BOARD OF TRUSTEES MEETING
INC. VILLAGE OF SANDS POINT
TUESDAY, OCTOBER 28, 2025

Present:	Peter A. Forman	Mayor
	Elena Karabatos	Deputy Mayor
	Sloane Ackerman	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

*(only attended Executive Meeting 5:30 to 8:15 pm)

Upon motion by Deputy Mayor Karabatos and seconded by Trustee Schamis the Public Hearing was opened at 8:25 p.m. to **consider Renewal of the Cable Franchise Agreement between the Incorporated Village of Sands Point and Verizon New York, Inc.**

The receipt of the affidavit of publication of the public hearing was published in the *Port Washington News* and the affidavit of posting of the public hearing was posted at the office of the Village Clerk.

Mayor Forman called to continue the public hearing on cable franchise renewal to the November 25, 2025 Board meeting. Upon motion by Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously the Board agreed to continue the hearing to November.

Upon motion of by Deputy Mayor Karabatos and seconded by Trustee Schamis the Public Hearing was opened to consider proposed **Local Law 10 of 2025, "A Local Law Amending Chapter 172, "Wells"** of the Code of the Village of Sands Point."

Mayor Forman called for comments from the Public and discussion of the Board regarding the proposed local law for the Incorporated Village of Sands Point. 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, on motion of Trustee Schamis and seconded by Trustee Ackerman and carried unanimously the Public Hearing on the proposed local law was closed.

Upon motion of by Deputy Mayor Karabatos and seconded by Trustee Schamis the Public Hearing was opened to consider proposed **Local Law 11 of 2025, "A Local Law Amending Chapter 1, "General Provisions", Section 100, "Definitions"** of the Code of the Village of Sands Point."

Mayor Forman called for comments from the Public and discussion of the Board regarding the proposed local law for the Incorporated Village of Sands Point. 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, on motion of Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously the Public Hearing on the proposed local law was closed.

The Board upon motion by Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously the Board agreed to **continue the following public hearings to the Tuesday, November 25, 2025 meeting**:

Continued:

1) Local Law to Amend Chapter 105, "Lighting" of the Code of the Village of Sands Point
2) Local Law to Amend Chapter 141, "Streets and Sidewalks" of the Code of the Village of Sands Point
3) Local Law to Amend Chapter 132, "Site Plan Review" of the Code of the Village of Sands Point
4) Local Law to Amend Chapter 100, "Historic Preservation" of the Code of the Village of Sands Point
5) Local Law to Amend Chapter 168 of the Village Code, "Water" relating to water rates, of the Code of the Village of Sands Point
6) Local Law to Amend Chapter 12, "Ethics, Code of." of the Code of the Village of Sands Point
7) Local Law to Amend Chapter 49, "Boating," of the Code of the Village of Sands Point
8) Local Law to Amend Chapter 176, "Zoning" to Create an Amnesty Period Relating to Building Permits of the Code of the Village of Sands Point
9) Local Law to Amend Chapter 74, "Drainage" of the Code of the Village of Sands Point
10) Local Law to Amend Chapter 40, "Alarm Systems" of the Code of the Village of Sands Point
11) Local Law to Amend Chapter 82, "Fees & Deposits" of the Code of the Village of Sands Point

Mayor Forman opened the **Organizational Meeting of the Board of Trustees** at 8:30 p.m.

Placed on the table for consideration was an **amendment to the Village of Sands Point's Non-Employee Handbook's Policies and Procedures regarding Sole Source Providers.** Upon motion by Deputy Mayor Karabatos and seconded by Trustee Schamis and carried unanimously the amendment was approved. On vote as follows:

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

Next on the agenda, Mayor Forman placed on the table for consideration a **Resolution to Award Contracts for purchase of chemicals and fertilizer for the golf course and grounds maintenance at The Village Club of Sands Point.**

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

RESOLUTION 10282025-01
AWARD OF CONTRACTS - VARIOUS VENDORS
FOR PURCHASE OF CHEMICALS & FERTILIZER
GOLF COURSE/GROUNDS MAINTENANCE
FOR THE 2026 SEASON AT THE VILLAGE CLUB OF SANDS POINT

WHEREAS, seven bids were received per Resolution 09252025-02 adopted on September 25, 2025 for the purchase of chemicals and fertilizer for the 2026 Season of the Village Club of Sands Point; and

WHEREAS, Grounds Superintendent Ethan Johnson has reviewed those bids and has made recommendations for purchase from several of the vendors, his recommendation is attached and appended hereto; and

WHEREAS, the Board has reviewed the proposals for the purchase of these goods and found them acceptable;

NOW, THEREFORE, BE IT RESOLVED that the following vendors are engaged to provide goods in accordance with their proposals, copies of which are attached and appended hereto: Plant Food, Metro Turf, Heritage, and Nassau Suffolk Turf subject to further review by Mayor.

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

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

Resolution 10282025-01 was duly adopted.

Placed on the table for consideration a **Resolution to Approve Purchase of a Ventrac Stump Grinder & Trencher** for The Village Club of Sands Point.

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

RESOLUTION 10282025-02
AUTHORIZATION TO
APPROVE PURCHASE OF A VENTRAC STUMP GRINDER AND TRENCHER ATTACHMENTS FOR TRACTOR
STORR TRACTOR COMPANY
THE VILLAGE CLUB OF SANDS POINT

WHEREAS, Village Club Director of Agronomy Ethan Johnson has requested the purchase of a stump grinder and trencher attachment for the Club tractor; and

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

WHEREAS, the stump grinder and trencher attachments are being purchased through Storr Tractor Company, a preferred vendor, a copy of the purchase proposal is appended hereto and made a part of the minutes; and

WHEREAS, the Board concurs with Director Johnson's recommendation,

NOW, THEREFORE, BE IT RESOLVED that the Board approves the purchase of a Ventrac KC220 Stump Grinder attachment and a Ventrac KY400 Trencher attachment in the amount of ±$14,990.00 per Quote #107536-1002 dated September 18, 2025 from Storr Tractor Company, 175 13th Avenue, Ronkonkoma, NY 11779 subject to further review by Mayor.

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

Mayor Peter A. Forman voting	-	aye

Deputy Mayor Elena Karabatos voting	-	aye
Trustee Jeffrey Moslow voting	-	absent
Trustee Sloane Ackerman voting	-	aye
Trustee David Schamis voting	-	aye

Resolution 10282025-02 was duly adopted.

Mayor Forman opened the Regular meeting.

The **Minutes** of the meeting held on September 25, 2025 were reviewed. On motion by Deputy Mayor Karabatos, seconded by Trustee Ackerman, the minutes 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	-	aye
Trustee David Schamis voting	-	aye

The Board received the **Water Commissioner's Report** which is appended hereto and made a part of the minutes. The Report noted that water pumpage during September of 2025 was 52,601,483 gallons pumped vs. 63,289,304 gallons pumped during September of 2024.

Claims for payment in October were reviewed. On motion of Deputy Mayor Karabatos and seconded by Trustee Schamis, and carried unanimously, the claims for payment 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 September 2025 which showed:

Building Permits issued – 23
Building Permit Applications filed – 23
Certificates of Occupancy Issued – 2
Certificates of Completion Issued – 6
Temporary Certificates of Occupancy Issued – 1
50 Trees to be Removed/Replaced

The Board received the **Justice Court Report** for the month of September 2025 which showed:

Arraignments – 0
Trials - 0
Total VTL Amount Collected- $3,002.50
Total Village Code Fines Collected: $2,615.00
Total VTL & Village Code Fines Collected: $5,617.00

Mayor Forman placed on the table for consideration **Proposed Local Law 10 of 2025, Amending Chapter 172, "Wells"** of the Code of the Village of Sands Point.

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

RESOLUTION 10282025-03
PROPOSED LOCAL LAW 10 OF 2025,
AMENDING CHAPTER 172, "WELLS"
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 10 of 2025, Amending Chapter 172, "Wells" 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	-	aye

Resolution 10282025-03 was duly adopted.

Mayor Forman placed on the table for consideration **Proposed Local Law 11 of 2025, Amending Chapter 1, "General Provisions, Section 100 "Definitions"** of the Code of the Village of Sands Point.

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

RESOLUTION 10282025-04
PROPOSED LOCAL LAW 11 OF 2025,
AMENDING CHAPTER 1, "GENERAL PROVISIONS, SECTION 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 11 of 2025, Amending Chapter 1, "General Provisions, Section 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 Ackerman. On roll call:

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

Resolution 10282025-04 was duly adopted.

Mayor Forman placed on the table for consideration for the Board to hold a **public hearing at its November 25, 2025 meeting to consider the following:**

a) Introduction of a Proposed Local Law Amending Chapter 85, "Filming"
b) Introduction of a Proposed Local Law Amending Chapter 26, "Personnel Policies"
c) Introduction of a Proposed Local Law Amending Chapter 98, "Helicopters"
d) Introduction of a Proposed Local Law Amending Chapter 1, "General Provisions"
e) Introduction of a Proposed Local Law Amending Chapter 172, "Wells"

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 November 25, 2025 meeting. On vote as follows:

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

Resolution 10282025-05 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Designating Incorporated Village of Sands Point as a Tree City USA Community.**

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

RESOLUTION 10282025-06
DESIGNATING INC. VILLAGE OF SANDS POINT

AS A TREE CITY USA COMMUNITY
BY THE NATIONAL ARBOR DAY FOUNDATION
AND PROCLAIMING ARBOR DAY WITHIN THE VILLAGE

WHEREAS, the Village has been designated as a Tree City USA Community for a fifth consecutive time since 2021; and

WHEREAS, the Village recognizes the many environmental, financial, and public health benefits that trees have for our community such as increasing property values, reducing erosion of our precious topsoil, cleaning our air; and

WHEREAS, the National Arbor Day Foundation's Tree City USA program provides guidelines which help communities establish a comprehensive care program for their trees; and

NOW, THEREFORE BE IT RESOLVED, that the Incorporated Village of Sands Point be recognized as a Tree City USA Community by the National Arbor Day Foundation; and

BE IT FURTHER RESOLVED that Mayor Peter A. Forman proclaims Friday, April 24, 2026, as Arbor Day in the Village of Sands Point and urges all citizens to support the efforts to plant and protect our trees now and in the future.

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

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

Resolution 10282025-06 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution to Award Contract "G" – General Construction to Buildco Corp. in relation to the Construction of Well No. 9 and Pump Station.**

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

RESOLUTION 10282025-07
AWARD OF CONTRACT "G" – GENERAL CONSTRUCTION

WELL NO. 9 AND PUMP STATION
BUILDCO CORP.
SANDS POINT WATER DEPARTMENT

WHEREAS, five (5) bids in total were received on October 23, 2025 for the general construction of Well No. 9 and Pump Station; and

WHEREAS, the Board has determined that it is necessary and in the best interests of the Village to award the bid to the lowest responsive and responsible bidder as identified in the recommendation letter from Village Engineer H2M date October 28, 2025, which is appended hereto and made a part of the minutes; and

NOW, THEREFORE BE IT RESOLVED that the following contractor is engaged to provide goods and services in accordance with their proposal, a copy of which is attached and appended hereto:

CONTRACTOR	**SERVICE**	**(Total Base Bid + Alternate Bid)**
Buildco Corp. **70 E. Main St., Suite 101** **Oyster Bay, NY 11771**	**General Construction**	**$2,124,443.00**

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

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

Resolution 10282025-07 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution to Award Contract "P" – Plumbing Construction to Bensin Contracting, Inc. in relation to the Construction of Well No. 9 and Pump Station.**

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

RESOLUTION 10282025-08
AWARD OF CONTRACT "P" – PLUMBING CONSTRUCTION
WELL NO. 9 AND PUMP STATION
BENSIN CONTRACTING INC.

WHEREAS, three (3) bids in total were received on October 23, 2025 for the plumbing construction of Well No. 9 and Pump Station; and

WHEREAS, the Board has determined that it is necessary and in the best interests of the Village to award the bid to the lowest responsive and responsible bidder as identified in the recommendation letter from Village Engineer H2M date October 28, 2025, which is appended hereto and made a part of the minutes; and

NOW, THEREFORE BE IT RESOLVED that the following contractor is engaged to provide goods and services in accordance with their proposal, a copy of which is attached and appended hereto:

CONTRACTOR	**SERVICE**	**(Total Base Bid + Alternate Bid)**
Bensin Contracting, Inc. **652 Union Avenue** **Holtsville, NY 11742**	**Plumbing Construction**	**$790,150.00**

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

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

Resolution 10282025-08 was duly adopted.

Placed on the table for consideration a **Resolution to Authorizing the Mayor to Execute a Letter of Consent pursuant to a License Agreement by and between the Village of Sands Point and T-Mobile Northeast LLC at the property located at 26 Tibbits Lane, Sands Point, NY.**

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

RESOLUTION 10282025-09
AUTHORIZING THE MAYOR TO EXECUTE A LETTER OF CONSENT PERMITTING SITE WORK AND EQUIPMENT UPGRADES PURSUANT TO A LICENSE AGREEMENT BY AND BETWEEN THE VILLAGE OF SANDS POINT

AND T-MOBILE NORTHEAST LLC AT THE PROPERTY LOCATED AT 26 TIBBITS LANE, SANDS POINT, NEW YORK, ALSO KNOWN AS SITE NUMBER LI12025A

WHEREAS, by License Agreement, dated October 28, 1997, as amended by Amendment No. 1 to the License Agreement, dated June 20, 2003, as amended by Amendment No. 2 to the License Agreement, dated January 6, 2012, by and between the Incorporated Village of Sands Point ("Licensor") and T-Mobile Northeast LLC, as successor in interest to Omnipoint Communications, Inc. ("T-Mobile") to use a portion of 26 Tibbits Lane (the "Premises"), for the installation, maintenance, and operation of radio transmitting and receiving equipment, antennas, and other associated equipment in connection with its cellular telephone system (the "License Agreement"); and

WHEREAS, pursuant to a letter of consent from Highlander Consultants, Inc., dated July 16, 2025 (the "2025 LOC"), a copy of which is annexed hereto and made part hereof, T-Mobile requested the following facility and site upgrades at the Premises, specifically as follows:

(i) Remove eight (8) antennas and replace with eight (8) antennas of like kind;
(ii) Add four (4) remote radio units behind or below antennas;
(iii) Remove and replace nine (9) cables with nine (9) cables of line kind; and
(iv) Remove one (1) cabinet and replace with two (2) cabinets on the existing concrete pad; and

WHEREAS, the Village's Board of Trustees (the "Village Board") has reviewed the 2025 LOC and finds that such upgrades are in the best interest of the health, safety, and welfare of the Village; and

WHEREAS, the Village Board has determined that the execution of the 2025 LOC is an "Unlisted Action" under SEQRA and will not have a significant adverse effect upon the environment.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor is hereby authorized to execute the 2025 LOC annexed hereto on behalf of the Village.

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

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

Resolution 10282025-09 was duly adopted.

Mayor Forman placed on the table for consideration a **Justice Court Assistance Program Grant Application**, 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 10282025-10
AUTHORIZING THE
VILLAGE OF SANDS POINT VILLAGE COURT
TO APPLY FOR THE 2025-26
JUSTICE COURT ASSISTANCE PROGRAM ("JCAP") GRANT

WHEREAS, the State of New York in 1999 established the Justice Court Assistance Program ("JCAP") Grant in order to provide State assistance to Town and Village Courts; and

WHEREAS, the Board has determined that participation in the JCAP Grant application is desirable, and is in the public interest; and

NOW, THEREFORE, BE IT RESOLVED that The Board of the Village of Sands Point authorizes the Village of Sands Point Village Court to apply for a JCAP Grant in the 2025-26 grant cycle up to $30,000; and

BE IT FURTHER RESOLVED that the Mayor be and hereby is authorized to sign any documentation necessary to approve authorization for the application for the 2025-26 Justice Court Assistance Program ("JCAP") grant.

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

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

Resolution 10282025-10 was duly adopted.

Placed on the table and appended hereto and made a part of the minutes was the **Sands Point Preserve Conservancy Notification of Events.**

Mayor Forman placed on the table for consideration a **Resolution Approving the Retention of H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC, for Grant Administration Services for Sands Point Water Department Projects.**

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

RESOLUTION 10282025-11
APPROVING THE RETENTION OF H2M ARCHITECTS, ENGINEERS, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, DPC FOR GRANT ADMINISTRATION SERVICES FOR SANDS POINT WATER DEPARTMENT PROJECTS

WHEREAS, the Board of Trustees (the "Village Board") of the Incorporated Village of Sands Point (the "Village"), has received a proposal from H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC ("H2M"), for grant administration services associated with Sands Point Water Department Projects, (the "H2M Proposal"); and

WHEREAS, the Village Board has reviewed the H2M Proposal; and

WHEREAS, the Village Board has determined that the H2M Proposal is reasonable, appropriate, and best meets the interests of the Village.

NOW, THEREFORE, BE IT RESOLVED that the Village agrees to accept the H2M Proposal and to enter into an Agreement with H2M; and

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed to the execute an agreement between the Village and H2M to provide grant administration services associated with Sands Point Water Department Projects.

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

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

Resolution 10282025-11 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Eliminating Permit Requirements for Certain Types of Ordinary Maintenance and Replacement Work.**

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

RESOLUTION 10282025-12

RESOLUTION ELIMINATING PERMIT REQUIREMENTS FOR CERTAIN TYPES OF ORDINARY MAINTENANCE AND REPLACEMENT WORK

WHEREAS, the Incorporated Village of Sands Point (the "Village") seeks to promote efficiency in local government operations and streamline the permitting process for residents and property owners; and

WHEREAS, while not required by New York State Building and Residential Codes or other applicable statutes, the Village has historically required building permits for various types of ordinary maintenance and replacement work that do not necessarily involve changes to structural, mechanical, electrical, gas, or plumbing systems so the Village could be aware of and monitor such work for potential code issues; and

WHEREAS, such work has included the direct replacement or refinishing of interior finishes, fixtures, and appliances—such as bathroom fixtures, HVAC equipment without gas connections, kitchen cabinets and counters—so long as no rough plumbing, gas, or electrical work is involved; as well as exterior maintenance and repairs such as repaving of driveways without changes to size or configuration, replacing roof shingles, and direct replacement of patios or hardscapes; and

WHEREAS, the Village's Board of Trustees (the "Village Board"), upon the recommendation of the Village's Building Inspector and a review of Village records, finds that requiring permits for such work is not needed for code compliance, public health or safety, or the general welfare of Village residents; and

WHEREAS, the Village Board further finds that eliminating the permit requirement for the aforementioned work will reduce administrative burden on residents and the Village's Building Department, while encouraging maintenance and reinvestment in properties in the Village; and

WHEREAS, the Village Board intends by this Resolution to follow the recommendation and formalize a policy that reflects both current best practices and regulatory intent, without limiting the Village's authority to require permits when circumstances warrant greater oversight.

NOW, THEREFORE, BE IT RESOLVED, that effective immediately, the Village shall no longer require a building permit for the following categories of work, provided that such work does not involve any changes to structural elements, rough plumbing, electrical wiring, or gas piping:

1. Replacement or refinishing of bathroom fixtures and finishes, including toilets, sinks, tubs, vanities, and tile;
2. Replacement of HVAC air handling units or condensing units;
3. Refinishing or replacement of kitchen cabinets or countertops;
4. Repaving of driveways without expansion or reconfiguration;
5. Replacement of roof shingles with like materials; and
6. Direct replacement of patios or hardscape features with no changes in footprint, height, or drainage; and
7. Other similar work as determined by the Superintendent of the Building Department.

NOW, BE IT FURTHER RESOLVED, that this Resolution does not waive or supersede any requirements for compliance with applicable zoning, stormwater, environmental, or fire prevention regulations as any work must still comply with all relevant codes and standards.

NOW, BE IT FURTHER RESOLVED, that nothing in this Resolution shall limit the discretion of the Village to require a building permit when site-specific conditions warrant, such as in cases where prior nonconforming work is discovered, work is part of a larger regulated project, or if code compliance issues are reasonably suspected.

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

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

Resolution 10282025-12 was duly adopted.

Mayor Forman announced the **next Board of Trustees meeting will be held on Tuesday, November 25, 2025**.

There being no further business to come before the Board, on motion of Deputy Mayor Karabatos and seconded by Trustee Ackerman, and carried unanimously, the meeting was adjourned at 8:40 p.m. and at which time the Board entered into Executive Session.

Liz Gaynor

Liz Gaynor
Village Clerk