the Workers Compensation Law that states that all employers are required to insure their employees against on–the–job accidents, regardless of responsibility or fault; and

WHEREAS, the Village's Workers Compensation Coverage is now due for renewal; and

WHERES, Robert Weinberg of UIC, Inc.., the Village's insurance consultant reviewed the programs available for Public Entities and has made recommendation to renew with New York State Public Entities Safety Group 497, a copy of his recommendation is appended hereto and made a part of the minutes; and

WHEREAS, the Board has reviewed the recommendation and finds it acceptable,

NOW, THEREFORE, BE IT RESOLVED, that the renewal of the Village's Workers Compensation Coverage will be with New York State for a total premium of $160,808.42 effective July 1, 2026 through July 1, 2027.

BE IT FURTHER RESOLVED the renewal is approved subject to further review by Mayor Forman.

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

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

Resolution 06222026-12 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Establishing the Code Advisory Board as an Advisory Board and Authorizing Administrative Support**

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

RESOLUTION 06222026-13
RESOLUTION ESTABLISHING THE CODE ADVISORY BOARD AS AN ADVISORY BOARD AND AUTHORIZING ADMINISTRATIVE SUPPORT

WHEREAS, the Board of Trustees (the "Village Board") of the Incorporated Village of Sands Point ("Village") is vested with the management of the Village and the power to take all measures and do all acts by resolution or otherwise that shall be deemed expedient or desirable for the good government of the Village, pursuant to New York

Village Law § 4-412(1)(a), including the authority to create boards and commissions by resolution; and

WHEREAS, the Village Board seeks to establish the Code Advisory Board (the "CAB") to provide advice and recommendations to the Mayor and the Village Board regarding proposed or potential changes to the Village Code, including but not limited to provisions relating to architectural review, building code, fees, zoning code, and related matters; and

WHEREAS, the establishment of the CAB will facilitate a more orderly, transparent, and informed review of potential changes to the Village Code; and

WHEREAS, the Village Board further finds it necessary and appropriate for the Mayor or Village Clerk, in their discretion, to hire or to contract with secretarial or professional consultants to perform administrative and consultancy services to the CAB.

NOW, THEREFORE, BE IT RESOLVED that:

1. The CAB is established with a mission to review proposed or potential changes to the Village Code, including but not limited to architectural review, building code, fees, zoning code and related provisions of the Village Code, and upon a majority vote of the CAB, to provide such reports and recommendations to the Mayor and the Village Board.

2. The CAB shall consist of an odd number of members, not fewer than three (3) and not more than nine (9), the precise number to be determined from time to time by the Mayor.

3. The members of the CAB shall be appointed by the Mayor.

4. Ther term of a CAB member is established at one year, or a one-year term with a six-month probationary period. The Mayor may, in their discretion, remove a probationary member from the CAB at the conclusion of the probationary period.

5. The Mayor is authorized to hire or to contract with secretarial or professional consultants to perform administrative and consultancy services to the CAD.

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

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

Resolution 06222026-13 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Authorizing the Village Planner, Building Superintendent, Assistant Building Superintendent, and the Village Attorney to Consider Recommendations to the Board for the Adoption of a Floating Zone District to Provide that Large Estate Parcels of Property in the Village Can be Improved with two Single Family Dwellings for Related Family Members Subject to Use, Area and Bulk Rules, Regulations and Restrictions**.

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

RESOLUTION 06222026-14
RESOLUTION AUTHORIZING THE VILLAGE PLANNER, BUILDING SUPERINTENDENT, ASSISTANT BUILDING SUPERINTENDENT, AND THE VILLAGE ATTORNEY TO CONSIDER RECOMMENDATIONS TO THE BOARD FOR THE ADOPTION OF A FLOATING ZONE DISTRICT TO PROVIDE THAT LARGE ESTATE PARCELS OF PROPERTY IN THE VILLAGE CAN BE IMPROVED WITH TWO SINGLE FAMILY DWELLINGS FOR RELATED FAMILY MEMBERS SUBJECT TO USE, AREA AND BULK RULES, REGULATIONS AND RESTRICTIONS

WHEREAS, the Board of Trustees (the "Village Board") finds that there is an extensive number of large estate properties that contribute to, enhance and represent desirable and established uses that are part of the character of the Village; and

WHEREAS, the Village Board finds that many of the large estate properties are improved with multiple structures that include a main single family residential dwelling and various accessory structures including structures commonly referred to as guest cottages, caretaker or servants quarters, barns or garages that predate the enactment of the Code of the Village or enjoy per-existing, nonconforming use rights and some have habitable spaces as part of the accessory structures; and

WHEREAS, in certain circumstances, subject to specific rules, regulations and restrictions, it may be appropriate for the large estate properties to have two separate

dwellings to accommodate members of the same family to reside together on the same parcel of property as a family;

NOW, THEREFORE, BE IT RESOLVED, the Village Board authorizes the Village Planner, the Building Superintendent, the Assistant Building Superintendent, and the Village Attorney, together with other Village staff and consultants to consider recommendations to the Village Board for the adoption of a floating zoning district to provide that large estate properties in the Village can be improved with two single family dwelling units for related family members subject to appropriate rules, regulations and restrictions.

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

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

Resolution 06222026-14 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Authorizing the Mayor to Retain a Professional Search Firm to Identify and Recruit Candidates to Provide Services Needed by the Village**

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

RESOLUTION 06222026-15
RESOLUTION AUTHORIZING THE MAYOR TO RETAIN A PROFESSIONAL SEARCH FIRM TO IDENTIFY AND RECRUIT CANDIDATES TO PROVIDE SERVICES NEEDED BY THE VILLAGE

WHEREAS, the Board of Trustees (the "Village Board") of the Incorporated Village of Sands Point ("Village") finds that the Village requires professional assistance to identify and recruit qualified candidates to provide services needed by the Village; and

WHEREAS, the Village Board desires to authorize the Mayor to retain a qualified professional search firm to perform such services on terms and conditions in the best interests of the Village.

NOW, THEREFORE, BE IT RESOLVED that:

6. The Mayor is hereby authorized to retain a professional search firm to identify and recruit candidates to provide services needed by the Village.

7. The Mayor is authorized to execute an agreement and any necessary related documents with the selected professional search firm, subject to prior review and approval by the Village Attorney as to form and sufficiency.

8. The total cost for services under the agreement shall not exceed ±$100,00. without further authorization by the Village Board.

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

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

Resolution 06222026-15 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Authorizing the Purchase of Real Property Located at 1425 Port Washington Boulevard, Sands Point, New York**

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

RESOLUTION 06222026-16
RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 1425 PORT WASHINGTON BOULEVARD, SANDS POINT, NEW YORK

WHEREAS, the Board of Trustees (the "Village Board") of the Incorporated Village of Sands Point ("Village") has identified real property commonly known as 1425 Port Washington Boulevard, Sands Point, New York (the "Property"), more particularly identified as Section 5, Block 115, Lot 32 on the Nassau County Land and Tax Map as being listed for sale; and

WHEREAS, the Village Board has determined that acquisition of the Property would initially further municipal purposes in connection with the Village Club of Sands Point; and

WHEREAS, the Village Board has considered the proposed terms of acquisition, including an "as is" purchase for a total purchase price of Nine Hundred Ninety-Nine Thousand Nine Hundred Ninety-Nine Dollars and Ninety-Nine Cents ($999,999.99), subject to the contingencies set forth herein; and

WHEREAS, the Village Board desires to authorize the Mayor together with such other appropriate officers and officials of the Village as may be necessary or appropriate, to negotiate, execute, and deliver a contract of sale and such other documents as may be required to effectuate the purchase, and to take all actions necessary or desirable to consummate the transaction; and

WHEREAS, the Village Board further desires to authorize the expenditure of funds in an amount up to the purchase price, together with customary and reasonable closing costs, fees, and disbursements.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Village Board hereby authorizes the purchase of the Property located at 1425 Port Washington Boulevard, Sands Point, New York, also known as Section 5, Block 115, Lot 32 on the Nassau County Land and Tax Map, for a purchase price of $999,999.99, on an "as is" basis.

2. The foregoing authorization is expressly conditioned upon and subject to the following contingencies, each of which shall be conditions precedent to the Village's obligation to close: (1) a satisfactory appraisal; (2) the conveyance of good and marketable title to the Property, free and clear of all liens and encumbrances other than permitted exceptions acceptable to the Village; and (3) review and approval of the contract of sale and all closing documents by the Village Attorney.

3. The Mayor together with such other appropriate Village officers and officials as may be necessary or desirable, are hereby authorized and directed to negotiate, execute, acknowledge, and deliver a contract of sale and any and all agreements, certificates, affidavits, transfer documents, tax forms, title documents, and other instruments, and to take any and all actions, as in their judgment may be necessary or appropriate to carry out the intent of this Resolution and to consummate the purchase of the Property in accordance with the terms and conditions set forth herein, with such changes, additions, or modifications as the Village Attorney may approve as to form and substance.

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

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Elena Karabatos voting	-	aye

Trustee Jeffrey Moslow voting	-	absent
Trustee Sloane Ackerman voting	-	absent
Trustee David Schamis voting	-	aye

Resolution 06222026-16 was duly adopted.

Placed on the table was the N**otification of Events to be held at the Sands Point Preserve Conservancy**, copies of which are appended hereto and made a part of the minutes.

Mayor Forman announced that the **next Board meeting & Annual Organizational Meeting will be held on Thursday, July 30, 2026** at 7:00 p.m.

On motion of Deputy Mayor Karabatos, seconded by Trustee Schamis the Board entered into Executive Session, there being no further business to come before the Board, the meeting was adjourned at 7:45 p.m.

Liz Gaynor

Liz Gaynor, Village Clerk