

A Regular Meeting of the Board of Trustees of the Village of Port Washington North was held on Tuesday, **February 10, 2026** at 7:30 p.m. at the Village Hall, 3 Pleasant Avenue, New York.

Present:	Mayor	-	Robert Weitzner
	Trustees	-	Steven Cohen
		-	Matthew Kepke
		-	Michael Malatino
	Clerk	-	Angelique Melnyk
	Attorney	-	Christopher Prior
	Excused	-	Trustee Scheff
	Stenographer	-	Sheryl Fitzpatrick

1. Public Hearing

PUBLIC HEARING – 85 Channel Drive

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 15, 2025, for a period expiring on February 10, 2026.

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 Kepke seconded by Trustee Cohen, it was unanimously RESOLVED that the public hearing be closed. Whereupon the Mayor closed the public hearing.

On a motion by Trustee Malatino, seconded by Trustee Kepke, the Board unanimously resolved that 85 Channel Drive, doing business as Bombay Kitchen, identified on the tax map as Section 4, Block 123, Lot 30, is authorized to continue operating one production line at the current status quo (producing Sub Krunch only) along with its yogurt production, refrigeration, storage and packaging processes through February 28, 2026.

Effective March 1, 2026, Bombay Kitchen shall be permitted to operate only its yogurt production, refrigeration, storage and packaging processes. All cooking or frying of any products shall no longer be permitted.

The Board directed the Village Attorney to draft a resolution for consideration at the next board meeting, with appropriate conditions, granting a six-month conditional use permit extension limited solely to yogurt production, refrigeration, storage and packaging processes.

PUBLIC HEARING – New Oasis Development, LLC

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 Malatino, 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 Malatino, it was unanimously RESOLVED that the request for a three-month postponement in a letter dated January 29th, 2026, submitted by Forchelli, Deegan & Terrana be approved; and be it further RESOLVED a public hearing be set for Thursday, May 14th, 2026 at 7:30pm in Village Hall, 3 Pleasant Ave., Port Washington, NY 11050.

2. 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 January 20, 2026 be waived and that they be and hereby are approved as prepared by Clerk Melnyk.

B. Tentative Assessment Roll

Clerk Melnyk reported that she, as the Assessor of the Village of Port Washington North, has completed the Tentative Assessment Roll of the Village of Port Washington North for the year 2026, and that a copy thereof has been filed with the Village Clerk on January 30, 2026. On motion of Trustee Kepke, seconded by Trustee Cohen it was unanimously RESOLVED that the Board of Trustees acting as the Board of Assessors have completed and accepted the Assessment Roll of the Village of Port Washington North for the year 2026, that a copy thereof has been filed with the Village Clerk on January 30, 2026, and that a legal notice shall be published stating that the Assessment Roll may be seen and examined by any person during business hours at the Village Hall, 3 Pleasant Avenue, Port Washington, New York 11050, until the 17th day of February 2026.

C. Village 2026 Election

On motion of Trustee Cohen, seconded by Trustee Malatino, it was unanimously, RESOLVED that the Village Clerk be and hereby is directed to publish in the official newspaper of the Village at least ten days prior to the General Village Election to be held on Tuesday, March 18, 2026 a notice that shall state:

- The polling place in each election district, to wit, Village Hall, 3 Pleasant Avenue, Port Washington, New York;
- The hours during which the polls shall be open, to wit, from noon to nine o'clock in the evening;

The names and addresses of those who have been duly nominated in accordance with the provisions of the election law for the Village office whose petitions have been duly filed with the Village Clerk, and the offices and terms of said office for which they have been so nominated.

3. Treasurer

A. Abstract of Vouchers

On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that the reading of General Fund Abstract of Vouchers #290, totaling \$96,925.37 and Trust & Agency Abstract of Vouchers #219, totaling \$2,176.27 be waived and that they be and hereby are approved as prepared by Treasurer Bella.

B. Mayor Weitzner reported that Trustee Scheff reviewed the bank statement reconciliations from December 2025.

4. Reports

A. Public Works

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

B. Building Department

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

C. Traffic Safety & Emergency Management

There was no Traffic Safety and Emergency Management report for January/February 2026.

D. Communications Commission

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

E. Beautification Commission

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

5. Business

A. Concrete Repair & Replacement Contract 2026/2027

On motion of Trustee Cohen, seconded by Trustee Kepke, it was unanimously RESOLVED that the Village of Port Washington North hereby exercises its option to extend the contract for Concrete Repair and Replacement with Stasi Brothers Asphalt Inc., for the period May 1, 2026 through April 31, 2027, upon the terms, conditions and prices set forth in the bid proposal and contract dated May 1st, 2025.

B. Street Sweeping Contract 2026/27

On motion of Trustee Cohen, seconded by Trustee Malatino, it was unanimously RESOLVED that the Village of Port Washington North hereby invites the submission of sealed bids on the "Sweeping and Cleaning of Village Streets during the Spring, Summer & Fall of 2026, 2027 & 2028" contract. Bids will be received until 12:00 pm on the 5th day of March, 2026 at Village Hall, 3 Pleasant Ave., Port Washington, NY 11050, at which time all bids will be publicly opened and read aloud.

C. Tax Certiorari – 1 Pleasant Avenue

The Board tabled approval of the Tax Certiorari proposal for 1 Pleasant Ave. Port Washington, NY 11050.

D. NY PLAYS GRANT

Application

On motion of Trustee Malatino, seconded by Trustee Kepke, it was unanimously **RESOLVED** that the Village of Port Washington North is applying for financial assistance from the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") under the New York Activity and Youth Socialization (NYPLAYS) for the purpose of funding the final phase of our Accessible/Inclusive Recreational Playground;

RESOLVED that the Village of Port Washington North is authorized and directed to accept these funds in an amount not to exceed \$1,000,000.00 for the project described in the grant application;

RESOLVED that the Village of Port Washington North is authorized and directed to agree to the terms and conditions of the Master Contract with OPRHP for the Accessible/Inclusive Recreational Facility – Final Phase;

RESOLVED that the Village of Port Washington North agree to the terms and conditions of any required deed of easement granted to OPRHP that affects title to real property owned by the municipality and improved by the grant funds, which may be a duly recorded public access covenant, conservation easement, and/or preservation covenant; and

RESOLVED that the governing body of the municipality delegates signing authority to execute the Master Contract and any amendments thereto, any required deed of easement, and any other certifications to the individual who holds the following elected municipal office: Mayor.

"Together We Play" Accessible/Inclusive Playground & Recreation Project – SEQRA Review

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

WHEREAS, the Village of Port Washington North proposes to construct the Port Washington North Inclusive Recreational Facility on a 4.75-acre parcel of land located at 8 Channel Drive, Port Washington, New York, and further identified as Section 4, Block 123, Lot 50 on the Land and Tax Map of Nassau County; and

WHEREAS, the Village prepared an environmental assessment form, dated July 24, 2023, containing an explanation of the action and development impacts; and

WHEREAS the subject action concerns the managerial action of the Village Board of Trustees;

NOW, THEREFORE, **BE IT RESOLVED** that the Village Board of Trustees hereby designates itself as the Lead Agency for environmental review with regard to the construction of the proposed inclusive recreational facility; and

WHEREAS, the members of the Village Board of Trustees have carefully reviewed the environmental assessment form and pursuant to said review of the relevant environmental factors affected by the proposed action; now, therefore, be it

RESOLVED that the Village Board of Trustees, as Lead Agency, determines that the proposed action be classified as a Type 2 action, as defined by the Commissioner of the New York State Department of Environmental Conservation, and be deemed to constitute a Negative Declaration, indicating that it would cause no significant adverse effect upon the environment, in accordance with the provisions of the Environmental Conservation Law of the State of New York and its regulations thereon, and that no further SEQRA review is required.

Vote was recorded as follows: Mayor Weitzner – aye; Trustee Cohen aye; Trustee Malatino- aye & Trustee Kepke - aye. Motion carried.

E. H2M Engineers Ms4 Services Proposal - Amendment

On motion of Trustee Cohen, seconded by Trustee Malatino, it was unanimously RESOLVED that the Village of Port Washington North enter into an amended agreement with H2M for professional services related to electronic record keeping 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. Gateway Signage

On motion of Trustee Kepke seconded by Trustee Cohen, it was unanimously RESOLVED that the Village accept the proposal submitted by A+ Graphics & Signs II, Inc., dated January 26, 2026, in the amount of \$1,200.00 for a 20 x 32 sided PVC sign with reflective graphics and post set with caps and one extra cap to be used as a directional sign for the Village Office and Village Court.

On motion of Trustee Malatino seconded by Trustee Cohen, it was unanimously RESOLVED that the meeting be and hereby is adjourned at 9:40 p.m.

Respectfully,


Angelique Melnyk, Village Clerk