

**MINUTES OF THE 1124<sup>th</sup> MEETING  
OF THE BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT  
January 8, 2020  
Adopted on February 25, 2020**

The 1124<sup>th</sup> meeting of the Board of Trustees of the Village of Kings Point was called to order by Mayor Michael C. Kalnick at 5:30 p.m., on January 8, 2020, at the Village Hall of the Village of Kings Point, 32 Steppingstone Lane, Kings Point, New York 11024.

**PRESENT:** Michael C. Kalnick, Mayor  
David Harounian, Trustee  
Sheldon Kwiat, Trustee  
Hooshang Nematzadeh, Trustee  
Kouros Torkan, Trustee

**ALSO PRESENT:** Gomie Persaud, Village Clerk-Treasurer  
Stephen G. Limmer, Esq., McLaughlin & Stern LLP,  
General Counsel  
Michael Moorehead, Superintendent of Public Works  
Chris Aiossa, Building Inspector  
George Banville, Police Commissioner

**ABSENT:** None

Upon motion by Trustee Kouros Torkan, seconded by Trustee Sheldon Kwiat, by resolution # **2020-1**, the Board unanimously approved the minutes as presented of the **Board of Trustees meeting** of December 10, 2019.

Upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee David Harounian, by resolution # **2020-2**, the Board unanimously accepted the **Building Department reports** for the period of December 2019, showing the total fees deposited of **\$90,070.00** into the General Fund and **\$6,835.00** into the Trust Fund. Copies of the reports are on file with the Village Clerk.

Upon motion by Trustee David Harounian, seconded by Trustee Kouros Torkan, by resolution # **2020-3**, the Board unanimously accepted the **Village Justice Court report** for the period of December 2019, showing the total fees and surcharges deposited of **\$32,862.00** into the General Fund. A copy of the report is on file with the Village Clerk.

Upon motion by Trustee Sheldon Kwiat, seconded by Trustee Hooshang Nematzadeh, by resolution # **2020-4**, the Board unanimously approved the payment of **audited claims** as follows:

<b>a. General Fund:</b>	<b>\$ 348,277.19</b>
<b>b. Trust Fund</b>	<b>\$ 28,400.00</b>

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Copies of the abstracts of claims are on file with the Village Clerk.

Upon motion by Trustee Kouros Torkan, seconded by Trustee Hooshang Nematzadeh, by resolution # **2020-5** the following resolution was unanimously adopted:

**WHEREAS**, the return of unpaid taxes for the fiscal year beginning June 1, 2019 , as certified by the Village Clerk-Treasurer was submitted to the Board as follows:

<b><u>ASSESSED TO TAXES</u></b>	<b><u>BLOCK</u></b>	<b><u>LOT</u></b>	<b><u>AMOUNT OF</u></b>
County of Nassau (450 E Shore Road – Vacant)	63	68	\$ 86.98
Properties LLC, Starz (12 Blue Sea Lane)	63	88	\$14,503.85
LLC, 39 Remsen Road (39 Remsen Road.)	66	14	\$13,742.78
Livian, Matthew (30 Rogers Road)	73	6	\$ 7,199.74
Emilia Bassalian LLC, (28 Hemlock Drive)	73	7	\$ 5,501.46
Zhu, Chuanning (129 Hicks Lane)	77	136	\$ 9,206.80
Khalily, Edna (415 East Shore Road)	77	137	\$ 8,263.06
Hassid, Babak (28 Forest Row)	81	174	\$ 334.88
Mahfar, Ben (41 North Road)	81	179	\$ 2,415.86

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Chan, Raymond (39 North Road)	81	181	\$ 8.70
Mokhtar, Ben (23 Gay Drive)	139	15-B	\$ 478.39
Aryeh, Hezghia (172 Kings Point Road Vacant)	140	22	\$ 234.84
Aryeh, Hezghia (172 Kings Point Road Vacant)	140	24	\$ 54.37
Aryeh, Hezghia (172 Kings Point Road Vacant)	140	26	\$ 169.61
19 Gilbert LLC (19 Gilbert Road)	142	10	\$ 11,742.25
Kassapidis, Anastassios & Bessie (31 Lighthouse Road)	144	8	\$ 9,537.31
Angelev, LLC (3 Lighthouse Road)	148	2	\$ 16,604.40
Zarifpour, Morris (156 Wildwood Road)	148	30	\$ 5,214.42
Van Halem, Channah (13 Catalina Drive)	148	34	\$ 6,827.90
Dorvilier Harry (3 Kings Terrace Road)	148	81	\$ 5,988.55
County of Nassau (Wildwood Road)	148	97	\$ 5,023.07
County of Nassau (Drainage Easement–Kings Point Rd)	148	99	\$ 1,639.57

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Balazadeh, Faranak (21 Martin Court)	151	3	\$18,507.09
Lauria, Toni (Vacant)	153	20	\$ 304.43
County of Nassau (Vacant)	153	29	\$ 358.80
County of Nassau (Vacant)	153	30	\$ 315.31
County of Nassau (Vacant)	153	31	\$ 347.92
County of Nassau (Vacant)	153	32	\$ 4.35
Samimi, Ghangir & Helen (20 Split Rock Drive)	156	4	\$ 12,933.86
Irrevocable Trust, Wainston 2012 (928A Middleneck Road)	161	9	\$ 7,306.29
37 Broadlawn LLC (37 Broadlawn Avenue)	164	14	\$ 9,524.27
County of Nassau (Vacant)	165	8	\$ 419.68
County of Nassau (Vacant) Cow Lane	165	16	\$28,524.96
County of Nassau (Vacant Sinclair Drive)	169	16	\$ 8.70
Ghassomians Siuni, Maggie	174	5	\$18,889.79

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(6 Steven Lane)

Akhavan Trustee, Betty (8 Cricket Lane)	175	46	\$ 8,241.32
Hakimian Sandra (196 Kings Point Road)	176	39	\$11,142.09
Moinian, Shirin (486 East Shore Road)	178	52	\$25,811.20
Holdings LLC HQY (137 Station Road)	179	10	\$ 1,177.27
Ko Swan EI (355 E Shore Road)	179	15	\$ 7,784.67
Sivan,Avi (3 White Pine Lane)	179	23	\$12,655.53
Minaei Shadi (325 E Shore Road)	181	14	\$ 7,828.16
County of Nassau (Vacant)	182	54	\$ 26.10
Hakimian, Omid (36 Carriage Road)	194	19-B	\$ 7,371.52
County of Nassau (Eagle Point Drive Vacant)	196	10	\$ 252.24
Herbil Holding Co. (Vacant)	200	7	\$ 54.37
Vaynman -Family Trust, Artem (3 Kings Point Road)	201	2	\$21, 744.90
Khakshoor Michael & Dalia	201	59	\$12,525.06

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(21 Flower Lane)

Aryeh, Benjamin (10 Briar Lane)	201	82	\$ 7,984.73
Moheban, Fred (12 Briar Lane)	201	83	\$12,864.28
Aryeh, Nathaniel (195 West Shore Road)	201	147	\$17,121.94
<b>Total</b>			<b>\$376,809.62</b>

**WHEREAS**, it is the intention of the Board of Trustees of the Village of Kings Point to conduct a tax sale for the unpaid taxes for the year 2019, pursuant to authority granted by Article 14 of the Real Property Tax Law of the State of New York; and,

**WHEREAS**, the Village Clerk-Treasurer of the Village of Kings Point delivered to this Board the account of all taxes that remain unpaid that she has been unable to collect for the year 2019, together with a description of the lands on which said taxes are unpaid:

**NOW, THEREFORE, BE IT RESOLVED that this Board has examined said account, and compared it with the original tax roll, and hereby certifies it to be correct.**

Upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Sheldon Kwiat, by resolution # **2020-6**, the Board unanimously approved the proposal **for legal services, from McLaughlin & Stern, LLP**, for the period of **June 1, 2020 through May 31, 2021**, in accordance with the letter from Stephen G. Limmer, Partner, dated December 31, 2019. A copy of the letter is on file with the Village Clerk.

Upon motion by Trustee Kouros Torkan, seconded by Trustee Sheldon Kwiat, by resolution # **2020-7** the Board unanimously adopted the following resolution:

**WHEREAS**, the Village Clerk-Treasurer on the 8<sup>th</sup> day of January, 2020, did return and file an account of unpaid taxes to this Board for the year 2019, and

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**WHEREAS**, the Board of Trustees met at the Village Hall of the Village of Kings Point on the 8<sup>th</sup> day of January 2020, and did examine such account and did compare it with the original tax roll and did, therefore, certify that they found it to be correct,

**AND WHEREAS**, from the account of unpaid taxes returned by the Clerk-Treasurer of the Village of Kings Point, New York, to this Board for the year 2019, the above taxes still remain due and unpaid after diligent efforts have been made to collect same, to wit:

**NOW, THEREFORE**, this Board, pursuant to Article 14 of the Real Property Tax Law of the State of New York, determines to collect the amount of such unpaid taxes levied or assessed for the year 2019 by a tax sale in the manner, form, and requirements as provided and prescribed by said Article 14 of the Real Property Tax Law, that a copy of this resolution, certified by the Clerk, shall be transmitted forthwith to the Treasurer of the Village with the account, affidavit, and certificate of such unpaid taxes, and that the Clerk is authorized and directed to cause to be published in the official newspaper of the Village, once each week for three consecutive weeks, a list as shown in the tax roll, with the amount of the tax, fees, interest, and charges thereon, excepting therefrom such parcels of property on which the Village holds and owns one or more unredeemed certificates of tax sale; and also a notice that the said real estate will, on a day subsequent to the expiration of said three weeks to be determined by said Village Treasurer and specified in said notice, be sold at public auction at a place in said Village to be designated by said Village Treasurer, to discharge the tax, fees, interest, and charges aforesaid, which may be due thereon at the time of such sale, and that the said Village Treasurer, at the time and place specified in said notice, proceed with the sale of said real estate upon which such taxes are unpaid, as set forth above, and continue the same from day to day until the sale is completed. That such real estate shall be sold subject to any unpaid assessments thereon levied by the Village of Kings Point and also subject to all claims the Village, county, or state may have thereon for taxes, liens, or encumbrances;

**AND BE IT FURTHER RESOLVED**, that in all cases where no bid shall be made on a lot or parcel of land so offered for sale for an amount sufficient to pay the said tax, fees, interest, and charges, the said premises shall be deemed to have been sold to and purchased by the Village of Kings Point, New York.

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The Village Clerk-Treasurer, Gomie Persaud, has advised that the **tax sale referred to in the aforementioned resolution will be held on March 2, 2020, at 11:00 a.m.**, at the Village Hall, 32 Steppingstone Lane, Kings Point, New York, and that publication of the list of properties to be sold would commence on or about February 14, 2020.

Upon motion by Trustee Hooshang Nematzadeh seconded by Trustee David Harounian, by resolution # **2020-8**, the Board unanimously set February 18, 2020, as **Grievance Day**, when, between the hours of 12:00 noon and 4:00 p.m., it will sit as the Board of Review for the purpose of hearing complaints in relation to the tentative assessment roll of all real property within the Village. Complaints must be filed with the Village Clerk-Treasurer at the Village Hall, on or before 4:00 p.m. February 18, 2020, in a written statement, under oath, on forms specified, setting forth the bases upon which the assessment complained is alleged to be incorrect.

Upon motion by Trustee Sheldon Kwiat, seconded by Trustee Kouros Torkan, by resolution # **2020-9**, the Board unanimously adopted the following resolution:

**Resolved** that, in accordance with the provisions of the Election Law of the State of New York, the **2020** Annual Village Election in the Village of Kings Point shall be held on **June 16, 2020**; and be it further:

**Resolved** that the offices to be filled at said election and the terms thereof are as follows:

**Mayor, two years  
Trustee, two years;**

And; be it further

**Resolved** that the legal notice proposed by the Village Clerk for the Annual election be published in the ***Great Neck News***. A copy of said notice is on file with the Village Clerk.

Upon motion of Trustee Hooshang Nematzadeh, seconded by Trustee Sheldon Kwiat, by resolution # **2020-10**, the Board unanimously adopted the following resolution:

**RESOLVED** that pursuant to the provisions of the Election Law of the State of New York, the Village Clerk is hereby, directed to publish notice concerning the election district for the village election, to be held in the Village of Kings Point on June 16, 2020. Notice shall be published after the last day for filing

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nominating petitions for said election, but not less than ten days prior to the date of said election. Said notice shall contain the following information:

1. The street address of the polling place for the Village Election, to wit: 32 Steppingstone Lane, Kings Point, New York.
2. The date and hours, during which the polling place will be open, which hours shall be 12:00 noon until 9:00 p.m.
3. The names and addresses of all those who have been duly nominated for Village office, and the terms of the office for which they have been nominated.

Mayor Michael C. Kalnick informed the Board that bid packets are now available from the Village Clerk for the 2020 Roadway Improvements Program construction and engineering estimates from Village Engineer Nelson Pope & Voorhis, LLC, for various roadways throughout the Village.

The Board instructed the Village Clerk to advertise for bids on the Village website and in the Great Neck News, the official paper of the Village.

Mayor Michael C. Kalnick reported on the Village Justice Court Audit for the period of June 1, 2018, through May 31, 2019. Upon motion by Trustee Kouros Torkan, seconded by Trustee Sheldon Kwiat, by resolution # **2020-11** the Board unanimously acknowledged that the required **audit of the Village Justice Court for the period of June 1, 2018, through May 31, 2019**, was conducted and authorized the Village Clerk to send a copy of the Village Justice Court Audit along with this resolution to Joan Casazza, Internal Control Liaison, NYS office of Court Administration, 2500 Pond View, Suite LL01, Castleton-on-Hudson, NY 12033. A copy of the audit is on file with the Village Clerk.

The Board reviewed the Memorandum dated January 3, 2020, from the Village Building Department with regard to the premises at **5 Catalina Drive, 13 Catalina Drive, and 2 Dock Lane**. The Memorandum sets forth the conditions of those premises and opines that the property owners have failed to maintain their properties as required by § 117-2 of Chapter 117 of the Village Code, Property Maintenance, in that at 5 Catalina Drive and 13 Catalina Drive the respective property owners violated § 117-2(G) by allowing dead leaves to accumulate after the fall creating a condition that was not clean, sanitary and safe, and at 2 Dock Lane, the property owner violated § 117-2(G) by allowing dead leaves to accumulate after the fall creating a condition that was not clean, sanitary and

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safe and violated § 117-2(I) by not taking down and removing two large dead trees along the property's eastern property line. The Building Department asked the Board to adopt a resolution, pursuant to Chapter 117, which, in substance, would provide that if the respective owners of the aforesaid properties do not bring their premises into compliance with the Village Code provision within 10 days after the required notice, the Building Inspector could cause the violations to be corrected and, if the owners do not reimburse the Village for the cost of correcting the violations on their respective properties, such cost could be collected by the Village in the same manner fixed by law for the collection of Village taxes assessed against their premises. Upon motion by Trustee David Harounian, seconded by Trustee Sheldon Kwiat, by resolution # **2020-12**, the Board unanimously adopted a resolution pursuant to Village Code Chapter 117, authorizing the Building Inspector to cause the aforesaid violations at **5 Catalina Drive, 13 Catalina Drive, and 2 Dock Lane** to be corrected, and, if the owners of such premises do not correct the violations on their premises within 10 days after the required notice of violation and the Building Inspector does thereafter cause any of the aforesaid violations to be corrected, the Village Clerk shall take all necessary and appropriate actions to recoup the Village's costs and expenses in correcting the violations in accordance with Village Code §117-11. A copy of the memorandum is on file with the Village Clerk. The Board noted **Village Code §117-9(E)**, which provides, in substance, that it shall not be necessary for the Building Inspector to issue a notice of violation or to order, in writing, the correction of a condition in the instance of **a second or any subsequent offense** within a 12-month period. Upon motion by Trustee Kouros Torkan, seconded by Trustee Hooshang Nematzadeh, by resolution # **2020-13**, the Board unanimously authorized and empowered the Building Inspector to cause any such second or subsequent violations within a 12-month period, that have occurred or may occur in the future with regard to the properties at **5 Catalina Drive, 13 Catalina Drive, and 2 Dock Lane** to be corrected without coming back to this Board for additional authorization, and the Village Clerk to take all necessary and appropriate actions to recoup the Village's costs and expenses in correcting those second or subsequent violations in accordance with Village Code §117-11.

Superintendent of Public Works Michael Moorehead notified the Village Board that Ronald Campbell retired from the Village after 40 years of service. The Mayor and Board thanked him for his dedicated service. Mayor Michael C. Kalnick recommended that we engage **Ronald Campbell** as an **independent contractor on a temporary basis**, to be paid at the rate of **\$70.00** per hour, to provide assistance to the Village with regard to snow storms and or unpredicted emergencies until we are able to fill his position. Upon motion of Trustee Hooshang Nematzadeh, seconded by Trustee David Harounian, by resolution # **2020-14**, the Board unanimously authorized the Mayor to engage **Ronald Campbell from time to time as needed**, as an **independent contractor on a temporary**

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**basis**, to be paid at the rate of **\$75.00** per hour, to provide assistance to the Village with regard to snow storms and/or unpredicted emergencies until the Village is able to fill his position.

The Mayor announced that **Mehran Hakimian** has informed him that he would like to **resign from the Planning Board**. Upon motion of Trustee Hooshang Nematzadeh, seconded by Trustee David Harounian, by resolution # **2020-15**, the Board unanimously agreed to accept Mehran Hakimian's resignation from the Planning Board upon the Village Clerk's receipt of his resignation in writing.

The Mayor announced that **Mehran Hakimian** has informed him that he would like to be appointed to the vacancy created on the **Landmarks Preservation Commission** when member Ron Horowitz moved out of the Village. The Mayor thought Mehran. Hakimian would be an asset to the Commission and appointed him to fill Ron Horowitz' unexpired term on the Landmarks Preservation Commission. Although Board approval is not required for the Mayor to fill the unexpired term of an appointive office, the Mayor asked the Trustees to approve the appointment. Upon motion of Trustee Hooshang Nematzadeh, seconded by Trustee David Harounian, by resolution # **2020-16**, The Board unanimously approved the Mayor's appointment of Mehran Hakimian to fill the unexpired term of Dr. Jeffrey Kessler on the Landmarks Preservation Commission.

The Board discussed the Notice of Revocation with attachments that Superintendent of the Building Department Chris Aiossa sent to Artem and Angela Vaynman. Upon motion of Trustee Sheldon Kwiatt, seconded by Trustee Hooshang Nematzadeh, by resolution # **2020-17**, the Board unanimously directed Stephen Limmer, as General Counsel to the Village, to relate to the Office of the Professions of the New York State Education Department the concerns that the Village has with regard to the individuals referenced in that Notice because of the certifications that they issued to the Village Building Department, upon which the Village Building Department relied in issuing a certificate of occupancy and a certification of completion for a newly constructed single-family dwelling within the Village, which, after receiving information that indicated that those certifications attested to work that had not been performed, the certificate of occupancy and the certificate of completion were revoked. A copy of that Notice is on file with the Village Building Department.

Mayor Michael C. Kalnick announced that the next meeting of the Board of Trustees would be February 25, 2020.

There being no further business to come before the Board, the Mayor adjourned the meeting at 6:58 p.m.

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Gomie Persaud  
Village Clerk/Treasurer