INC. VILLAGE OF SANDS POINT BOARD OF TRUSTEES
ANNUAL ORGANIZATIONAL MEETING & REGULAR MEETING
THURSDAY, JULY 30, 2026

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

At 7:05 p.m. upon motion by Deputy Mayor Karabatos and seconded by Trustee Schamis, the Public Hearing to consider a **Proposed Local Law to Amend Section 1-100 of the Village Code, "Definitions,"** to amend the definitions of certain defined terms as follows:

a) To amend and update the definition of "Home Occupation" to prohibit daycares for compensation;
b) To amend and update the definition of "Major Structural Alteration" to remove the word "Structural" from the definition;
c) To amend and update the definition of "Minor Structural Alteration" to remove the word "Structural" from the definition;
d) To amend and update the definition of "Owner";
e) 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
f) To amend and update the definition of "Structure" as it appears in Section 1-100 of the Village Code.

Mayor Forman called for comments from the Public and discussion of the Board regarding the Proposed Local Law to amend Section 1-100 of the Village Code, "Definitions," to amend the definitions of certain defined terms for the Incorporated Village of Sands Point. A copy of the transcript is appended hereto and made a part of the minutes.

Upon motion by Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously the Board **resolved to approve and close the public hearing on the following amendments** to Section 1-100 of the Village Code, "Definitions,":

- To amend and update the definition of "Home Occupation" to prohibit daycares for compensation;
- 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.

All those who wished to be heard, having been heard and there being no further call for discussion, and **upon motion by Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously the Board resolved to continue the public hearing on the following amendments to Section 1-100 of the Village Code, "Definitions," to the August 25, 2026 Board meeting:**

- 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

Next on the agenda, and upon motion by Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously **the Board resolved to continue the following Public Hearings to the Tuesday, August 25, 2026 Board meeting**:

- 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.

- A Local Law to amend Chapter 132, "Site Plan Review" to exempt certain Major Alterations from site plan review.

Lastly, upon motion by Deputy Mayor Karabatos and seconded by Trustee Schamis, **opened the Public Hearing to consider a Proposed Local Law to Amend Chapter 49, "Boating,"** of the Village Code.

Mayor Forman called for comments from the Public and discussion of the Board regarding the Proposed Local Law to Amend **Chapter 49, "Boating,**" A copy of the transcript is appended hereto and made a part of the minutes.

All those who wished to be heard, having been heard and there being no further call for discussion, and **upon motion by Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously the Board resolved to approve and close the Public Hearing on a Proposed Local Law to Amend Chapter 49, "Boating."**

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

Mayor Forman placed on the table the **appointments of Village Officials**, a copy of which list is appended hereto and made a part of the minutes. On motion of Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously, the appointments were 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

Mayor Forman placed on the table for consideration a **Resolution Changing Joseph Canzoneri, Jr.'s Appointment Title from Associate Building Superintendent to Deputy Building Superintendent.**

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

RESOLUTION 07302026-01
CHANGING JOSEPH CANZONERI, JR.'S
APPOINTMETN TITLE
FROM ASSOCIATE BUILDING SUPERINTENDENT
TO DEPUTY BUILDING SUPERINTENDENT

WHEREAS**,** pursuant to Resolution 01272026-02 Joseph Canzoneri, Jr. was appointed as Associate Building Superintendent; and

WHEREAS, the Mayor, desires to change appointment title of Mr. Canzoneri, Jr., from "Associate Building Superintendent to Deputy Building Superintendent ", effective immediately; and

WHEREAS, the Village Board supports the appointment of Mr. Canzoneri, Jr. as Deputy Building Superintendent.

NOW, THEREFORE, BE IT RESOLVED, that:

1. Mayor Forman appoints Joseph Canzoneri, Jr., to serve as Deputy Building Superintendent, effective immediately, through June 30, 2027, terminable at will by the Village.

2. The Village Board supports and ratifies Mr. Canzoneri, Jr.'s appointment.

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 07302026-01 was duly adopted.

Upon motion by Deputy Mayor Karabatos and seconded by Trustee Schamis, and carried unanimously the **Board resolved to TABLE the Appointment of Consultants to the August 25, 2026 Board meeting** re appointees for:

a) Village Attorney
b) Labor Counsel/PBA Negotiator/Employee Relations
c) Village Engineers
d) Accounting Services
e) Auditing Services
f) Stenographer Services
g) Laboratory Fees - Water Department
h) Village Hall & Water Department Cleaning Services
i) Retained Risk Manager/Insurance Consultant
j) Arborist Services
k) Small Claims Assessment Services

Upon motion by Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously the Board **resolved to TABLE the consideration of the following professional engagements to the Tuesday, August 25, 2026 Board meeting:**

- **CMBookz Inc.** – Part-Time Admin, Project Mgmnt, & Technical Services
- **Cappellan Group Inc.** – Part-Time Maintenance, Handyman, & Misc. Svcs

Mayor Forman reviewed with the Board the recommendation of the New York State Comptroller pertaining to **depositories of municipal funds** and the Resolutions adopted by the Board of Trustees since January 20, 1994 pertaining to the investment of Village Funds.

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

RESOLUTION 07302026-02
DESIGNATING DEPOSITORIES

WHEREAS, the Board of Trustees by Resolutions adopted since January 20, 1994 has established an investment policy for Village Funds; and

WHEREAS, the Board has reviewed the proposal of several depositories available for the investment of Village Funds;

NOW, THEREFORE, BE IT RESOLVED that the following institutions be and hereby are designated as depositories for the funds of the Village:

ConnectOne Bank
JP Morgan Chase

BE IT, FURTHER RESOLVED that the Treasurer be and hereby is authorized to pay for the establishment of third party collateralization of the Village invested funds as follows:

to ConnectOne Bank for no charge per year with no additional cost per transaction;

to JP MORGAN CHASE for no charge per year with no additional cost per transaction;

AND BE IT, FURTHER RESOLVED that confirmation of placement of collateral covering the total of investments be submitted by the bank, to the Treasurer on a monthly basis.

FURTHER RESOLVED that the designated depository be and they hereby is authorized and directed to accept and act upon oral, telephonic or other teleprocess instructions, to transfer on its books or to any bank or other financial institution or otherwise, for the account of the Incorporated Village of Sands Point any or all portion of the balance of any bank account or accounts of the Village maintained with the Bank and to otherwise honor oral, telephonic or other teleprocess instructions for the transaction of business for or otherwise regarding the Village account; and

FURTHER RESOLVED that the Board of Trustees of the Village shall from time to time designate to the depository those persons who shall be authorized to give instructions or otherwise agree to specific authentication methods and enter into other agreements with the depository upon which the depository offers its products and services to its customers including, but not limited to, agreements to indemnify the depository and to affix the corporate seal to any such agreements and do such other acts and things as may be necessary or advisable to carry out on the part of the Village the terms and conditions of such agreements; and

FURTHER RESOLVED that the depository shall be notified in writing by the Village Clerk of any change in these resolutions and, until it has actually received such written notice, the depository is authorized to act in pursuance of these resolutions; and

FURTHER RESOLVED that the funds may be drawn on checks signed by two designated signors including: the Treasurer; the Mayor; the Board of Trustees and the Village Clerk.

FURTHER RESOLVED that the Treasurer and the Village Clerk shall be authorized to transfer funds within and between the designated depositories for the Village; and

FURTHER RESOLVED that Resolutions establishing policy of fiscal management and investing as adopted since January 20, 1994 be and hereby are included as part of this Resolution.

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 07302026-02 was duly adopted.

Mayor Forman announced **consideration of approval of Policies and Procedures are to be TABLED to the August 25, 2026 Board meeting**.

Mayor Forman placed on the table for consideration towards adoption a **revised Comprehensive Emergency Management Plan ("CEMP") for the Village of Sands Point**. The CEMP is to be reviewed annually and placed for adoption at the Board's annual organizational meeting. A copy of the "CEMP" dated July 2026 is appended hereto and made a part of the minutes. Whereupon, Deputy Mayor Karabatos moved the adoption of the plan, seconded by Trustee Schamis, and carried unanimously the revised plan was adopted. 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

The Comprehensive Emergency Plan was duly adopted.

Mayor Forman placed on the table for review a **Lien Report** depicting the current status of tax liens on real property within the Village of Sands Point.

Mayor Forman o**pened the considerations for The Village Club of Sands Point** portion of the meeting.

Placed on the table for consideration a **Resolution Authorizing the Purchase & Installation of Plantings and Irrigation at the Mansion Garden at the Village Club of Sands Point.**

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

RESOLUTION 07302026-03
AUTHORIZING THE PURCHASE & INSTALLATION OF

PLANTINGS & IRRIGATION
AT MANSION GARDENS
AT THE VILLAGE CLUB OF SANDS POINT

WHEREAS, the Director Agronomy Ethan Johnson is recommending new plantings and irrigation for the Mansion Gardens, a copy of his recommendation is appended hereto and made a part of the minutes; and

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

NOW, THEREFORE, BE IT RESOLVED that the Board authorizes the purchase & installation of plantings and irrigation for the Mansion Gardens at The Village Club of Sands Point at the Village Club at a cost not to exceed ±$31,000.00.

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 07302026-03 was duly adopted.

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

The **Minutes** of the meeting held on June 22, 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 water pumpage during June of 2026 was 69,039,067 gallons pumped versus 58,104,319 gallons during June 2025.

The **Treasurer's Report** showing cash balances as of June 30, 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 in **Abstracts** for payment in July were reviewed. On motion of Deputy Mayor Karabatos seconded by Trustee Schamis and carried unanimously, the claims as contained on the **Abstracts** for payment in July 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 Schamis and carried unanimously, the Building Commissioner's recommendations were adopted.

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

Building Permits issued – 25
Building Permit Applications filed – 25
Certificates of Occupancy Issued – 0
Certificates of Completion Issued – 8
Temporary Certificates of Occupancy Issued – 0
14 Trees to be Removed/Replaced

The Board received the **Justice Court Report** for June 2026 which showed:

Arraignments – 52
Trials - 0
Total VTL fines Collected- $2,321.00
Total Village (SPC) fines collected - $9,040.00
Total Village VTL & SPC Code Fines Collected: $11,361.00

Mayor Forman placed on the table for consideration **Proposed Local Law 3 of 2026, Amending Chapter 1, "General Provisions – Section 1-100, "Definitions"** of the Code of the Village of Sands Point.

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

RESOLUTION 07302026-04
PROPOSED LOCAL LAW 3 OF 2026,
AMENDING CHAPTER 1, "GENERAL PROVISIONS,
SECTION 1-100 "DEFINITIONS"
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 3 of 2026, Amending Chapter 1**,** **"**General Provisions – Section 1-100, "Definitions**"** 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 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 07302026-04 was duly adopted.

Mayor Forman placed on the table for consideration **Proposed Local Law 4 of 2026, Amending Chapter 49, "Boating"** of the Code of the Village of Sands Point.

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

RESOLUTION 07302026-05
PROPOSED LOCAL LAW 4 OF 2026,
AMENDING CHAPTER 49, "BOATING"
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 4 of 2026, Amending Chapter 49**, "**Boating**"** 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 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 07302026-05 was duly adopted.

Mayor Forman placed on the table for consideration for the Board to hold a **public hearing at its Tuesday, August 25, 2026 meeting to consider the following:**

1) Introduction of a Proposed Local Law to Amend Chapter 168, "Water" of the Code of the Inc. Village of Sands Point re the following sections:
    a) §168-50 - Annual Water Department Capital Maintenance Fee
    b) §168-55c – Increasing penalties for taking water from hydrants

2) Introduction of a Proposed Local Law Amending Chapter 1, "General Provisions," Section 1-100, "Definitions" of the Code of the Inc. Village of Sands Point
3) Introduction of a Proposed Local Law to Amend Chapter 172, "Wells"

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 Tuesday, August 25, 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 07302026-06 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution authorizing the installation, construction, use, maintenance, operation, repair, modification, replacement, and upgrade of small wireless telecommunication equipment in the Village in connection with its cellular telephone system.**

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

RESOLUTION 07302026-07
AUTHORIZING THE INSTALLATION, CONSTRUCTION, USE, MAINTENANCE, OPERATION, REPAIR, MODIFICATION, REPLACEMENT, AND UPGRADE OF SMALL WIRELESS TELECOMMUNICATION EQUIPMENT IN THE VILLAGE IN CONNECTION WITH ITS CELLULAR TELEPHONE SYSTEM

WHEREAS, the Incorporated Village of Sands Point (the "Village") regulates the rights-of-way within the Village; and

WHEREAS, the Village recognizes that access to reliable, high-speed wireless communications service has become an essential component of daily life for residents, institutions, and visitors within the Village; and

WHEREAS, the Village's existing wireless infrastructure, while providing a foundation of service, frequently requires upgrading and improvements and additional nodes and installations to meet current and projected demand for wireless capacity, coverage, and network reliability; and

WHEREAS, the demand for wireless data capacity within the Village continues to grow rapidly as a result of increased reliance on smartphones, tablets, home security systems, connected vehicles, remote work, telehealth, and other technologies requiring dependable wireless connectivity; and

WHEREAS, small cell wireless facilities ("Small Cells") are a critical component of modern wireless networks, providing the localized capacity and coverage necessary to support current wireless demand and to enable the continued deployment of advanced wireless services, within the Village; and

WHEREAS, reliable wireless infrastructure directly supports public safety by enabling residents to contact 911 and other emergency services, by supporting communications used by the Village's police, fire, and emergency medical personnel, and by ensuring that emergency alerts and notifications reach residents quickly and reliably, including during severe weather events and other emergencies; and

WHEREAS**,** the Village currently hosts a number of Small Cells within its rights-of-way, and the Village's experience with such facilities has demonstrated that, when appropriately sited and designed, Small Cells are compatible with the Village's streetscape and community character; and

WHEREAS, the Board of Trustees (the "Village Board") finds that expanding the availability of Small Cell serves the public health, safety, and welfare of Village residents; and

WHEREAS, the Village Board has determined that it is in the best interest of the Village and its residents to broadly authorize the installation of additional Small Cells on existing poles, or if appropriate and necessary, on new poles, based on the recommendations of wireless carriers and infrastructure providers, subject to compliance with the Village's applicable permitting, franchise, right-of-way, and design requirements.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. That the Village Board authorizes the installation, construction, use, maintenance, operation, repair, modification, replacement, and upgrade of additional Small Cells in the Village, including all associated antennas, equipment, cabling, and appurtenances,

on existing poles, or if necessary, on new poles located within the Village's rights-of-way, based on the siting recommendations of wireless carriers, its designated infrastructure providers, and the Village's own consultants.

2. This authorization is granted broadly and is intended to allow the Village's Building Department, Village administration, and the Village Board to review, process, and approve applications for Small Cell installations administratively, provided that each application complies with the Village's applicable small wireless facility permitting requirements, design and concealment standards, right-of-way management provisions, applicable fee schedule, and all applicable federal and New York State laws.

3. Nothing in this Resolution shall be construed to waive or limit the Village's authority to apply reasonable and required aesthetic, safety, structural, right-of-way, or any other management requirements to any proposed Small Cell installation, or to require applicants to enter into a pole attachment agreement, license agreement, or franchise agreement with the Village where applicable to protect the public health, safety, and welfare.

4. This Resolution shall take effect immediately upon adoption.

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

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

Resolution 07302026-07 was duly adopted.

Placed on the table for consideration was a **Resolution Authorizing a Refund for the Over Assessment of Property owned by Old House Lane LLC located at 88 Old House Lane, Section 4, Block 113, Lots 52, 67, and 68.**

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

RESOLUTION 07302026-08
INCORPORATED VILLAGE OF SANDS POINT

BOARD OF TRUSTEES
ACTING AS THE BOARD OF ASSESSORS
AUTHORIZING A REFUND FOR THE OVER ASSESSMENT OF THE REAL PROPERTY OWNED BY OLD HOUSE LANE, LLC, LOCATED AT 88 OLD HOUSE LANE, SANDS POINT, NEW YORK, ALSO KNOWN AS SECTION 4, BLOCK 113, LOTS 53, 67, AND 68 ON THE NASSSAU COUNTY LAND AND TAX MAP FOR TAX YEARS
2025-2026 & 2026-2027

WHEREAS, Article 7 proceedings were previously filed in the Supreme Court of Nassau County on behalf of Old House Lane, LLC (the "Petitioner"), against the Incorporated Village of Sands Point's Board of Assessors (the "Village"), with respect to the real property located at 88 old House Lane, also known as Section 4, Block 113, Lots 53, 67, and 68 on the Nassau County Land and Tax Map (the "Premises") for tax years 2018/19 through 2023/24; and

WHEREAS, the Board of Trustees approved a Resolution dated May 21, 2024, filed in the Office of the Village Clerk on May 22, 2024, settling Petitioner's claims against the Village for tax years 2018/19 through and including 2023/24 resulting in the lump sum payment by the Village in the amount of $8,030.00; and

WHEREAS, in further consideration of said settlement, the Village agreed to set the fair market value of the Premises at $8,500,000.00 for the 2025-2026 and the 2026-2027 tax years; and

WHEREAS, the fair market value of the Premises on the Village's 2025-2025 Assessment Roll was $9,107,500.00; and

WHEREAS, the Petitioner is entitled to a refund for the overpayment of their 2025-2026 taxes in the amount of $2,801.16.

NOW, THEREFORE, BE IT RESOLVED, that the Village Treasurer be and hereby is directed to make a refund payment to the property owners' representatives, **Herman Katz, LLP**, as attorneys for Old House Lane, LLC, pursuant to this Resolution, in the amount of $2,801.16.

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 07302026-08 was duly adopted.

Mayor Forman placed on the table for consideration **a request from the Manhasset Bay Protection Committee (MBPC) for the Village's annual membership dues for 2026,** a copy of which is appended hereto and made a part of the minutes.

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

RESOLUTION 07302026-09
ANNUAL MEMBERSHIP DUES 2026
MANHASSET BAY PROTECTION COMMITTEE

WHEREAS, the Village has been a member of the Manhasset Bay Protection Committee for several years; and

WHEREAS, the Committee has been very active in providing information to the member Villages on the Bay; and

WHEREAS, MBPC Executive Director Sarah Deonarine noted in her memorandum that the Committee voted to keep dues at the same levels as 2023,

NOW, THEREFORE, BE IT RESOLVED that the **Board of Trustees authorizes continual membership in the Manhasset Bay Protection Committee; and**

BE IT FURTHER RESOLVED that the **Board of Trustees authorizes the payment of $1,800.00 to cover the Village's annual dues for 2026.**

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 07302026-09 was duly adopted.

Mayor Forman placed on the table for consideration a **request from the Hempstead Harbor Protection Committee for the Village's annual membership dues,** a copy of which is appended hereto and made a part of the minutes.

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

RESOLUTION 07302026-10
ANNUAL MEMBERSHIP DUES 2026
HEMPSTEAD HARBOR PROTECTION COMMITTEE

WHEREAS, the Village has been a member of the Hempstead Harbor Protection Committee for several years; and

WHEREAS, the Committee has been very active in providing information to the member Villages on the Bay; and

WHEREAS, this year the Committee will continue to provide the member Villages with information and credit pertaining to the federally mandated EPA Phase II Storm Water Regulations;

NOW, THEREFORE, BE IT RESOLVED that the **Board of Trustees authorizes continued membership in the Hempstead Harbor Protection Committee; and**

BE IT FURTHER RESOLVED that the **Board of Trustees authorizes the payment of $5,445.00 to cover the Village's 2026 Annual Dues.**

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 07302026-10 was duly adopted.

Mayor Forman placed on table for consideration a **Resolution Affirming the Appointment of Liz Gaynor, Village Clerk, to act as the Minority Business Officer on behalf of the Village.**

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

RESOLUTION 07302026-11
AFFIRMING THE APPOINTMENT OF LIZ GAYNOR, VILLAGE CLERK
TO ACT AS THE MINORITY BUSINESS OFFICER
ON BEHALF OF THE
INCORPORATED VILLAGE OF SANDS POINT

WHEREAS, the New York State Water Infrastructure Improvement Act WIIA Grant requires the appointment of a Minority Business Officer (MBO); on behalf of the Incorporated Village of Sands Point (the "Village"); and

WHEREAS, the Board of Trustees (the "Village Board") of the Village, desires to appoint the Village Clerk, as the MBO.

NOW THEREFORE, BE IT RESOLVED that the Village Board hereby affirms the decision to appoint Liz Gaynor, Village Clerk, to act as Minority Business Owner on behalf of the Village.

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 07302026-11 was duly adopted.

Mayor Forman placed on table for consideration a **Resolution Affirming the Authorization for the Expenditure of $4,411,000.00 to fund the High-Pressure Zone Supply Improvements Project.**

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

RESOLUTION 07302026-12
AFFIRMING THE AUTHORIZATION
FOR EXPENDITURE OF $4,411,000.00 TO FUND THE
HIGH-PRESSURE ZONE SUPPLY IMPROVEMENTS PROJECT

WHEREAS, the Board of Trustees (the "Village Board") of the Incorporated Village of Sands Point (the "Village") is desirous of completing high-pressure zone supply improvements, including placing Well No. 7 of the Village's water supply system into service with connection to the existing GAC treatment system at its nearby pump station, relocate primary electric, and communications below grade, and completion a transmission main to increase supply capacity, redundancy, and operational flexibility in the Village's high zone (collectively hereinafter referred to as the "High Pressure Improvements") and authorizing H2M architects + engineers to prepare engineering design documents and submit and comply with Nassau County and New York State Department of Health requirements for the High Pressure Improvements; ; and

WHEREAS, the project to complete the High-Pressure Improvements will include, permitting, installation of a well pump and motor, construction of a new masonry wellhouse, site work, a new transmission main, and piping and control modifications to connect into the existing treatment system, engineering design services, and

WHEREAS, the estimated cost of the High-Pressure Improvements is $4,411,000.00;

NOW THEREFORE, BE IT RESOLVED that the Village Board hereby affirms the decision authorizing the expenditure of $4,411,000.00 to fund the High-Pressure Zone Supply Improvements Project.

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 07302026-12 was duly adopted.

Mayor Forman placed on table for consideration a **Resolution Affirming the Authorization for H2M Architects + Engineers to Submit a Grant Application for High-Pressure Zone Supply Improvements, as part of the New York State Water Infrastructure Improvement Act**.

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

RESOLUTION 07302026-13
AFFIRMING THE AUTHORIZATION
FOR H2M ARCHITECTS & ENGINEERS
TO SUBMIT A GRANT APPLICATION TO THE
NYS WATER INFRASTRUCTURE IMPROVEMENT ACT
FOR
HIGH-PRESSURE ZONE SUPPLY IMPROVEMENTS

WHEREAS, the Clean Water, Clean Air and Green Jobs Environmental Bond Act of 2022 will make $4.2 Billion available for environmental and community projects across the State of New York; and

WHEREAS, $425 million in grants is being offered for clean and drinking water projects during the 2026-2027 state fiscal year to selected municipalities with infrastructure projects that protect public health and/or improve water quality; and

WHEREAS, under this program, the Environmental Facilities Corporation (EFC) provides grants to assist municipalities in funding water quality infrastructure projects including critical projects that combat emerging contaminants (EC), such as PFOA, PFOS, and 1,4-Dioxane with system upgrades and innovative pilot technologies, along with those that provide upgrades to comply with environmental and public health laws and regulations related to water quality; and

WHEREAS, drinking water awardees for projects addressing an emerging contaminant above the State determined Maximum Contaminant Level (MCL) would be awarded 70% of net eligible project costs with no cap; and

WHEREAS, drinking water awardees for projects not addressing emerging contaminants, including phases of the project, would be awarded the lesser of $5 million or 70% of net eligible project costs; and

WHEREAS, the grant application and documentation sufficient for a project to be considered for a New York State Water Infrastructure Improvement Act (NYS WIIA) Grant must be submitted to the EFC no later than 4:00 p.m. on Monday, July 27, 2026; and

WHEREAS, the Board of Trustees, ("the Village Board"} of the Incorporated Village of Sands Point (the "Village") believes itself to be qualified for a NYS WIIA Grant, and is willing to carry out all activities described in the grant application; and

WHEREAS, the Village will, upon an award and acceptance of the NYS WIIA Grant, agree to the terms of the NYS WIIA Gant;

NOW THEREFORE, BE IT RESOLVED that the Board does hereby affirm the decision authorizing H2M Architects + Engineers to submit a grant application for the: High-Pressure Zone Supply Improvements, Project pursuant to the New York State Water Infrastructure Improvement Act

BE IT FURTHER RESOLVED that the Village Board authorizes the Village Treasurer or Village Clerk to act as an authorized Agent on behalf of the Village to execute a Grant Agreement and any and all other contracts, documents, and instruments necessary to fulfill the Village's obligations under the Grant Agreement,

BE IT FURTHER RESOLVED that the Village of Sands Point requests the funds and assistance available from the NYS WIIA Grant and will comply with all rules and requirements of this program.

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 07302026-13 was duly adopted.

Mayor Forman placed on table for consideration a **Resolution Affirming the Board of Trustees Determination that the High-Pressure Zone Supply Improvements Project is a Type II Action in Accordance with SEQRA.**

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

RESOLUTION 07302026-14
AFFIRMING THAT
THE HIGH-PRESSURE ZONE SUPPLY IMPROVEMENTS PROJECT
IS A TYPE II ACTION IN ACCORDANCE WITH NYS SEQRA

WHEREAS, the Board of Trustees (the "Village Board") of the Incorporated Village of Sands Point (the "Village") has authorized its water consultants, H2M ("H2M"), to submit a NYS WIIA Grant Application for the High-Pressure Zone Supply Improvements Project; and

WHEREAS, the grant submission requires a determination pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, H2M has completed a review of the grant application and recommended that the project be classified as a Type II action in accordance with 6 NYCRR Section 617.5 (c) : "*construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but, not radio communications or microwave transmission facilities.*"

NOW THEREFORE, BE IT RESOLVED that the Village Board does hereby adopts and affirms the recommendation of H2M that the High-Pressure Zone Supply Improvements Project is a Type II action under SEQRA and therefore requires no further review in accordance with SEQRA.

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 07302026-14 was duly adopted.

Mayor Forman placed on the table **a Resolution Authorizing Approval of Attendance for Village Treasurer Denise de Reyna at the NYCOM Fall Training School from September 14, 2026 through September 18, 2026.**

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

RESOLUTION 07302026-15
APPROVAL OF ATTENDANCE
AT 2026 NYCOM FALL TRAINING SCHOOL
FOR VILLAGE TREASURER DENISE de REYNA
FROM MONDAY, SEPTEMBER 14, 2026 THRU FRIDAY, SEPTEMBER 18, 2026
AT THE SARATOGA HILTON IN SARATOGA SPRINGS, NEW YORK

WHEREAS, it is necessary for the Village Treasurer to acquire up to date information and maintain certifications; and

WHEREAS, the Fall Training School provides the most comprehensive program of government policy in New York State for municipalities and supplies attendees with critical information; and

WHEREAS, the Board has reviewed the request and finds that the conference is essential.

NOW THEREFORE BE IT RESOLVED that the Treasurer Denise de Reyna, be allowed to attend the Annual NYCOM Fall Training School from September 14, 2026 through September 18, 2026, at the Conference Center in Lake Placid, New York at a cost not to exceed $2,100.00 (Registration, meals, hotel, mileage, and tolls).

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 07302026-15 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution authorizing the retention of Municipal Valuation Services, Inc., to provide consulting services to assist the Village in defending New York State's established level of assessment for the Village,** including the review and analysis of the assessment roll and level of assessment, statistical analyses and ratio studies, review of sales and equalization data, preparation of written analyses and exhibits, assistance with discovery, attendance at proceedings, and expert consultation and testimony as required

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

RESOLUTION 07302026-16
APPROVING THE RETENTION OF MUNICIPAL VALUATION SERVICES, INC., TO PROVIDE CONSULTING SERVICES TO ASSIST THE VILLAGE IN DEFENDING NEW YORK STATE'S ESTABLISHED LEVEL OF ASSESSMENT FOR THE VILLAGE, INCLUDING REVIEW AND ANALYSIS OF THE ASSESSMENT ROLL AND LEVEL OF ASSESSMENT, STATISTICAL ANALYSES AND RATIO STUDIES, REVIEW OF SALES AND EQUALIZATION DATA, PREPARATION OF WRITTEN ANALYSES AND EXHIBITS, ASSISTANCE WITH DISCOVERY, ATTENDANCE AT PROCEEDINGS, AND EXPERT CONSULTATION AND TESTIMONY AS REQUIRED

WHEREAS, the Incorporated Village of Sands Point (the "Village") anticipates legal proceedings challenging the Village's established level of assessment established New York State's Office of Real Property Tax Services and requires specialized valuation and assessment consulting services in connection with the anticipated proceedings; and

WHEREAS, Municipal Valuation Services, Inc. of Long Island ("MVS") has submitted a written proposal dated July 30, 2026 (the "July 2026 Proposal"), to provide professional consulting services to assist the Village in defending its established level of assessment, including the review and analysis of the assessment roll and level of assessment, statistical analyses and ratio studies, review of sales and equalization data, preparation of written analyses and exhibits, assistance with discovery, attendance at proceedings, and expert consultation and testimony as required (the "Project"); and

WHEREAS**,** the Board of Trustees (the "Village Board") of the Village, has determined that it is in the public interest to retain MVS for the Project; and

WHEREAS, the Village Board has reviewed the July 2026 Proposal; and

WHEREAS, the Village Board has determined that the July 2026 Proposal is reasonable, appropriate, and best meets the interests of the Village.

NOW, THEREFORE, BE IT RESOLVED that the Village agrees to accept the July 2026 Proposal and to enter into an agreement with MVS to complete the Project.

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

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

Resolution 07302026-16 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Authorizing the Village to periodically solicit proposals for professional service agreements for the Village Club of Sands Point.**

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

RESOLUTION 07302026-17
RESOLUTION AUTHORIZING THE VILLAGE TO PERIODICALLY SOLICIT PROPOSALS FOR PROFESSIONAL SERVICE AGREEMENTS FOR THE VILLAGE CLUB OF SANDS POINT

WHEREAS, the Incorporated Village of Sands Point (the "Village") owns a public golf course and related facilities located at 1 Thayer Lane, Sands Point, NY 11050, known as "The Village Club of Sands Point" (the "Village Club"); and

WHEREAS, it is in the Village's interest to ensure that the Village Club is operated and managed in a manner that best serves Village residents, protects and enhances the value of this Village-owned asset, and makes efficient use of public resources; and

WHEREAS, the needs of the Village Club for professional services vary and change over time and the Board of Trustees believes it is prudent to review all requirements for the provision of professional services and periodically evaluate and compare service quality, pricing, terms, and operational approaches among prospective

providers, and to confirm that the Village receives the most favorable value for its residences in terms of pricing, terms, and quality of service,

NOW, THEREFORE, BE IT RESOLVED that The Village is hereby authorized to periodically solicit proposals for professional service agreements for the Village Club, as the Village deems appropriate from time to time.

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 07302026-17 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 of Trustees meeting will be held on Tuesday, August 25, 2026** at 7:00 p.m.

There being no further business to come before the Board, on motion of Deputy Mayor Karabatos, seconded by Trustee Schamis and carried unanimously, the meeting was adjourned at 7:35 p.m. Following the Board entered into Executive Session.

Liz Gaynor

Liz Gaynor, Village Clerk