

A Regular Meeting of the Board of Trustees of the Village of Port Washington North was held on Tuesday, **December 11, 2025** at 7:30 p.m. at the Village Hall, 3 Pleasant Avenue, Port Washington, New York

Present:	Mayor	- Robert Weitzner
	Trustees	- Steven Cohen
		- Matthew Kepke - Late
		- Andrea Scheff
	Clerk	- Angelique Melnyk
	Attorney	- Christopher Prior
	Court Reporter	- Sheryl Fitzpatrick

Excused:	Trustee Malatino
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1. (A) Public Hearing - Fire & Emergency Medical Service 2026 Contract

Mayor Weitzner opened the Public Hearing, duly advertised in the December 4, 2026 *Port Washington News*, to consider the Fire Protection & Emergency Medical Services 2024 contract with the Port Washington Fire Department Inc. at a cost of \$327,897.97. Board of Directors Chair Christopher Bollerman spoke on behalf of the Port Washington Fire Department. A stenographic transcript of the hearing is on file with the Village Clerk. All those present wishing to speak having been heard, on motion of Trustee Cohen, seconded by Trustee Scheff, 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 Scheff, it was unanimously RESOLVED that the Village of Port Washington North contract with the Port Washington Fire Department Inc. for the furnishing of Fire Protection and Emergency Medical Service within the Village for the period of January 1, 2026 through December 31, 2026 at a cost to the Village of \$327,897.97, and that the Mayor is hereby authorized to execute such contract on behalf of the Village.

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

(B) Public Hearing – 85 Channel Drive – Application to extend Conditional Use Permit

Whereupon, Mayor Weitzner opened the public hearing, duly advertised in the July 31, 2025 *Port Washington News*, to consider the Application of Ethnic Foods, Inc., d/b/a Bombay Kitchen, for extension of Conditional Use Permit under Village Code Section 176-106(14), to permit applicant to continue to process and manufacture certain foods on premises at 85 Channel Drive, Port Washington, New York (Sec. 4, Block 123, Lots 29 and 30 on Nassau County Land and Tax Map), located in Economic B Zoning District, in which the use proposed to be continued is not permitted unless a Conditional Use Permit is issued. The Conditional Use Permit proposed to be continued was initially granted by the Board on September 5, 2019 and subsequently extended, most recently on November 13, 2025, for a period expiring on December 11, 2025.

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 Scheff 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 Scheff, it was unanimously RESOLVED that the Public Hearing be postponed until February 10, 2026 at 7:30 p.m. at Village Hall, 3 Pleasant Ave., Port Washington, NY 11050.

On motion of Trustee Cohen, seconded by Trustee Scheff, the following RESOLUTION was adopted.

RESOLVED that the conditional use permit extension application submitted by Ethnic Foods, Inc., d/b/a Bombay Kitchen, for extension of Conditional Use Permit under Village Code Section 176-106(14), to permit applicant to continue to process and manufacture certain foods on premises at 85 Channel Drive, is granted for a period expiring on February 10, 2026.

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

2. Clerk

A. On motion of Trustee Shceff, seconded by Trustee Cohen, it was unanimously RESOLVED that the reading of the minutes of the Board of Trustees meeting of November 13, 2025 be waived and that they be and hereby are approved as prepared by Clerk Melnyk.

B. Village Election

On motion of Trustee Kepke, seconded by Trustee Scheff, it was RESOLVED that Carolyn Mastropieri, Laurel DeGuire, Simon Klaridesi and Karl E. Schmitt be and hereby are appointed Inspectors of Election for the 2026 General Village Election; that Michael DiConza, Paul Ferguson and Benjamin A. Yaron be and hereby are appointed Alternate Inspectors of Election; and that said Carolyn Mastropieri be and hereby is appointed Chairperson of said Inspectors; and BE IT FURTHER RESOLVED that, for each day worked, said Inspectors and Alternate Inspectors, except for the Chairperson, shall be compensated at the rate of \$210.00 per day and that said Chairperson shall be compensated at the rate of \$260.00 per day.

Vote was recorded as follows: Trustee Cohen-aye, Trustee Kepke-aye, Mayor Weitzner-aye & Trustee Sheff -aye. Motion carried.

3. Treasurer

A. On motion of Trustee Scheff, seconded by Trustee Cohen, it was unanimously RESOLVED that the reading of the Abstract of General Fund Vouchers #288, totaling \$101,524.90, and Abstract of Trust & Agency Vouchers #217, totaling \$24,740.85, be waived and that they be and hereby are approved as submitted by Treasurer Bella.

The Mayor stated that the bank statement reconciliations for October 2025 and November 2025 are pending review by Trustee Scheff.

C. The Board reviewed the Annual Financial Report for the fiscal year commencing June 1, 2024 and ending May 31, 2025 that was filed with the New York State Comptroller's Office. On motion of Trustee Scheff, seconded by Trustee Cohen, the following RESOLUTION was adopted:

WHEREAS the Board of Trustees has been presented with the Annual Financial Report for the fiscal year commencing June 1, 2024 and ending May 31, 2025; NOW, THEREFORE, BE IT RESOLVED that the Annual Financial Report for the fiscal year commencing June 1, 2024 and ending May 31, 2025, be and hereby is accepted as filed with the New York State Comptroller's Office.

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

4. Reports

A. Public Works

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the Public Works report for November/December 2025 be and hereby is accepted as submitted by Chuck Poole.

B. Building Department

On motion of Trustee Scheff, seconded by Trustee Cohen, it was unanimously RESOLVED that the Building Department report for November/December 2025 be and hereby is accepted as submitted by Superintendent Barbach.

C. Emergency Management & Traffic Safety

There were no reports.

D. Communications

There were no reports.

E. Beautification

There were no reports.

5. Public Comment

There were no comments from the public.

6. Business

A. Village Hall Lease Extension

On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the Village of Port Washington North renew and extend 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 as presented, with modifications to accurately reflect the payment required to bring the outstanding balance current.

B. Municipal Food Scraps Recycling Grant

Mayor Weitzner reported that the Village of Port Washington North received pre-notification confirmation of a pending grant in the amount of \$75,300.00. The award is conditional upon certain requirements including a required match of 25% the total cost of the projects. The Mayor will keep the community informed and will provide regular updates on the progress of the project as new details become available.

C.

Tax Certiorari Settlement – 85 Channel Drive

On motion of Trustee Cohen, seconded by Trustee Kepke, the following resolution was unanimously adopted:

WHEREAS, there is now pending in the Supreme Court, Nassau County, proceedings brought by the owner of certain property within the Village of Port Washington North, New York, to reduce the assessed valuation placed on its property for Village tax purposes; and

WHEREAS, the Village Attorney, in his written memorandum to this Board dated October 10, 2025, has recommended to the Board that said proceedings be settled in accordance with said memorandum;

NOW, THEREFORE, the Village Attorney is hereby authorized to settle the pending tax certiorari proceedings described in the Village Attorney's October 10, 2025 memorandum and the exhibits thereto, on the basis indicated below.

Subject Assessment & EQ Values

PARCEL			
Tax Years	Actual Av	EQ Rate	EQ Value
2020/21	46,000	1.04	\$4,423,077
2021/22	46,000	.95	\$4,842,105
2022/23	46,000	.95	\$4,842,105
2023/24	46,000	.78	\$5,897,436
2024/25	46,000	.75	\$6,133,33
0205/26	46,000	.75	\$6,133,33

Settlement	
New AV	33,173
EQ Value	\$4,423,077
Refund	\$6,800

Tax Certiorari Settlement – 55 Shore Road

On motion of Trustee Cohen, seconded by Trustee Scheff, the following resolution was unanimously adopted:

WHEREAS, there is now pending in the Supreme Court, Nassau County, proceedings brought by Bay Land Leasing LLC, the owner of a certain property within the Village of Washington, New York, 55 Shore Road, Sec. 4, Block 48, Lot 38, to reduce the assessed valuation placed on its property for Village tax purposes; and

WHEREAS, the Village Attorney, in his written memorandum to this Board dated October 14, 2025, has recommended to the Board that said proceedings be settled in accordance with said memorandum;

NOW, THEREFORE, the Village Attorney is hereby authorized to settle the pending tax certiorari proceedings described in the Village Attorney's October 14, 2025 memorandum and the exhibits thereto, on the basis indicated below.

Subject Assessment & EQ Values

PARCEL			
Tax Years	Actual Av	EQ Rate	EQ Value
2020/21	12,000	1.04	\$1,153,846
2021/22	12,000	.95	\$1,263,158
2022/23	12,000	.95	\$1,263,158
2023/24	12,000	.78	\$1,538,462
2024/25	12,000	.75	\$1,600,000
0205/26	2,000	.75	\$1,600,000

Settlement	
New AV	\$3,750
EQ Value	\$500,000
Refund	\$6,500

D. Bay Walk Sails

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

RESOLVED that the Village of Port Washington North approve quote #Q-16601 submitted by Shade Systems in the amount of \$25, 276.70 for the purchase of Replacement CoolNet fabric and cables only Sails A, B, C and D.

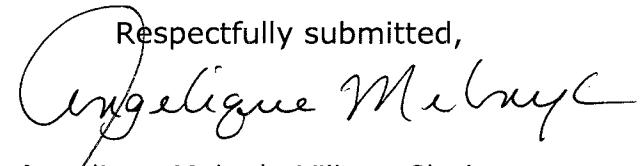
E. Communications Consultant Retainer

On motion of Trustee Scheff, seconded by Trustee Kepke, it was unanimously RESOLVED that the Village of Port Washington North approve the 6- Month Communications Retainer in the amount of \$2,750 submitted by Alicia Munian for the period January 1, 2026 through June 1, 2026

F. USGS Water Gauge Update

Mayor Weitzner reported that the remaining equipment for the site installation is expected to arrive within the next two weeks. After the components are assembled, USGS is aiming to complete the installation at Bay Walk Park during the 2nd or 3rd week of January.

On motion of Trustee Cohen seconded by Trustee Scheff, it was RESOLVED that the meeting be and hereby is adjourned at 8:46 p.m.

Respectfully submitted,

Angelique Melnyk, Village Clerk