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

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

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 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 until Thursday, November 12, 2026 at Village Hall, 3 Pleasant Ave., Port Washington, NY 11050.

1. Clerk

A. On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the reading of the minutes of the meeting of the Board of Trustees of September 10, 2026 be waived and that they be and hereby are approved as prepared by Clerk Melnyk.

B. On motion of Trustee Kepke, seconded by Trustee Scheff, the following resolution was adopted: RESOLVED that the Village Clerk is directed to publish in the official newspaper of the Village at least 10 days prior to the General Village Election to be held on **Tuesday, March 16, 2027** 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 nominated.

2. Treasurer

A. On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the reading of the Abstract of Vouchers for the General Fund #298, totaling $822,627.64, and the Trust & Agency Abstract of Vouchers 237, totaling $3,459.84 be waived and that they be and hereby are approved as prepared by Treasurer Bella.

B. The Treasurer reported that Trustee Scheff reviewed the bank statement reconciliations for August 2026.

3. Reports

A. Public Works

On motion of Trustee Kepke, seconded by Trustee Scheff, it was unanimously RESOLVED that the Public Works report for September/ October 2026 be and hereby is accepted as prepared by Chuck Poole.

B. Building Department

On motion of Trustee Scheff, seconded by Trustee Cohen, it was unanimously RESOLVED that the Building Department report for September/October 2026 be and hereby is accepted as prepared by Superintendent Barbach.

C. Traffic Safety & Emergency Management

There was no Emergency Management and Traffic Safety report submitted by Commissioner Kaplan.

D. Beautification

There was no Beautification report submitted by Commissioner Cirker.

E. Communications

On motion of Trustee Cohen, seconded by Trustee Scheff, the Board accepted the Beautification Commission report for September/October 2026 as submitted by Commissioner Summa.

4. Public Comment:

Mr. Glasser, 154 Soundview Drive, reported a deceased squirrel on Soundview Drive and requested its removal. He also brought to the attention of the Building Department that landscapers have been operating power tools on weekends, in violation of Village Code, which permits the use of power tools only Monday through Friday, between 8:30 a.m. and 6:00 p.m.

Mr. and Mrs. Drazel, 8 Bay Drive, expressed concern regarding the condition of Cornwall Cemetery. Although the cemetery is maintained by the Town of North Hempstead, they feel that it has been neglected and that the accumulation of trash and debris is unacceptable. They respectfully requested that the Village contact the Town to bring these concerns to its attention and encourage more frequent and routine maintenance and cleanup of the cemetery.

5. Business

A. <u>Tax Certiorari Settlement – 25 Old Shore Road</u>

On motion of Trustee Kepke, seconded by Trustee Cohen, it was unanimously RESOLVED that the Board of Trustees approved the following RESOLUTION:

THEREFORE BE IT RESOLVED:

WHEREAS, there is now pending in the Supreme Court, Nassau County, proceedings brought by Delco Development Co., owner of certain

property within the Village of Port Washington, New York, 25 Old Shore Road (Sec. 4/Bl. Q/Lot 2447), 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 8, 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 October 8, 2026 memorandum and the exhibits thereto, on the basis indicated below, with the New Assessed Value of the subject property not to be increased for 3 years:

Settlement	
New AV	$75,000
EQValue	$12,096,774
Refund	$25,000

B. 85 Harbor Road – Public Hearing

On motion of Trustee Cohen, seconded by Trustee Scheff, it was unanimously RESOLVED that the Board of Trustees will hold a Public Hearing on Thursday, November 12, 2026, at 7:30 p.m., in Village Hall, 3 Pleasant Ave., Port Washington, NY 11050, to discuss an application submitted by Weber Law Group, representing E-J Electric Installation, Co. in regard to the potential purchase and use of 85 Harbor Road, Port Washington, NY 11050.

C Electric Time Equipment

On motion of Trustee Kepke, seconded by Trustee Scheff, it was unanimously RESOLVED that the Board of Trustees approves the revised invoice submitted by Electric time Equipment for replacement clock parts in the amount of $6,780.00, with a deposit of $2,402.00 and the balance of $4,378.00 to be paid in full after installation.

On motion of Trustee Kepke, seconded by Trustee Cohen, it was unanimously RESOLVED that the meeting be and hereby is closed at 9:21 p.m.

Respectfully Submitted,

Angelique Melnyk

Angelique Melnyk, Village Clerk