INC. VILLAGE OF SANDS POINT BOARD OF TRUSTEES
ANNUAL ORGANIZATIONAL MEETING & REGULAR MEETING
TUESDAY, JULY 22, 2025

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

At 8:15 p.m. upon motion by Trustee Ackerman and seconded by Trustee Karabatos the Public Hearing was opened 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 August 26, 2025 Board meeting. Upon motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously the Board agreed to continue the hearing to the August 26, 2025 Board meeting.

At 8:17 p.m., on motion of Trustee Karabatos and seconded by Trustee Ackerman, the Public Hearing to consider a **Proposed Local Law Creating Section 176-76.1, "Pickleball Court Moratorium," of the Code of the Village of Sands Point** as it relates to construction of new pickleball courts and the conversion of existing sports courts to pickleball courts was opened.

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, and upon motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the Public Hearing on a Proposed **Local Law Creating Section 176-76.1, "Pickleball Court Moratorium," of the Code of the Village of Sands Point was continued to the August 26, 2025** board meeting.

On motion of Trustee Karabatos and seconded by Trustee Ackerman, the Public Hearing to consider a **Proposed Local Law Amending Chapter 122, "Property Maintenance" of the Code of the Village of Sands Point** as it relates to Main Artery Maintenance was opened.

Furthermore, upon motion of Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously the Board agreed to continue the following the public hearings to the Tuesday, August 26, 2025 meeting:

1) Proposed Local Law to Amend Chapter 105, "Lighting" of the Code of the Village of Sands Point
2) Proposed Local Law to Amend Chapter 82, "Fees & Deposits" of the Code of the Village of Sands Point
3) Proposed Local Law to Amend Chapter 141, "Streets and Sidewalks" of the Code of the Village of Sands Point
4) Proposed Local Law to Amend Chapter 176, "Zoning" of the Code of the Village of Sands Point
5) Proposed Local Law to Amend Chapter 1, "General Provisions" of the Code of the Village of Sands Point
6) Proposed Local Law to Amend Chapter 132, "Site Plan Review" of the Code of the Village of Sands Point
7) 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 8:20 p.m.

Mayor Forman placed on the table for consideration a **Resolution Supporting the Mayor's Appointment of David Schamis as a Trustee of the Incorporated Village of Sands Point,** effective immediately, to fill the remainder of Trustee Khazai's term, and expressing the Village Board's Support for the Mayor's appointment.

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

RESOLUTION 07222025-01
SUPPORTING THE MAYOR'S APPOINTMENT OF DAVID SCHAMIS AS A TRUSTEE OF THE INCORPORATED VILLAGE OF SANDS POINT, EFFECTIVE IMMEDIATELY, TO FILL THE REMAINDER OF TRUSTEE KHAZAI'S TERM UNTIL JUNE 30, 2026

WHEREAS, the Board of Trustees of the Incorporated Village of Sands Point (the "Village Board") received a letter dated July 18, 2025, from Trustee Danny Khazai, resigning from his position, effectively immediately, as a Trustee on the Village Board; and

WHEREAS, pursuant to Section 3-312(3) of the Village Law, vacancies in offices caused other than by expiration of the terms thereof shall be filled by the Mayor; and

WHEREAS, the Mayor has appointed David Schamis, to serve as Trustee of the Incorporated Village of Sands Point, for the remainder of Trustee Khazai's term until June 30, 2026; and

WHEREAS, the Mayor has conferred with the Village Board concerning his appointment to fill the vacancy on the Village Board,

NOW, THEREFORE, BE IT RESOLVED that the Village Board supports the Mayor's appointment.

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

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

Resolution 07222025-01 was duly adopted.

Mayor Forman announced his **appointment of Elena Karabatos as Deputy Mayor** and placed on the table his **appointments of Village Officials without Board Approval**, a copy of which is appended hereto and made a part of the minutes.

Furthermore, Mayor Forman placed on the table the **appointments of Village Officials with Board Approval**, a copy of which is appended hereto and made a part of

the minutes. On motion of Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointments were approved. On roll call:

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

The Board reviewed the appointees for **Village Consultants**: **Village Attorney, Police Labor Counsel, Village Engineers, Accounting Services, Auditing Services, Financial Advisory Services, Stenographer Services, Laboratory Fees, Surgeon/Medical Director & Deputy for the Sands Point Police Department, Janitorial Services for Village Hall & Water Department, and Retained Risk Manager/Insurance Consultant, Part-Time Admin, Project Management and Technical Services, Part-Time Handyman, Maintenance & Misc. Services, Arborist Services, and Labor Counsel/PBA Negotiator/Employee Relations**. Copies of their proposals are appended hereto and made a part of the minutes.

Village Attorney & Police Labor Counsel - Sahn Ward Braff Koblenz PLLC, on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Village Engineer/Public Work Matters – James Antonelli, P.E., West Side Engineering, PC, on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Village Engineer/ Public Work & Water Matters – D&B Engineers and Architects, P.C., on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

Mayor Peter A. Forman voting	-	aye

Deputy Mayor Jeffrey Moslow voting - absent
Trustee Elena Karabatos voting - aye
Trustee Sloane Ackerman voting - aye
Trustee Danny Khazai voting - absent

Village Engineer/ Public Work & Water Matters – H2M Architects & Engineers, P.C., on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Accounting Services /Village & Village Club –Cullen & Danowski, LLP on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Auditing Services – R.S. Abrams & Co., LLP on motion by Trustee Karabotos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Financial Advisory Services – Capital Markets Advisors, LLC ("CMA") on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Trustee Danny Khazai voting - absent

Stenographer Services – Top Key Court Reporting, Inc., for Board of Trustees Meetings, Board of Zoning Appeals and Planning Board on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Stenographer Services – Donna T. Johansmeyer, for Village Justice Court on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Laboratory Services/Water Department – Pace Analytical, on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Sands Point Police Department Surgeon/Medical Director – Dr. Alan A. Katz, on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Deputy Sands Point Police Department Surgeon/Medical Director – Dr. Howard Schiff, on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Village Hall & Water Department Cleaning Services – Executive Cleaning Services, LLC, on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Insurance Consultant – UIC, Inc., on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Part-Time Admin, Project Management, and Technical Services – CMBookz Inc, on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Part-Time Maintenance, Handyman, and Misc. Services – Cappellan Group Inc., on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Arborist Services – Arcadis of New York, Inc., on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

Labor Counsel/PBA Negotiator/Employee Relations Services for The Village of Sands Point – Keane & Beane, P.C., on motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously, the appointment was approved subject to Mayor's review. On roll call:

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

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

RESOLUTION 07222025-02
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 Ackerman. On roll call:

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

Resolution 07222025-02 was duly adopted.

Mayor Forman announced **consideration of approval of Policies and Procedures contained in the Non-Employee Handbook, Employee Handbook, and Rules & Regulation Updates are to be continued to the August 26, 2025 Board meeting**.

Mayor Forman moved that the **PORT WASHINGTON NEWS and NEWSDAY** be designated as the **official newspapers** of the Village. Upon motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously the **PORT WASHINGTON NEWS and NEWSDAY** be and hereby are designated as the official newspapers for the period July 2025 – July 2026. On roll call:

Mayor Peter A. Forman voting	-	aye
Deputy Mayor Jeffrey Moslow voting	-	absent

Trustee Elena Karabatos voting	-	aye
Trustee Sloane Ackerman voting	-	aye
Trustee Danny Khazai voting	-	absent

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 2025 is appended hereto and made a part of the minutes. Whereupon, Trustee Karabatos moved the adoption of the plan, seconded by Trustee Ackerman, and carried unanimously the revised plan was adopted. On vote as follows:

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

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 placed on the table for consideration a **Resolution to Authorize the Preparation and Solicitation of Bids for Renovation of the Grille located at The Village Club of Sands Point.**

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

RESOLUTION 07222025-03
AUTHORIZATION TO PREPARE BID SPECIFICATIONS
AND TO SOLICIT BIDS FOR RENOVATION OF THE GRILLE
THE VILLAGE CLUB OF SANDS POINT

WHEREAS, currently the Grille at the Village Club is in need of updates to meet the current needs of its members; and

WHEREAS, General Manager Jon Cheshire has requested authorization to solicit proposals for a complete renovation of the grille; and

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

NOW, THEREFORE, BE IT RESOLVED that the **Village Clerk be and hereby is authorized to arrange the preparation of bid specifications and 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 Trustee Ackerman . On roll call:

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

Resolution 07222025-03 was duly adopted.

Mayor Forman placed on the table for consideration **three renewal applications from The New York State Liquor Authority pertaining to the sale of alcoholic beverages at The Village Club of Sands Point,** copies of which are appended hereto and made a part of the minutes

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

RESOLUTION 07222025-04
THREE RENEWAL APPLICATIONS TO THE
NEW YORK STATE LIQUOR AUTHORITY
LICENSES TO PURCHASE AND SELL ALCOHOLIC BEVERAGES AT
THE VILLAGE CLUB OF SANDS POINT

WHEREAS, by Resolution 22895-08 an application to New York State Liquor Authority was prepared and submitted to permit The Club to purchase and sell alcoholic beverages at various locations throughout The Club property; and

WHEREAS, the three Club liquor licenses are due to expire on September 30, 2025; and

WHEREAS, completed applications, liquor bonds and license/filing fees are now being requested to renew the licenses until September 30, 2027; and

WHEREAS, the Board of Trustees is aware of the need to renew and receive the licenses in order to provide un-interrupted services to the community;

NOW, THEREFORE, BE IT RESOLVED **that the Village Clerk be and hereby is directed to complete and submit the required applications to The New York State Liquor Authority to renew the three Club liquor licenses for;**

Mansion #1-Serial Number 1015330
Pool Bldg #2-Serial Number 1015331
Golf Grille #3 – Serial Number 1015329

BE IT FURTHER RESOLVED, **that the Board directs the Village Clerk to have checks prepared in the amount of $590.00 for each of the renewal licenses; and**

BE IT FURTHER RESOLVED, **that the Board directs the Village Clerk to have three renewal liquor bonds issued from insurance carrier Utica National Insurance Company through Salerno Brokerage at a cost of $75.00 per bond; and**

FURTHER RESOLVED, **that the Board reaffirms their authorization of Village Clerk Liz Gaynor to be the applicant and Alcoholic Beverage Control Officer for the Village pertaining to the aforesaid applications.**

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

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

Resolution 07222025-04 was duly adopted.

Mayor Forman placed on the table for **consideration a Resolution Authorizing the Installation of a Seating Area, Purchase of Dining Sets, and Purchase & Installation of Awnings at the Pickleball Courts at The Village Club of Sands Point.**

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

RESOLUTION 07222025-05
APPROVING THE INSTALLATION OF A SEATING AREA AND PURCHASE OF OUTDOOR PATIO DINING SETS, AND PURCHASE & INSTALLATION OF AWNINGS AT THE PICKLEBALL COURTS FROM VARIOUS VENDORS THE VILLAGE CLUB OF SANDS POINT

WHEREAS, currently there is no seating nor shade area at the pickle ball courts at The Village Club of Sands Point; and

WHEREAS, to provide seating and shade for the comfort and safety of Club members, General Manager Jon Cheshire is requesting installation of a covered seating area at the pickle ball courts; and

WHEREAS, several vendors have been engaged to provide goods and services for in the past and have provided excellent product for fair prices; and

WHEREAS, the Board of Trustees has reviewed the proposed purchase order and finds it acceptable.

NOW, THEREFORE BE IT RESOLVED that the following vendors are engaged to provide goods and services in accordance with their proposals, copies of which are attached and appended hereto:

VENDOR	**ITEM/SERVICE**	**PRICE**
Cow Bay Contracting **40 Roselle Street** **Mineola, NY 11501**	General Construction	$15,000.00
Sign All Arama **40-31 201st Street** **Bayside, NY 11361**	Awnings	$14,400.00
Wayfair	Outdoor Patio Sets	$1,600.00
TOTAL:		**$31,000.00**

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

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

Resolution 07222025-05 was duly adopted.

Mayor Forman announced that **Jon Cheshire, currently Senior Vice-President of Operations for KemperSports Management LLC, has been engaged as the new general manager for the Village Club**, upon further review by the HR Commissioner and Mayor. Upon motion by Trustee Karabatos and seconded by Trustee Ackerman and carried unanimously the engagement of Jon Cheshire as General Manager of The Village Club is hereby approved.

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

Resolution 07222025-06 was duly adopted.

Mayor Forman opened the **Regular Meeting of the Board of Trustees** at 9:20 p.m.

The **Minutes** of the meeting held on June 18, 2025 and June 27, 2025 were reviewed. On motion by Trustee Karabatos, seconded by Trustee Ackerman 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 2025 was 58,104,319 gallons pumped versus 63,051,500 gallons during June 2024.

The **Treasurer's Report** showing cash balances as of June 30, 2025, was reviewed (copy attached). On motion by Trustee Karabatos, seconded by Trustee Ackerman 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 Trustee Karabatos seconded by Trustee Ackerman 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 Trustee Karabatos, seconded by Trustee Ackerman and carried unanimously, the Building Commissioner's recommendations were adopted.

The Board received the **Building Department Report of Activity** for the month of June 2025 which showed:

Building Permits issued – 23
Building Permit Applications filed – 23
Certificates of Occupancy Issued – 1
Certificates of Completion Issued – 6
Temporary Certificates of Occupancy Issued – 0
59 Trees to be Removed/Replaced

The Board received the **Justice Court Report** for June 2025 which showed:

Arraignments – 36
Trials - 0
Total VTL fines Collected- $992.00
Total Village (SPC) fines collected - $2,950.00
Total Village VTL & SPC Code Fines Collected: $3,942.00

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

a) Local Law to Amend Chapter 159 of the Village Code "Trespassing"
b) Local Law to Amend Chapter 176 of the Village Code relating to Sports Courts, and other zoning matters.
c) Local Law to Amend Chapter 114 of the Village Code, "Notification of Defects"
d) Local Law to Amend Chapter 4 of the Village Code, "Boards, Commissions, and Committees"
e) Local Law to Amend Chapter 168 of the Village Code, "Water" relating to water rates

On motion of Trustee Karabatos and seconded by Trustee Ackerman and voted on as follows, the Board resolved to hold a Public Hearing at their August 2026 meeting. On vote as follows:

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

Resolution 07222025-07 was duly adopted.

Mayor Forman placed on the table for consideration a **Transfer of Village Funds from the 2025/26 Fiscal Year Budget to the 401(A) Qualified Defined Contribution Program Account for Terminal Pay of P.O. Steven Cancellarich.**

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

RESOLUTION 07222025-08
TRANSFER OF VILLAGE FUNDS FROM THE CONTINGENT ACCOUNT TO 401(A) QUALIFIED DEFINED CONTRIBUTION PROGRAM ACCOUNT FOR THE TERMINAL PAY OF P.O. STEVEN CANCELLARICH

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

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

WHEREAS, the maximum annual contribution to a 401(a) Plan account currently permitted under the law is $70,000.00; and

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

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

WHEREAS, P.O. Cancellarich has provided the Village with promissory notes in the aggregate amount of $70,000; and

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

WHEREAS, the current balance in the Restricted Fund-Reserve for Employee Benefits Accrued Liability is only $93,285; and

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

WHEREAS, the funds for terminal pay are in the 2025/26 Fiscal Year Budget - Contingent Account; and

NOW, THEREFORE, BE IT RESOLVED, that a contribution in the amount of $70,000.00, constituting a portion of P.O. Cancellarich terminal pay, is authorized to be drawn from the 2025/26 fiscal year budget and deposited in the 401(A) Qualified Defined Contribution Program Account for P.O. Cancellarich; and

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

From:	A1990.0400	Contingent Account	$70,000.00
To:	A3120.0482	Police/Retirement 401A	$70,000.00

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

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

Resolution 07222025-08 was duly adopted.

Mayor Forman placed on the table for consideration the **Rejecting of Bids received for the General Construction, Plumbing Construction, and HVAC Construction in relation to the Construction of a Granular Activated Carbon System for the Permanent Emerging Contaminant Removal at Wells Nos. 3 & 4** of the Sands Point Water System**.**

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

RESOLUTION 07222025-09
REJECTING OF BIDS RECEIVED
FOR GENERAL CONSTRUCTION, PLUMBING CONSTRUCTION, AND HVAC CONSTRUCTION
AN AUTHORIZING THE PREPARATION OF NEW BID SPECIFICATIONS AND TO SOLICIT NEW BIDS FOR
1) GENERAL TO INCLUDE PLUMBING CONSTRUCTION
AND
2) HVAC CONSTRUCTION
IN RELATION TO THE CONSTRUCTION OF A
GRANULAR ACTIVATED CARBON SYSTEM ("GAC")
FOR WELL NOS. 3&4
SANDS POINT WATER SYSTEM

WHEREAS, per Resolution 06182025-04 the Board of Trustees of the Village of Sands Point (the "Village") authorized the Mayor, upon review of a memorandum from the Village's Consulting Engineer, H2M Engineers & Architects, to accept or reject, all or some of the bids; and

WHEREAS, the Mayor finds that is in the best interest of the Village to reject all bids received for the general, plumbing, and HVAC construction; and

NOW, THEREFORE BE IT RESOLVED that be and hereby authorization is granted for the Village Engineer to prepare new bid specifications and for the Village Clerk to re-advertise for new bids for: 1) the general construction to include plumbing; 2) HVAC construction in accordance with General Municipal Law §103.

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

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

Resolution 07222025-09 was duly adopted.

Mayor Forman placed on the table for consideration the **Rejecting of all Bids and Authorizing the Solicitation of New Bids for the Administration Building Generator Installation at 2 Governors Lane.**

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

RESOLUTION 07222025-10
REJECTING ALL BIDS AND AUTHORIZING THE SOLICITATION OF NEW BIDS FOR ADMINISTRATION BUILDING GENERATOR INSTALLATION AT 2 GOVERNORS LANE

WHEREAS, the Board of Trustees of the Village of Sands Point (the "Village") authorized the Village Clerk to publish a Notice to Bidders for Sealed Bids for Administration Building Generator Installation at 2 Governors Lane Contract (the "Notice"); and

WHEREAS, the Village Clerk published the Notice in the official Village newspaper; and

WHEREAS, two (2) bids were submitted in response to the Notice on June 26, 2025; and

WHEREAS, the Board of Trustees finds that it is in the best interest of the Village to reject the bids submitted in response to the Notice and re-advertise for new bids for the Administration Building Generator Installation at 2 Governors Lane Contract in accordance with General Municipal Law §103.

THEREFORE, NOW BE IT RESOLVED that the Board of Trustees rejects the bids submitted pursuant to the Notice of Bidders; and be it

FURTHER RESOLVED that the Board of Trustees authorizes the Village Clerk to solicit new bids for the Administration Building Generator Installation at 2 Governors Lane.

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

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

Resolution 07222025-10 was duly adopted.

Mayor Forman placed on the table for consideration a **Resolution Ratifying and Affirming a Change Order re HVAC installation at Water Department Headquarters located at 2 Governors Lane.**

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

RESOLUTION 07222025-11
RATIFYING AND AFFIRMING
A CHANGE ORDER RE HVAC INSTALLATION
AT WATER DEPARTMENT HEADQUARTERS
LOCATED AT 2 GOVERNORS LANE
DYNAIRE CORPORATION

WHEREAS, Water Department Headquarters located at 2 Governors Lane is currently under renovation; and

WHEREAS, per Resolution 09242024-15, Dynaire Corporation was engaged for the HVAC installation at Water Department Headquarters at a cost of $29,825.00; and

WHEREAS, after review by Water Superintendent Christian DiMartino it was deemed necessary to substitute more suitable equipment and some additional work was necessary beyond the original scope, at an additional cost of $9,900.00, a copy of the change proposal is appended hereto and made a part of the minutes,

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby ratify and affirms the decision authorizing the change order; and

FURTHER RESOLVED the Board does hereby ratifies and affirms the additional payment in the amount of $9,900.00 made to Dynaire Corporation, 134 Herricks Road, Mineola, New York 11501.

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

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

Resolution 07222025-11 was duly adopted.

Mayor Forman placed on the table a **Resolution to Authorize the Execution of an Inter-Municipal Cooperation Agreement between the County of Nassau and the Incorporated Village of Sands Point, to purchase and procure communication and office equipment.**

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

RESOLUTION 07222025-12
AUTHORIZING THE EXECUTION OF AN INTER-MUNICIPAL COOPERATION AGREEMENT BETWEEN THE COUNTY OF NASSAU AND THE INCORPORATED VILLAGE OF SANDS POINT, TO PURCHASE AND PROCURE COMMUNICATION AND OFFICE EQUIPMENT

WHEREAS, the Board of Trustees (the "Village Board") of the Incorporated Village of Sands Point (the "Village"), finds that it is in the best interests of the public, the County of Nassau (the "County"), and the Village to share resources in the undertaking of municipal improvement projects and other purposes, as authorized by Article 5-G of the General Municipal Law of the State of New York (the "GML"), and

WHEREAS, each party hereto has certain resources, including equipment, personnel and financing which may be available from time to time to carry out such improvement projects and purposes, and

WHEREAS, it is possible to make such resources available for mutual use when it is in the public interest; and

WHEREAS, it is desirable for the County and the Village to undertake certain projects and purposes in cooperation with one another as authorized by the GML through inter-municipal cooperation agreements; and

WHEREAS, the County and the Village desire to enter into an agreement ("the "Agreement") for the Village to purchase and procure communication and office equipment (the "Project"); and

WHEREAS, the Village Board has reviewed the terms of the Agreement for the Project, a copy of which are annexed hereto, and finds them to be reasonable, acceptable, and in the best interest of the Village.

NOW THEREFORE BE IT RESOLVED, that the Village Board approves the Project and authorizes the Mayor to sign the Agreement, a copy of which is appended and included herein.

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

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

Resolution 07222025-12 was duly adopted.

Mayor Forman placed on the table a **Resolution to Authorize the Execution of an Inter-Municipal Cooperation Agreement between the County of Nassau and the Incorporated Village of Sands Point, to purchase and procure new equipment on behalf of the Sands Point Police Department**

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

RESOLUTION 07222025-13
AUTHORIZING THE EXECUTION OF AN INTER-MUNICIPAL COOPERATION AGREEMENT BETWEEN THE COUNTY OF NASSAU AND THE

INCORPORATED VILLAGE OF SANDS POINT, TO PURCHASE AND PROCURE NEW EQUIPMENT ON BEHALF OF THE SANDS POINT POLICE DEPARTMENT

WHEREAS, the Board of Trustees (the "Village Board") of the Incorporated Village of Sands Point (the "Village"), finds that it is in the best interests of the public, the County of Nassau (the "County"), and the Village to share resources in the undertaking of municipal improvement projects and other purposes, as authorized by Article 5-G of the General Municipal Law of the State of New York (the "GML"), and

WHEREAS, each party hereto has certain resources, including equipment, personnel and financing which may be available from time to time to carry out such improvement projects and purposes, and

WHEREAS, it is possible to make such resources available for mutual use when it is in the public interest; and

WHEREAS, it is desirable for the County and the Village to undertake certain projects and purposes in cooperation with one another as authorized by the GML through inter-municipal cooperation agreements; and

WHEREAS, the County and the Village desire to enter into an agreement ("the "Agreement") for the Village to purchase and procure new equipment on behalf of the Sands Point Police Department (the "Project"); and

WHEREAS, the Village Board has reviewed the terms of the Agreement for the Project, a copy of which are annexed hereto, and finds them to be reasonable, acceptable, and in the best interest of the Village.

NOW THEREFORE BE IT RESOLVED, that the Village Board approves the Project and authorizes the Mayor to sign the Agreement, a copy of which is appended and included herein.

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

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

Resolution 07222025-13 was duly adopted.

Mayor Forman placed on the table **a Resolution Authorizing Approval of Attendance for Village Clerk Liz Gaynor at the NYCOM Fall Training School from September 15, 2025 through September 19, 2025.**

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

RESOLUTION 07222025-14
APPROVAL OF ATTENDANCE
AT 2025 NYCOM FALL TRAINING SCHOOL
FOR VILLAGE CLERK LIZ GAYNOR
FROM MONDAY, SEPTEMBER 15, 2025 THRU FRIDAY, SEPTEMBER 19, 2025
AT THE CONFERENCE CENTER IN LAKE PLACID, NEW YORK

WHEREAS, it is necessary for the Village Clerk 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 Clerk Liz Gaynor, be allowed to attend the Annual NYCOM Fall Training School from September 15, 2025 through September 19, 2025, at the Conference Center in Lake Placid, New York at a cost not to exceed $2,700.00.

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

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

Resolution 07222025-14 was duly adopted.

Mayor Forman placed on the table **a request to approve attendance at the Annual New York State Court Clerks Conference for Court Clerk Lisa Monteforte**.

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

RESOLUTION 07222025-15
APPROVAL OF ATTENDANCE
FOR COURT CLERK LISA MONTEFORTE
AT THE ANNUAL NEW YORK STATE ASSOCIATION OF
MUNICIPAL COURT CLERKS ("NYSAMCC")
FROM SEPTEMBER 28, 2025 THROUGH OCTOBER 1, 2025
CROWNE PLAZA ALBANY – DESMOND HOTEL

WHEREAS, it is necessary for the Court Clerk to acquire up to date information; and

WHEREAS, the Court Clerk Conference provides the most comprehensive program of its kind in New York State for Municipal Courts 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 Court Clerk Lisa Monteforte be allowed to attend the Annual NYSAMCC Conference from Sunday, September 28, 2025 through Wednesday, October 1, 2025, at a cost not to exceed $2,000.00.

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

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

Resolution 07222025-15 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 26, 2025** at 8:00 p.m.

There being no further business to come before the Board, on motion of Trustee Karabatos, seconded by Trustee Ackerman and carried unanimously, the meeting was adjourned at 8:55 p.m.

Liz Gaynor

Liz Gaynor, Village Clerk