

DRAFT MINUTES OF THE 1180<sup>th</sup> MEETING OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT  
October 31, 2023

The 1180th 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 October 31, 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 Administrator  
Stephen G. Limmer, Esq., McLaughlin & Stern, LLP,  
General Counsel  
Domenick Stanco, Superintendent of Highway  
Chris Aiossa, Superintendent of the Building Department

**ABSENT:** None

Mayor Kouros Torkan opened the public hearing on **Bill 16A of 2023**, a local law amending the Code of the Village of Kings Point with regard to the maintenance of private streets. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Ebi Victory, seconded by Trustee Ira S. Nesenoff, by resolution # **2023-177**, the Board unanimously approved Bill 16A as Local Law **17 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 contract with the Vigilant Engine & Hook & Ladder Company, Inc. for the furnishing of ambulance service** within the Village of Kings Point for the one-year period commencing January 1, 2023, and ending December 31, 2023, for the total sum of **\$195,191.00**. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Hooshang Nematzadeh seconded by Trustee Ira S. Nesenoff, by resolution # **2023-178**, the Board unanimously approved the proposed contract. A copy of the contract is on file with the Village Administrator.

Shahrzad and Morris Bichoupan, owners of 33 Pheasant Run, seek to construct a new single-family dwelling at 33 Pheasant Run and requested that the Board modify certain covenants and restrictions from 1990, which limit the locations at which the dwelling and accessory structures may be built. The Board indicated that it generally was in favor of the request; however it would grant the request only upon an approved site plan, and that the covenants and restrictions, when modified to delete the conditions the applicants sought to delete, would also require that the dwelling and other structures on the property

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would have to be constructed and maintained substantially in accordance with that site plan. The matter was adjourned to the next Board meeting, December 13, 2023, at 6:00 p.m. Copies of the application and declaration of covenants and restrictions are on file with the Village Administrator.

Upon motion by Trustee Ira S. Nesenoff, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-179**, the Board unanimously approved the minutes as presented of the Board of Trustees meetings for October 2 and October 10, 2023.

Upon motion by Trustee Ebi Victory, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-180**, the Board unanimously approved the payment of **audited claims** as follows:

a. General Fund:	\$ 1,442,946.44
b. Trust Fund:	\$ 19,200.00
c. Capital Fund:	\$ 38,814.63

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

Upon motion by Trustee Tedi Kashinejad, seconded by Trustee Ebi Victory, by resolution # **2023-181**, the Board unanimously accepted the **Building Department report** for the period of October 2023, showing the total fees deposited of **\$51,982.00** into the General Fund and **\$96,000.00** into the Trust Fund. A copy of the report is on file with the Village Administrator.

Upon motion by Trustee Ira S. Nesenoff, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-182**, the Board unanimously accepted the **Village Justice Court report** for the period of October 2023, showing the total fees and surcharges deposited of **\$28,906.00** into the General Fund. A copy of the report is on file with the Village Administrator.

Upon motion by Tedi Kashinejad, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-183**, the Board unanimously adopted the following resolution:

WHEREAS there is now pending in the Supreme Court, Nassau County, a proceeding by the owner of certain property within the Village of Kings Point to reduce the assessed valuation placed on its property for Village tax purposes; and

WHEREAS the General Counsel to the Village recommends that said proceeding be settled in accordance with a written memorandum to this Board dated October 12, 2023.

NOW, THEREFORE, the General Counsel is hereby authorized to settle the following tax certiorari proceeding on the basis indicated.

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Ivan Hakimian  
Address: 164 Wildwood Road  
Section 1, Block 148, Lots 26

Tax Year	Present Assessment	Proposed Assessment	Reduction	Total Tax Rate/	Resulting Refund
2021/22	\$16,400	-	-		Lump Sum
2022/23	\$16,400	-	-		Settlement of
2023/24	\$16,400	\$12,965	\$3,435		<b><u>\$4,000</u></b> ,
	\$41,165	\$41,165	None		with 3-year moratorium
Petitioner sought a total refund of <b><u>\$14,434.67</u></b> .					<b>2024/25 -2026/27</b>

Chris Aiossa, the Superintendent of the Building Department, reported to the Board that the new owner of Section 1, Block 196, Lot 38, Ronin Kashi, has requested an official street number designation from the Village. Superintendent Aiossa informed the Board that the vacant lot was created by a subdivision in the 1980's; but was never developed and was never assigned a street number by the Village. There are no unused street numbers available that would be in sequence with the existing house number therefore, it is recommended to that section 1, Block 196, Lot 39 be assigned the street address of 232 Kings Point Road, and Section 1, Block 196, Lot 38, be assigned the street address of 234 Kings Point Road. Upon motion of Trustee Tedi Kashinejad, seconded by Trustee Ebi Victory, by resolution # **2023-184**, the Board unanimously approved the change of address for Section 1, Block 196, Lot 39 and Section 1, Block 196, Lot 38 to 232 Kings Point Road and 234 Kings Point Road.

The Board reviewed the proposals from Nelson, Pope, Voorhis, the Village engineers, with regards to the traffic safety analysis for Wildwood Road at Catalina Drive, Wildwood Road at Beech Drive, Blossom Road at Cow Lane, and East Shore Road between Foxwood Road and Broadlawn Avenue and unanimously agreed to table the matter.

The Board reviewed the proposal from Nelson, Pope, Voorhis, the Village engineers, with regard to environmental planning services for East Shore Park, permitting and maintenance oversight, and unanimously agreed to table the matter.

The Board reviewed the proposal from Nelson, Pope, Voorhis, the Village engineers with regard to the traffic safety analysis of 931 Middle Neck Road. Upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Tedi Kashinejad, by resolution # **2023-185**,

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the Board unanimously approved the proposal from Nelson, Pope, Voorhis, the Village engineers, to conduct a traffic safety analysis and field observations on Middle Neck Road in the vicinity of house number 931 Middle Neck Road to identify safety issues and make recommendations to the Board for overall traffic safety in the area, at a cost of not to exceed **\$6,500.00**.

Police Commissioner Dan Flanagan informed the Board that, based upon the PBA contract, he would like to promote Village Police Officers Sean DePasquale and Robert Graiff to the position of Police Sergeant of the Village Police. Both officers have passed the Police Sergeant exam and are at the top of the Civil Service list. They also have completed the necessary police sergeant training. Upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Ira S. Nesenoff, by resolution # **2023-186**, the Board unanimously approved the recommendation of Police Commissioner Dan Flanagan to promote Police Officers Sean DePasquale and Robert Graiff to the position of Police Sergeant, at a starting salary of **\$202,723.00**, based upon the PBA contract, and authorized the Village Administrator to process all the necessary paperwork with Nassau County Civil Service.

Based upon the recommendation of Superintendent of Public Works, Domenick Stanco, upon motion by Trustee Tedi Kashinejad, seconded by Trustee Ebi Victory, by resolution # **2023-187** the Village Board unanimously authorized the hiring of **James D. Carney** as a full-time Motor Equipment Operator Trainee for the Department of Public Works at a starting salary of **\$ 45,000.00**. James D. Carney will be entitled to all benefits as outlined in the Village handbook.

Upon motion of Trustee Ebi Victory, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-188**, the Board unanimously adopted the Driving Policy recommended by the Village's insurance carrier for all employees that drive a Village owned vehicle. Each employee will be compensated for the cost of registration and for taking the course on their own time, at a rate of **\$150.00** per employee.

The Board reviewed and tabled the two proposals to replace the Village and Police Department phone system.

The Mayor adjourned taking any action on **Bill No. 17A of 2023**, a local law amending the Code of the Village of Kings Point with regard to withholding the processing of applications. A copy of the bill is on file with the Village Clerk.

Upon motion of Trustee Ira S. Nesenoff, seconded by Trustee Tedi Kashinejad by resolution # **2023-189**, the Board unanimously accepted the proposal from Scapes Supply to purchase and have delivered to the DPW: 4 crape myrtle Tuscarora pink, 4 crape myrtle Muskogee purple, 4 crape myrtle natchez, white, and 3 maple October glory trees,

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in the amount of \$6,202.50, for planting some or all in the median of Henhawk Road as determined by the Village at the site.

Mayor Kouros Torkan stated that the next meeting of the Board of Trustees would be **December 13, 2023**, commencing at **6:00 p.m.**

There being no further business to come before the Board, the Mayor adjourned the meeting at 8:35p.m.

Gomie Persaud  
Village Administrator