BOARD OF TRUSTEES MEETING
INC. VILLAGE OF SANDS POINT
TUESDAY, OCTOBER 24, 2024

Present:	Peter A. Forman	Mayor
	Jeffrey Moslow	Deputy Mayor
	Elena Karabatos	Trustee
	Sloane Ackerman	Trustee
	Danny Khazai	Trustee
	Liz Gaynor	Village Clerk
	Daniel Scheyer	Advisor to the Mayor
	Michael Sahn, Esq.	Village Attorney
	Joshua D. Brookstein, Esq.	Village Attorney

Upon motion by Trustee Karabatos and seconded by Deputy Mayor Moslow the Public Hearing was opened at 8:11 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 26, 2024 Board meeting. Upon motion by Trustee Karabatos and seconded by Deputy Mayor Moslow and carried unanimously the Board agreed to continue the hearing to November.

The Board upon motion by Trustee Karabatos and seconded by Deputy Mayor Moslow and carried unanimously the Board agreed to **continue the following public hearings to the Tuesday, November 26, 2024 meeting**:

Continued:

1) Proposed Local Law Amending Chapter 82, "Fees & Deposits" of the Code of the Village of Sands Point
2) Proposed Local Law to Amend Chapter 176, "Zoning" of the Code of the Village of Sands Point
3) Proposed Local Law to Amend Chapter 100, "Historic Preservation" of the Code of the Village of Sands Point

Mayor Forman opened the **Organizational Meeting of the Board of Trustees** at 8:15 p.m.

Placed on the table for consideration was the **appointment of Jedd Mendelson as Volunteer Labor Advisor to the Mayor and Board of Trustees and which term ends July 1, 2024.** On motion of Trustee Karabatos and seconded by Deputy Mayor Moslow and carried unanimously, the appointment was approved. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 10222024-01 was duly adopted.

Placed on the table for consideration was an **amendment to the Village of Sands Point's Non-Employee Handbook's Policies and Procedures regarding Meal Reimbursement.** Upon motion by Deputy Mayor Moslow and seconded by Trustee Karabatos and carried unanimously the amendment was approved subject to further review by Trustee Ackerman. On vote as follows:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Next on the agenda, Mayor Forman placed on the table a **Resolution to Consider Approval of the Village Club's 2025 Categories of Membership and Related Fees**.

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

RESOLUTION 10222024-02
RESOLUTION ESTABLISHING CATEGORIES OF MEMBERSHIP, ANNUAL MEMBERSHIP FEES, GUEST PRIVILEGES AND OTHER FEES AND CHARGES RELATIVE TO THE USE OF RECREATIONAL FACILITIES AT THE VILLAGE CLUB OF SANDS POINT

WHEREAS, on January 24, 1995, the Board of Trustees of the Incorporated Village of Sands Point (hereinafter "Board of Trustees") adopted a local law establishing The

Village Club of Sands Point recreational facility as a self-supporting improvement in accordance with Article 13 of the Village Law of the State of New York; and

WHEREAS, in accordance with Section 6 of said local law, the Board of Trustees is authorized and empowered to establish categories of membership, annual membership fees, guest privileges and all other fees and charges relative to the use of the recreational facilities at The Village Club of Sands Point; and

WHEREAS, Village Club Management has proposed and the Board of Trustees approved Membership Categories and Dues for 2025 as set forth on the fee schedule appended hereto and made a part hereof; and

NOW, THEREFORE, BE IT RESOLVED, that all fees and charges to the use of The Village Club of Sands Point are approved with continue review by Mayor.

The motion was seconded by . On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 10222024-02 was duly adopted.

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 Karabatos proposed the following Resolution and moved its adoption:

RESOLUTION 10222024-03
AWARD OF CONTRACTS - VARIOUS VENDORS
FOR PURCHASE OF CHEMICALS & FERTILIZER
GOLF COURSE/GROUNDS MAINTENANCE
FOR THE 2025 SEASON AT THE VILLAGE CLUB OF SANDS POINT

WHEREAS, seven bids were received per Resolution 09242024-02 adopted on September 24, 2024 for the purchase of chemicals and fertilizers for the 2025 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: Site One, Heritage, Nutrien, Nassau Suffolk Turf; Metro Turf; Harrell's; and Plant Food.

The motion was seconded by Deputy Mayor Moslow. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 10222024-03 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution to Authorize the Solicitation of Bids to Replace the Burner at the Employee Housing at The Village Club of Sands Point.**

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

RESOLUTION 10222024-04
AUTHORIZATION TO SOLICIT BIDS
TO REPLACE BURNER AT
THE EMPLOYEE HOUSING AT
THE VILLAGE CLUB OF SANDS POINT

WHEREAS, General Manager Mike Severn has requested authorization to solicit proposals to replace the burner at the employee housing; and

WHEREAS, the Board concurs with the General Manager's recommendation,

NOW, THEREFORE, BE IT RESOLVED, that the **Club Manager be and hereby is authorized to solicit bids to be presented to the Board of Trustees for review and award of contract following receipt of bids.**

The motion was seconded by Deputy Mayor Moslow. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 10222024-04 was duly adopted.

Placed on the table for consideration **is a Resolution Authorizing the Mayor to Execute a Notice of Termination of the Professional Services Agreement between the Inc. Village of Sands Point and Kemper Sports Management, LLC.**

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

RESOLUTION10222024-05
AUTHORIZING THE MAYOR TO EXECUTE A
NOTICE OF TERMINATION
OF THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE
INC. VILLAGE OF SANDS POINT AND
KEMPER SPORTS MANAGEMENT, LLC
THE VILLAGE CLUB OF SANDS POINT

WHEREAS, that pursuant to the terms and provisions of the Professional Services Agreement, dated January 29, 2014 (the "Agreement"), by and between the Incorporated Village of Sands Point (the "Village"), a municipal corporation of the State of New York and Kemper Sports Management, LLC ("Kemper"), formerly known as Kemper Sports Management, Inc., as amended by the Third Amendment to the Agreement, dated August 25, 2023 (the "Third Amendment"), the Village authorizes the Mayor, in his discretion, to exercise the Village's right to issue a notice to terminate the Agreement on a date the Mayor determines; and

WHEREAS, the notice of termination, if and when given, is to be sent without prejudice to any of the Village's rights under law and in equity; and

WHEREAS, if given, the Village reserves the right to withdraw the notice of termination in its sole discretion upon 30 days written notice to Kemper.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees authorizes the Mayor , in his discretion, to exercise the Village's right to issue a notice to terminate the Agreement as of the date the Mayor determines, which is to be sent via Federal Express and USPS Certified Mail Return Receipt Requested.

The motion was seconded by Deputy Mayor Moslow . On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 10222024-05 was duly adopted.

Mayor Forman opened the Regular meeting.

The **Minutes** of the meeting held on September 24, 2024 were reviewed. On motion by Deputy Mayor Moslow, seconded by Trustee Ackerman, the minutes were approved. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	recused
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai 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 2024 was 63,289,304 gallons pumped vs. 49,063,400 gallons pumped during September of 2023.

Claims for payment in October were reviewed. On motion of Deputy Mayor Moslow and seconded by Trustee Karabatos, 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 Trustee Karabatos, seconded by Deputy Mayor Moslow and carried unanimously, the Building Commissioner's recommendations were adopted.

The Board received the **Building Department Report of Activity** for the month of September 2024 which showed:

Building Permits issued – 11
Building Permit Applications filed – 11
Certificates of Occupancy Issued – 3
Certificates of Completion Issued – 9
Temporary Certificates of Occupancy Issued – 0
49 Trees to be Removed/Replaced

The Board received the **Justice Court Report** for the month of September 2024 which showed:

Arraignments – 31
Trials - 1
Total VTL Amount Collected- $2,012.50
Total Village Code Fines Collected: $2,375.00
Total VTL & Village Code Fines Collected: $4,387.50

Mayor Forman placed on the table the following a **Resolution Authorizing a Refund for Over Assessment at 88 Old House Lane for tax year 2024-2025.**

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

RESOLUTION 10222024-06
INCORPORATED VILLAGE OF SANDS POINT
BOARD OF TRUSTEES
ACTING AS THE BOARD OF ASSESSORS
AUTHORIZING A REFUND FOR OVER ASSESSMENT REGARDING 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 YEAR 2024-2025

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 identified 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 2023/124 resulting in the lump sum payment of a monetary refund by the Village in the sum 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 2024/2025 tax year; and

WHEREAS, the fair market value of the Premises on the Village's 2024-2025 Assessment Roll was $9,160,000.00; and

WHEREAS, the Petitioner is entitled to a refund for overpayment of their 2024/2025 taxes in the amount of $2,596.02.

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 Cangemi & Clyne, LLP**, as attorneys for Old House Lane, LLC, pursuant to this Resolution, in the amount of $2,596.02.

The motion was seconded by Deputy Mayor Moslow. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 10222024-06 was duly adopted.

Mayor Forman announced that the following items are TABLED to the November 26, 2024 Board Meeting:

a) Reinstatement and Extension of Intermunicipal Agreement for Water Supply between the Inc. Village of Sands Point and the Manhasset-Lakeville Water District
b) Nationwide Retirement Solutions – Deferred Compensation Plan – 5 Year Renewal

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

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

RESOLUTION 10222024-07
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 fourth 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 25, 2025, 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 Deputy Mayor Moslow. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 10222024-07 was duly adopted.

Mayor Forman placed on the table for **consideration a Resolution Authorizing Purchase of a New Truck for the Sands Point Water Department**.

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

RESOLUTION 10222024-08
AUTHORIZING PURCHASE OF A 2024 FORD F150 STX PICKUP TRUCK
MINI-BID RESULTS 9202024
NEW YORK STATE CONTRACT NO. PC68973SB
SANDS POINT WATER DEPARTMENT

WHEREAS, the Sands Point Water is utilizing a vehicle replacement program which provides a timetable for the efficient replacement of department vehicles; and

WHEREAS, Water Superintendent Christian DiMartino is looking to replace the 2012 Ford F-150 STX Pickup Truck (VIN# ending in B65505)

WHEREAS, AR Clerk Paul Zuppello made application through the NYS Mini-Bid process, working within the Village's requirements, which has resulted in one bid, a copy of which, 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 one 2024 Ford F150 STX Pickup Truck be **purchased under New York State Contract #PC68973SB, from Maguire Motors, LLC, 35 Cinema Drive, Ithaca, New York 14850 for $54,372.26±.; and**

BE IT FUTHER RESOLVED that all is subject to further review and approval by the Mayor; if a different vehicle at a better price can be had.

The motion was seconded by Deputy Mayor Moslow. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 10222024-08 was duly adopted.

Mayor Forman announced the receipt **from the Sands Point Preserve Conservancy Two Private Event;** copies of the pending events are appended hereto and made as a part of the minutes.

PRIVATE EVENTS:

- **Weiss Wedding** – Saturday, February 1, 2025 from 5 pm to 11 pm
- **Stehl Birthday Party** - Saturday, March 29, 2025 from 7 pm to 12 pm

Placed on the table for consideration a **Resolution Authorizing the Engagement Multiple Vendors for Interior Renovations at Water Department Headquarters** located at 2 Governors Lane

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

RESOLUTION 10222024-09
AUTHORIZATION TO ENGAGE MULTIPLE VENDORS
RE INTERIOR RENOVATIONS AT THE
SANDS POINT WATER DEPARTMENT HEADQUARTERS
LOCATED AT 2 GOVERNORS LANE

WHEREAS, Superintendent of Water and Public Works, Christian DiMartino requested and received proposals from multiple vendors for interior renovations at Water Department Headquarters; and

WHEREAS, Supt. DiMartino recommends the following vendors to be engaged to provide goods and services in accordance with their proposals, copies of which are attached and appended hereto:

VENDOR	ITEM/SERVICE	PRICE
Spensieri Construction, Inc. **83 Glenwood Road** **Glen Head, NY 11545**	Framing, Drywall & Doors	$18,870.00
Spensieri Construction, Inc. **83 Glenwood Road** **Glen Head, NY 11545**	Drop Ceiling	$13,600.00
Corkery Electric Services, Inc. **300 Jerusalem Avenue** **Hempstead, NY 11550**	Electrical Services	$21,830.00

Maccarone Plumbing, Inc.
10 Sea Cliff Avenue
Glen Cove, NY 11542 New Plumbing & Fixtures $10,280.00

Nahas Rug
195 Bethpage-Sweet Hollow Road
Old Bethpage, NY 11804 Carpet & Flooring $9,300.00

WHEREAS, the Board has reviewed the proposals and finds them acceptable,

NOW THEREFORE BE IT RESOLVED that the aforementioned vendors be and hereby are engaged to provide goods and services in accordance with their proposals.

The motion was seconded by Deputy Mayor Moslow. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 10222024-09 was duly adopted.

Mayor Forman placed on the table for a **Resolution Authorizing the Engagement of Think Tank Consultants for Maintenance of the Two Elevated Water Storage Tanks**.

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

RESOLUTION10222024-10
ENGAGEMENT OF THINK TANK CONSULTANTS, INC.
FOR
EXTERIOR MAINTENANCE (POWERWASH)TO THE ONE MILLION GALLON ELEVATED WATER STORAGE TANK
LOCATED AT THE SANDS POINT PRESERVE
AND
EMERGENCY REPAIR OF THE EXTERIOR TOWER LADDER ON THE 300,000 GALLON ELEVATED WATER STORAGE TANK
LOCATED ON TIBBITS LANE
SANDS POINT WATER DEPARTMENT

WHEREAS, Water Superintendent Christian DiMartino is requesting necessary maintenance on two of the Village's elevated water storage tanks; and

WHEREAS, the one million gallon elevated water storage tank located at the Sands Point Preserve needs exterior maintenance and the 300,000 gallon elevated water storage tank located on Tibbits Lane needs immediate repair to the exterior tower ladder; and

WHEREAS, this type of service is considered a professional service and not subject to the competitive bidding process pursuant to Section 103 of the General Municipal Law; and

WHEREAS, both projects will be funded from $297,947.82 of grant monies received through the American Rescue Plan Act ("ARPA"); and

WHEREAS, Supt. DiMartino recommends that Think Tank Consultants, Inc. be engaged to perform these services; and

WHEREAS, the Village has engaged Think Tank Consultants to undertake the semi-annual tank inspections and have utilized them on other projects over the past years and has found them to be reliable and reasonably priced,

NOW, THEREFORE, BE IT RESOLVED that **Think Tank Consultants, Inc., 285 E. Montauk Highway, Hampton Bays, New York 11946 be and hereby is engaged to perform maintenance with mildew removal at the one million gallon elevated tank in accordance with their proposal dated October 11, 2024 in the amount not to exceed $175,500.00,** and be it further

RESOLVED that **Think Tank Consultants, Inc. be and hereby is further engaged to perform repair of the exterior tower ladder at the 300,000 gallon elevated water storage tank in accordance with their proposal dated October 11, 2024 in the amount not to exceed $17,000.00**; and

FURTHER RESOLVED that all is subject to further review by the Mayor.

The motion was seconded by Deputy Mayor Forman. On roll call:

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

Trustee Danny Khazai voting - aye

Resolution 10222024-10 was duly adopted.

Placed on the table for consideration a **Resolution to Authorize Rejection of the Current Winning Bidder John McGowan & Sons, Inc. and Directing the Village Clerk to Re-Solicit Bids for Snow Removal, Sanding, & Salting of Village Streets dependent on resolving insurance requirement differences**. On motion by Trustee Karabatos and seconded by Deputy Mayor Moslow and carried unanimously the Board authorized the request. On vote as follows:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	aye
Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	aye

Resolution 10222024-11 was duly adopted.

Mayor Forman announced the **next Board of Trustees meeting will be held on Tuesday, November 26, 2024**.

There being no further business to come before the Board, on motion of Trustee Karabatos and seconded by Deputy Mayor Moslow, and carried unanimously, the meeting was adjourned at 8:46 p.m.

Liz Gaynor

Liz Gaynor
Village Clerk