

A Regular Meeting of the Board of Trustees of the Village of Port Washington North was held on Thursday, January 20th, 2026 at 7:30 p.m. at the Village Hall, 3 Pleasant Avenue, Port Washington, New York.

Present: Mayor - Robert S. Weitzner
 Trustees - Steven Cohen
 - Matthew Kepke
 Clerk - Angelique Melnyk
 Attorney - Andrew Luskin

Excused: - Christopher Prior
 - Andrea Scheff
 - Michael Malatino

1. Clerk

A. Minutes

On motion of Trustee Cohen seconded by Trustee Kepke, it was unanimously RESOLVED that the reading of the minutes of the Board of Trustees meeting of December 11, 2025 be waived and that they be and hereby are approved as prepared by Clerk Melnyk.

B. Clerk's Tax Return

Clerk Melnyk submitted to the board a written report of taxes for the year June 1, 2024 to May 31, 2025 assessed against various properties in the Village which are unpaid and past due. On motion of Trustee Cohen, seconded by Trustee Kepke, the following resolution was unanimously adopted:

WHEREAS the Village Clerk on the 20th day of January 2026 did return and file an account of unpaid taxes to this Board for the year 2025, to wit:

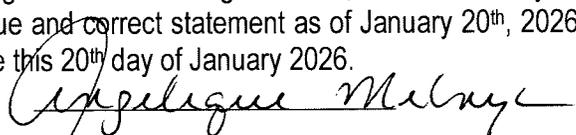
**VILLAGE OF PORT WASHINGTON NORTH
 CLERK'S TAX RETURN
 2025 TAXES**

JANUARY 20, 2026

<u>Year</u>	<u>Assessed To</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Unit</u>	<u>\$ Amount</u>
2025	Franklin Stainless Corp.	4	J	636		135.33 + Penalties
2025	Melissa Armente-Long	4	J	775	142	569.82 + Penalties
2025	Vassiliki Cotronis	4	J	775	242	569.82 + Penalties
2025	M. Lynne McGrail	4	J	775	352	694.47 + Penalties
2025	Pleasant Ave. Dev. LLC	4	Q	21		142.45 + Penalties
2025	Lorraine Bauer, Nancy Kretsch, Edith Cuomo & Barbara Ancevino	4	Q	115		756.79 + Penalties
2025	Pleasant Ave. Develop. LLC	4	Q	133		19.41 + Penalties
2025	Lorin & Jon Bogensberger	4		115	13	1,640.01 + Penalties
2025	Tamara M. Harris Irrevocable Trust	4		117	20	2,041.91 + Penalties
2025	J.P. Morgan Holdings LLC	4		137	14	1,491.41 + Penalties
2025	Ange Zurich	5		2	1	33.83 + Penalties

County of Nassau)
 State of New York) ss:

I, Angelique Melnyk, Clerk of the Village of Port Washington North, Nassau County, New York, do hereby certify that the foregoing is a true and correct statement as of January 20th, 2026. Witness my hand and official seal of the said Village this 20th day of January 2026.


 Angelique Melnyk, Village Clerk

Seal

WHEREAS the Board of Trustees, at a meeting at the Village Hall in the Village of Port Washington North on 20th day of January 2026 did examine such account and did compare it with the original tax rolls and did therefore certify to the effect that they found it to be correct, a copy of which certification is affixed hereto; and

WHEREAS from the account of unpaid taxes returned by the Clerk of the Village of Port Washington North, New York, to this Board for the year 2025, the following taxes still remain due and unpaid after diligent efforts have been made to collect the same, to wit:

<u>Year</u>	<u>Assessed To</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Unit</u>	<u>\$ Amount</u>
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2025	Ange Zurich	5	2	1		33.83 + Penalties

NOW, THEREFORE, BE IT RESOLVED that this Board, pursuant to Article 14 of the Real Property Tax Law of the State of New York, determines to collect the amount of such unpaid taxes levied or assessed for the year 2025 by a tax sale in the manner and after the form and requirements as provided and prescribed by said Article, and completed subsequent to the 20th day of March 2026, but not later than June 30, 2026, in accordance with Section 1452, subdivision 4, of the Real Property Tax Law; that a copy of this resolution, certified by the Clerk shall be transmitted forthwith to the Treasurer of the Village with the account, affidavit and certificate of such unpaid taxes, and that the Village Treasurer, upon receiving such account of unpaid taxes and a certified copy of this resolution, be and hereby is authorized and directed to cause to be published in the official newspaper of the Village, once each week for three consecutive weeks, a list as shown in the tax roll with the amount of the tax, interest, fees and charges thereon, excepting therefrom such parcels of property on which the Village holds and owns one or more unredeemed certificates of tax sale; and also a notice that said real estate will, on a day to be determined by said Village Treasurer and specified in said notice, be sold at public auction at a place in said Village to be designated by said Village Treasurer, to discharge the tax, interest, fees and charges aforesaid, which may be due thereon at the time of such sale, and that the said Village Treasurer, at the time and place specified in said notice proceed with the sale of said real estate upon which such taxes are unpaid, as set forth above, and continue the same from day to day until the sale is completed; that such real estate shall be sold subject to any unpaid assessments thereon levied by the Village of Port Washington North and also subject to any unpaid tax liens purchased and held by the Village; and

BE IT FURTHER RESOLVED that in all cases where no bid shall be made on a lot or parcel of land so offered for sale for any amount sufficient to pay the said tax, interest, fees and charges, the said premises shall be deemed to have been sold to and purchased by the said Village of Port Washington North.

State of New York)
County of Nassau) ss:

We the undersigned, constituting the Board of Trustees of the Village of Port Washington North, hereby certify that we have compared the foregoing return and account of taxes for the year 2025, as submitted by the Village Clerk, with the original tax roll for the Village for the year 2025, from which such account was transcribed and find it to be correct.



Robert Weitzner, Mayor

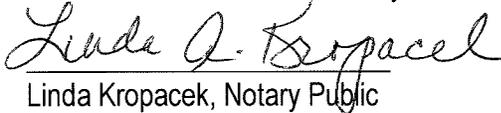


Steven Cohen, Trustee



Matthew Kepke, Trustee

Sworn to before me this 20th day of January 2026



Linda Kropacek, Notary Public

LINDA A. KROPACEK
Notary Public, State of New York
No. 01KR6187256
Qualified in Nassau County
Commission Expires May 19, 2028

State of New York)
County of Nassau) ss:

I, Angelique Melnyk, Clerk of the Village of Port Washington North, Nassau County, New York, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Board of Trustees of the Village of Port Washington North at a regular meeting of said Board held on January 20th, 2026 at which a quorum was present. Witness my hand and official seal of the said Village this 20th day of January 2026.



Angelique Melnyk, Village Clerk

SEAL

C. Grievance Day

On motion of Trustee Kepke, seconded by Trustee Cohen, it was unanimously RESOLVED that on the 17th day of February 2026, at the Village Hall, 3 Pleasant Avenue, Port Washington, New York 11050, the Board of Trustees and the Assessor will meet for the purpose of hearing complaints in relation to assessments from 10:00 a.m. to 2:00 p.m. on said day. Each complainant shall file with the Village Clerk on or before February 17th, 2026 a statement under oath, specifying the respect in which the assessment complained of is incorrect, which statement must be made by the person whose property is assessed or by some person authorized to make such statement who has the knowledge of the facts stated therein.

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 #289 totaling \$360,971.62 and Trust & Agency Abstract of Vouchers #218 totaling \$1,751.40, be waived and that it be and hereby are approved as prepared by Treasurer Bella.

The bank statement reconciliations for December 2025 are pending review.

B. On motion of Trustee Kepke, seconded by Trustee Cohen it was unanimously RESOLVED that the Budget Report as of December 31, 2025, reflects a total equity fund balance in the General Fund to be 3,229,569.19 and the Trust & Agency equity fund balance to be zero and the budget modifications contained therein, be and hereby are accepted as prepared by Treasurer Bella.

3. Reports

A. Public Works

On motion of Trustee Kepke, seconded by Trustee Cohen, it was unanimously RESOLVED that the Public Works Department report for the month of December 2025/January 2026 be and hereby is accepted as submitted by Charles Poole.

B. Building Department

On motion of Trustee Cohen seconded by Trustee Kepke, it was unanimously RESOLVED that the Building Department report for December 2025/January 2026 be and hereby is accepted as submitted by Superintendent Barbach.

C. Traffic Safety and Emergency Management

There were no reports.

D. Beautification Commission

There were no reports.

E. Communications Commission

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the Communications Commission report for report for December 2025/ January 2026 be and hereby is accepted as prepared by Lauren Summa.

4. Public Comment

There were no comments from the public.

5. Business

A. Park Maintenance Contract 2026/27

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the Village of Port Washington North hereby is hereby exercising its option to extend the Park Maintenance contract with Bucky Demelas & Son Landscape Contractors Inc. for a period of one year from March 1, 2026 to February 28, 2027, in accordance with the terms of the original proposal dated February 6, 2025.

B. Tax Certiorari – 45 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 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			
Tax Years	Actual AV	EQRate	EQValue
2020/21	32,000	1.04	\$3,076,923
2021/22	32,000	.95	\$3,368,421
2022/23	32,000	.95	\$3,368,421
2023/24	32,000	.78	\$4,102,564
2024/25	32,000	.75	\$4,266,667
2025/26	32,000	.75	\$4,266,667

SETTLEMENT

NEW AV	\$32,000
EQ VALUE	\$4,266,667
REFUND	\$8,500

The Board tabled approval of the Tax Certiorari Settlement for 1 Pleasant Ave., Port Washington, New York until there was clarification of the AV Value in the settlement.

Tax Certiorari – Soundview Gardens, Inc./ Fisherman’s Drive

Upon motion by Trustee Cohen, seconded by Trustee Kepke, the following resolution was unanimously adopted, providing for a payment of \$10,000 in the 2025–26 fiscal year and the remaining \$10,000 in the 2026–27 fiscal year.

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 December 18, 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 December 18, 2025 memorandum and the exhibits thereto, on the basis indicated below.

Subject Assessment & EQ Values			
Tax Years	Actual AV	EQRate	EQValue
2020/21	22,000	1.11	\$1,981,982
2021/22	22,000	1.04	\$2,115,385
2022/23	22,000	.95	\$2,315,789
2023/24	22,000	.95	\$2,315,789
2024/25	22,000	.78	\$2,820,513
2025/26	26,090	.75	\$3,479,667

SETTLEMENT

NEW AV	\$86,250
EQ VALUE	\$11,500,000
REFUND	\$20,000

C. Municipal Parks and Recreation Grant Program

The Board Tabled any action related to the Municipal Parks and Recreation Grant Program.

D. Assessment Services

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the Village of Port Washington North hereby engages the professional services of Municipal Valuation Services, Inc. to defend the Village in residential small claims assessment review proceedings, in accordance with its proposal dated January 7, 2026. The rate for such services, including but not limited to administration, market analysis, negotiations and reporting requirements, shall be \$130.00 per parcel; be it further RESOLVED that the Village also engages the professional

services of Municipal Valuation Services, Inc. for Village Assessment and Certiorari Services, on an as needed basis at a cost of \$185.00 per hour, in accordance with its proposal dated January 7, 2026.

E. DEC MS-4 Stormwater Management Report - H2M Engineers

On motion of Trustee Kepke, seconded by Trustee Cohen, it was unanimously RESOLVED that the Village of Port Washington North enter into an agreement with H2M to prepare Village of Port Washington North MS-4 reports for submission to the NYS Department of Environmental Conservation, in accordance with the fee schedule set for professional services for Stormwater Management Plan, proposal LP251641, dated January 14, 2026; and that the Mayor is hereby authorized to execute said agreement with H2M.

F. Slacke Test Boring

On motion of Trustee Kepke, seconded by Trustee Cohen, it was unanimously RESOLVED that the Village of Port Washington North hereby engages the professional services of Slacke Test Boring accordance with their proposal dated January 8, 2026 for sub-surface soil investigation connected to the Together We Play Playground grant project.

On motion of Trustee Kepke, seconded by Trustee Cohen, it was unanimously RESOLVED that the meeting be and hereby is adjourned at 8:36 p.m.

Respectfully Submitted,


Angelique Melnyk, Village Clerk