

MINUTES OF THE 1182nd MEETING OF THE
BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT
December 13, 2023
ADOPTED ON JANUARY 11, 2024

The 1182nd Meeting of the Board of Trustees of the Village of Kings Point was called to order by Mayor Kouros Torkan at 6:15 p.m. on December 13, 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
Ira S. Nesenoff, Trustee
Tedi Kashinejad, 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 18 of 2023**, a local law amending §60-2, responsibility of owner, of Chapter 160, brush, grass, and weeds, of the Code of the Village of Kings Point. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Ebi Victory, seconded by Trustee Tedi Kashinejad, by resolution # **2023-195**, the Board unanimously approved Bill 18 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 **Bill 19C of 2023**, a local law amending Chapter 117, property maintenance, of the Code of the Village of Kings Point to require address identification of buildings. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Ira S. Nesenoff, seconded by Trustee Tedi Kashinejad, by resolution # **2023-196**, the Board unanimously approved Bill 19C as Local Law **18 of 2023**. A copy of the Local Law is on file with the Village Administrator.

Mayor Kouros Torkan opened the public hearing on **Bill 20 of 2023**, a local law restricting sculptures in front yards in the Village of Kings Point. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Tedi Kashinejad, by resolution # **2023-197**, the Board unanimously approved Bill 20 of 2023, as Local Law **19 of 2023**. A copy of the Local Law is attached to these minutes and on file with the Village Administrator.

Mayor Kouros Torkan introduced **Bill No. 1C of 2023**, a local law amending the Code of the Village of Kings Point to add a new Chapter 119, recording prohibited. Upon motion

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by Trustee Ira S. Nesenoff, seconded by Trustee Ebi Victory, by resolution # **2023-198**, the Board unanimously found that the adoption of **Bill No. 1C of 2023**, as a local law would not be an action as defined in 6 NYCRR Part 617 and would not have an adverse impact upon the environment if enacted, and authorized General Counsel to prepare, mail, and publish all of the necessary legal notices for a public hearing for Bill No. 1C of 2023, a local law amending the Code of the Village of Kings Point, at a meeting of the Board of Trustees to be held on **January 11, 2024, at 6:00 p.m.** A copy of the bill is on file with the Village Administrator.

Mayor Kouros Torkan introduced **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. Upon motion by Trustee Tedi Kashinejad, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-199**, the Board unanimously found that the adoption of **Bill No. 17A of 2023**, as a local law would not be an action as defined in 6 NYCRR Part 617 and would not have an adverse impact upon the environment if enacted, and authorized General Counsel to prepare, mail, and publish all of the necessary legal notices for a public hearing for 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, at a meeting of the Board of Trustees to be held on **January 11, 2024, at 6:00 p.m.** A copy of the bill is on file with the Village Administrator.

Upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Tedi Kashinejad, by resolution # **2023-200**, the Board unanimously approved the minutes as presented of the **Board of Trustees meeting** of October 31, and November 17, 2023.

Upon motion by Trustee Ira S. Nesenoff, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-201** the Board unanimously accepted the **Building Department report** for the period of November 2023, showing the total fees deposited of **\$16,575.00** into the General Fund and **\$148,000.00** 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 # **2023-202**, the Board unanimously accepted the **Village Justice Court report** for the period of November 2023, showing the total fines and surcharges collected of **\$13,284.00**. A copy of the report is on file with the Village Administrator.

Upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Ebi Victory, by resolution # **2023-203**, the Board unanimously approved the payment of **audited claims** as follows:

A. General Fund:	\$ 2,381,792.81
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B.	Trust Fund:	\$ 133,400.00
C.	Capital Fund:	\$ 336,843.18

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

The Mayor explained that the NYSDEC Permit for invasive species management of the East Shore Park is set to expire and that he authorized Nelson, Pope Voorhis, Engineering to prepare the necessary paperwork to file with New York State to renew said permit. The Board reviewed the proposal dated October 6, 2023, from Nelson, Pope Voorhis, Engineering, Architecture and Land Surveying, PLLC for Environmental Planning Services, East Shore Road Passive Park Permitting and Maintenance Oversight. Upon motion by Trustee Ebi Victory, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-204**, the Board unanimously ratified the Mayor's approval of the proposal from Nelson Pope, Voorhis, Engineering, Architecture and Land Surveying, PLLC dated October 6, 2023, for Environmental Planning Services, East Shore Road Passive Park Permitting and Maintenance Oversight at a cost of not to exceed **\$8,000.00**. A copy of the proposal is on file with the Village Administrator.

Mayor Kours Torkan informed the Board that Xiomara Mignott, a long-time employee of the Village is retiring effective December 30th, on behalf of the Board, the Mayor expressed his gratitude to Xiomara for her dedication and service to the village for 27 years and wished her well on her retirement.

Upon motion of Trustee Tedi Kashinejad, seconded by Trustee Ira S. Nesenoff, by resolution # **2023-205**, the Board unanimously confirmed that the Village Board of Appeals was created on or before July of 1929, and pursuant to New York State Village Law § 7-712 (2), the Board is authorized to appoint a **secretary to serve the Village Board of Appeals**.

The Mayor said that he interviewed Angela J. Mannino, to fill the vacancy of Secretary to the Zoning Board of Appeals. She has 19 years of experience with another village. Upon motion of Trustee Ira S. Nesenoff, seconded by Trustee Ebi Victory, by resolution #**2023-206**, the Board unanimously authorized the appointment of Angela J. Mannino, with compensation at the rate of **\$82,500.00**, per year, until **May 31, 2025**, with three weeks of paid time off. Based on work performance, the Board will review the annual amount of time off in one year. Angela is entitled to all the other employee benefits as outlined in the Village Handbook.

The Superintendent of Highway, Domenick Stanco, informed the Board that he interviewed John Lalonde to fill the position of seasonal employee. Mr. Lalonde has prior Village experience and will be able to assist the Department during the winter

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months. Upon motion of Trustee Ira S. Nesenoff, seconded by Trustee Tedi Kashinejad, by resolution **#2023-207**, the Board unanimously authorized the appointment of John Lalonde as a seasonal employee, as approved by Nassau County Civil Service Commissioner, at a rate of \$25.00 per hour for the first 40 hours of work per week and at a rate of time and one half for hours exceeding 40 hours in any one week.

Based upon the New York State recommendation that villages adopt a social media policy, upon motion of Trustee Hooshang Nematzadeh, seconded by Trustee Tedi Kashinejad, by resolution **#2023-208**, the Board unanimously adopted the Social Media Policy proposed by General Counsel. A copy of the policy is on file with the Village Administrator.

Mayor Torkan discussed with the Board his previous agreement with Steven Patak to review Steven's performance after he completed six months with the Village and to consider a salary increase of **\$5,000.00**. Steven has been doing a great job in assisting in the inspections and responsibilities of the Building Department. Upon motion of Trustee Tedi Kashinejad, seconded by Trustee Ira S. Nesenoff, by resolution **# 2023-209**, the Board unanimously approved an increase in compensation at the rate of **\$5,000.00**, per year for Steven Patak, based on his six months performance.

The Village Administrator presented the proposals from the Enhancement Committee for the replacement of the entry sign to the Village. Upon motion of Trustee Hooshang Nematzadeh, seconded by Trustee Ebi Victory, by resolution **# 2023-210**, the Board unanimously approved the proposal from Sign Touch, Inc. in the amount of **\$\$5,690.00** for the purchase of a custom sign for the Village entrance. Copies of the proposal are on file with the Village Administrator.

Upon motion of Trustee Ira S. Nesenoff, seconded by Trustee Hooshang Nematzadeh, by resolution **#2023-211**, the Board unanimously authorized the Village Administrator to rebid the Tree Trimming and Related Services contract.

Mayor Torkan discussed the maintenance of the overgrown landscaping at East Shore Park. The park is a protected wetland and maintenance of the landscaping is regulated by the New York State Department of Environmental Conservation ("DEC"). The Mayor recommended that the Village order a topographic survey from Land Use Ecological Services, Inc., to assist Department of Public Works employees on what can be removed or trimmed based upon DEC regulations. Upon motion of Trustee Hooshang Nematzadeh, seconded by Trustee Ebi Victory, by resolution **# 2023-212**, the Board unanimously authorized the Mayor to retain the services of Land Use Ecological Services, Inc., to provide the Village with a topographic survey to assist Public Works

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employees on what can be removed or trimmed for the maintenance of East Shore Park in accordance with DEC regulations, for a cost not exceeding **\$5,000.00**.

The Mayor and Board reviewed the proposals from K. M. International in the amount of \$57,052.50, and Falcon Road Maintenance Equipment, in the amount of \$52,327.00, to purchase a 4-ton Asphalt Hot Patcher Dump Trailer. Both vendors are on the New York State Procurement Contract. Upon motion of Trustee Ira S. Nesenoff, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-213**, the Board unanimously authorized the Superintendent of Public Works, Domenick Stanco, to purchase a 4-ton Asphalt Hot Patcher Dump Trailer, based on the proposal from Falcon Road Maintenance Equipment, from New York State Contract, in the amount of **\$52,327.00**. The proposals are on file with the Village Administrator

The Board reviewed the proposals to purchase a bucket truck with aerial work platform as presented by the Superintendent of Public Works, Domenick Stanco, and decided to table the matter.

The Board reviewed the proposals as presented by the Superintendent of Public Works Domenick Stanco for **emergency snow plowing** service in the Village. Upon motion of Trustee Ira S. Nesenoff, seconded by Trustee Hooshang Nematzadeh, by resolution # **2023-214**, the Board unanimously approved the retention of John McGowan & Sons, Dejana Industries, LLC, and American Paving, Inc. for emergency snow plowing of Village roads based on an as needed basis and on their availability once called. The proposals are on file with the Village Administrator.

Resident **Simon Zar** requested that the Board approve a return of part of the \$60,000.00 cash bond that he had paid as a deposit to obtain a temporary Certificate of Occupancy. Based upon the information it received from Superintendent Chris Aiossa, upon motion of Trustee Tedi Kashinejad, seconded by Trustee Ira S. Nesenoff, by resolution # **2023-215**, the Board unanimously approved the return of \$57,000.00 of the cash bond that Simon Zar had paid as a deposit to obtain a temporary Certificate of Occupancy for his premises at 15 Kennilworth Terrace, Kings Point.

The Board heard the presentation from Paul Bloom with regard to the development of the premises at 33 Pheasant Run and advised him that it was supportive of his client's proposal and would await satisfactory additional documentation before granting formal relief to his client's request to amend the existing covenants and restrictions on the premises.

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Upon motion of Trustee Tedi Kashinejad, seconded by Trustee Ira S. Nesenoff, by resolution # **2023-216**, the Board unanimously approved the application of Bobby Talasazan for an **underground electric easement** for his property at 18 Martin Court.

The Board discussed the drainage issues with regard to 22 Spring Lane with Sam Namdar, the owner of the property, and Pedrum Bral, the Mayor of the Village of Great Neck. A proposed drainage plan, and surveys and metes and bounds descriptions of areas to which easements will be given to the Village of Kings Point are to be furnished for the Village of Kings Point's engineer and General Counsel's review and approval.

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

Gomie Persaud
Village Administrator