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

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

Public Hearing: New Oasis Development LLC

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.

All those present wishing to speak having been heard, and on motion of Trustee Kepke seconded by Trustee Malatino, it was unanimously RESOLVED that the public hearing be closed. Whereupon the Mayor closed the public hearing.

Upon motion by Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED, that the applicant's request for a one-month adjournment be approved, with the matter adjourned to October 13, 2026, conditioned upon the applicant submitting all necessary documentation as outlined in a forthcoming letter from the Village Attorney.

1. Clerk

On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that the reading of the minutes of the meeting of the Board of Trustees of August 13, 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 Abstract of Vouchers for the General Fund #297, totaling $112,200.54, and the Trust & Agency Abstract of Vouchers #236, totaling $587.52, be waived and that they be and hereby are approved as prepared by Treasurer Bella.

B. It was reported that Trustee Scheff reviewed the bank statement reconciliations for July 2026.

3. Reports

A. Public Works

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

B. Building Department

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

C. Traffic Safety & Emergency Management

There was no Emergency Management and Traffic Safety report submitted.

D. Beautification Commission

There was no Beautification Commission report submitted.

E. Communication Commission

On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that the August/September 2026 reports of the Communication Commission be accepted as prepared by Lauren Summa.

4. Public Comments

5. Business

A. Street Light Maintenance 2026/2027 Contract

Clerk Melnyk reported that the following proposals were received by the Village by 10:00 a.m. on Wednesday, September 3rd, 2026:

	NY Trenchless
Street Light Maintenance (annual)	$12,000.00
Coach Light Fixture w/E26 medium socket	50.00
Aluminum Post for Coach Light Fixture	1,000.00
Black Steel Arm for Coach Light Fixture	250.00
Cobra Head Fixture wired w/direct line Voltage E39 Mogul socket	50.00
St. Lt. Cobra head replacement LED fixture	500.00
Arm for Cobra Head Fixture	250.00
Mark-outs ($/ft.)	5.00
Directional Drilling/Horizontal Boring ($/ft)	30.00
Additional Labor ($/hr.)	125.00

On motion of Trustee Malatino, seconded by Trustee Kepke, it was unanimously RESOLVED that the Street Light Maintenance 2026/2027 contract be and hereby is awarded to New York Trenchless. as the lowest responsible bidder in accordance with its bid submitted September 3rd, 2026.

B. Village Justice Court Grant

On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that the Village of Port Washington North authorizes the Village of Port Washington North Court to apply for a JCAP Grant in the 2026-27 grant cycle up to $30,000.

C. Conditional Use Permit Extension – Bombay Kitchen

On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that Village of Port Washington North approved a six-month extension of the CUP request approved on March 10, 2026, subject to the same requirements, restrictions, permitted uses, and performance standards previously approved.

The applicant and the applicant's attorney must provide an updated status letter and/or submit a request for further action at the March 9, 2027 meeting.

D. Gender- Based Violence and the Workplace Policy

Regarding the Gender-Based Violence and the Workplace Policy, Village Attorney Prior advised that the Village is not required to adopt this policy. The policy applies to entities on the bidding side of a BID rather than to those on the receiving end.

E. Approve Replacement Clock Equipment

On motion of Trustee Malatino, seconded by Trustee Kepke, it was unanimously RESOLVED that the Village of Port Washington North authorizes the purchase of replacement clock equipment from Electric Time Company in accordance with the quote dated Augst 27, 2026 in the amount of $5,784.00 to be paid before the October 13, 2026 meeting.

On motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that the meeting be and hereby is adjourned at 8:11 p.m.

Respectfully submitted,

Angelique Melnyk

Angelique Melnyk, Clerk