

Hempstead, New York

February 15, 2022

PUBLIC HEARING

A Public Hearing of the Board of Trustees of the Incorporated Village of Hempstead was held at the Board Room, 99 James A. Garner Way, NY 11550 at 3:00 p.m.

ROLL CALL

Trustee Williams, Griffith, Boone, Mayor Hobbs
ABSENT: Trustee Daniels

Also Present:

Stacey Hargraves, Village Assessor
Keisha Marshall, Village Attorney
Patricia Perez, Village Clerk

**LEGAL NOTICE
VILLAGE ASSESSMENT ROLLS
OPEN FOR PUBLIC INSPECTION
FEBRUARY 1, 2022**

**BY NOTICE OF MEETING OF THE BOARD OF TRUSTEES
OF THE INCORPORATED VILLAGE OF HEMPSTEAD**

PLEASE TAKE NOTICE that the Assessor of the Incorporated Village of Hempstead has prepared the Tentative Assessment Roll for the tax year 2022/23 and that it may be seen and examined by any person from February 1, 2022, to February 15, 2022, in the Office of Assessment located at 202 Jackson St., Hempstead, New York. Please take notice that on February 15, 2022, between the hours of 3:00 p.m. and 7:00 p.m., the Board of Trustees and Assessor of said Incorporated Village of Hempstead, New York, will meet in the Village Board Room located at 99 James A. Garner Way, Hempstead, New York for the purpose of completing such Assessment Roll and hearing complaints in relation thereto on the application of any person considering himself aggrieved thereby.

**BY ORDER OF THE BOARD OF TRUSTEES
OF THE INCORPORATED VILLAGE OF HEMPSTEAD**

WAYLYN HOBBS JR., Mayor
STACEY LUCAS, Assessor
PATRICIA PEREZ, Village Clerk

Dated: December 21, 2021
D/N: February 4, 2022

Being held for the Board of Assessment Review, comprised of Mayor, Trustees, and Village Assessor, to complete the 2022/23 Assessment Roll and to hear and to make determinations on complaints in relation thereto on the application of any person considering themselves to be aggrieved thereby.

Moved by Mayor Hobbs that this hearing be closed.
Seconded by Trustee Boone

AYES: Trustee Williams, Griffith, Boone, Mayor
Hobbs
NOES: None

Hempstead, New York

ABSENT: Trustee Daniels

February 15, 2022

REGULAR MEETING

A Regular Meeting of the Board of Trustees of the Incorporated Village of Hempstead was held at the Board Room, 99 James A. Garner Way, NY 11550 at 7:00 p.m.

ROLL CALL

Trustee Williams, Griffith, Boone, Mayor Hobbs
Via Zoom: Trustee Daniels

Also Present:

Keisha Marshall, Village Attorney
Patricia Perez, Village Clerk

ACCEPTANCE OF MINUTES

Clerks offers the following resolution for adoption:

Moved by Trustee Williams that the reading of the minutes of the **Regular meeting of February 1, 2022**, be dispensed with and that they be accepted as reviewed.

Seconded by Trustee Daniels

AYES: Trustee Daniels, Williams, Griffith, Boone,
Mayor Hobbs
NOES: None

**APPROVAL OF
MISCELLANEOUS LICENSE
AND PERMIT APPLICATIONS**

Clerk wishes to report that Mayor Hobbs & Deputy Mayor Daniels have approved miscellaneous Business licenses as reviewed

General Business

New:

Aric Signs & Awnings
299 Peninsula Blvd.

R & M New Look Barbershop Inc.
74 Main St.

Jay's Mattress Plus Inc (Change of owner)
124 Front St.

Patty's Variedades Corp.
119 Main St.

EE & FF Auto Inc. Real Pro- Auto Body
266 Main St.

A-Mart & Wireless
57 Main St.

Renewal:

Pep Boays Manny Moe & Jack of Delaware LLC
320 Peninsula Blvd.

IEH Auto Parts LLC
320 Peninsula Blvd.

Quick Used Tires Corporation
381 Peninsula Blvd.

Salazar Hempstead Deli Corp. (Cabaret -Jukebox)
427 Clinton St.

Las Tunas Restaurant Corp.
287 Fulton Ave.

Chicken & Steak Inc. dba Las Palmeras
39 Station Plaza

LI Pollos a la Braza Mario LTD dba Pollos Mario
75 N. Franklin St.

Hempstead Donut System dba Dunkin Donuts Baskin Robbins

247 Greenwich St.
Thriftway AutoBody
143 Adams Ave.

Merchy Servicenter Inc.
313 Clinton St.

K Auto Repair
445 Peninsula Blvd.

Blue Liquor Store
151 Main St.

AAAA Nassau Inc
127 Bedell St.

B&A Auto Service Corp.
248 Jerusalem Ave.

J&J 21 Century Inc.
318 Jerusalem Ave.

A-Service Auto Repair Inc.
128 Linden Ave.

Royal Jet Wash
675 Peninsula Blvd.

Fulton Florist & Party Supplies
393-B Fulton Ave.

JER Deli Corp.
208 S. Franklin St.

Real Taste Bakery Inc.
17 S. Franklin St.

Haircutter
15 Centre St.

Old Navy
140 Fulton Ave.

Landscaping

B.S Landscaping Inc.
824 N. Delaware Ave.
Lindenhurst, NY 11757

O Majano Lawn Service
25 Washburn Ave.
Freeport, NY 11520

Villegas Landscapers
36 Koppel Place
Hempstead, NY 11550

J. Calabro Landscaping
1100 Steele Blvd.
Baldwin, NY 11510

Leal Landscaping
91 Marvin Ave.

Greenleaf Landscaping & Tree Care Inc.
2232 Legion St.
Bellmore, NY 11710

Peddler Renewal

Mister Softee Ice Cream (3 Vehicles)
15 Clarene St.
Copiague, NY 11726

CLINTON MANOR LLC

Clerks offers the following resolution for adoption:

WHEREAS, litigation was instituted against the Incorporated Village of Hempstead in the Supreme Court, County of Nassau, State of New York, under Index Nos. 402806/2021 and 401110/2021, in case entitled "In the Matter of Clinton Manor LLC, Petitioner, against The Assessor, the Board of Assessment Review and the Village of Hempstead, New York, Respondents" to resolve the issue of the true assessment, both retroactively and prospectively, for the 2020/21 through 2021/22 tax years, for real property tax purposes, for the premises described as Section 34, Block 245, Lots 554-558, 563 & 567, known as 226-236 Clinton Street, Hempstead, New York 11550; and

WHEREAS, prior to February 23, 2021, 226-236 Clinton Street was owned by the tax-exempt, Health Insurance Plan of Greater New York; and

WHEREAS, on February 23, 2021, the property known as 226-236 Clinton Street was purchased from the Health Insurance Plan of Greater New York by Clinton Manor LLC, a non-tax-exempt entity, for \$2,700,000.00, when the tax exemption terminated as well; and

WHEREAS, the subject premises was incorrectly assessed at \$244,000.00 for the 2020/21 and 2021/22 tax years and was not adjusted down to an assessment value of \$57,240.00 for the 2020/21 and 2021/22 tax years, reflecting the 2021 sale to Clinton Manor LLC, by the Health Insurance Plan of Greater New York; and

WHEREAS, pursuant to New York State Real Property Tax Law Section 520(2), the assessment value for the property should have been changed to \$57,240.00 as of February 23, 2021;

WHEREAS, the Village sought to collect taxes from Clinton Manor LLC, in the amount of \$1,532.97 (amount owed for delinquent water bill) for the 2020/21 tax year, and \$213,421.74 for the 2021/22 tax year, by incorrectly relying on an assessment value of \$244,000.00, rather than the correct assessment value of \$57,240.00, as a consequence of the 2021 sale; and

WHEREAS, based upon the corrected assessment value of \$57,240.00, the omitted taxes for 2020/21 tax year on 226-236 Clinton Street, would have been \$13,082.58 and the taxes for the 2021/22 tax year would have been \$49,729.77 (rather than \$211,985.74) and delinquent water bill for the 2021/22 tax year was \$1,436.00 for a total amount of \$64,248.35 before penalties and interest; as calculated by the Superintendent of Tax and Water, and

WHEREAS, Clinton Manor LLC has only paid \$1,670.94 (for delinquent water bill) during the 2020/21 tax year and has yet to pay any taxes for the 2021/22 tax year, and

WHEREAS, it is understood by Clinton Manor LLC that interest and penalties will continue to accrue on the amount of taxes owed on the modified tax bill and Clinton Manor LLC will be responsible for all amounts due as determined by the Village's Tax and Water Department.

NOW THEREFORE, BE IT RESOLVED that the Superintendent of Tax & Water is directed to issue an amended tax bill for the 2021/22 tax year to reflect the reduction in assessed value in the 2021/22 year's taxes and the corrected omitted taxes from the 2020/21 tax year; and

BE IT FURTHER RESOLVED, that Clinton Manor LLC is directed to pay the corrected amount of taxes

due for the 2020/21 and 2021/22 tax years, totaling \$64,248.35 before interests and penalties; and

BE IT FURTHER RESOLVED, that the issue of the prospective tax assessment for the tax years 2022/23, 2023/24, and 2024/25 will be \$57,240.00 and that no protest will be filed by Clinton Manor LLC, owner of property known as 226-236 Clinton Street, Hempstead, NY, for the tax years 2022/23, 2023/24 and 2024/25; and

BE IT FURTHER RESOLVED, that the Office of the Village Attorney is authorized to execute a Stipulation of Settlement and any related documents consistent with this Resolution.

Moved by Trustee Boone
Seconded by Trustee Williams

AYES: Trustee Daniels, Williams, Griffith, Boone,
Mayor Hobbs
NOES: None

BID #12 HEMV 2021/2022

Clerks offers the following resolution for adoption:

RESOLVED, that upon the recommendation of **Larry Lutz, Purchasing Agent** and **Frank Germinaro, Director of DPW**, that the Mayor and Board of Trustees hereby approve **Bid # 12 HEMV 2021/2022**, 2018 Requirement Specification for Repair and/or Replacement of Water Mains Valves on Various Streets in the Village of Hempstead to the lowest responsible bidder: **Orchid Sewer and Water Contracting Group, 11 Dennis Street, Garden City, NY 11040** in the amount of \$314,600.00

Moved by Trustee Boone
Seconded by Trustee Daniels

AYES: Trustee Daniels, Williams, Griffith, Boone,
Mayor Hobbs
NOES: None

**BOND, SCHOENECK &
KING, PLLC**

Clerks offers the following resolution for adoption:

RESOLVED, that upon the recommendation of Keisha Marshall, Village Attorney, that the Mayor and Board of Trustees hereby approve the retention of **Bond, Schoeneck & King, PLLC** as Special Labor Counsel for the Incorporated Village of Hempstead to provide Professional services for labor matters within the Village for the period of January 1, 2022, through December 31, 2024.

Moved by Trustee Boone
Seconded by Trustee Griffith

AYES: Trustee Daniels, Williams, Griffith, Boone,
Mayor Hobbs
NOES: None

FIRE DEPT. NEW MEMBERS

Clerks offers the following resolution for adoption:

Moved by Trustee Boone that Nicholas S. Pruiksmas and Jose D. Jimenez Cabrera were accepted as member of the Hempstead Fire Department by the Hempstead Fire Department Board of Fire Commissioners.

Seconded by Trustee Griffith

AYES: Trustee Daniels

RESIDENCY WAIVER

Clerks offers the following resolution for adoption:

Moved by Trustee Williams that the provisions of Local Law #1-1980, entitled Residency Requirements for certain Village employees are hereby waived for the following employee due to the Nassau County Civil Service Commission requirements needed to fill the position of Cashier, Bilingual for the Incorporated Village of Hempstead:

Maria Gallegos

Seconded by Trustee Griffith

AYES: Trustee Daniels, Williams, Griffith, Boone, Mayor Hobbs

NOES: None

MARIA GALLEGOS

Clerks offers the following resolution for adoption:

RESOLVED, that upon the recommendation of Krichna Francois-Venant, Clerk to the Village Justice, the Mayor and the Board of Trustees hereby appoint and/or approve the following position of Cashier, Bilingual for the Incorporated Village of Hempstead.

Name
Maria Gallegos
(New Hire)

Department/Title/Grade
Village Court
Cashier, Bilingual
Grade 5/0 N

Base Salary
\$50,155 yr
upon Approval

Moved by Trustee Boone
Seconded by Trustee Griffith

AYES: Trustee Daniels, Williams, Griffith, Boone, Mayor Hobbs

NOES: None

KAYLYN BURNS

Clerks offers the following resolution for adoption:

RESOLVED, that upon the recommendation Frank Germinaro, Director of Public Works, the Mayor hereby appoint and/or approve the following appointment to the position of Laborer-PT for the Incorporated Village of Hempstead.

Name	Department/Title/Grade	Base Salary
Kaylin Burns <i>(New Hire)</i>	Public Works- Sanitation Laborer-PT	\$17.00 hr upon approval

Moved by Trustee Griffith
Seconded by Trustee Boone

AYES: Trustee Daniels, Williams, Griffith, Boone,
Mayor Hobbs
NOES: None

RALPH MANN

Clerks offers the following resolution for adoption:

RESOLVED, that upon the recommendation Frank Germinaro, Director of Public Works, the Mayor hereby appoint and/or approve the following to the position of Laborer, PT for the Incorporated Village of Hempstead.

Name	Department/Title/Grade	Base Salary
Ralph Mann <i>(New Hire)</i>	DPW-Sanitation Laborer, PT	\$17.00 hr upon approval

Moved by Trustee Boone
Seconded by Trustee Williams

AYES: Trustee Daniels, Williams, Griffith, Boone,
Mayor Hobbs
NOES: None

JOSE JIMENEZ-CABRERA

Clerks offers the following resolution for adoption:

RESOLVED, that upon the recommendation Frank Germinaro, Director of Public Works, the Mayor hereby appoint and/or approve the following to the position of Motor Equipment Operator Trainee for the Incorporated Village of Hempstead.

Name	Department/Title/Grade	Base Salary
Jose Jimenez-Cabrera <i>(PT-to-FT)</i>	DPW – Street Department Street Department Grade 107/0 N	\$55,559, yr upon approval

Moved by Trustee Boone
Seconded by Trustee Griffith

AYES: Trustee Daniels, Williams, Griffith, Boone,
Mayor Hobbs
NOES: None

**NYS OFFICE OF THE
TEMPORARY & DISABILITY
ASSISTANCE**

Clerks offers the following resolution for adoption:

RESOLVED, that upon the recommendation Joe Gill, Village Treasurer, the Mayor hereby approve to enter into an agreement with **New York State Office of the Temporary and Disability Assistance** for the Low-Income Household Water Assistance Program to help paying for overdue water and wastewater bills.

Moved by Trustee Boone
Seconded by Trustee Griffith

AYES: Trustee Daniels, Williams, Griffith, Boone,
Mayor Hobbs
NOES: None

**CGI COMMUNICATIONS
DBA CGI DIGITAL**

Clerks offers the following resolution for adoption:

RESOLVED, that upon the recommendation Keisha Marshall, Village Attorney, the Mayor hereby approve to enter into an agreement with **CGI Communications, INC D/B/A CGI Digital**, for Community Video Program for the Village of Hempstead for viewer access via the Village website.

Moved by Trustee Daniels
Seconded by Trustee Boone

AYES: Trustee Daniels, Williams, Griffith, Boone,
Mayor Hobbs
NOES: None

CHECK WARRANT

Clerks offers the following resolution for adoption:

RESOLVED, that upon the recommendation of **Joe Gill, Village Treasurer** all meeting bills, audited by the Board of Trustees on check warrant dated **February 15, 2022** be approved as previously reviewed.

Moved by Trustee Boone
Seconded by Trustee Griffith

AYES: Trustee Daniels, Williams, Griffith, Boone,
Mayor Hobbs
NOES: None

MEETING ADJOURNED

Clerks offers the following resolution for adoption

There being no other business to come before the Board, Trustee Boone moved to adjourn.

Seconded by Trustee Hobbs

AYES: Trustee Daniels, Williams, Griffith, Boone,
Mayor Hobbs
NOES: None

Village Clerk