

Meeting # 1

PUBLIC HEARING TO CONSIDER THE ACQUISITION OF 2025 PARK STREET AND  
2035 PARK STREET, ATLANTIC BEACH, NY BY EMINENT DOMAIN  
AND  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
OF THE VILLAGE OF ATLANTIC BEACH  
65 THE PLAZA, ATLANTIC BEACH, NY 11509

JANUARY 10, 2022

CALL TO ORDER

Mayor Pappas called the meeting to order at 7:45 PM

SALUTE TO THE FLAG

ROLL CALL

Present were:

Mayor George J. Pappas  
Trustees Edward A. Sullivan  
Andrew J. Rubin  
Linda L. Baessler  
Patricia Beaumont  
Village Treasurer Herbert A. Klibanoff  
Village Attorney Dominick Minerva  
Village Clerk Emily Siniscalchi

At 7:50 PM Mayor Pappas called the public hearing to order – he thanked everyone for coming, seconded by Trustee Sullivan, all ayes;

Mayor Pappas introduced Joshua Rikon, Esq., Goldstein, Rikon, Rikon & Levi, PC outside condemnation counsel.

Mr. Rikon informed the public about the proposed project and the public use to be served and impact of the project on the environment and residents of the Village.

Mr. Rikon noted the manner in which the Notice of Public Hearing was published and served. Each speaker had 3 minutes to present their statements. The hearing was live streamed – people only viewing the live-stream of the hearing have an opportunity to submit written comments. The record of the public hearing will be kept open for an additional 15 days for submission of written statements or other documents relating to the project. Comments can be e-mailed to [plaza65@aol.com](mailto:plaza65@aol.com) or mailed to the Inc. Village of Atlantic Beach, 65 The Plaza, Atlantic Beach, NY 11509.

Copies of the record of this hearing will be available for public examination, without cost, during normal business hours at 65 The Plaza, Atlantic Beach, NY at the Village Clerk's office. Copies of the record will be reproduced upon written request to the Village Clerk and payment of reproduction costs.

The Project: Parcel 1: acquisition of 2025 Park Street – 58/60/5-9  
Parcel 2: acquisition of 2035 Park Street – 58/60/1-4

The project consists of approximately 18, 500 sq.ft. of land used for the Village to expand adjacent recreational facilities that currently contain tennis courts, pickle ball courts and basketball court.

PUBLIC HEARING (CONTINUED)

Parcel 1: vacant structure on parcel will be altered and used as a recreational facility and community center, with lifeguard beach operations.

Parcel 2: will be used as a community park with open space, seating and landscaping

Parcel 1 & 2 are next to village-owned recreational facilities and not currently being used. Parcel 1 has a vacant structure and Parcel 2 is a vacant lot.

The effect of the proposed project on the environment and residents was considered by the Village. The project will not result in a significant adverse impact on the environment or the residents of the Village. The Village has adopted a negative declaration pursuant to SEQRA.

At this point the attendees had the opportunity to present oral or written comments and were called to the podium in order of the sign-up sheets – limited to 3 minutes per person.

At 8:45 PM Trustee Sullivan made a motion to adjourn the Public Hearing and go into the regular meeting. Seconded by Trustee Baessler – All ayes

REGULAR MEETING OF THE BOARD OF TRUSTEES

REPORTS

1. A. Police Activity Report – December 2021 – read by Village Clerk  
Movers: 9 Parkers: 1 Crime Reports: 1
- B. Atlantic Beach Rescue Report Commissioner Nat Etrog  
Report given and attached
- C. Park Commission Report - Chairman Nat Etrog  
Report given and attached
- D. The Village Garden – Chairperson Suzy Schneider  
No report – Committee meeting at the end of the month
- E. Sanitation Report – nothing to report
- F. Beautification Report – Dolores Friedel  
Report read by Village Clerk and attached

II. PUBLIC WORKS & BUILDING DEPARTMENT REPORT – Vincent Amoroso  
Report given and attached

III. TREASURER’S REPORT – Treasurer Herbert A. Klibanoff  
For the month of December 2021 – we had \$1,250,519.04 total cash available  
Capital checking \$6,152.41; BZA Escrow \$29,751.16  
General Fund \$1,214,615.47

IV. LEGAL – Village Attorney Dominick Minerva – nothing to report

GOOD AND WELFARE

Residents had various questions and concerns:

- Holes in bulkheads at bay ends
- Speeding vehicles on Park Street – makes house and Synagogue shake
- Park Street and Ithaca Avenue –cannot walk on sidewalk
- Lights on Park Street should be synchronized to 25 mph
- People while walking their dogs are not picking up poop – can we put up signs

RESOLUTION – Publish Legal Notice in the Nassau Herald to Hold a Public Hearing on February 14, 2022 to Amend the Code of the Village of Atlantic Beach – Article II – 210-1 Senior Citizen Tax Exemption

Trustee Sullivan moved the adoption of the following:

RESOLVED, to publish legal notice in the Nassau Herald to hold a Public Hearing on February 14, 2022 to amend the Code of the Village of Atlantic Beach – Article II – 210 – Senior Citizen Tax Exemption.

The foregoing was seconded by Trustee Baessler and passed by the following vote:

Ayes: Mayor George J. Pappas  
Trustees Edward A. Sullivan  
Linda L. Baessler  
Andrew J. Rubin  
Patricia Beaumont

Noes: None

RESOLUTION – Setting Date of Village Election as June 21, 2022 and Offices to be Filled and Terms Thereof – Mayor for Two Year term and Two Trustees for Two Year Terms

Trustee Rubin moved the adoption of the following:

RESOLVED, 1-that the General Village Election of the Village of Atlantic Beach shall be held on Tuesday, June 21, 2022 and that the office to be filled and the terms thereof are as follows:

- 1- One (1) Mayor for two year term and Two (2) Trustees for two year terms;
- 2- that the Village Clerk is ordered and directed to cause a copy of this Resolution to be published in the Nassau Herald;
- 3 – that this Resolution shall take effect immediately.

The foregoing was seconded by Trustee Beaumont and passed by the following vote:

Ayes: Mayor George J. Pappas  
Trustees Edward A. Sullivan  
Linda L. Baessler  
Andrew J. Rubin  
Patricia Beaumont

Noes: None

RESOLUTION - Expanding Residence Requirements for Election Inspectors

Trustee Baessler moved the adoption of the following:

RESOLVED, to expand the residency requirements to the county for the position of election inspector.

The foregoing was seconded by Trustee Sullivan and passed by the following vote:

Ayes: Mayor George J. Pappas  
Trustees Edward A. Sullivan  
Linda L. Baessler  
Andrew J. Rubin  
Patricia Beaumont

Noes: None

RESOLUTION - Recovery of Unpaid Taxes for Fiscal Year Beginning June 1, 2021

Trustee Rubin moved the adoption of the following:

WHEREBY, from the account of unpaid taxes heretofore returned by the Village Clerk of the Village of Atlantic Beach, New York to this Board for the fiscal year beginning June 1, 2021 the taxes remain due and unpaid after due notice and demand on each of the property owners for the payment of said taxes, and

WHEREAS, no action has been commenced to recover said unpaid taxes and no sale on account of said unpaid taxes had heretofore been held, pursuant to law;

NOW THEREFORE BE IT RESOLVED, that such unpaid taxes shall be collected by the sale for taxes, as provided in Section 1452 of the Real Property Tax Law of the State of New York, that a copy of this resolution, duly certified by the clerk, public auction at a place in said Village to be designated by the said Village Treasurer, to discharge the taxes, fees, interest charges aforesaid, which may be due thereon at the time of such sale and that 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 above set forth and continue the same from day to day until the sale is completed; and it is 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 taxes, fees, interest and charges, the said premises shall be deemed to have been sold and purchased by the said Village of Atlantic Beach, New York

The foregoing was seconded by Trustee Sullivan and passed by the following vote:

Ayes: Mayor George J. Pappas  
Trustees Edward A. Sullivan  
Linda L. Baessler  
Andrew J. Rubin  
Patricia Beaumont

Noes: None

RESOLUTION – Notification of Delinquent Tax Owners - List of Unpaid Taxes - 2021/2022

The Village Clerk submitted the attached list of 2021 unpaid taxes (with 11% penalty) \$24,765.33 - computer to January 31, 2022;

CERTIFICATION BY THE BOARD OF TRUSTEES

Trustee Beaumont moved the adoption of the following:

RESOLVED, that the Board members compared the list of unpaid taxes for the fiscal year beginning June 1, 2021 to the current assessment roll, found same in order.

RESOLVED, the Village Clerk submitted the attached list of unpaid taxes for the fiscal year beginning June 1, 2021 (with 11% penalty) - \$24,765.33;

Outstanding invoices:

- unpaid 70¢ rental of village owned property – New York Beach Club;
- unpaid beach grading/surf rake season – bills will be mailed out end of budget year

All within Section 58-

RESOLUTION – Notification of Delinquent Tax Owners - List of Unpaid Taxes - 2021/2022  
(Continued)

Village Clerk was instructed to prepare duplicate tax bills with interest and penalties computed to January 31, 2022 and mail same together with letter calling for payment to each of the delinquent owners.

The foregoing was seconded Trustee Baessler and passed by the following vote:

Ayes: Mayor George J. Pappas  
Trustees Edward A. Sullivan  
Linda L. Baessler  
Andrew J. Rubin  
Patricia Beaumont

Noes: None

REQUEST TO ADD ADDRESS TO PROPERTY ON MONTGOMERY BOULEVARD AND PARK STREET – OWNED BY THE JEWISH CENTER OF ATLANTIC BEACH

E-mail received from Shira Golden, Administrative Director, Jewish Center of Atlantic Beach requesting the village give an address to their property on the corner of Park Street and Montgomery Boulevard.

Trustee Sullivan moved the adoption of the following:

RESOLVED, to give the property on the corner of Montgomery Boulevard and Park Street address – 94 Montgomery Boulevard – Section 58, Block 47, Lots 1-5 and Village Clerk to notify Nassau County.

The foregoing was seconded Trustee Rubin and passed by the following vote:

Ayes: Mayor George J. Pappas  
Trustees Edward A. Sullivan  
Andrew J. Rubin  
Linda L. Baessler  
Patricia Beaumont

Noes: None

APPROVAL OF BILLS

Trustee Sullivan moved the adoption of the following:

RESOLVED, that all bills are approved in the amount of \$88,895.57.

The foregoing was seconded Trustee Baessler and passed by the following vote:

Ayes: Mayor George J. Pappas  
Trustees Edward A. Sullivan  
Linda Baessler  
Andrew J. Rubin  
Patricia Beaumont

Noes: None

APPROVAL OF MINUTES

Motion made by Trustee Sullivan and seconded by Trustee Beaumont that the Minutes of December 13, 2021 were accepted as written by the Village Clerk.

Ayes: All Ayes

DATE OF NEXT MEETING: February 14, 2022

ADJOURNMENT

At 9:20 PM Trustee Baessler made a motion to adjourn.

The foregoing was seconded by Trustee Sullivan and passed by the following vote:

Ayes: Mayor George J. Pappas  
Trustees Edward A. Sullivan  
Linda Baessler  
Patricia Beaumont  
Andrew J. Rubin

Noes: None

*Emily Siniscalchi*

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Emily Siniscalchi, Village Clerk