

A Regular Meeting of the Board of Trustees of the Village of Port Washington North was held at 3 Pleasant Avenue, Port Washington, New York, on Tuesday, **August 13, 2026** at 7:30 pm at the Village Hall, 3 Pleasant Avenue, Port Washington, New York.

Present:	Mayor	-	Robert Weitzner
	Trustees	-	Matthew Kepke
		-	Andrea Scheff
	Clerk	-	Angelique Melnyk
	Attorney	-	Christopher Prior
	Excused	-	Michael Malatino
		-	Steve Cohen

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.

All those present wishing to speak having been heard, and on motion of Trustee Scheff 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 Kepke seconded by Trustee Scheff, it was unanimously RESOLVED that request for a one month postponement be adjourned to September 10, 2026 conditioned upon the applicant submitting all necessary documentation outlined in a forthcoming letter from the Village Attorney.

1. Clerk

On motion of Trustee Kepke, seconded by Trustee Scheff, it was unanimously RESOLVED that the reading of the minutes of the meeting of the Board of Trustees of July 14, 2026 be waived and that they be and hereby are approved as prepared by Clerk Melnyk.

2. Treasurer

A. On motion of Trustee Scheff, seconded by Trustee Kepke, it was unanimously RESOLVED that the reading of the Abstract of General Fund vouchers #296, totaling \$93,631.47 and Trust & Agency vouchers #235 totaling \$946.56, be waived and that they be and hereby are approved as presented by Treasurer Bella.

B. Mayor Weitzner stated that Trustee Scheff had reviewed the bank statement reconciliations for July 2026.

3. Reports

A. Public Works

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

1. Tree Removal – 24 Soundview Drive

On motion of Trustee Kepke seconded by Trustee Scheff, it was unanimously RESOLVED, that the Board of Trustees authorizes the removal of the tree in front of 24 Soundview Drive to prevent potential root-related damage to the main sewer line.

B. Building Department

On motion of Trustee Kepke, seconded by Trustee Scheff, it was RESOLVED that the Building Department report of Superintendent Barbach for the month of July/August 2026 be and hereby is accepted as submitted by Superintendent Barbach.

C. Traffic Safety & Emergency Management

There were no reports submitted by Commissioner Kaplan.

D. Beautification Commission

There were no reports submitted by Commissioner Cirker.

E. Communications Commission

On motion of Trustee Scheff, seconded by Trustee Kepke, it was RESOLVED that the Commissioners Report for the month of July/August be and is hereby accepted as submitted by Commissioner Summa.

4. Business

A. Street Light Maintenance Bids

On motion of Trustee Kepke, seconded by Trustee Scheff, it was unanimously RESOLVED that the invitation for bids for the Street Light Maintenance 2026/2027 contract be advertised in the *Port Washington Times* and that the bids be received at the Village Hall by 11:00 a.m. on Thursday, September 3rd, 2026, at which time all bids will be publicly opened and read aloud.

B. Snow Removal 2026/27 – 2028/29 Contract

Clerk Melnyk reported that proposals were received by 11:00 noon on August 6, 2026 for the Snow Plowing, Sanding and Salting of Village Streets 2026/27 – 2027/28 & 2028/29 contract, as follows:

	<u>Maximum Seasonal Fee</u>		
	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>
Creative Snow by Cow Bay Inc.	63,000.	63,500.	64,000.

Mayor Weitzner stated that Creative Snow by Cow Bay Inc. was the lowest responsible bidder.

On motion of Trustee Scheff, seconded by Trustee Kepke, it was unanimously RESOLVED that the Snow Plowing, Sanding and Salting of Village Streets 2026/2027 contract be and hereby is awarded to Creative Snow by Cow Bay Inc.,

as the lowest responsible bidder, in accordance with its bid submitted August 6, 2026.

C. Leaf Removal Contract Renewal

On motion of Trustee Kepke, seconded by Trustee Scheff, it was unanimously RESOLVED that the Village is hereby exercising its option to extend the contract for the Removal of Leaves for Fall 2026 with Robert E. Keogh, Inc, at the cost of \$25,000.00, in accordance with the terms of the bid document dated August 14, 2025.

E. Tax Certiorari – 99 Shore Road

Upon motion by Trustee Kepke, seconded by Trustee Scheff, the following resolution was unanimously adopted, providing for a payment of \$8,000.

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 August 3rd, 2026, 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 August 3rd, 2026 memorandum and the exhibits thereto, on the basis indicated below.

		Subject Assessment & EQ Values			
Tax Years	Lot15A	Lot 7	Total AV	EQ Value	Refund
2015/16	15,660	4,340	20,000	0.0137	\$0
2016/17	15,660	4,340	20,000	0.0129	\$0
2017/18	15,660	4,340	20,000	0.0121	\$0
2018/19	15,660	4,340	20,000	0.0116	\$599
2019/20	15,660	4,340	20,000	0.0111	\$680
2020/21	15,660	4,340	20,000	0.0104	\$809
2021/22	15,660	4,340	20,000	0.0095	\$985
2022/23	15,660	4,340	20,000	0.0095	\$990
2023/24	15,660	4,340	20,000	0.0078	\$1,392
2024/25	15,660	4,340	20,000	0.0075	\$1,468
2025/26	15,660	4,340	20,000	0.0067	\$1,699
2026/27	15,660	4,340	20,000	0.0062	\$1,828

Settlement	
LOT 15A	\$7,440
Lot 7	\$2,060
Total AV	\$9,500
EQ Value	\$1,532,258
Refund	\$8,000

F. Gender Based Violence and the Workplace

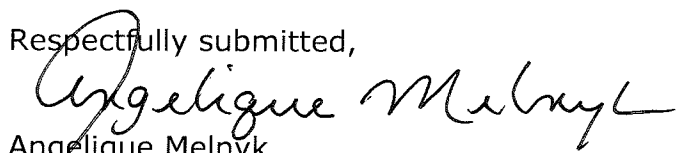
On motion of Trustee Kepke, seconded by Trustee Scheff, it was unanimously RESOLVED that the Village of Port Washington North hereby tables adoption of the Gender-Based Violence and the Workplace Policy.

On motion of Trustee Scheff, seconded by Trustee Kepke, it was unanimously RESOLVED that on the advice of counsel, the Board enter Executive Session to discuss pending litigation.

The Mayor reconvened the regular meeting at 9:51 and reported no action had been taken.

On motion of Trustee Scheff, seconded by Trustee Kepke, it was unanimously RESOLVED that meeting be and hereby is adjourned at 9:52 p.m.

Respectfully submitted,



Angelique Melnyk
Village Clerk