

**MINUTES OF THE 1183<sup>rd</sup> MEETING  
OF THE BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT  
January 11, 2024  
Adopted on February 6, 2024**

The 1183<sup>rd</sup> 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 January 11, 2024, 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

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

**ABSENT:** Ira S. Nesenoff, Trustee

Mayor Kouros Torkan opened the public hearing on **Bill 1C of 2023**, a proposed local law to amend the code of the Village of Kings Point to add a new chapter 119, recording prohibited. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Tedi Kashinejad, seconded by Trustee Hooshang Nematzadeh, by resolution # **2024-1**, the Board unanimously approved the Bill 1C of 2022, as Local Law 1 of 2024. A copy of the Local Law is on file with the Village Administrator.

Mayor Kouros Torkan opened the public hearing on **Bill 17A of 2023**, a proposed local law to amend the code of the Village of Kings Point with regard to withholding the processing of applications. No one asked to be heard and the Mayor closed the public hearing. Upon motion by Trustee Ebi Victory, seconded by Trustee Hooshang Nematzadeh, by resolution # **2024-2**, the Board unanimously approved the Bill 17A of 2023, as Local Law 2 of 2024. A copy of the Local Law is on file with the Village Administrator.

Upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Ebi Victory, by resolution # **2024-3**, the Board unanimously approved the minutes as presented of the **Board of Trustees meeting** of December 13, 2023.

Upon motion by Trustee Tedi Kashinejad, seconded by Trustee Hooshang Nematzadeh by resolution # **2024-4**, the Board unanimously accepted the **Building Department report** for the period of December 2023, showing the total fees deposited of **\$92,950.00**

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into the General Fund and **\$251,000.00** into the Trust Fund. A copy of the report is on file with the Village Administrator.

Upon motion by Trustee Ebi Victory, seconded by Trustee Hooshang Nematzadeh, by resolution # **2024-5**, the Board unanimously accepted the **Village Justice Court report** for the period of December 2023, showing the total fees and surcharges deposited of **\$17,079.00** into the General Fund. 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 # **2024-6**, the Board unanimously approved the payment of **audited claims** as follows:

<b>a. General Fund:</b>	<b>\$ 498,566.35</b>
<b>b. Trust Fund</b>	<b>\$ 74,000.00</b>
<b>c. Capital Fund:</b>	<b>\$ 989.50</b>

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

Upon motion by Trustee Tedi Kashinejad, seconded by Trustee Ebi Victory, by resolution # **2024-7** the following resolution was unanimously adopted:

**WHEREAS** the return of unpaid taxes for the fiscal year beginning June 1, 2023, as certified by the Village Clerk-Treasurer was submitted to the Board as follows:

<u><b>ASSESSED TO TAXES</b></u>	<u><b>BLOCK</b></u>	<u><b>LOT</b></u>	<u><b>AMOUNT OF</b></u>
Shaul, Josef (3 Steppingstone Lane)	13	6	\$ 2,670.25
Kassover, Ruth (5 Shore Road)	45	150	\$ 220.02
County of Nassau (Vacant)	63	68	\$ 85.45
39 Remsen LLC, (27 Rogers Road)	66	14	\$13,885.27

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Stebelshy, Nadia (32 Rogers Road)	77	20	\$ 1,687.60
Khalily, Edna (415 East Shore Road)	77	137	\$ 8,177.54
Golyan, Joseph (24 Rogers Road)	77	158	\$ 8,848.12
Hassid, Babak (28 Forest Row)	81	174	\$ 328.97
Mahfar, Ben (41 North Road)	81	179	\$ 3,227.79
Silver, Graham (14 Gay Drive)	137	14	\$ 5,575.47
Mokhtar, Ben (23 Gay Drive)	139	15-B	\$ 469.96
Aryeh, Hezghia (172 Kings Point Road Vacant)	140	22	\$ 230.71
Aryeh, Hezghia (172 Kings Point Road Vacant)	140	24	\$ 53.40
Aryeh, Hezghia (172 Kings Point Road Vacant)	140	26	\$ 166.62
Rubenstein, Rita (8 Gilbert Road)	142	5	\$ 3,512.76
Mazella, Carl & Janet (Vacant)	142	17	\$ 598.13
Fernandez, Robert & Rosa (24 Redbrook Road)	142	46	\$ 21.37
Kassapidis, Anastassios	144	8	\$ 9,369.35

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(31 Lighthouse Road) Amirian, Trustee Joseph (20 Lighthouse Road)	145	4	\$ 10,458.81
Dorvilier, Harry (3 Kings Terrace Road)	148	81	\$ 5,883.08
County of Nassau (Wildwood Road)	148	97	\$ 4,934.62
County of Nassau (Drainage Easement)	148	99	\$ 1,610.69
Nasab, Kourosh (28 Martin Court)	150	15	\$ 10,467.36
Lavian, Melody (30 Martin Court)	150	26	\$ 23,690.41
Shirazi, Michael (9 Fir Drive)	152	9	\$ 15,252.43
Lauria, Toni (Vacant)	153	20	\$ 299.07
County of Nassau (Vacant)	153	29	\$ 352.47
County of Nassau (Vacant)	153	30	\$ 309.75
County of Nassau (Vacant)	153	31	\$ 341.79
County of Nassau (Vacant)	153	32	\$ 4.42
Properties Ventures, M & M (18 Twin Ponds)	164	34	\$12,817.17

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County of Nassau (Vacant)	165	8	\$ 412.29
County of Nassau (Vacant) Cow Lane	165	16	\$28,022.60
County of Nassau (Vacant Sinclair Drive)	169	16	\$ 8.55
Nassi Bijan (42C Pond Road)	175	26	\$ 1,713.23
Nassi Bijan (42C Pond Road)	175	27	\$ 102.54
Nassi Bijan & Mindo (42C Point Road)	175	29	\$ 414.42
Nassi Bijan & Mindo (42C Point Road)	175	30	\$18,977.96
LLC, 9 Gatsby Lane (42C Point Road)	175	86	\$21,789.19
LLC, 186 Kings Point Road (186 Kings Point Road)	176	58	\$10,095.66
Noghreh, Khalil & Sorour (8 Kennilworth Terrace)	177	4	\$ 7,659.11
Goldberg, Oded (186 Kings Point Road)	177	24	\$13,970.72
Peykar, Alexander & Mina (7 Turtle Cove)	178	10	\$17,931.22
Moinian, Shirin (486 East Shore Road Vacant)	178	15	\$ 192.26
Moinian, Shirin (486 East Shore Road)	178	40	\$ 833.12

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Moinian, Shirin (486 East Shore Road)	178	52	\$ 25,356.64
LLC, Everbright Group (355 East Shore Road)	179	15	\$ 7,647.58
Sivan, Avi (3 White Pine)	179	23	\$ 12,432.65
Hollander, Milton (109 Station Road)	179	31	\$ 7,263.06
Holdings. LLC, Evergreat (367 East Shore Road)	179	39	\$ 5,363.99
County of Nassau (Vacant)	182	54	\$ 25.63
Hakimian, Omid (36 Carriage Road)	194	19-B	\$ 7,241.71
Marvisi, Steven (38 Carriage Road)	194	20-B	\$ 1,653.41
County of Nassau (Eagle Point Drive Vacant)	196	10	\$ 247.80
Realty, LLC (10A Dock Lane)	196	35	\$10,572.03
Realty, LLC (10A Dock Lane)	196	36	\$25,016.98
Herbil Holding Co. (Vacant)	200	7	\$ 53.40
Vaynman -Family Trust, Artem (3 Kings Point Road)	201	2	\$21,361.95
Kakshoor, Michael & Dalia (195 West Shore Road)	201	59	\$ 12,304.48

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Levian, Avraham (11 Moreland Court)	201	90	\$ 66.22
Levian, Avraham (11 Moreland Court Vacant)	201	91A	\$ 14.95
Schmuelian ,Elana (5 Stream Court)	202	9	\$21,361.95
Schmuelian, Elana (5 Stream Court)	202	9	\$ 634.45
LLC, 14543 (157 West Shore Road)	202	31	\$13,808.37
Crescent Point, (1A Split Rock Drive)	195	20	\$ 3,048.78
Crescent Point, (1A Split Rock Drive)	195	21	\$ 2,257.53
Crescent Point, (1A Split Rock Drive)	195	23	\$ 2,660.41
Crescent Point, (1A Split Rock Drive)	195	24	\$ 2,181.90
Crescent Point, (1A Split Rock Drive)	195	28	\$ 2,304.53
Comm of America Inc. United Mashadi (Wildwood Pool)	165	21	\$ 4,955.97
Comm of America Inc. United Mashadi(Wildwood Pool)	165	22	\$ 4,998.70
Comm of America Inc. United Mashadi(Wildwood Pool)	195	23	\$ 4,913.25
<b>Total</b>			<b>\$467,361.89</b>

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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 2023, 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 2023, 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 Ebi Victory, seconded by Trustee Hooshang Nematzadeh, by resolution # **2024-8** the Board unanimously adopted the following resolution:

**WHEREAS**, the Village Clerk-Treasurer on the 11<sup>th</sup> day of January 2024, did return and file an account of unpaid taxes to this Board for the year 2023, and

**WHEREAS**, the Board of Trustees met at the Village Hall of the Village of Kings Point on the 11<sup>th</sup> day of January 2024, 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 2023, 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 2023 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



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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.

The Village Clerk-Treasurer, Gomie Persaud, has advised that the **tax sale referred to in the aforementioned resolution will be held on March 4, 2024, 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 16, 2024**.

Upon motion by Trustee Hooshang Nematzadeh seconded by Trustee Ebi Victory, by resolution # **2024-9**, the Board unanimously set **February 20<sup>th</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 20<sup>th</sup>, 2024, 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 Hooshang Nematzadeh, seconded by Trustee Tedi Kashinejad, by resolution # **2024-10**, the Board unanimously adopted the following resolution:

**Resolved** that, in accordance with the provisions of the Election Law of

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the State of New York, the **2024** Annual Village Election in the Village of Kings Point shall be held on **June 18, 2024**; and be it further:

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

**Mayor, Two years**

**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 # **2024-11**, 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 18, 2024. 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 # **2024-12**, the Board unanimously approved the proposal from **Municipal Valuation Services Inc.**, for Village Assessment Services for the Village of Kings Point from June 1, 2024, to May 31, 2025. A copy of the letter is on file with the Village Administrator.

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The Mayor said that he interviewed Romina Tehrany, to fill the vacancy of Secretary to the Architectural and Preliminary Site Review Board. She has years of experience with the Town of North Hempstead. Upon motion of Trustee Tedi Kashinejad, seconded by Trustee Ebi Victory, by resolution #**2024-13**, the Board unanimously authorized the appointment of Romina Tehrany, with compensation at the rate of **\$67,500.00**, per year, with two weeks of paid time off. Based on work performance, the Board will review the annual salary after one year. Romina is entitled to all the other employee benefits as outlined in the Village Handbook.

Based upon the recommendation of Superintendent of Public Works, Domenick Stanco, upon motion by Trustee Hooshang Nematzadeh, seconded by Trustee Ebi Victory, by resolution #**2024-14** the Village Board unanimously authorized the hiring of **Joseph A. Sciacca** as a full-time Motor Equipment Operator Trainee for the Department of Public Works with compensation at the rate of **\$ 45,000.00** per year. Joseph A. Sciacca is set to start employment with the Village on January 22, 2024, and will be entitled to all benefits as outlined in the village handbook.

Trustee Ebi Victory introduced **Bill No. 1 of 2024**, a local law amending §117-2, Exterior maintenance, of Chapter 117, Property Maintenance of the Code of the Village of Kings Point. Upon motion by Tedi Kashinejad, seconded by Trustee Hooshang Nematzadeh, by resolution # **2024-15**, the Board unanimously found that the adoption of **Bill No. 1 of 2024**, 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 the Village Administrator to notify General Counsel to prepare, mail, and publish all of the necessary legal notices for a public hearing for Bill No. 1 of 2024 a local law amending §117-2, Exterior maintenance of Chapter 117, Property Maintenance, of the Code of the Village of Kings Point, to require address identifications of buildings, at a meeting of the Board of Trustees to be held on **February 6, 2024, at 6:00 p.m.** A copy of the bill is on file with the Village Administrator.

The Board reviewed the proposal from Altec Industries Inc. in the amount of \$155,00.00 plus a delivery charge of \$3,366.10, to purchase an articulating telescopic aerial gas engine truck, with all-wheel drive, power equipment, and a western pro plus plow, as more particularly described in its quote number 1524702. Altec Industries Inc. is on Sourcwell Contract no. 110421-ALT. Sourcwell is authorized by the State of New York to provide competitive bidding services for municipalities within the State. Superintendent of Public Works Domenick Stanco strongly recommended the purchase of the truck. Upon motion of Trustee Ebi Victory, seconded by Trustee Hooshang Nematzadeh, by resolution # **2024-16**, the Board unanimously authorized the Superintendent of Public Works, Domenick Stanco, to purchase an articulating telescopic

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aerial gas engine truck from Altec Industries Inc., as more fully described in its quote #1524702 dated 12/07/2023, in an amount not to exceed **\$165,000.00**. A copy of the quote is on file with the Village Administrator.

Mayor Kouros Torkan announced that the next meeting of the Board of Trustees would be February 6, 2024, at 6:00 p.m.

There being no further business to come before the Board, the Mayor adjourned the meeting at 6:29 p.m.

Gomie Persaud  
Village Administrator