

A **Regular Meeting** of the Board of Trustees of the Village of Port Washington North was held on Monday, **May 13, 2025** at 7:30pm at the Village Hall, 3 Pleasant Avenue, Port Washington, New York.

Present:	Mayor	Robert Weitzner
	Trustees	Steven Cohen
		Mathew Kepke
		Michael Malatino
	Clerk	Angelique Melnyk
	Attorney	Christopher Prior
	Court Stenographer	Sheryl Fitzpatrick
	Excused	Andrea Scheff

Public Hearing: New Oasis Development LLC

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the public hearing be opened. Whereupon, Mayor Weitzner opened the Public Hearing, to consider the application for site plan approval of New Oasis Development LLC, the applicant and contract vendee for 7.45 acres of vacant land at Valley Road and Avenue C, situated south of Radcliff Avenue and northwest of Valley Road in the Village of Port Washington North and designated as Section 4, Block 28, Lot 82 (formerly Section 4, Block J, Lot 755) on the Land and Tax Map of Nassau County and located in the Village's Apartment District Zone.

A stenographic transcript of the hearing is on file with the Village Clerk. All those present wishing to speak having been heard, and on motion of Trustee Cohen seconded by Trustee Kepke, it was unanimously RESOLVED that the public hearing be closed. Whereupon the Mayor closed the public hearing.

On motion of Trustee Cohen seconded by Trustee Kepke, it was unanimously RESOLVED that the request for a three-month postponement in a letter dated April 30, 2025, submitted by Forchelli, Deegan & Terrana be approved; and be it further RESOLVED a public hearing be set for Thursday, August 14th, 2025 at 7:30pm in Village Hall, 3 Pleasant Ave., Port Washington, NY 11050.

1. Clerk

On motion of Trustee Malatino, seconded by Trustee Cohen, it was unanimously RESOLVED that the reading of the minutes of the Board of Trustees meetings of April 8, 2025 be waived and that they be and hereby are approved as prepared by Clerk Melnyk.

2. Treasurer

- A. On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the reading of the General Fund Abstract of Vouchers #281, totaling \$65,911, and the Trust & Agency Abstract of Vouchers #210, totaling \$1,457.38, be waived and that it be and hereby are approved as prepared by Treasurer Bella.

B. Budget Report

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the Budget Report as of April 30, 2025, showing the General Fund Balance to be \$3,153,588.97 and the Trust & Agency Fund Balance to be \$321.34,

and the modifications contained therein, be and hereby are accepted as prepared by Treasurer Bella.

C. Trustee Scheff stated that she reviewed the bank statement reconciliations for February & March 2025.

D. Treasurer Bella reported that the 2025-2026 Budget for the Village of Port Washington North has been certified with the State.

3. Reports

A. Public Works

On motion of Trustee Malatino, seconded by Trustee Kepke, it was unanimously RESOLVED that the Public Works report for the month of April/May 2025 is accepted as presented by Superintendent Poole.

B. Building Department

1. On motion of Trustee Malatino, seconded by Trustee Kepke, it was unanimously RESOLVED that the Building Department report for the month of April/May 2025 be and hereby is accepted as submitted by Superintendent Barbach.

2. Sign Permit – Bank of America, 139 Shore Road

1. The Board considered sign permit application A2025-0070 submitted on April 23, 2025 by Arlene Meli of Ultimate Signs & Designs Corp, for Bank of America, 139 Shore Road, Port Washington, NY (premises owned by PEBB Soundview LLC), and designated on the Nassau County Land & Tax Map as Section 4, Block 129, Lots 14/12/10.

On motion of Trustee Malatino, seconded by Trustee Kepke, it was unanimously RESOLVED that sign permit application

- A2025-0070 for a 1'-4 1/2" inch high by 13' -6 3/8" long storefront sign with an area of 18.3 square feet.

reading "Bank of America", with logo on raceway (northeast elevation) at 139 Shore Road, Port Washington, NY (premises owned by PEBB Soundview LLC), and designated on the Nassau County Land & Tax Map as Section 4, Block 129, Lots 14/12/10, be and hereby is approved.

C. Traffic Safety & Emergency Management

On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that the Traffic Safety and Emergency Management reports for the month of April/May 2025 are accepted as presented by Commissioner Kaplan.

On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that the Board approves the proposal submitted by Stalker Street Dynamics, dated May 13, 2025 authorizing the purchase of three (3) white radar speed signs with three (3) batteries and one (1) battery back up at a cost not to exceed \$13,641.

D. Beautification Commission

On motion of Trustee Cohen seconded by Trustee Kepke, it was unanimously RESOLVED that the Beautification Commission reports for the month of April/May 2025 are accepted as presented by Commissioner Cirker.

E. Communications Commission

On motion of Trustee Kepke seconded by Trustee Malatino, it was unanimously RESOLVED that the Communications Commission report for the month of April/May 2025 is accepted as submitted by Commissioner Summa.

4. Public Comment

Brian and Jin Johnson, 15 Fisherman's Drive, Port Washington, NY, stood to respectfully request that a nuisance tree located in the utility strip of their property be removed by the Village. Mr. Johnson recounted the various measures he has taken to address and prevent the tree roots from continually growing into the sewer lines. All attempts at solving the problem have failed and removal is the last resort.

On motion of Trustee Cohen, seconded by Trustee Malatino, it was unanimously RESOLVED that the Village of Port Washington Board of Trustees does hereby authorize the removal of the nuisance tree located at 15 Fisherman's Drive, Port Washington, NY, 11050 with the intent to replant a replacement tree of a different species in a location that is not in the direct path of the sewer line.

Adam Cirker, 16 Angler Lane, Port Washington, NY, reported concern over neighbors who are habitually noncompliant with the Village's Code regarding placement of receptacles for garbage collection and proper parking regulations. The Board directed Building Superintendent Barbach to bring these matters to the attention of the homeowner.

Lauren Campi, 17 Dock Lane, addressed the Board with unceasing concern over the noxious odors continually emanating from 85 Channel Dr., Port Washington, NY 11050. Ms. Campi stressed deep concern over the offensive odors that are affecting the quality and enjoyment of her and her neighbors' lives. Ms. Campi shared a real estate broker informed her these offense odors may impact the value of her home should she opt to sell.

A lengthy discussion by the Board regarding the steady number of complaints from residents affected by the repugnant smells emanating from 85 Channel Drive, Port Washington, NY, 11050 ensued. The Board directed Superintendent Barbach to invite Mr. Moody, of 85 Channel Dr., Port Washington, NY 11050, to the June 10th, 2025 Board meeting so that he has the opportunity to share with the board the methods he is implementing to mitigate these odors and remain in compliance with the Village's regulations.

5. Business

A. IT & Cyber Service Contracts – SJC Computing

On motion of Trustee Cohen seconded by Trustee Kepke, it was unanimously RESOLVED that the Village of Port Washington Board of Trustees does hereby enter into agreements with SJC Computing, 108 Roy Street, North Massapequa, NY 11758, for remote general information technology hardware and software support at a cost not to exceed \$562.50 per month in accordance with invoice #3874, dated 5/1/25; and for a WordFence Website Plugin renewal subscription at a cost not to exceed \$490.00 in accordance with invoice #388, dated 5/1/25.

B. Intern Consultant

On motion of Trustee Cohen, seconded by Trustee Malatino it was unanimously RESOLVED that the Village of Port Washington North hereby engages the services of Marissa Cichon as a public policy consultant, to be paid at the rate of \$20.00 per hour.

C. Village Hall Lease Extension

On motion of Trustee Malatino seconded by Trustee Kepke, it was unanimously RESOLVED that the Village of Port Washington North table renewal of its lease for the Village Hall premises at 3 Pleasant Avenue, Port Washington, New York 11050, with Pleasant Avenue Realty LLC, with offices at 1 Pleasant Avenue, Port Washington, New York 11050, until the June 10, 2025 Board of Trustees Meeting.

On motion of Trustee Kepke seconded by Trustee Malatino, it was unanimously RESOLVED that the Board enter into Executive Session at 9:09 p.m.

On motion of Trustee Cohen seconded by Trustee Kepke, it was unanimously RESOLVED that the Board reconvene the regular meeting at 9:44 p.m.

Mayor Weitzner reported that no action was taken during Executive Session.

On motion of Trustee Cohen seconded by Trustee Kepke it was unanimously RESOLVED that the meeting be and hereby is closed at 9:44 p.m.

Respectfully Submitted,



Angelique Melnyk, Village Clerk