

**ADOPTED MINUTES OF THE 1176th MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT**

**July 27<sup>th</sup>, 2023**

**Adopted on August 29, 2023**

The 1176<sup>th</sup> meeting of the Board of Trustees of the Village of Kings Point was called to order by Mayor Kouros Torkan at 6:30 p.m. at the Village Hall of the Village of Kings Point, 32 Steppingstone Lane, Kings Point, New York 11024.

**PRESENT:** Kouros Torkan, Mayor  
Hooshang Nematzadeh, Trustee  
Ted Kashinejad, Trustee  
Ebi Victory, Trustee  
Ira Nesenoff, Trustee

**ALSO PRESENT:** Gomie Persaud, Village Administrator  
Stephen G. Limmer, Esq., McLaughlin & Stern, LLP,  
General Counsel  
Chris Aiossa, Superintendent of Building Department  
Domenick Stanco, Superintendent of Public Works

**ABSENT:** None

Mayor Kouros Torkan made the following appointments subject to the approval of the Board :

Hooshang Nematzadeh, Deputy Mayor – one-year term

**Planning Board:** Hooshang Nematzadeh, Chairman – one-year term (2024)  
Michael Lamoretti – Member Five Year Term(2028)  
Daniel Kimiabakhsh – unexpired term of Peter Aron (2026)

**Board of Zoning Appeals:** Mike Nassimi, Chairman – one-year term  
Mojgan Sasson – Member five-year term (2028)  
Jeff Monassebian – unexpired term of Ira  
Nesenoff (2024)

**Architectural Review Board: one-year term (2024)**

Mark Stumer, Chairman – one-year term  
Harvey Gessin (Holdover not reappointed)  
Bita Sassouni  
Sandy Kamali  
Afshin (Effie) Dilmanian

**ADOPTED MINUTES OF THE 1176th MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT  
July 27<sup>th</sup>, 2023  
Adopted on August 29, 2023**

**Landmarks Preservation Commission:** three-year term (2028)

Mark Stumer, Chairman – one-year term  
Marilyn Gessin, Member –three-year term (2028)  
Michael C. Kalnick – Member -three-year-term (2028)

**Village Engineer:** Newport Engineering, P.C.  
Nelson & Pope Engineering, Architecture & Land Surveying  
PLLC

**Village Historian:** Michael C. Kalnick – one-year term

**Village Administrator:** Gomie Persaud – unexpired term of Village  
Clerk/Treasurer.

**Deputy Village Treasurer:** Julia Yan - one year term

**Clerk of the Village Justice Court:** Rosemarie Onorato - one-year term

**Superintendent of Building Department:** Chris Aiossa - one-year term

**Secretary of Planning Board:** Steven Patak -one-year-term

**Superintendent of Public Works:** Domenick Stanco

**Secretary to Board of Appeals and Assistant Secretary to Architectural and  
Preliminary Site Review Board:** Xiomara Mignott - one-year term

**Secretary to Board of Trustees:** Matilde Velez - one-year term

**Official Village Newspaper:** Great Neck News, alternate Great Neck Record

**Official Depositories:** JP Morgan Chase Bank

**Accountants and Auditors:** R.S. Abrams & Company, LLP, Sattie, Levine &  
Ciaccio, CPA's P.C.

**Village Medical Doctor:** Dr. Afshin and Miriam Tavakoly

**Acting Village Justice:** Michael Zimmerman

**ADOPTED MINUTES OF THE 1176th MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT**

**July 27<sup>th</sup>, 2023**

**Adopted on August 29, 2023**

Upon motion by Trustee Ebi Victory, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-119**, the Board unanimously approved the **Annual Appointments** as made by Mayor Kouros Torkan.

Mayor Kouros Torkan opened the public hearing on the **proposed Bill 4A of 2023**, creating the position of **Commissioner of Public Works**. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Ira Nesenoff, by resolution # **2023-120**, the Board unanimously approved the proposed Bill as Local Law **6 of 2023**. A copy of the Local Law is on file with the Village Administrator.

Mayor Kouros Torkan opened the public hearing on the **proposed Bill 5A of 2023, establishing a Park Board**. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Ira Nesenoff, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-121**, the Board unanimously approved the proposed Bill as Local Law **7 of 2023**. A copy of the Local Law is on file with the Village Administrator

Mayor Kouros Torkan opened the public hearing on the **proposed Bill 6 of 2023**, creating the position of **Commissioner of Building Department**. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Ira Nesenoff, seconded by Trustee Tedi Kashinejad, by resolution # **2023-122**, the Board unanimously approved the proposed Bill as Local Law **8 of 2023**. A copy of the Local Law is on file with the Village Administrator

Mayor Kouros Torkan opened the public hearing on the **proposed Bill 8B of 2023**, amending the **regulations with regard to retaining walls and fences**. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Ira Nesenoff, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-123**, the Board unanimously approved the proposed Bill as Local Law **9 of 2023**. A copy of the Local Law is attached to these minutes and on file with the Village Administrator

Mayor Kouros Torkan adjourned the public hearing on the **proposed Bill 10A of 2023**, amending the code of the Village of Kings Point with regards the **powers of the Building Inspector** until 6:00 p.m. at the next Board meeting on August 29, 2023.

**ADOPTED MINUTES OF THE 1176th MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT**

**July 27<sup>th</sup>, 2023**

**Adopted on August 29, 2023**

Mayor Kouros Torkan opened the public hearing on the **proposed Bill 11 of 2023**, amending the Code of the Village to add a new Chapter 64, **Burning, Outdoors**. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Ira Nesenoff, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-124**, the Board unanimously approved the proposed Bill as Local Law **10 of 2023**. A copy of the Local Law is on file with the Village Administrator

Mayor Kouros Torkan opened the public hearing on the **proposed Bill 12A of 2023**, amending the provisions for the **maintenance of landscaping after an abandonment of a project and for the revocation of building permits when work is not being diligently prosecuted**. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Ira Nesenoff, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-125**, the Board unanimously approved the proposed Bill as Local Law **11 of 2023**. A copy of the Local Law is on file with the Village Administrator

Mayor Kouros Torkan opened the public hearing on the **proposed Bill 13A of 2023**, amending the provisions of the Code of the Village of Kings Point with regard to **fees for building permits**. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Ebi Victory, seconded by Trustee Ted Kashinejad, by resolution # **2023-126**, the Board unanimously approved the proposed Bill as Local Law **12 of 2023**. A copy of the Local Law is on file with the Village Administrator

Mayor Kouros Torkan opened the public hearing on the **proposed Bill 14 of 2023**, amending the **residency requirements for certain officers** of the Village of Kings Point. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Ira Nesenoff, seconded by Trustee Ted Kashinejad, by resolution # **2023-127**, the Board unanimously approved the proposed Bill as Local Law **13 of 2023**. A copy of the Local Law is on file with the Village Administrator

Upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Ted Kashinejad, by resolution # **2023-128** the Board unanimously approved the minutes as presented of the Board of **Trustees meeting** of June 20, 2023.

Upon motion of Trustee Ira Nesenoff, seconded by Trustee Ted Kashinejad, by resolution # **2023-129**, the Board unanimously accepted the **Building Department report** for the period of June 2023, showing the total fees deposited of

**ADOPTED MINUTES OF THE 1176th MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT**

**July 27<sup>th</sup>, 2023**

**Adopted on August 29, 2023**

**\$125,856.31** into the General Fund and **\$76,000.00** into the Trust Fund. Copies of the reports are on file with the Village Administrator.

Upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Ebi Victory, by resolution # **2023-130**, the Board unanimously accepted the Village **Justice Court report** for the period of June 2023, showing the total fees and surcharges collected of **\$24,971.00**. A copy of the report is on file with the Village Administrator.

Upon motion by Trustee Ebi Victory, seconded by Trustee Ted Kashinejad, by resolution # **2023-131**, the Board unanimously approved the payment of **audited claims** as follows:

<b>A.</b>	<b>General Fund:</b>	<b>\$ 1,558,088.04</b>
<b>B.</b>	<b>Trust Fund:</b>	<b>\$ 12,000.00</b>
<b>C.</b>	<b>Capital Fund:</b>	<b>\$ 333,166.33</b>

Copies of the abstract of claims are on file with the Village Administrator.

Upon motion of Trustee Ebi Victory, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-132**, the Board unanimously re-adopted the Village Investment Policy as amended on June 27, 2022, with the following designated depositories in Appendix A to said Policy:

**Appendix A**  
**DESIGNATED DEPOSITORIES**

The banks and trust companies authorized for the deposit of monies up to the following maximum amounts are:

<u>Depository Name</u>	<u>Maximum Amount</u>
1. JP Morgan Chase Bank	\$ 25,000,000.00
2. Wells Fargo Bank	

A copy of the Investment Policy is on file with the Village Administrator.

Upon motion of Trustee Ira Nesenoff, seconded by Trustee Ebi Victory, by resolution # **2023-133**, the Board unanimously re-adopted the **Procurement Policy** for the Village that had previously been adopted by resolution # **2010-8** on January 14, 2010, as modified to conform with the subsequent amendments to the

**ADOPTED MINUTES OF THE 1176th MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT**

**July 27<sup>th</sup>, 2023**

**Adopted on August 29, 2023**

General Municipal Law. A copy of the Procurement Policy is on file with the Village Administrator.

Upon motion of Trustee Ted Kashinejad, seconded by Trustee Ira Nesenoff, by resolution # **2023-134**, the Board unanimously approved the **attendance of appropriate Village Personnel and Village Officials to attend the following conferences** - New York State Magistrates and Court Clerks Association; New York State Conference of Mayors and Other Public Officials Fall Training School and Public Works Conferences. Employees attending the aforementioned training shall be reimbursed for their registration, meals, and travel, at a total sum not to exceed **\$1,500.00** per conference. Mileage reimbursement for private car use to officers and employees who are authorized to use their personal automobiles only when used outside of the Village on official business and approved by the Mayor will be at a rate as authorized from time to time by the Internal Revenue Service as a business travel expense.

Upon motion of Trustee Ted Kashinejad, seconded by Trustee Ebi Victory, by resolution # **2023-135**, the Board unanimously approved the following resolution for the fiscal year beginning June 1, 2023, through May 31, 2024:

**Claims Payable Prior to Audit**

WHEREAS, the Village Law provides that the Board may authorize payment in advance of audit of claims for certain recurring charges, and

WHEREAS, penalties may be incurred if these charges are not timely paid,

NOW, THEREFORE, BE IT RESOLVED, that the Board , as authorized by Village Law § 5-524(5) and (6) and the Opinion of the State Comptroller in Opinion 62-63, authorize the Treasurer to pay without prior audit the following claims and the claimant and officer incurring or approving the same shall be jointly and severally liable for any amount disallowed by the Board :

1. Fixed Salaries
2. Debt Service
3. Amounts becoming due upon lawful contracts for periods exceeding one year
4. Compensation for services of employees or officers regularly engaged by the Village at agreed wages by the hour, day, week, month, or year

**ADOPTED MINUTES OF THE 1176th MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT**

**July 27<sup>th</sup>, 2023**

**Adopted on August 29, 2023**

5. Public Utilities Services (electric, gas, water, sewer, and telephone)
6. Postage
7. Freight and express charges
8. Obligations to the State created by legislation, such as for the State Health Plan and the State Retirement Plan

Upon motion of Trustee Ebi Victory, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-136** the Board unanimously approved the **appointment of Village Administrator Gomie Persaud** as the Record Retention Officer, the Drug and Alcohol contact, the Harassment Complaint Officer, the Civil Service Officer, the Safety Officer, and authorized her to be a signatory for all of the Village bank accounts.

Upon motion of Trustee Ebi Victory, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-137**, the Board unanimously renewed the proposal for Public Relations and Communication Services from **ZE Creative Communications** for a monthly retainer of **\$3,500.00** and newsletter charges as set forth in more detail in the proposal, with the understanding that the acceptance is on a month-to-month basis cancellable on 30-days' notice after the first three months. Same as the expired agreement. A copy of the proposal is on file with the Village Administrator.

Mayor Kouros Torkan advised the Board that it took longer than expected to finalize the **lease for the Kings Point Village Park** with the Board of Commissioners of the Great Neck Park District and asked the Board to approve the lease now that it is in final form. Upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Ted Kashinejad, by resolution # **2023-138**, the Board unanimously approved the lease for the Kings Point Village Park with Board of Commissioners of the Great Neck Park District and authorized the Mayor to sign and deliver copies to the Board of Commissioners of the Great Neck Park District.

As noted at the Board's June 20, 2023 meeting, the Commissioners of the Great Neck Park District advised the Mayor that they would like to purchase two properties near Steppingstone Park, known as 14 and 16 Hewlett Lane, shown on the Nassau County Land and Tax Map as Section 1, Block 200, Lots 23 and 24, respectively. Since the purchase of those properties will remove the properties from the Village's tax rolls as of the next tax valuation date, the Board's

**ADOPTED MINUTES OF THE 1176th MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT**

**July 27<sup>th</sup>, 2023**

**Adopted on August 29, 2023**

permission is required pursuant to the State's Town Law §198(4). In understanding the advantages to the residents of the Village in granting the request and in partial consideration for the Commissioners' entering into the aforementioned lease for Kings Point Village Park and the increase in the annual rental, which will offset to some extent the Village's loss of the tax revenue from those properties, upon motion of Trustee Hooshang Nematzadeh, seconded by Trustee Tedi Kashinejad, by resolution # **2023-139**, the Board unanimously approved the Commissioners of the **Great Neck Park District's acquisition of the premises known as 14 and 16 Hewlett Lane, shown on the Nassau County Land and Tax Map as Section 1, Block 200, Lots 23 and 24, respectively.**

Trustee Ebi Victory informed the Board that he received a proposal from **LPC Inc. Fire and Security** to supply and install **32 Genetec Sharp Vu License Plate Cameras**, associated servers & Licensing at a cost of **\$388,970.95**. Upon motion of Trustee Ira Nesenoff, seconded by Trustee Ted Kashinejad, by resolution # **2023-140**, the Board unanimously approved the proposal for Phase I of the project, subject to the Village Counsel's review of the proposal at a cost of not to exceed **\$388,970.95**. The Village expects to be reimbursed, at least in part, for the project from grants issued by New York State and Nassau County.

The Board discussed the application of West Shore Realty I Corp., as an owner, pursuant to Article VIII, Off-Shore Structures, of Chapter 161, Zoning, of the Code of the Village of Kings Point, to construct one boat lift adjacent to its existing dock, at the premises known as 152 West Shore Road, Kings Point, New York, shown on the Nassau County Land and Tax Map as Section 1, Block 173, Lots 14 and 9B. Upon motion by Trustee Ira Nesenoff, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-141**, the Board unanimously adopted the following resolution:

Whereas, West Shore Realty I Corp, as owner, has made application to this Board pursuant to Article VIII, **Off-Shore Structures**, of Chapter 161, Zoning, of the Code of the Village of Kings Point, for a permit to construct one boat lift adjacent to its existing dock at the premises known as **152 West Shore Road**, Kings Point, New York, shown on the Nassau County Land and Tax Map as Section 1, Block 173, Lots 14 and 9B; and

Whereas, the Board has made the following findings of fact:

1. The applicant has an existing legal dock.
2. The applicant seeks to construct one boat lift adjacent to its dock.



**ADOPTED MINUTES OF THE 1176th MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT**

**July 27<sup>th</sup>, 2023**

**Adopted on August 29, 2023**

3. Based upon the location of the premises and the length of its waterfront, and the proposed location of the boat lift, the Board does not find that granting the application would have any adverse impacts to the environment, the adjacent properties, or the water views of the neighbors.
4. Based upon a review of the Full Environmental Assessment Form submitted by the applicant and the other documents and testimony presented with regard to the application, the proposed action will not result in any significant adverse environmental impacts.

Now, therefore, based upon the foregoing findings, the Board grants the application on the condition that the boat lift is installed where it shows “(4) NEW PILES FOR BOAT LIFT” on the Site Plan filed with the application prepared by Dietrich Engineering, P.C., for the project “West Realty I Corp, 152 West Shore Road Kings Point, NY New Boat Lift”; dated: 09/2022, last revised 11/10/2022; Project No: 22029

A copy of the application is on file with the Village Administrator.

Upon motion of Trustee Ebi Victory, seconded by Trustee Ira Nesenoff, by resolution # **2023-142**:

- A. the Board ratified Mayor Kouros Torkan’s acceptance of **Papiro Landscaping, Inc.**’s, proposal, in the amount of **\$2,150.00**, to provide the required maintenance of 3 Kings Point Road, which is unoccupied and in violation of Chapter 117, Property Maintenance, of the Village Code, since the owners have failed to take the remedial action necessary to effect compliance with Chapter 117 within the prescribed time set forth in the notices of violation to the property owners;
- B. the Village Administrator is authorized to take all necessary and appropriate actions to recoup the Village’s costs and expenses in correcting the violation in accordance with Village Code §117-2(F); and,
- C. Pursuant to Village Code § 117-11(G), notwithstanding the provisions of Village Code § 117-9 and § 117-11(A), it shall not be necessary for the Building Inspector to issue an appearance ticket or a notice of violation or obtain the permission of the Mayor to effectuate compliance with Chapter 117 in the instance of a second or any subsequent violation of Chapter 117, even if it is a different violation of Chapter 117, upon the same property within a twelve-month period in order for the Village to be reimbursed after its effectuation in accordance with Subsections B and C of Chapter 117.

**ADOPTED MINUTES OF THE 1176th MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT**

**July 27<sup>th</sup>, 2023**

**Adopted on August 29, 2023**

A copy of the proposal is on file with the Village Administrator.

Trustee Ebi Victory presented and recommended the acceptance of a contract change order #K10771\_62123, dated 6.21.23, for additional services from **ICC Community Development Solutions, “Municipity”**, at a total cost of **\$13,800.00**, for desktop additions, a connect addition, and implementation and training, and an optional component for Digeplan Electronic Review Software, which includes an Annual Saas subscription and implementation and training, at a first year cost of \$15,000.00, a second year cost of \$3,090.00, and a third year cost of \$3,183.00. The change will also allow the Building Department to accept payments online. Upon motion of Trustee Hooshang Nematzadeh and seconded by Trustee Ted Kashinejad, by resolution # **2023-143**, the Board unanimously accepted the proposal at a total cost for the first year not to exceed \$28,800.00, not to exceed a second-year cost of \$3,090.00, and not to exceed a third-year cost of \$3,183.00. A copy of the proposal is on file with the Village Administrator.

Based upon the recommendation of Mayor Kouros Torkan, upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Ebi Victory, by resolution # **2023-144**, the Board unanimously authorized the engagement **Guth DeConzo Consulting Engineers, PC**, to design additional street lights in the Village, including electrical engineering services, lighting design, coordination with PSEG for the provision of utility service, and overall management of the design process at a cost of not to exceed **\$20,000.00**, upon the condition that Assumption 4 be deleted and there be no limit on the number of meetings between Guth DeConzo Consulting Engineers, PC and the Village. A copy of the proposal is on file with the Village Administrator.

Based upon the recommendation of Superintendent of Public Works, Domenick Stanco, upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Ebi Victory, by resolution # **2023-145** the Village Board unanimously authorized the hiring of **Adriel Morales** as a full-time Motor Equipment Operator Trainee for the Department of Public Works at a starting salary at the rate of **\$ 43,000.00, with the agreement that he will obtain his CDL License within one Year of employment with the Village**. Adriel Morales will be entitled to all benefits as outlined in the village handbook.

The Board reviewed the letter from Ramin and Judith Kamali, who reside at **30 Carriage Road**, requesting a waiver pursuant to § 100-15 of the Village Code, to permit them to seek ARB and Planning Board approvals although 3 years have not past since the issuance of their certificate of occupancy. Since the Kamali’s were

**ADOPTED MINUTES OF THE 1176th MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT  
July 27<sup>th</sup>, 2023  
Adopted on August 29, 2023**

delayed because of a requirement for a Department of Environmental Conservation non-jurisdiction letter, and not because of delays within their control, upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Ebi Victory, by resolution # **2023-146**, the Board unanimously agreed to grant the requested waiver. A copy of the letter is on file with the Village Administrator.

Based upon the recommendation of Mayor Kouros Torkan Torkan, upon motion by Trustee Ebi Victory, seconded by Trustee Ira Nesenoff, by resolution # **2023-147**, the Board unanimously adopted the following revisions to the Appendix to the Village Code, **Chapter A162, Fees**:

§ A162-1, Permit; certificate and other fees, is hereby amended as follows:

1. Subsection B, Fire Prevention and Building Construction, is hereby amended as follows:

A. Subdivision 1 is hereby amended as follows:

“(1) For a permit for a new building or other structure not otherwise provided for or for the alteration of an existing building or other structure not otherwise provided for, the fee shall be \$500, plus \$11 for each \$1,000 or fraction thereof of estimated cost and a curb cut cross permit shall be required. The estimated cost in all instances shall be at \$400 per square foot. The fee for a renewal of such permit shall be as follows:

(a) Mechanical permits: \$200 per year or fraction thereof with a maximum charge of \$2,000.

(b) All other permits: \$400 per year or fraction thereof with a maximum charge of \$2,000.”

The calculation for the renewal fee continues each year or fraction thereof until the application is complete, all of the required documents have been filed, all required inspections are performed by the Building Department, and payment is made in full or the maximum charge is reached.

B. Subdivision 2 is hereby amended to read as follows:

“(2) For a permit for the demolition of a building or structure or part thereof, the fee shall be \$500, plus \$11 for each \$1,000 or fraction thereof of estimated cost. In addition to such fee, a cash bond of \$25,000 and a curb cut crossing permit shall be required. In the event that after a building permit has been issued, the applicant is required or determines to demolish the building

**ADOPTED MINUTES OF THE 1176th MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT**

**July 27<sup>th</sup>, 2023**

**Adopted on August 29, 2023**

instead of proceeding with the approved alteration, a demolition permit must be obtained and the fee for the alteration permit may be used as a credit toward the new construction, whether it be reconstruction or replacement.”

C. Subdivisions 3 through 14 are renumbered as subdivisions 4 through 15, respectively.

D. A new subdivision 3 is added to read as follows:

“(3) Infrastructure improvement fee.

(a) Upon filing an application for a building permit, in order to defray the costs for the Village to protect all public improvements in the area of construction, including but not limited to road pavements, curbs, drainage facilities, and similar public improvements and to provide for the future development of those improvements, the applicants shall pay the following nonrefundable fee:

(i) For construction of a new residence:  
\$5,000.

(ii) For any alteration to an existing residence costing more than \$100,000 as determined by the Building Inspector: \$2,500.

(iii) For a new pool, driveway, patio, terrace, deck, accessory building, or property regrade: \$1,500.

(iv) For the demolition of substantially all structures on a residential lot when the owner does not file a building permit within 90 days after the start of the demolition: \$5,000.

(v) For all new non-residential construction or demolition of substantially all non-residential structures: \$10,000.

(b) In the event that any public improvements are damaged during the course of construction in connection with the building permit that has been issued, the Village shall require that the owner repair the damage in a good and workmanlike manner, meeting all the Village standards. In the event that the owner of the property does not repair the public improvements as aforesaid, the Village may make the necessary repairs and charge those costs to the property owner as an additional fee. In the event that the fee is unpaid when the Village is preparing its next annual assessment roll, the fee shall be added to the assessment roll for the property

**ADOPTED MINUTES OF THE 1176th MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT**

**July 27<sup>th</sup>, 2023**

**Adopted on August 29, 2023**

and collected in the manner fixed by law for the collection of the Village's real property taxes. In that event, interest from the date the work was performed shall be fixed, and the full amount, with that fixed interest, shall be subject to a delinquent penalty at the legal rate of interest for Village real property taxes in the event that the same is not paid in full on or before the date the tax bill upon which such charge appears becomes delinquent.

2. Subsection E, Land Development, is revised to read as follow:  
“E. Chapter 100, Land Development.

(1) The fee for a land development application shall be \$1,000 plus \$5 per cubic yard of soil, sand, gravel, or other fill or similar material to be exported from or imported to any land within the Village.

(2) For a waiver: \$1,000.

3. Subdivision 1 of subsection M, Streets and Sidewalks, is revised to read as follow:

“(1) The bond or deposit required to be filed pursuant to § 134-5 shall be \$50,000, unless upon application to the Superintendent of Public Works or the Board of Trustees, based upon the work to be performed, such amount should be reduced; however, in no event shall it be reduced to less than \$1,000. In addition to such bond, the applicant shall submit satisfactory proof of liability insurance, naming the Village as an additional insured, of not less than \$5 million for each occurrence.”

The Board discussed the condition of the **fence along the northern boundary of the cemetery on the south side of Grassfield Road**. Ebi Victory had obtained three proposals to replace the fence from Carls Fence Co., Inc., North Shore Fence Co., Inc., and Nor Star Fence, of \$13,900.00, \$8,495.00, and \$8,000.00 respectively. Upon the motion of Trustee Tedi Kashinejad, seconded by Trustee Ira Nesenoff, by resolution # **2023-148**, the Board unanimously approved a contract with Nor Star Fence to replace the fence along the northern boundary of the cemetery on the south side of Grassfield Road at a price not to exceed \$8,000.00. Copies of the proposals are on file with the Village Administrator.

The Board reviewed the letter from Daniel Capruso and the email from Rachel and Doran Dilmanian and Mayor Kouros Torkan directed General Counsel Limmer to draft responses.

**ADOPTED MINUTES OF THE 1176th MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT  
July 27<sup>th</sup>, 2023  
Adopted on August 29, 2023**

Mayor Kouros Torkan announced the next Board meeting would be held on August 29<sup>th</sup>, 2023, at 6:00 p.m. at the Village Hall.

There being no further business to come before the Board, the Mayor adjourned the meeting at 8:50 p.m.

Gomie Persaud  
Village Administrator