

**MINUTES OF THE 1168<sup>th</sup> MEETING  
OF THE BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT  
January 19, 2023  
Adopted on February 7, 2023**

The 1168<sup>th</sup> meeting of the Board of Trustees of the Village of Kings Point was called to order by Mayor Kouros Torkan at 6:00 p.m., on January 19, 2023, at the Village Hall of the Village of Kings Point, 32 Steppingstone Lane, Kings Point, New York 11024.

**PRESENT:** Kouros Torkan, Mayor  
Hooshang Nematzadeh, Deputy Mayor  
Ebi Victory, Trustee  
Tedi Kashinejad, Trustee  
Ira S. Nesenoff, Trustee

**ALSO PRESENT:** Gomie Persaud, Village Clerk-Treasurer  
Stephen G. Limmer, Esq., McLaughlin & Stern LLP,  
General Counsel  
Chris Aiossa, Building Inspector

**ABSENT:** None

Mayor Kouros Torkan opened the public hearing on **Bill 27 of 2022**, a proposed local law to amend the code of the Village of Kings Point to authorize the appointment of alternate members to various Village Boards. Upon motion by Trustee Ira S. Nesenoff, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-1**, the Board unanimously approved the Bill 27 of 2022, as Local Law 1 of 2023. A copy of the Local Law is on file with the Village Clerk.

The Board adjourned the public hearing on the ambulance contract until the contract is delivered to the village clerk.

Upon motion by Trustee Tedi Kashinejad, seconded by Trustee Ebi Victory, by resolution # **2023-2**, the Board unanimously approved the corrected minutes as presented of the **Board of Trustees meeting** of December 21, 2022, and January 9, 2023.

Upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Ira S. Nesenoff by resolution # **2023-3**, the Board unanimously accepted the **Building Department report** for the period of December 2022, showing the total fees deposited of **\$80,507.00** into the General Fund and **\$78,000.00** into the Trust Fund. A copy of the report is on file with the Village Clerk.

Upon motion by Trustee Ebi Victory, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-4**, the Board unanimously accepted the **Village Justice Court report** for the period of December 2022 , showing the total fees and surcharges deposited of

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**\$19,036.00** into the General Fund. A copy of the report is on file with the Village Clerk.

Upon motion by Trustee Ira S. Nesenoff, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-5**, the Board unanimously approved the payment of **audited claims** as follows:

<b>a. General Fund:</b>	<b>\$ 371,732.87</b>
<b>b. Trust Fund</b>	<b>\$ 19,688.69</b>
<b>c. Capital Fund:</b>	<b>\$ 464, 201.57</b>

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

Upon motion by Trustee Tedi Kashinejad, seconded by Trustee Ebi Victory, by resolution # **2023-6** the following resolution was unanimously adopted:

**WHEREAS** the return of unpaid taxes for the fiscal year beginning June 1, 2022, 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>
Shaul, Josef (3 Steppingstone Lane)	13	6	\$ 2,761.13
Foxdale Properties LLC (539 East Shore Road)	40	40	\$ 8,639.01
Bijarie, Jonathan (52 Shore Drive)	42	33	\$11,177.03
County of Nassau (Vacant)	63	68	\$ 88.36
Starz Properties LLC (12 Blue Sea Lane)	63	88	\$14,733.36
39 Remsen LLC, (27 Rogers Road)	66	14	\$13,960.25

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Bassalian LLC, Emilia (32 Rogers Road)	73	7	\$ 5,588.52
75 Hicks Inc. (75 Hicks Lane)	76	22	\$ 3,602.27
Khalily, Edna (415 East Shore Road)	77	137	\$ 8,393.82
Golyan, Joseph (24 Rogers Road)	77	158	\$ 9,149.26
Hassid, Babak (28 Forest Row)	81	174	\$ 340.17
Mahfar, Ben (41 North Road)	81	179	\$ 3,337.65
Nir, Herzel (117 Arrandale Avenue)	129	354	\$ 5,858.00
Weiss, Daniel (258 Steamboat Road)	135	430	\$ 3,467.97
Mokhtar, Ben (23 Gay Drive)	139	15-B	\$ 485.96
Aryeh, Hezghia (172 Kings Point Road Vacant)	140	22	\$ 238.56
Aryeh, Hezghia (172 Kings Point Road Vacant)	140	24	\$ 55.22
Aryeh, Hezghia (172 Kings Point Road Vacant)	140	26	\$ 172.29
Rubenstein, Rita (8 Gilbert Road)	142	5	\$ 3,632.32

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Mazella, Carl & Janet (Vacant)	142	17	\$ 618.49
Fernandez, Robert & Rosa (24 Redbrook Road)	142	46	\$ 22.09
Kassapidis, Anastassios (31 Lighthouse Road)	144	8	\$ 9,688.24
Hakimi, Daniela (20 Lighthouse Road)	146	8	\$ 16,124.97
Van Halem, Channah (13 Catalina Drive)	148	34	\$ 6,935.95
Family Limited, DFL Denton (3 Denton Road)	148	78	\$ 7,223.10
Dorvilier, Harry (3 Kings Terrace Road)	148	81	\$ 6,083.31
County of Nassau (Wildwood Road)	148	97	\$ 5,102.56
County of Nassau (Drainage Easement)	148	99	\$ 1,665.51
21 Martin Court LLC (21 Martin Court)	151	3	\$ 22,089.00
Lauria, Toni (Vacant)	153	20	\$ 309.25
County of Nassau (Vacant)	153	29	\$ 364.47
County of Nassau	153	30	\$ 320.29

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(Vacant)			
County of Nassau (Vacant)	153	31	\$ 353.42
County of Nassau (Vacant)	153	32	\$ 4.42
Sohn Trustees, Harry & Robin (One Dock Lane)	154	25	\$ 9,807.52
Properties Ventures, M & M (18 Twin Ponds)	164	34	\$13,253.40
County of Nassau (Vacant)	165	8	\$ 426.32
County of Nassau (Vacant) Cow Lane	165	16	\$28,976.35
Kahen, Sharon (18 Sinclair Drive)	169	7	\$15,462.30
County of Nassau (Vacant Sinclair Drive)	169	16	\$ 8.84
Ghassomians Siuni, Maggie (6 Steven Lane)	174	5	\$18,112.98
Nassi Bijan (42C Pond Road)	175	26	\$ 1,771.54
Nassi Bijan (42C Pond Road)	175	27	\$ 106.03
Nassi Bijan & Mindo (42C Point Road)	175	29	\$ 428.53
Nassi Bijan & Mindo (42C Point Road)	175	30	\$ 19,623.87

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Malik, Hosnara (26 Cricket Lane)	175	56	\$ 44,178.00
Cohen, Mira (One Harbour Road)	177	40	\$ 9,255.29
Moinian, Shirin (486 East Shore Road Vacant)	178	15	\$ 198.80
Vulcan Realty LLC (30 Pheasant Run Vacant)	178	19	\$ 132.53
Vulcan Realty LLC (30 Pheasant Run Vacant)	178	20	\$ 3,065.95
Vulcan Realty LLC (30 Pheasant Run Vacant)	178	21	\$20,794.58
Vulcan Realty LLC (30 Pheasant Run Vacant)	178	22	\$ 1,024.93
Bichoupan, Shahrzad (33 Pheasant Run)	178	28	\$ 9,767.76
Moinian, Shirin (486 East Shore Road)	178	40	\$ 861.47
Vulcan Realty LLC (30 Pheasant Run Vacant)	178	41	\$ 2,443.04
Vulcan Realty LLC (30 Pheasant Run Vacant)	178	42	\$ 150.21
Moinian, Shirin (486 East Shore Road)	178	52	\$ 26,219.64
Sivan, Avi (3 White Pine)	179	23	\$ 12,855.80

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Hollander, Milton (109 Station Road)	179	31	\$ 7,510.26
County of Nassau (Vacant)	182	54	\$ 26.51
Hakimian, Omid (36 Carriage Road)	194	19-B	\$ 7,488.17
Zhenxian LLC (3 Split Road)	195	22	\$ 3,085.83
County of Nassau (Eagle Point Drive Vacant)	196	10	\$ 256.23
Hakimian, Shawn (215 Kings Point Road)	196	18	\$16,898.09
Haghighat, Shahram (221 Dock Lane)	196	40	\$17,671.20
Herbil Holding Co. (Vacant)	200	7	\$ 54.21
Vaynman -Family Trust, Artem (3 Kings Point Road)	201	2	\$22,089.00
Aryeh, Nathaniel (195 West Shore Road)	201	147	\$17,392.88
Schmuelian ,Elana (157 West Shore Road)	202	9	\$ 656.04
<b>Total</b>			<b>\$511,851.18</b>

and,

**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 2022,

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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 2022, 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 Ira S. Nesenoff, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-7** the Board unanimously adopted the following resolution:

**WHEREAS**, the Village Clerk-Treasurer on the 19<sup>th</sup> day of January 2023, did return and file an account of unpaid taxes to this Board for the year 2022, and

**WHEREAS**, the Board of Trustees met at the Village Hall of the Village of Kings Point on the 19<sup>th</sup> day of January 2023, 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 2022, 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 2022 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



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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.

The Village Clerk-Treasurer, Gomie Persaud, has advised that the **tax sale referred to in the aforementioned resolution will be held on March 6, 2023, 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 17, 2023**.

Upon motion by Trustee Hooshang Nematzadeh seconded by Trustee Tedi Kashinejad, by resolution # **2023-8**, the Board unanimously set **February 21<sup>st</sup>**, 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 21<sup>st</sup>, 2023, 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 Ira S. Nesenoff, seconded by Trustee Ebi Victory, by resolution # **2023-9**, 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 **2023** Annual Village Election in the Village of Kings Point shall be held on **June 20, 2023**; and be it further:

**Resolved** that the offices to be filled at said election and the terms thereof

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are as follows:

**Two Trustees, 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 Tedi Kashinejad, by resolution # **2023-10**, 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 20, 2023. Notice shall be published after the last day for filing 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.

Upon motion by Trustee Ebi Victory, seconded by Trustee Tedi Kashinejad, by resolution # **2023-11**, the Board unanimously approved the proposal **from Michael Haberman Associates, Inc.**, for Village Assessment Services for the Village of Kings Point from June 1, 2023, to May 31, 2024. A copy of the letter is on file with the Village Clerk.

The Mayor announced that **Daniel Kimiabakhsh a/k/a Kimya** has informed him that he would like to be appointed as an alternate member of the **Planning Board**. In order to accept that appointment, **Daniel Kimiabakhsh** resigned his office as a member of the Village's Board of Appeals. The Mayor thought Daniel Kimiabakhsh would be an asset

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to that board and appointed him to fill in as an alternate member of the Planning Board. Upon motion of Trustee Ebi Victory, seconded by Trustee Ira S. Nesenoff, by resolution # **2023-12**, The Board unanimously approved the Mayor's appointment of Daniel Kimiabakhsh as an alternate member of the Planning Board.

The Mayor announced that **Mojgan Sasson** has informed him that she would like to be appointed to the vacancy created on the **Board of Appeals** by the resignation of Daniel Kimiabakhsh. The Mayor thought Mojgan Sasson would be an asset to that board and appointed her to fill Daniel Kimiabakhsh's unexpired term as member of the Board of Appeals. 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 Ira S. Nesenoff, seconded by Trustee Tedi Kashinejad, by resolution # **2023-13**, The Board unanimously approved the Mayor's appointment of Mojgan Sasson to fill the unexpired term of Daniel Kimiabakhsh as a member of the Board of Appeals.

The Board reviewed the Request for Proposals for the 2022/23 Public Works facility project and unanimously decided to table the project until sometime in the future.

The Mayor informed the Board that he would like to hire Herman Manosyan, as Secretary of the Planning Board, at a starting salary at the annual rate of **\$85,000.00**. Upon motion by Trustee Ebi Victory, seconded by Trustee Tedi Kashinejad, by resolution # **2023-14**, the Board unanimously agreed to hire Herman Manosyan as Secretary of the Planning Board at a starting salary at the annual rate of **\$85,000.00**, and all benefits as outlined in the Employee Handbook. His starting date is scheduled for February 6, 2023.

Village Clerk-Treasurer Gomie Persaud reported on the proposal for the **Landscaping Maintenance at Village Hall** for the year 2023. Upon motion by Trustee Tedi Kashinejad, seconded by Trustee Ebi Victory, by resolution # **2023-15**, the Board unanimously accepted the **proposal from Papiro Landscaping to perform Landscaping Maintenance at the Village Hall** for the period of April (Spring) through December (Fall) 2023, for a sum of **\$14,850.00** payable in nine equal monthly installments of \$1,650.00, and the additional work of installing 40 yards of triple ground cedar mulch in all of the planting beds around the Village Hall at **\$85.00 per yard which includes labor and materials for a total of not exceeding \$3,400.00**. A copy of the proposal is on file with the Village Clerk.

Based upon the recommendation of Mayor Kouros Torkan, upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Ira S. Nesenoff, by resolution # **2023-16**, as

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a means for long-term retention of valued employees in the Department of Public Works, the Board unanimously approved an amendment to the Village's **Health Insurance Plan, solely with regard to the employees in the Department of Public Works**, to provide health insurance for individuals who retire from the Village after **20 years** or more of service as employees of the Village's Department of Public Works, with the same health insurance being provided to active Village employees for the life of such individuals, at the sole cost and expense of the Village. The benefits as to all other employees as set forth in the present Health Insurance Plan is to remain the same.

The Village Clerk discussed with the Board the cost of publishing job openings on Indeed and recommended that the Village go with a cheaper company, Zip Recruiter. Upon motion of Trustee Hooshang Nematzadeh, seconded by Trustee Ebi Victory, by resolution # **2023-17**, the Board unanimously authorized the Village Clerk to use Zip Recruiter as a vendor for Village job postings based on their proposal, a copy of which is on file with the Village Clerk.

Mayor Kouros Torkan announced that the next meeting of the Board of Trustees would be February 7, 2023, and March 14, 2023, at 6:00 p.m.

There being no further business to come before the Board, the Mayor adjourned the meeting at 6:38 p.m.

Gomie Persaud  
Village Clerk/Treasurer