

**DRAFT MINUTES OF THE 1188<sup>TH</sup> MEETING  
OF THE BOARD OF TRUSTEES OF THE VILLAGE OF KINGS POINT  
April 2, 2024**

The 1188<sup>th</sup> meeting of the Board of Trustees of the Village of Kings Point was called to order by Mayor Kouros Torkan at 6:06 p.m. on April 2, 2024, at the Village Hall of the Village of Kings Point, 32 Steppingstone Lane, Kings Point, New York 11024.

**PRESENT:** Kouros Torkan, Mayor  
Tedi Kashinejad, Trustee  
Ira S. Nesenoff, Trustee

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

**ABSENT:** Hooshang Nematzadeh, Deputy Mayor  
Ebi Victory, Trustee

Mayor Kouros Torkan opened the public hearing on the application for 400 East Shore Road, Chabad of Great Neck to amend a previously granted special exception permit for a proposed first floor addition and to legalize an illegally constructed basement addition under an existing terrace. After everyone was given an opportunity to be heard, the Mayor adjourned the public hearing to May 7, 2024, at 6:15 p.m.

Upon motion by Trustee Ira S. Nesenoff, seconded by Trustee Tedi Kashinejad, by resolution # **2024-53**, the Board unanimously approved the minutes as presented of the **Board of Trustees meeting** of March 27, 2024.

Upon motion by Trustee Tedi Kashinejad, seconded by Trustee Ira S. Nesenoff, by resolution # **2024-54**, the Board unanimously approved the payment of **audited claims** as follows:

<b>a. General Fund:</b>	<b>\$ 531,112.17</b>
<b>b. Trust Fund:</b>	<b>\$ 5,827.73</b>

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

Upon motion by Trustee Ira S. Nesenoff, seconded by Trustee Tedi Kashinejad, by resolution # **2024-55**, the Board unanimously accepted the **Building Department report** for the period of March 2024, showing the total fees deposited of **\$30,506.00** into the

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General Fund and **\$62,000.00** into the Trust Fund. Copies of the reports are on file with the Village Administrator.

Upon motion by Trustee Tedi Kashinejad, seconded by Trustee Ira S. Nesenoff, by resolution # **2024-56**, the Board unanimously accepted the **Village Justice Court report** for the period of March 2024, showing the total fees and surcharges deposited of **\$16,133.00** into the General Fund. A copy of the report is on file with the Village Administrator.

Upon motion of Trustee Ira S. Nesenoff, seconded by Trustee Tedi Kashinejad, by resolution # **2024-57**, the Board unanimously **adopted the 2024/2025 Tentative Assessment Roll as the Final Assessment Roll**, and directed the roll be filed with the Village Administrator, and a notice of such filing be published in the Great Neck News.

The Village Administrator advised the Board that there was difficulty in obtaining Inspectors of Election for the Village's annual election because of the requirement that there be two Democrats and two Republicans residing within the Village and, upon the suggestion of the New York Conference of Mayors, requested that the Board adopt a resolution expanding the residency requirements for the Inspectors of Election from just the Village to all of Nassau County. Upon motion by Trustee Tedi Kashinejad, seconded by Trustee Ira S. Nesenoff, by resolution # **2024-57**, the Board unanimously changed the residency requirements of Inspectors of Election for the annual Village of Kings Point Village Election to be held on **June 18, 2024**, from just the Village of Kings Point to all the County of Nassau.

Upon motion by Trustee Tedi Kashinejad, seconded by Trustee Ira S. Nesenoff, by resolution # **2024-58**, the Board unanimously authorized the Village Administrator to appoint Inspectors of Election once the list becomes available from the Board of Elections pursuant to the provisions of the Election Law of the State of New York, and based upon the requirement that one-half of the inspectors be members of the Democratic Party and the other half be members of the Republican Party. Alternate Inspectors of Election for the annual Village Election will be appointed if needed from the list based on their availability on **June 18, 2024**; and **BE IT FURTHER RESOLVED** that, the Chairperson and each of the other Inspectors shall be compensated at the rate of **\$200.00** for the day.

The Board reviewed the proposal from Satty, Levine & Ciacco, CPA, PC, with regard to the monthly accounting and to ensure that the Village meets its timetable for the annual audit. Upon motion of Trustee Ira S. Nesenoff, seconded by Trustee Tedi Kashinejad, by

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resolution # **2024-59**, the Board unanimously approved the proposal from Sattie, Levine & Ciacco, CPA, PC, in the amount of **\$34,800.00**, for internal auditing services in preparation of the end of year audit.

The Board reviewed the three proposals it received for access control for the Village Hall from: ATS in the amount of \$11,425.00; Naka in an initial amount of \$16,127.40 and monthly charges of \$30; and Securitas Technology in the initial amount of \$15,398.33 and monthly charges of \$159.41. Police Commissioner Dan Flanagan reported that he made numerous phone calls to and requests from ATS, the lowest bidder, to do a walk-through of the Village Hall and to provide a more accurate quote; but it failed to respond. When comparing both the initial prices and the monthly charges of Naka and Securitas Technology, Naka was the next lowest proposer. Upon motion of Trustee Tedi Kashinejad, seconded by Trustee Ira S. Nesenoff, by resolution #2024-60, the Board approved the proposal from Naka at a cost of not to exceed \$16,127.40, subject to counsel's review and approval of the contract.

The Board heard the application of the North Shore Hebrew Academy to alter the interior of its school at 16 Cherry Lane. Although the application was on the agenda for an amendment to its special use permit, Counsel advised the Board that the change would not require an amendment to the Academy's special use permit; but would require an amendment of the Declaration of Covenants and Restrictions the Academy had entered into, so no public hearing was required, and the Board could hear the application. After everyone who wished to be heard had spoken, upon motion of Trustee Ira S. Nesenoff, seconded by Trustee Tedi Kashinejad, by resolution # **2024-60**, the Board unanimously authorized the Mayor to sign parts 2 and 3 of the Short Environmental Assessment Form prepared by Counsel, in substance finding that the project would not have any significant adverse environmental impacts. The Mayor then directed Counsel to draft a superseding Declaration of Covenants and Restrictions for the Board to consider and vote upon at its May 7, 2024, meeting.

Representatives of the owner of 33 Pheasant Run were present to seek an amendment to the Declaration of Covenants and Restrictions recorded against the property. Counsel advised the Board that since that application had been subject to a public hearing, which was adjourned without date, a new notice would have to be published and delivered to the property owners along Pheasant Run. Upon motion of Trustee Ira S. Nesenoff, seconded by Trustee Tedi Kashinejad, by resolution # **2024-61**, the Board unanimously set a public hearing on May 7, 2024, at 6:00 p.m. for the continued application of the owners of 33 Pheasant Run for an amendment to the Declaration of Covenants and Restrictions recorded against their property.

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The owners of 34 Redbrook Road appeared to discuss the water problems on their property. The Mayor authorized the Superintendent of the Building Department and the Superintendent of Public Works to meet with the owners to review the problem and see if they had any suggested remedial action that could be taken.

Mayor Kouros Torkan announced that the next regular monthly meeting of the Board of Trustees would be May 7, 2024, at 6:00 p.m. and a special meeting of the Board of Trustees is scheduled for April 23, 2024, at 9:30 a.m.

There being no further business to come before the Board, the Mayor adjourned the meeting at 7:45 p.m.

Gomie Persaud  
Village Administrator