

Grievance Day for the Village of Port Washington North was convened on Tuesday, **February 16, 2021** at 10:00 a.m. at the Village Hall, 3 Pleasant Avenue, Port Washington, New York. The Assessor and the Board of Trustees, sitting as the Board of Assessment Review, met for the purpose of hearing complaints in relation to assessments for the year 2021. No complaints were received. At 2:00 p.m., there being no further business, Grievance Day was adjourned.

Palma Torrisi, Village Clerk

A Regular Meeting of the Board of Trustees of the Village of Port Washington North was held on Wednesday, **February 24, 2021** at 7:30 p.m. Pursuant to the Governor's Executive Order 103 the meeting was held via video conference. The public was able to hear and participate in the meeting by computer link, telephone dial-in and, additionally, the public was able to ask any questions through email.

Present: Mayor - Robert Weitzner
 Trustees - Steven Cohen
 - Matthew Kepke
 - Michael Malatino
 - Sherman Scheff
 Clerk - Palma Torrisi
 Attorney - Stuart Besen
 Court Reporter - Jennifer Devlin

1. Clerk

A. Minutes

On motion of Trustee Scheff, seconded by Trustee Kepke, it was unanimously RESOLVED that the reading of the minutes of the Board of Trustees meeting of December 16, 2020 be waived and that they be and hereby are approved as prepared by Clerk Torrisi.

B. Board of Assessment Review

The Board of Trustees and the Assessor, sitting as the Board of Assessment Review, dealt with applications for correction of assessment and for exemptions.

1. Assessor Torrisi reported that Grievance Day was held on February 16, 2021 from 10:00 a.m. to 2:00 p.m. at the Village Hall. On motion of Trustee Malatino, seconded by Trustee Cohen, it was

RESOLVED that the following applications for **Correction of Property Assessments** be and hereby are denied and that the tentative assessments remain unchanged on the 2021 Village Assessment Roll:

<u>Name</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Unit</u>	Tentative Assessment	Requested Assessment
Malachite Development LLC	4	J	3		2,410	241
Valley Road LLC	4	J	36		19,000	190
Gerhard & Brigitta Clusener	4	J	37		15,000	3,750
Carla Barone	4	J	42		4025	1006
Two Channel Drive LLC	4	J	690		18,929	1,892
KBH 85 Harbor Road LLC	4	J	716		100,000	1,000
75 Harbor Road LLC	4	J	735		13,700	1,370
75 Harbor Road LLC	4	J	750		21,300	2,130
Board of Managers of Mill Pond Acres Condo	4	J	775	100-152 & 200-252	3,200	800 each

Board of Managers of Mill Pond Acres Condo	4	J	775	300-443	3,900	975 each
Helen O'Keefe	4	J	775	102	3,200	800
Michael Arnopp	4	J	775	103	3,200	800
Harilal Maniar	4	J	775	109	3,200	800
Jean Incorvaia	4	J	775	120	3,200	800
William & Carolyn Belinsky	4	J	775	125	3,200	800
June Brereton	4	J	775	131	3,200	800
Cynthia Salzan	4	J	775	143	3,200	800
Gino DiBenedetto	4	J	775	218	3,200	800
Cynthia Hill	4	J	775	221	3,200	800
Ronnie Heller	4	J	775	223	3,200	800
Vicki Windler	4	J	775	228	3,200	800
Mary Suzanne Barry	4	J	775	234	3,200	800
Saul Lieberman	4	J	775	240	3,200	800
Sheila Schneider	4	J	775	303	3,900	975
Harold Cohen	4	J	775	305	3,900	975
Robert Hartigan	4	J	775	308	3,900	975
Michael Brass	4	J	775	333	3,900	975
Raymond & Laura Furey	4	J	775	336	3,900	390
Eli Dzen	4	J	775	340	3,900	975
Harriet Orenstein	4	J	775	358	3,900	975
Robert Trunz	4	J	775	360	3,900	975
Carlo & Kathleen Manganillo	4	J	775	364	3,900	390
Zelda Meyers	4	J	775	370	3,900	975
Paula Cohn	4	J	775	404	3,900	975
Joseph Hohenstein	4	J	775	407	3,900	975
Lina Armata	4	J	775	421	3,900	975
Elizabeth Viola	4	J	775	424	3,900	975
Sondra Winder	4	J	775	426	3,900	975
Gulfway Marine Service Inc.	4	N-1	321 & 322		39,000	9,750
84 Shore Road Development Realty	4	N-2	411		14,250	3,563
Bill Wolf Petroleum Corp.	4	N-2	412		21,500	5,375
Zebel Inc.	4	Q	5		2,431	608
Stop & Shop Supermarket Co.	4	Q	10,34,128		67,632	6,763.20
Zebel Inc.	4	Q	21		800	200
Frederick Hehn, Jr.	4	Q	31		1,620	405
Zebel Inc.	4	Q	133		109	27
Henze Marvin	4	Q	134		1,680	420
Zebel Inc.	4	Q	135		60	15
Bernie Yatauro	4	Q	226		9,500	950
15 Smull Place LLC	4	Q	227		17,280	4,313
Cave Canem Realty LLC	4	Q	228		7,700	770
Grt. Ret. Annuity Trust of Amrit Sethi	4	Q	236		13,000	130
Diane Prudenti & Sal Spezio	4	Q	243		10,180	5,090

Richard Scallon	4	Q	244	120,000	12,000
Ann McQuade	4	Q	247	5,512	1,378
Ayako Norton	4	Q	253	8,640	4,320
Natasha Moskvina	4	Q	260	9,460	2,365
Mark & Doris Novick	4	28	68	8,400*	840
Mark & Doris Novick	4	28	69	8,400*	840
Jeremy & Angela Coquinco	4	28	74 & 75	8,462	4,231
Albert Bartkoski	4	29	225	8,760	2,190
Francesco & Luisa Capogna	4	31	29	6,000	600
John Swain	4	31	88	3,380	958
John Fico	4	31	99	6,313	1,578
Vito Guarino	4	31	101	4,750	1,188
Adriana Burcea	4	31	104	5,915	1,479
John Fico	4	31	106	8,050	2,013
Max Weisman	4	31	116	11,020	2,755
Helen Zhu	4	31	117	11,000	2,500
Jennifer Banta & Frank Banta	4	32	8	10,447	790
Jean Szaro	4	32	12	3,040	760
Paul Cicchetti	4	32	114	2,200	550
Stop & Shop Supermarket Co.	4	48	8,27,34-37	93,124	9,312.40
Bay Land Leasing LLC	4	48	38	12,000	2,400
V&S Realty Corp & Jack Santomauro	4	48	39	6,380	1,595
V&S Realty Corp & Jack Santomauro	4	48	40	6,380	1,595
MNK Management Corp.	4	48	41	25,250	252
15 Smull Place LLC	4	48	49	6,720	1,680
SK Foods Corp.	4	51	17	3,066	37
SK Foods Corp.	4	51	109	3,807	46
SK Foods Corp.	4	51	111	13,627	165
Lorin Bogensberger	4	115	13	10,160	5,080
Sanford Lewis	4	115	18	9,310	4,655
Stephen Corteselli	4	115	20	11,600	5,800
Evan Wollis	4	115	43	6,800	1,700
Errin Hatwood	4	115	44	10,600**	2,650
Elaine Sands	4	115	51	7,800	1,950
Mark & Kristin Smaldon	4	115	52	9,637	4,818.50
Robyn Perlman	4	115	57	9,400	2,350
Merle Colchamiro	4	115	60	9,448	4,724
Craig Bruno	4	115	61	10,272	5,136
Stephen Newman	4	115	72	9,737	4,868.50
David McCallin	4	115	86	9,900	4,950
Philip Ninan	4	115	88	8,000	2,000
Matthew & Gayle Farhadian	4	116	4	9,550	4,775
Gail Whelan	4	116	13	6,150	1,538
Anne Marie Iannizzi	4	116	19	9,600	2,400

Jiva Chatrath	4	116	24	9,300	2,325
William Lacal	4	116	26	9,000	900
Johanna & Kieran Brooks	4	116	28	7,800	3,900
Jason Lieberfeld & Liliana Beidaut	4	116	29	7,990	3,950
Emilio & Regina Cetta	4	116	31	7,400	3,700
Robert Lorenzini	4	116	32	7,030	1,758
Phyllis Weinberger Trust	4	116	33	8,810	2,202
Sally Schneider	4	117	2	6,930	1,733
Glenn Kustal	4	117	4	6,650	1,663
Elena Goloubeva	4	117	5	7,128	1,782
Todd Moskowitz	4	117	6	7,775	1,944
Andrew Hausspiegel & Shelly Goodman	4	117	9	7,968	797
Sam Liu & Wei Wei Xia	4	117	10	9,930	4,965
Gerald Fine	4	117	12	6,200	1,550
Peter & Margaret Admirand	4	117	15	8,349	4,174.50
Samuel & Ashley Jaffe	4	117	28	9,600	4,800
Alexander Hoffman	4	117	32	8,132	4,066
Gerald Stern	4	117	34	9,130	4,565
Matthew Kepke	4	118	2	7,530	3,765
Michael Deleonardis	4	118	21	10,350	5,175
Raymond & Angelika Johnson Jr.	4	118	25	7,534	3,767
Jeremy & Karen Michaels	4	118	29	9,020	4,510
Michael Morales	4	118	41	8,828	2,207
Hillary & Jay Beberman	4	118	42	9,870	2,467
Russell & Rachel Garber	4	118	43	10,163	5,081.50
Jill Segal	4	118	46	9,600	4,800
Andrew Hollander	4	119	17	9,720	2,430
Adam & Tracy Milner	4	119	23	10,395	5,197.50
Gregory Raddock	4	120	5	7,710	1,928
Florence Imperatore	4	120	6	10,670	2,668
Driftwood Associates LLC	4	120	7	7,350	3,675
Barbara Zion-Green	4	120	16	8,850	4,425
Yasuko Onizawa	4	120	25	8,350	2,088
Yasuko Onizawa	4	120	25	8,350	4,175
Christine Galluccio	4	120	27	7,520	1,880
Benjamin & Sydelle Sands	4	120	29	7,500	3,750
Fanny Tsou	4	120	30	7,820	1,955
Two Channel Drive LLC	4	123	8 & 54	121,856	12,185
Thomas E. Hoar Inc.	4	123	15	32,000	6,400
Steven Klein	4	123	16 & 26	25,000	2,500
Parviz Farahzad	4	123	18, 20, 23, 24, 43	350,000	35,000
Pleasant Avenue Realty LLC	4	123	21	22,000	4,400
Albert Oswald Realty Holding Corp.	4	123	27	32,000	8,000
Fab-Con Machinery Corp.	4	123	28	34,000	6,800

Sara Mody Holdings Inc.	4	123	29 & 30	46,000	9,200
Parviz Farahzad	4	123	50	60,000	6,000
Two Channel Drive LLC	4	123	51	986	98
Channel Drive 53A LLC	4	124	53A	9,957	1,991
Carole Altman	4	124	10	8,400	4,200
Jacques Barber & Smader Auerbach	4	124	11	8,000	4,000
Douglas & Elyse Brenner	4	124	13	9,050	4,525
Neil Edson	4	124	19	8,363	4,290
Nancy Larick & Eric Mohr	4	124	22	8,090	4,045
Arlene Cummings	4	124	26	7,370	1,843
Michael Van Manen	4	124	29	8,150	4,075
Ryan Fisher	4	124	32	8,340	4,170
Katherine Gallo	4	124	33	8,550	4,275
Ronnie & Lilia Snaider	4	124	36	8,300	4,150
Raymond Lee & Shuang Wu	4	125	8	8,843	4,421.50
William McFadden	4	125	15	8,300	4,150.00
Giovanni Cerroni	4	125	16	8,400	2,100
New York Community Bank	4	125	19	1,560	390
New York Community Bank	4	125	22	16,670	4,168
New York Community Bank	4	125	23	1,770	442
Carol Davis	4	126	7	7,700	3,850
Judith Wolf	4	126	8	7,800	3,900
Bonnie Kline	4	126	16	8,000	2,000
Seth Diamond & Suzanne Frank	4	126	23	8,350	4,175
Tina Schmirer	4	127	14	8,350	4,175
Heath Levine	4	127	24	8,130	2,033
Will Rizzo	4	128	6	8,200	4,100
Beth Epstein	4	128	15	7,450	3,725
Soundview Gardens Inc.	4	128	17	120,881	24,176
Spivack Realty Co. Inc.	4	128	21	93,000	18,600
Spivack Realty Co. Inc.	4	128	23	99,800	19,960
Spivack Realty Co. Inc.	4	128	24	97,200	19,440
Walgreen Eastern Colnc, LBUBS, et al	4	129	1	108,100	10,810
Target Corp.	4	129	1	108,100	1,081
99 Shore Road LLC	4	129	7	4,340	1,085
Walgreen Eastern Colnc, LBUBS, et al	4	129	10, 12, 14C	291,900	29,190
99 Shore Road LLC	4	129	15A & 15C***	15,660	3,915
Christopher & Filomena Riviezzo	4	134	2	8,500	4,250
Marc Kaplan	4	134	6	9,110	2,278
Abraham & Roya Neissani	4	134	9	9,342	4,671
Joshua Orchant	4	134	10	10,200	5,100
Jack Obadia	4	134	12	7,971	1,993
Warren Elkins	4	134	14	8749	4,374.50
Steven Park & Carol Son	4	134	25	9,260	4,630

Joan Evans	4	134	19	8,560	4,280
Beth Burstein	4	134	21	8,350	2,088
Eleanor Colasante	4	134	22	8,250	2,063
Sam Chiu	4	134	25	8,420	790
Jack Mishan	4	134	30	10,250	1,025
James Moroney & Cindy Jan	4	134	34	8,748	4,374
Cary & Barrie Krefetz	4	134	35	10,300	5,150
Richard Gallucci	4	134	41	8,107	2,027
David & Evelyn Gabriel	4	135	4	9,550	4,775
Brad & Erin Kligman	4	135	6	10,472	5,236
Gerald & Kerry Craig	4	135	10	8,337	4,168.50
Robert & Andrea Grossman	4	135	14	9,900	4,950
Zoya Kapoor	4	135	16	8,934	4,467
Linda Lejman	4	135	17	7,750	1,938
Mona Davis	4	135	20	8,750	875
David Goh	4	135	24	7,802	1,951
Kenneth & Lisa Roedel	4	135	25	7,115	712
Stephen & Helene Weingrow	4	135	28	9,180	4,590
Betty Eng & Chung Wu	4	135	30	8,085	4,042.50
Paul Durando	4	135	32	10,780	2,695
Michael Birnbaum	4	135	34	8,175	4,087.50
Federic & Marjorie Lieberman	4	135	36	8,380	4,190
Robert & Rita Marcus	4	135	37	9,440	4,720
Keivan & Thea Farhadian	4	135	38	10,560	5,280
Massimo & Mary Vassalle	4	136	1	8,700	4,350
Rochelle Block	4	136	7	10,250	5,125
Vincent Cascio	4	136	8	10,500	2,625
Nancy Klein	4	136	13	9,120	2,280
Howard Kingsley	4	136	14	9,840	790
George & Paulianthi Diamantakis	4	136	19	10,250	5,125
Robert Berg	4	136	23	9,904	4,952
Maxine Felsen	4	136	29	7,500	1,875
Kevin Morris	4	136	32	10,130	5,065
Myra Barr	4	136	34	8,532	2,133
Joseph Visco	4	137	1	10,090	101
Jeremy Kreitman	4	137	11	8,600	2,150
Henry & Josephine Cosenza Trust	4	137	17	8,400	4,200
Mario & Danna Truglio	4	137	19	9,010	4,505
Paul & Norine Berberich	4	137	21	8,910	4,455
Vasilios Petratos	4	137	26	6,800	1,700
Robert & Jane Weitzner	4	137	29	10,820	2,705
Marsha Javer	4	137	33	7,650	1,913
Alexander Khaykin & Rafova Yana	4	137	35	8,980	2,245
Richard & Leona Viesta	4	137	38	9,850	4,925

Sheldon Greenbaum	4	137	47	7,250	1,813
David Feiner	4	137	57	8,930	4,465
Burton & Sharyn Falkenstein	4	138	2	9,578	4,789
Adrienne Lieberman	4	138	9	10,080	5,040
Esther Levine	4	138	10	8,300	2,075
David & Deborah Silberg	4	138	11	9,600	4,800
Peter & Nancy Verdi	4	138	12	9,600	2,400
Benjamin & Shlomit Eisner	4	138	14	10,780	5,390
M.E.L. Seagull Family Ltd. Ptrshp.	4	138	19	10,150	2,537
Ivan & Betty Debel	4	138	24	9,700	4,850
Adriana Llewellyn	5	2	4	3,412	853
Marianne Clemett	5	2	6	3,380	790
Jeffrey & Carol Hafer	5	2	7	5,670	790

* Lots 68 & 69 are joined.

** Lots 44 & 80 are joined.

*** Lot 15C is not in the Village.

Vote was recorded as follows: Trustee Cohen-aye, Trustee Kepke-abstain, Trustee Malatino-aye, Trustee Scheff-aye, Mayor Weitzner-aye. Motion carried.

C. Senior Citizens Exemptions

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the following applications for **Senior Citizens Exemption**, totaling \$25,805, for the 2021 Assessment Roll be and hereby are approved:

<u>Name</u>	<u>Section-Block-Lot-Unit</u>				<u>\$ Amount</u>
Joan Byrne	4	J	775	200	1,600.
Mario & Bertha Catu	4	J	11	--	2,343.
Nicoletta Chimienti	4	J	40	--	4,777.
Shahin Farahan	4	125	9	--	3,050.
Milton Katz	4	J	775	214	1,440.
Joseph & Bernice Keller	4	126	24	--	4,200.
Melvyn Kimmel	4	115	71	--	2,110.
Sandra Rosseland	4	J	775	248	1,600.
Sally Schneider	4	117	2	--	3,465.
Kai Tarp	4	127	10	--	1,220.

D. Assessment Roll 2021/2022 Completed

Assessor Torrisi reported that the Assessment Roll for the year 2021/2022 was finally completed and filed in the office of the Village Clerk.

E. Budget Hearing & Annual Meeting

On motion of Trustee Scheff, seconded by Trustee Cohen, it was unanimously

RESOLVED that the Board of Trustees of the Village of Port Washington North will hold a Public Hearing with respect to the Tentative Budget of the Village for the fiscal year June 1, 2021 to May 31, 2022 at 7:30 p.m. on Wednesday, March 24, 2021 via video conference, additionally the public will be able to hear and participate in the hearing by computer link, telephone dial-in and ask any questions through email. The Tentative Budget provides an annual salary of \$5,000 for the Mayor and an annual salary of \$3,000 for each Trustee; and be it further RESOLVED that the Board of Trustees will hold the Annual Meeting of the Village of Port Washington on Wednesday, April 28, 2021 at 7:30 p.m.

2. Treasurer

A. Abstract of Vouchers

On motion of Trustee Malatino, seconded by Trustee Kepke, it was unanimously RESOLVED that the reading of the General Fund Abstract of Vouchers #230, totalling \$72,817.98, and the Trust & Agency Abstract of Vouchers #169, totalling \$1,360.00, be waived and that they be and hereby are approved as prepared by Treasurer Bella.

B. Budget Report

On motion of Trustee Cohen, seconded by Trustee Malatino, it was unanimously RESOLVED that the Budget Report as of January 31, 2021, showing the General Fund Balance to be \$2,477,729.71 and the Trust & Agency Fund Balance to be \$18,379.20, and the modifications contained therein, be and hereby are accepted as prepared by Treasurer Bella.

C. It was reported that Trustee Scheff reviewed the bank statement reconciliations for January 2021.

3. Reports

A. Public Works

On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that the Public Works Department report for the month of February 2021 be and hereby is accepted as submitted by Superintendent Novinski.

B. Building Department

1. On motion of Trustee Cohen, seconded by Trustee Malatino, it was unanimously RESOLVED that the Building Department report for February 2021 be and hereby is accepted as submitted by Superintendent Barbach.

2. On motion of Trustee Scheff, seconded by Trustee Kepke it was unanimously RESOLVED that sign permit applications PA2017-78 & -81, as revised, submitted by Bill Wolf Petroleum Corp., 80 Shore Road, Port Washington, New York (premises

designated on the Nassau County Land & Tax Map as Section 4, Block N-2, Lot 412), for a 7-foot high by 8-foot long Shell symbol and illuminated digital price monument sign, and a 3-foot high by 8-foot long wall/store front sign, be and hereby are approved.

C. Emergency Management & Traffic Safety

On motion of Trustee Malatino, seconded by Trustee Scheff, it was unanimously RESOLVED that the Emergency Management and Traffic Safety report for the month of February 2021 be and hereby is accepted as presented by Commissioner Kaplan.

D. Beautification

On motion of Trustee Cohen, seconded by Trustee Malatino, it was unanimously RESOLVED that the Beautification report for the month of February 2021 be and hereby is accepted as presented by Commissioner Roth.

E. Justice Court

The Board accepted the Justice Court reports for the months of October 2020, December 2020 and January 2021.

On motion of Trustee Cohen, seconded by Trustee Malatino, it was unanimously RESOLVED that the meeting be and hereby is adjourned at 8:30 p.m.

Palma Torrisi, Village Clerk