BOARD OF TRUSTEES MEETING
INC. VILLAGE OF SANDS POINT
TUESDAY, MAY 19, 2026

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

At 7:00 p.m. upon motion by Deputy Mayor Karabatos and seconded by Trustee Ackerman the Public Hearing was opened to **Proposed Local Law to Amend Chapter 82, "Fees and Deposits" of the Code of the Village of Sands Point** 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.

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.

All those who wished to be heard, having been heard and there being no further call for discussion, and on motion of Deputy Mayor Karabatos and seconded by Trustee Ackerman and carried unanimously the Board agreed to close the public hearing.

Next, upon motion by Deputy Mayor Karabatos and seconded by Trustee Ackerman the Public Hearing was opened to **Proposed Local Law to Amend Chapter 26, "Personnel Policies," of the Code of the Village of Sands Point** to allow employees who are officers of the Village of Sands Point to reside outside the Village limits while holding office

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.

All those who wished to be heard, having been heard and there being no further call for discussion, and on motion of Deputy Mayor Karabatos and seconded by Trustee Ackerman and carried unanimously the Board agreed to close the public hearing.

Mayor Forman opened the **Regular Meeting** of the Board of Trustees at 7:10 p.m.

The **Minutes** of the meeting held on April 27, 2026 were reviewed. On motion by Deputy Mayor Karabatos seconded by Trustee Ackerman and carried unanimously, the minutes of April 27, 2026 were approved.

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

Water pumpage during April of 2026 was 16,878,411 gallons pumped vs. 21,307,014 gallons pumped during April of 2025.

The **Treasurer's Report** showing cash balances as of April 30, 2026, was reviewed (copy attached). On motion by Deputy Mayor Karabatos, seconded by Trustee Ackerman and carried unanimously, the Treasurer's Report was accepted and filed.

Claims as presented on **Abstracts** for payment in May were reviewed. On motion of Deputy Mayor Karabatos, seconded by Trustee Ackerman and carried unanimously, the claims as contained on **Abstracts** 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 April 2026, which showed:

Building Permits issued – 24
Building Permit Applications filed – 24
Certificates of Occupancy Issued – 0
Certificates of Completion Issued – 11
Temporary Certificates of Occupancy Issued – 0
57 Trees to be Removed/Replaced

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

Arraignments – 0
Trials - 0
Total VTL Fines Collected – $724.00
Total Village (SPC) Fines Collected - $1,500.00

Total Amount Collected - $2,224.00

Mayor Forman placed on the table for consideration **Proposed Local Law 1 of 2026, Amending Chapter 82, "Fees and Deposits"** of the Code of the Village of Sands Point.

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

RESOLUTION 05192026-01
PROPOSED LOCAL LAW 1 OF 2026,
AMENDING CHAPTER 82, "FEES AND DEPOSITS"
OF THE CODE OF THE VILLAGE OF SANDS POINT

WHEREAS, a resolution was duly adopted by the Board of Trustees of the Village of Sands Point for a public hearing to be held by said Board at Village Hall, 26 Tibbits Lane, Sands Point, New York; and

WHEREAS, pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) ("SEQRA"), it has been determined by the Board of Trustees that the adoption of the proposed Local Law does not constitute an action as defined and could be considered without any further regard to SEQRA; and

WHEREAS, the Board of Trustees of the Village of Sands Point, after due deliberation, finds it in the best interest of the Village to adopt said Local Law;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Sands Point hereby adopts said Local Law as "Local Law 1 of 2026, Amending Chapter 82, "Fees and Deposits" of the Code of the Village of Sands Point, a copy of which is attached hereto and made a part hereof, and the Village Clerk be and she is hereby directed to enter said Local Law in the minutes of this meeting and to enter said Local Law in the Local Law Book of the Village, and to give due notice of the adoption of said Local Law to the Secretary of State.

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	-	absent

Resolution 05192026-01 was duly adopted.

Mayor Forman placed on the table for consideration **Proposed Local Law 2 of 2026, Amending Chapter 26, "Personnel Policies"** of the Code of the Village of Sands Point.

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

RESOLUTION 05192026-02
PROPOSED LOCAL LAW 2 OF 2026,
AMENDING CHAPTER 26, "PERSONNEL POLICIES"
OF THE CODE OF THE VILLAGE OF SANDS POINT

WHEREAS, a resolution was duly adopted by the Board of Trustees of the Village of Sands Point for a public hearing to be held by said Board at Village Hall, 26 Tibbits Lane, Sands Point, New York; and

WHEREAS, pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) ("SEQRA"), it has been determined by the Board of Trustees that the adoption of the proposed Local Law does not constitute an action as defined and could be considered without any further regard to SEQRA; and

WHEREAS, the Board of Trustees of the Village of Sands Point, after due deliberation, finds it in the best interest of the Village to adopt said Local Law;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Sands Point hereby adopts said Local Law as "Local Law 2 of 2026, Amending Chapter 26, "Personnel Policies" of the Code of the Village of Sands Point, a copy of which is attached hereto and made a part hereof, and the Village Clerk be and she is hereby directed to enter said Local Law in the minutes of this meeting and to enter said Local Law in the Local Law Book of the Village, and to give due notice of the adoption of said Local Law to the Secretary of State.

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	-	absent

Resolution 05192026-02 was duly adopted.

Mayor Forman placed on the table for consideration for the Board to hold a **public hearing at its Monday, June 22, 2026 meeting to consider the following:**

1. Introduction of a Proposed Local to Amend Chapter 1,"General Provisions" of the Code of the Village of Sands Point

2. Introduction of a Proposed Local to Amend Chapter 82,"Fees & Deposits" of the Code of the Village of Sands Point

3. Introduction of a Proposed Local Law to Amend Chapter 132, "Site Plan Review" of the Code of the Village of Sands Point

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 Monday, June 22, 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	-	absent

Resolution 05192026-03 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Ratifying the Village Clerk's Execution of the Memorandum of Agreement with the Nassau County Board of Elections to Use the Voting Machines** for the Village Election to be held on June 16, 2026.

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

RESOLUTION 05192026-04
RATIFYING AND AFFIRMING
THE VILLAGE CLERK'S EXECUTION OF
THE MEMORANDUM OF AGREEMENT WITH THE
NASSAU COUNTY BOARD OF ELECTIONS FOR USE OF
VOTING MACHINES FOR THE VILLAGE ELECTION
TO BE HELD ON JUNE 16, 2026

WHEREAS, the Village will hold its annual election June 16, 2026; and

WHEREAS, in order for the Village to conduct the election and use the voting machines owned by the Nassau County Board of Elections, the Nassau County Board of Elections requested that the Village enter into a Memorandum of Agreement with the Board of Elections, in customary form; and

WHEREAS, the Village Clerk signed the Memorandum of Agreement to assure that the voting machines were delivered timely; and

WHEREAS, the Board wishes to ratify and affirm the execution of the Memorandum of Agreement by the Village Clerk, as appropriate.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees hereby ratifies and affirms the execution of the Memorandum of Agreement by the Village Clerk between the Village and Nassau County Board of Elections.

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	-	absent

Resolution 05192026-04 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution to Authorize Purchase of a Standby Emergency Generator Set for the Water Department Administration Building for Well No. 9.**

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

RESOLUTION 05192026-05
AUTHORIZATION FOR PURCHASE
CUMMINS/ONAN GENERATOR SET
FOR WELL NO. 9
LOCATED AT THE VILLAGE CLUB OF SANDS POINT
SOURCEWELL/CUMMINS

WHEREAS, Superintendent of Public Works Christian DiMartino in a memorandum to the Board, a copy of which is appended hereto and made a part of the

minutes, is requesting to purchase a Cummins Generator set through Sourcewell, a cooperative purchasing agent; and

WHEREAS, the Board has reviewed the proposal and concurs with the Superintendent's recommendation,

NOW, THEREFORE, BE IT RESOLVED that the Public Works Superintendent be and hereby is authorized to purchase the generator through Cummins Inc., 890 Zerega Avenue, Bronx, NY 10473 per their quote no. 263041 dated April 24, 2026 (obtained through Sourcewell Number 092222-CMM) in an amount not to exceed ±$162,250.00. ,

BE IT FURTHER RESOLVED that the Board's approval of the resolution shall be subject to further review and approval 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	-	absent

Resolution 05192026-05 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution to Amend Resolution 04272026-07 re Adoption of Budget FYE 2027.**

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

RESOLUTION 05192026-06
AMENDING RESOLUTION 04272026-07
RE: ADOPTION OF VILLAGE BUDGET FYE 2027
FOR THE INCORPORATED VILLAGE OF SANDS POINT

WHEREAS, the Board of the Incorporated Village of Sands Point having, on April 27, 2026, per Resolution 04272026-07 adopted the Budget for the fiscal year June 1, 2026 to May 31, 2026; and

WHEREAS, an adjustment was necessary per our Village Accountant pertaining to the Metered Water Revenue which appeared on page 3 of the adopted budget; and

WHEREAS, 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 remains the same as was adopted by Resolution 04272026-07,

NOW, THEREFORE, BE IT RESOLVED, that page 3 of the adopted budget document be and hereby is replaced to note the Metered Water Revenue adjustment, a copy of said budget document with corrected page 3 is hereby appended hereto and made a part of the minutes.

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	-	absent

Resolution 05192026-06 was duly adopted.

Placed on the table for consideration a **Resolution Amending Resolution 04272026-11 which awarded the Alternate Bid and Authorized the Execution of a Contract between the Village of Sands Point and Cow Bay Contracting for the Expansion and Renovation of the Village Office. WHEREAS,** the contract for the Project was awarded to Cow Bay in the amount of $1,482,537.00 (Office Expansion – Alternate Bid quote), which amount was subject to further review by the Mayor; and **WHEREAS,** through further negotiation the bid was reduced to $1,263,000.00, a copy of the updated contract is appended hereto and made a part of the minutes, **NOW, THEREFORE BE IT RESOLVED** that the Village Board finds the Cow Bay proposal to be reasonable and appropriate. **BE IT FURTHER RESOLVED** that the contract for the Project is awarded to Cow Bay in the amount of $1,263,000.00 (Office Expansion – Alternate Bid quote). Upon the motion of Deputy Mayor Karabatos and seconded by Trustee Ackerman and carried unanimously the Board of Trustees authorizes the execution of contract for the reduced amount. 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	-	absent

Resolution 05192026-07 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Authorizing the Transfer of Funds from the Village of Sands Point's General Fund Operating Account to the Village of Sands Point's Capital Reserve Fund**.

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

RESOLUTION 05192026-08
AUTHORIZING THE TRANSFER OF FUNDS
IN THE VILLAGE OF SANDS POINT'S
GENERAL FUND OPERATING ACCOUNT TO THE
VILLAGE OF SANDS POINT'S CAPITAL RESERVE FUND

WHEREAS, pursuant to Local Law 3 of 2022, the Village Board enacted § 145-32 of the Village Code, "Deposit for Capital Reserve and Repair Reserve Funds", for capital improvements for the Village's infrastructure, or for repairs to capital improvements for the Village's infrastructure; and

WHEREAS, pursuant to Decision and Orders upon the Site Plan Review Application Capital Reserve Deposits of: Aric Steffen & Shelly Baruch, 9 Knoll Road, a deposit of $25,000.00 which was deposited into GL Account A-0000-0200-0002, Board of Zoning Appeals Site Fees; and

WHEREAS, the Village Board finds that based on the Village's present needs, it is in the best interest of the Village to transfer the $25,000.00 from the Village's General Fund Operating Account A-0000-0200-0002 to the Village's Capital Reserve Fund Account A-0000-0200-0010; and

NOW, THEREFORE, BE IT RESOLVED that the Treasurer is hereby authorized to transfer the amount of $25,000.00 from the Village's General Fund Operating Account to the Village's Capital Reserve Fund.

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	-	absent

Resolution 05192026-08 was duly adopted.

Mayor Forman announced that the **next Board meeting will be held Monday, June 22, 2026** and the **Annual Village Election will be held on June 16, 2026** from 6:00 a.m. to 9:00 p.m.

On motion of Deputy Mayor Karabatos, seconded by Trustee Ackerman, at 7:45 p.m. the meeting was adjourned.

Liz Gaynor

Liz Gaynor, MMC, RMC, CMFO
Village Clerk