

Public Hearing: New Oasis Development LLC

On motion of Trustee Cohen, seconded by Trustee Scheff, 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.

Annexed hereto as Exhibit A is a transcript of the public hearing created through conversion by the Village Clerk to written format of a recording made during the hearing. That method of creating the transcript was accepted on the record by the Board and the Applicant, by its attorney, Andrea Curto, Esq., in light of the unexpected absence of the court stenographer retained by the Village to transcribe the public hearing.

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 adjourned to August, 13, 2026 at 7:30pm, in Village Hall, 3 Pleasant Ave., Port Washington, NY 11050.

A **Regular Meeting** of the Board of Trustees of the Village of Port Washington North was held on Tuesday, **June 9, 2026** at 7:30pm at the Village Hall, 3 Pleasant Avenue, Port Washington, New York.

Present:	Mayor	-	Robert Weitzner
	Trustees	-	Steven Cohen
		-	Matthew Kepke
		-	Trustee Malatino
		-	Andrea Scheff
	Clerk	-	Angelique Melnyk
	Attorney	-	Chris Prior

1. Clerk

On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the reading of the minutes of the Board of Trustees meeting May 5, 2026 be waived and that they be and hereby are approved as prepared by Clerk Melnyk.

2. Treasurer

A. On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that the reading of the General Fund Abstract of Vouchers #694, totalling \$270,488.38, and the Trust & Agency Abstract of Vouchers #233, totalling \$4,001.71, be waived and that they be and hereby are approved as prepared by Treasurer Bella.

B. Treasurer Bella stated that Trustee Scheff reviewed the bank statement reconciliations for May 2026.

3. Reports

A. Public Works

On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the report of the Public Works Department for May/June 2026 be accepted as submitted by Superintendent Poole.

B. Building Department

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

C. Emergency Management & Traffic Safety

On motion of Trustee Kepke, seconded by Trustee Scheff, it was unanimously RESOLVED that the Emergency Management & Traffic Safety reports for the month of May/ June 2026 be and hereby are accepted as presented by Commissioner Kaplan.

D. Beautification

There were no Beautification reports.

E. Communications Commission

On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the communications report for the month of May/June 2026 and hereby are accepted as presented by Commissioner Summa.

4. Public Comment

Mr. and Mrs. Mohr, of 39 Seaview Lane, Port Washington, NY 11050, addressed the Board regarding concerns about a recent accident at the intersection of Soundview Drive and Radcliff Avenue. During the incident, a vehicle struck the guardrail, breached their fence, and came to rest on their property. The Mohr family noted that a similar occurrence had taken place several years earlier involving an impaired driver. The Board engaged in an extensive discussion regarding potential measures to help prevent future incidents while ensuring that any solutions would pose additional risks to the homeowners, their property, or motorists.

5. Business

A. NYSDEC Municipal Food Scraps Recycling Grants Program

Mayor Weitzner reported on the New York State Department of Environmental Conservation (NYSDEC) Municipal Food Scraps Reduction and Recycling Grant that he successfully secured for the Village. The grant requires a 25% local match and is anticipated to commence in Fall 2026. Through a partnership between the Village of Port Washington North and Residents Forward, a food scraps drop-off recycling program will be launched later this year. The program is designed to provide residents with a convenient, clean, and local option for diverting food waste from the regular trash stream. Participants will be able to separate food scraps at home, place them in compostable bags, and deposit them in designated collection bins for collection and recycling.

B. Transition Town Oyster Gardening

On motion of Trustee Scheff, seconded by Trustee Cohen, it was unanimously RESOLVED that the Board approves funding of \$1,000.00 to Transition Town for oyster cages (\$200 per cage) to be used in the 2026 Manhasset Bay Oyster Gardening project.

C. LandTek Proposal

On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that the Board approves proposal #26-614 in the amount of \$29,147.53, submitted by The LandTek Group to remove and replace 100LF of guardrail with steel plate reinforcement. This proposal is based on the use of the Town of North Hempstead.

D. Parvis Agreement

On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that the Board approves the following resolution:

RESOLVED, that the Board hereby approves the use and storage license agreement with 101 Channel Drive LLC in substantially the form prepared by the Village Attorney, with such changes thereto as are acceptable to the Mayor and Village Attorney, with same to be effective once signed by both contemplated parties thereto.

E. NYPLAYS GRANT

Negative Declaration under SEQRA with respect to Interactive Park Project

Following Board discussion, and upon motion duly made by Trustee Cohen, and seconded by Trustee Scheff, the Board members present, constituting a quorum, unanimously adopted the following resolution:

BE IT RESOLVED, as follows:

WHEREAS, the Village of Port Washington North (the "Village"), proposes to construct the Port Washington North Inclusive Recreational Facility on a 4.75 acre parcel of land (the "Project"), 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 (the "Premises"), to be partially funded by a NYPLAYS Grant; and

WHEREAS, the Village prepared a Short Environmental Assessment Form dated June 9, 2026 ("SEAF"), to consider the Project under the New York State Environmental Quality Review Act ("SEQRA"), and the regulations promulgated thereunder by the NYSDEC (the "SEQRA Regulations"); and

WHEREAS, the Project is deemed an "unlisted action" under SEQRA and so requires analysis by the Board as the agency undertaking the Project under SEQRA; and

WHEREAS, the Board has determined that the Village shall serve as Lead Agency with respect to the Project, for purposes of SEQRA, and will conduct an uncoordinated review; and

WHEREAS, the Board has reviewed the SEAF, and has determined that the action will not adversely impact the environment in any significant way, and will likely have a beneficial impact upon the environment, insofar as the Project, once implemented, will provide outdoor recreational space that includes landscaping and vegetative surface as

well as play area and facilities on 4.75 acres, which is minimal development of the Premises, which otherwise could be developed with commercial structures and facilities;

NOW, THEREFORE, the Board hereby determines that: The Board is lead agency for purposes of the SEQRA review of the Project, and, as lead agency, has conducted an uncoordinated review of the Project. The Board finds that the Project, if implemented, will not have an adverse impact upon the environment for the reasons set forth above, and as more fully described in the SEAF.

The Board hereby makes a negative declaration under SEQRA with respect to the Project.

The Board hereby ratifies and confirms the execution and delivery of the SEAF, including the negative declaration under SEQRA contained therein, by Mayor Weitzner.

The vote on the foregoing Resolution was as follows:

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

F. Administrative Appointments

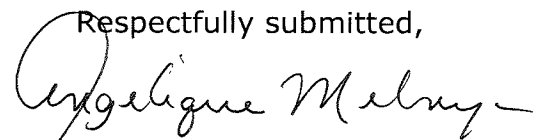
On motion of Trustee Malatino, seconded by Trustee Scheff, it was unanimously RESOLVED that the Board approves the appointment of Marissa Cichon as Deputy Clerk for the Village of Port Washington North, to fill a vacancy from July 1, 2026 to April 2027 pending Civil Service approval; and be it further RESOLVED that the board unanimously appoints Linda Kropacek Part-Time Court Clerk & Part-Time Typist-Clerk pending Civil Service approval.

The Mayor motioned to enter into Executive Session at 9:45 p.m.to discuss pending litigation.

The Mayor reconvened the regular meeting at 10:00 p.m. and noted no action was taken.

On motion of Trustee Scheff, seconded by Trustee Cohen, it was unanimously RESOLVED that the meeting be and hereby is adjourned at 10:15 p.m.

Respectfully submitted,



Angelique Melnyk, Village Clerk

Present:	Mayor	-	Robert Weitzner
	Trustees	-	Steven Cohen
		-	Matthew Kepke
		-	Trustee Malatino
		-	Andrea Scheff
	Clerk	-	Angelique Melnyk
	Attorney	-	Chris Prior

Also Present: Andrea Tsoulakas Curto, Forchelli, Deegan & Terrana
Applicant: New Oasis Development, LLC : Mr. Patel & Dr. Kapadia

Andrea Curto: Good evening, Mayor. Members of the board. Uh, for the record, my name is Andrea Tsoulakas Curto. I'm with the firm of Portelli, Deacon Tirana, with offices at 333, Earl Ovington Boulevard, Uniondale, New York, on behalf of the applicant, New Oasis Development, LLC. With me today is Dr. Jad Singh Kapadia as well as Mr. Burat Patel. We're here because we wanted to give the board an update on the application, as you know, that's been pending litigation. The last time we were before this board was in May of 2024, so 2 years ago. Unfortunately, there's been a substantial delay with the litigation. We're hoping that it's pretty much winded down now. There is one remaining issue, and hopefully we can get that resolved. I know council is here today, so I will take that opportunity to speak with him afterwards and perhaps maybe we can.....

Mayor Weitzner: Are you ok with that?

Attorney Prior: Nodded

Mayor Weitzner: Beautiful. Music to our ears.

Andrea Curto. Yes, I've also been speaking with Chris Prior, the Village Attorney. Um, I know that this board wants us to update, uh, the traffic study as well as the landscape plan. My client understands and is willing to do that. These are already retained Orion Engineering, who did the original report. They are going to be doing counts this month. Um, and then they're going to be hopefully preparing the report within a couple of months, a month or two. And then the landscape plan is going to take a little longer because we have to identify all of the existing trees, all of the trees to be removed, and then in addition to that, add on. You know, the existing landscape plan, which I guess is very old and they want us to update that, so I have to speak with Bob Barbach to see exactly what we need with respect to tree removal and all of that because there's some issues with getting onto the property and it's kind of wild and hasn't been, you know, nobody really goes there, so it's not easy to do that type of survey work. So, but other than that, I don't have any other updates. I think a 3 month adjournment, something like in September, you know, after the summer, maybe a couple of months, we should be in a better place, and we hope that, hopefully, the litigation will be, maybe resolved, hopefully. So, I know they've filed a notice of appeal also, so it would be great if we could get this resolved once and for all.

Mayor Weitzner: Thank you. Nice seeing you, Dr. Kapadia.... Mr. Patel. Knowing that the traffic study can take a little while, and even though the landscape study might take a little bit longer, I'm more inclined to accept a 2 month extension. So at least they could come back with the traffic study and at least there's progress. Um, I don't think if we say next month and you know likely traffic study is going to take longer because you just said that. It seems silly, but I would prefer, um, an update on that rather than waiting on everything, and then not make it delayed, so then we don't have the traffic study in front of us.

Andrea Curto: Understood.

Mayor Weitzner: At least, we could do that, which would be our August. Do we have a date?

Clerk Melnyk: Maybe the 14th. My phone's over on my phone.

Mayor Weitzner: So the one of the special meetings we moved to? Friday, so that's not... So the 13th then, I guess. Is it 13th or is it? There you go. Yeah. So the 13th would be, would be wonderful – at 7:30. Okay. While we have a captive audience... any questions above the board? More comments?

Trustee Kepke: Well, I think we can. The concern is, this is, obviously, it was two years ago, but I don't think their concerns have gone away from the public about, sort of, what, uh, history is going to look like, how that's going to impact the Valley Road area and all that. It's obvious that the traffic survey is gonna tell you the traffic impact of that. But I know the community's interested to know what that's going to look like in terms of entry and egress and all that. We want to know what that's going to look like. We've walked the property area to can understand the impact on the neighbors. And obviously with the lawsuit, we've also walked the properties to understand the impact on the plaintiffs of the lawsuits as well. I hope you and your clients have done that as well, to get an understanding, but I think it's going to be important within the next couple months, to be prepared to come to response in the community on what this is going to look like, what the entrance area is going to look like, and to get people comfortable that if there's going to be an entrance there, how it's, you know, you have a traffic survey, but what also is it going to look like? Because I think people have a perception of an entryway and it's really important to understand what's going to look like with a security booth, a driveway and all that kind of stuff.

Andrea Curto: Do you want a more detailed plan on just that section?

Trustee Kepke: I think it's gonna really be essential because I know that this board, 2 years ago, I think it was a perception from the public that this was a project that was gonna be, quote - unquote, rubber stamped and move forward, and I don't think that that's the case because we do want to know the impact on traffic, and we want to know the impact on what this is gonna do, aesthetically to, to, valley in the neighboring areas. So I think we just had that presented to us. And another there's definitely community interest in understanding what that looks like.

Andrea Curto: Understood. So we will address that. Great. Thank you.

Trustee Kepke: Thank you.

Mayor Weitzner: All right. Any, um, other questions on the board? Any questions to the public? Sure.

John Brooks: Thank you very much. John Brooks, Abramson Brooks, 1051, Port Washington Boulevard. Um, I'm delighted to hear that there's going to be a new traffic study. But if it has not already been done, I would suggest to the board that a traffic study during the summer months is not indicative of what the situation is going on.

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Andrea Curto: So we're doing them now in June, while schools are in session.

John Brooks: Um, and I was encouraged to board to, uh, condition, uh, this extension and any further extensions, on not merely a traffic study, and the landscape plan, but are revisiting of the entire SEQRA issue, given how outdated the information was from 2008. Thank you.

Mayor Weitzner: Name and address, and since it's being recorded, I apologize.

Robert Barbach: Where did that phone go?

Mayor Weitzner: Is the phone's still there, or you took it?

Clerk Melnyk: Right here.

Mayor Weitzer: Ah, okay.

Clerk Melnyk: It's recording.

Robert Barbach: Robert Barbach, Superintendent of Buildings, whatever the address is here.

Mayor Weitzner: 3 Pleasant Ave.

Robert Barbach: Thank you very much. Uh, I'd like to request that we get the traffic study a week in advance of presentation to the board, so we have a chance to review it, and that we get a schedule update from the applicant, so we can monitor their progress on the other issues that we've talked about, rather than waiting two months and coming in and finding out that we're not where we want to be.

Andrea Curto: Will do.

Mayor Weitzner: Is that a fair request?

Andrea Curto: Yes. Okay. If I get it sooner, I'll just provide it sooner.

Mayor Weitzner: Sure. Okay. Not, seeing any questions from the board? Um, motion that we adjourn, close the hearing first.

Christopher Prior: No, it's going to be a closure... to August 13, 7:30 p.m.

Mayor Weitzner: Okay. I'm going to need a motion. So Trustee Cohen motions, Trustee Scheff seconded, polling the board Trustee Scheff aye, Coehn aye, Trustee Kepke aye, Trustee Malatino aye, Mayor Weitzner aye. Motion passes.

Andrea Curto: Thank you very much. Thank you for your time