

November 12, 2024

A regular meeting of the Board of Trustees of the Incorporated Village of Mill Neck was held on November 12, 2024 at the Village Hall, located at 32 Frost Mill Road, Mill Neck, New York.

Those present were: Mayor Peter Quick  
Trustee John K. Colgate, Jr.  
Trustee Alice G. Smith  
Trustee Joshua N. Kugler

Absent: Trustee John Tabako

Also present: Lisa Mancuso, Village Clerk/Treasurer  
Richard Goodwin, Commissioner of Public Services  
Christopher G. Wagner, Humes & Wagner, LLP

Mayor Quick began the meeting by leading everyone in the Pledge of Allegiance.

### **MINUTES OF OCTOBER 8<sup>TH</sup> MEETING OF THE BOARD OF TRUSTEES**

On motion duly made by Trustee Colgate, seconded by Trustee Kugler, the minutes of the October 8, meeting of the Board of Trustees were unanimously approved.

### **REPORT OF CLERK/TREASURER – Lisa Mancuso**

Village Clerk Mancuso reported as follows:

2024/25 Village taxes to be collected:	\$2,440,895.00
Total amount collected as of 10/31/24:	2,425,328.92
Total amount outstanding for 2024:	15,566.08

### **BILLS**

Abstracts  
General Fund            A0200

**TOTAL OF ABSTRACTS            \$72,928.57**

### **MONTHLY FINANCIALS**

The Clerk distributed a copy of the monthly financial reports for October to the Board for review and approval.

On motion duly made by Trustee Colgate, seconded by Trustee Smith, the Board of Trustees unanimously approved the October financials.

## **WEBSITE**

The 3 year contract with TownWeb expires September of 2025. They have billed the Village \$600 for an online service which was never used. They did credit the Village last year but cannot provide a credit again this year.

## **POST OFFICE**

The Village insurance company has recovered the \$5,000 deductible from the accident at the Post Office and will be sending a check to the Village.

## **NYS MORTGAGE TAX**

The Clerk reported that the 2024 mortgage tax payment for the 2<sup>nd</sup> quarter was received by the Village in the amount of \$10,240.27.

## **NYSERDA**

Albertson Electric completed the LED conversion of all lights in the Village Hall, basement and the garage. The invoice went up \$801 due to a miscalculation of fixtures on the original proposal. This was still \$20,000 less than Wellsbach electric.

On motion duly made by Trustee Kugler, seconded by Trustee Smith, the Board of Trustees unanimously approved the Albertson Electric's invoice of an additional \$801 due to a miscalculation of fixtures on the original proposal.

## **PHRAGMITES**

Spraying occurred on Thursday, October 10<sup>th</sup> during low tide.

## **BOARD OF TRUSTEE MEETINGS CALENDAR DATES 2025**

The meetings are listed for 2025. The November meeting will take place on the 3rd Tuesday of the month because of Veteran's Day which is on the 2nd Tuesday, and the Village Hall will be closed.

## **ARPA**

The Village Clerk explained that the Village must obligate the rest of the ARPA funds by December 31, 2024, or they have to return it. The funds of \$42,169 does not have to be spent until December 31, 2026 and can be used on any project except pension funding. If the Board considers approving a new software company, some of the funds may be used for this purpose.

## **COURT SECURITY ASSESSMENT**

Sergeant Gould from the Brookville Police, and New York State Court Security Office have conducted a security assessment of the Village. Tara will provide the report when it becomes available.

## **VILLAGE CODE**

There is a new service General Code is providing to Villages which will enable the archiving of history of that code from 1954 to the present. If the Board wishes to participate, the one-time set-up fee is \$1,200 with an annual cost of \$600. The Board declined this service.

## **REPORT OF EMERGENCY MANAGEMENT OFFICER: Joshua N. Kugler**

Trustee Kugler provided a brief update on various seasonal vaccinations.

## **REPORT OF BUILDING INSPECTOR: Jon Babinski**

Mr. Babinski's written report on the status of various projects are as follows:

### **RENOVATIONS**

**Fuschetto, 5C Frost Mill Road:** Finishes being installed.

**Liss, 121 Horseshoe Road:** Finishes being installed.

**Leachman, 99 Factory Pond Road:** Interior finishes being installed.

**Elleke, 222 Cleft Road:** Insulation installed.

**Chang, 297 Mill Hill Road:** Finishes being installed.

**McLouglin, 734 Soundview Road:** Deck framing complete.

**Chernoff, 351 Ridge Lane:** Interior finishes being installed.

**Maltaghati, 4 La Colline:** Gypsum Board being installed.

**Cron, 10 La Colline:** Pool cabana finishes being installed.

### **BUILDING PERMIT APPLICATIONS UNDER REVIEW**

**Chang, 311 Mill Hill Road:** Alterations to greenhouse.

**Hofman, 814 Harbor View Road:** One story addition and porch.

**Chang, 297 Mill Hill Road:** Retaining wall and drainage.

**Barnes, 59 Private Road:** Remove 19 trees.

**First, 866 Heights Place:** Interior alteration.

### **PERMITS ISSUED**

**Aston, 22 Beaver Brook Road:** Construct new in-ground gunite swimming pool & paved terrace.

**Mass, 114 Horseshoe Road:** Install 31 photovoltaic grid tied solar panels at main dwelling and detached garage.

**Li-Xu, 389 Oyster Bay Road:** Install new natural gas boiler with indirect heater, dryer, and stove at main dwelling.

**Swenson, 958 Seaview Drive:** Install Mitsubishi ductless mini-split system with three (3) outdoor condensing units. Includes seven (7) wall mounted units and one (1) air handler.

**Kadish, 946 West Shore Road:** Install 26kw natural gas generator at rear of main dwelling.

**Cook, 156 Horseshoe Road:** 20'x11' addition with basement to provide new interior staircase. Includes drywell and generator.

**MHF One LA LLC (aka Elleke), 222 Cleft Road:** Install four (4) underground LPG tanks at 1000 gallon each. Main dwelling, accessory carriage house and pool house.

**MHF One LA LLC (aka Elleke), 222 Cleft Road:** New water main, pit and backflow device servicing main dwelling, pool house, garden shed, and carriage house.

**Scaramuzzo, 2 Renville Court:** Natural gas conversion one (1) boiler and one (1) hot water heater. Add one (1) master bath shower.

### **C/O's ISSUED**

**Jones, 330 Feeks Lane:** Constructed 15.0' x 13.0' inground gunite swimming pool.

**Jalayer, 686 Soundview Road:** Repaired existing main dwelling including new roof structure and new roofing shingles damaged by fire.

**Li-Xu, 389 Oyster Bay Road:** Installed new natural gas boiler with indirect heater, dryer and stove at main dwelling.

## **TREE PERMITS**

**Haim, 153 Factory Pond Road:** Permit issued for tree removal (remove 3 dead trees).

**Gherlone, 143 Heather Lane:** Permit issued for tree removal (remove 2 dead trees).

**KMC Mill Hill LLC Chang, 317 Mill Hill Road:** Permit issued for tree removal & re-planting (remove 36 trees - re-plant 10 trees).

**Walsh, 147 Heather Lane:** Permit issued for tree removal (remove 4 dead/diseased trees).

## **OTHER ISSUES**

**Velasquez Buezo, 16 Renville Court:** 2nd Notice of Violation (Parking commercial vehicle on residential property).

### **REPORT OF DEPUTY MAYOR: John K. Colgate, Jr.**

Trustee Colgate had nothing to report.

### **REPORT OF COMMISSIONER OF ENVIRONMENTAL AFFAIRS: Alice G. Smith**

Trustee Smith gave a general update and reported that she attended an Oyster Bay/Cold Spring Harbor Protection Committee meeting earlier this month. She reported that one-third of Oyster Bay Harbor is now open for Oyster revitalization.

Trustee Smith discussed possible FEMA funds for septic improvements within the Village.

Finally, Trustee Smith circulated a memo regarding a recently attended Land Use Alliance Training Program.

### **REPORT OF COMMISSIONER OF PUBLIC SERVICES: Richard P. Goodwin**

Commissioner Goodwin gave a general update as follows:

He spoke with representatives from Private Lane about cleaning catch basins along the road which will be completed soon.

Commissioner Goodwin also stated that he is following up with Nassau County DPW regarding cleaning of catch basin along Frost Mill Road.

Commissioner Goodwin is soliciting proposals to repair the curbing and pot holes on Mill Hill Road not to exceed \$26,000. On motion duly made by Trustee Kugler, seconded by Trustee Smith, the Board of Trustees unanimously approved the repair of curbing and pot holes on Mill Hill Road not to exceed \$26,000.

**REPORT OF COMMISSIONER OF FINANCE: Alice G. Smith**

Commissioner Smith reported as follows:

1. The First National Bank of Long Island Money Market Investment account balance as of October 31, 2024 is \$4,893,939.07 including \$14,423.54 of interest earned for the month of October 2024.
2. I recommend approval of the payments as outlined on the abstracts.

The Board reviewed the Abstract report dated November 12, 2024 for the General Fund. On motion duly made by Trustee Smith, seconded by Trustee Colgate, the Board of Trustees unanimously approved claims of \$72,928.57.

**REPORT OF POLICE COMMISSIONER: Mayor Quick**

Mayor Quick reported that:

- (a) He attended a recent meeting of Brookville Police Commissioners and the plans for the new headquarters are not yet complete. They are expected to be complete by the next meeting.
- (b) Crime continues to be down in the Village.
- (c) The Mayor reported that he spoke with Mayor Ryba regarding the Old Brookville Police Department post obligation benefits. The Village is in receipt of current vouchers that Mill Neck is responsible for.

**REPORT OF FIRE COMMISSIONER: John Tabako**

There was no report in Trustee Tabako's absence.

**REPORT OF COUNSEL: Christopher G. Wagner**

Mr. Wagner's reported as follows:

**INTRODUCTION OF PROPOSED LOCAL LAW C-2024**

The Village Attorney circulated proposed Local Law C-2024 which will amend Chapter A132, "Fees" of the Code of the Village of Mill Neck. The proposed local law will allow the Village to add any fee or costs that remain unpaid for more than 90 days after they are due and billed for Planning and Zoning Board fees to become a lien on the next annual Village tax bill for said property. After discussion by the Board, on motion made by Trustee Kugler, and seconded by Trustee Smith, the Board unanimously approved the scheduling of a public hearing for the December Trustees meeting.

## **REPORT OF MAYOR: Peter Quick**

Mayor Quick reported the following:

1. Mayor Quick updated the Board on his attendance of the North Shore Wildlife Sanctuary annual meeting on October 26, 2024.
2. Mayor Quick met with Legislator Samantha Goetz and a representative from Nassau County DPW in connection with the relocation of a Nassau County sign by the Concourse further away from the curb so there's less incidence of being hit by the plows this winter. They also discussed utilizing a ramp along West Shore Road.
4. Mayor Quick also discussed with Legislator Goetz the cutting back of weeds and grass along Frost Mill Road, Glen Cove Road and Oyster Bay Road along with the repair of the guardrail.
5. Mayor Quick recently met with the Chair of the Oyster Bay Water Department as well as residents of Castle Rock in connection with extending water service. They also discussed the scope of project and potential costs.
6. Mayor Quick reported that the oil tank outside Village Hall has been repaired. If all is in working order, the Village can disconnect and return to the temporary tank.
7. The Mayor met with the Biondis and Greenleafs to discuss drainage issues along Private Road.
8. The Mayor reported that letters are going out to residents from Liberty Water regarding possibility of lead in the pipes.
9. The Mayor reported that the Bayville Bridge repair has been completed.
10. Mayor Quick reported that the zombie house in Mill Neck Estates will be issued a new ticket for property maintenance issues.
11. The Mayor reported on the passing of Ed Basmajian's wife.

The next meeting of the Board of Trustees is scheduled for December 10, 2024, at 5:00 p.m.

There being no further business to come before the meeting, it was on motion made by Trustee Tabako, seconded by Trustee Smith, that the meeting be adjourned at 6:01 p.m.