

DRAFT

PUBLIC HEARINGS AND
REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF ATLANTIC BEACH
JANUARY 12, 2026

CALL TO ORDER

Meeting called to order at 7:30 PM

SALUTE TO THE FLAG

ROLL CALL

Present were: Mayor Barry M. Frohlinger
Deputy Mayor Joseph B. Pierantoni
Trustee Laura Heller
Trustee Douglas Garczynski
Village Attorney Jared Kasschau
Treasurer Herbert A. Klibanoff
Superintendent Vincent Amoroso
Village Clerk Emily Siniscalchi

Absent: Trustee Peter Millius

BOARD OF ETHICS – Appointments

**APPOINTMENT OF BARRY FELDER, MICHELE MASUCCI, STEPHEN RADIN, ELIZABETH WOOLFE,
& JEFFREY COOPER TO THE BOARD OF ETHICS**

WHEREAS, Section 15-18 of the Village Code establishes a Board of Ethics consisting of five members to be appointed by the Board of Trustees; and
WHEREAS, Section 15-18(A) provides that members shall serve three-year staggered terms, with initial appointments consisting of two members for one year, two members for two years, and one member for three years; and
WHEREAS, the Board of Trustees has determined that the appointees named herein are qualified residents of the Village of Atlantic Beach who possess the temperament and experience to carry out the duties and responsibilities of the Board of Ethics; and
WHEREAS, the Board of Trustees deems it necessary and appropriate to appoint members to the Board of Ethics;
NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Atlantic Beach as follows:

Section 1. The following individuals are hereby appointed to serve as members of the Board of Ethics of the Village of Atlantic Beach:

For a term of one official year, expiring on noon on July 6, 2026:

JEFFREY COOPER

ELIZABETH WOOLFE

For a term of two official years, expiring on noon July 5, 2027:

STEPHEN RADIN

MICHELE MASUCCI

For a term of three official years, expiring on noon July 3, 2028:

BARRY FELDER

Section 2. Each appointee shall serve without salary or compensation as provided in 15-18(A) of the Village Code.

Section 3. The Board of Ethics shall organize and select its Chairperson from within the Board for a one-year term as provided in Section 15-18(C)(1) of the Village Code.

BOARD OF ETHICS – Appointments (Continued)

APPOINTMENT OF BARRY FELDER, MICHELE MASUCCI, STEPHEN RADIN, ELIZABETH WOOLFE, & JEFFREY COOPER TO THE BOARD OF ETHICS

Section 4. The Village Clerk is hereby directed to:

- Notify each appointee of their appointment;
- Provide each appointee with a copy of the Village of Atlantic Beach Code of Ethics;
- Provide each appointee with the required oath of office form;

Obtain written acknowledgement of the receipt of the Code of Ethics

At 7:35 PM Public Hearing opened

Motion by: Trustee Heller

Seconded by: Trustee Garczynski

Ayes: Mayor Frohlinger, Deputy Mayor Pierantoni, Trustees Heller, Garczynski

Noes: None

PUBLIC HEARING
TO AMEND THE CODE OF THE VILLAGE OF ATLANTIC BEACH
CHAPTER 250 – SPECIAL EXCEPTION PERMIT PROCEDURES
AND STANDARDS APPLICABLE TO EDUCATIONAL AND RELIGIOUS USES

Motion to adjourn to the February 9, 2026 meeting

Motion by: Trustee Garczynski Seconded by: Trustee Heller

Ayes: Mayor Frohlinger, Deputy Mayor Pierantoni, Trustees Heller, Garczynski

At 7:35 PM Public Hearing opened

Motion by: Trustee Garczynski

Seconded by: Deputy Mayor Pierantoni

Ayes: Mayor Frohlinger, Deputy Mayor Pierantoni, Trustees Heller, Garczynski

PUBLIC HEARING
TO AMEND THE CODE OF THE VILLAGE OF ATLANTIC BEACH
SECTION 210 – ARTICLE II – SENIOR CITIZEN PROPERTY TAX EXEMPTION

Motion to adjourn to the February 9, 2026 meeting

Motion by: Trustee Heller Seconded by: Deputy Mayor Pierantoni

Ayes: Mayor Frohlinger, Deputy Mayor Pierantoni, Trustees Heller, Garczynski

REPORTS

- I. A. Police Activity Report – December 2025 - – Police Officer Dileonardo
Movers: 23 Parkers: 1 Aided Cases: 16
Criminal Mischief: - 1 incident
- B. Atlantic Beach Rescue Report - Deputy Chief Anthony Rivelli
Office of Emergency Management
- Reports attached
- C. Park Commission Report - Chairman Nat Etrog – attached
- D. The Village Garden – absent
- E. Beautification Report – Susan Jaffee
Wonderful things on order – children, adults and should be in
over the next few weeks
- F. AB Cats – Beth Brenner – report attached
- G. TVASNAC – Carl Baessler - No meeting in December;
next meeting January 26, 2026

REPORTS (Continued)

- II. PUBLIC WORKS & BUILDING DEPARTMENT REPORT – Vincent Amoroso
Report attached
- III. CODE ENFORCEMENT REPORT – Vincent Amoroso
- IV. TREASURER’S REPORT – Treasurer Herbert A. Klibanoff
For the month of December 2025–
we had \$2,040,017.53 total cash available
Capital checking \$254,817.20; BZA Escrow \$56,879.32
General Fund \$1,728,321.11

GOOD AND WELFARE

Residents had various concerns and questions:

- Trees planted after Sandy dying – Supt. of Public Works said
The village pays to have trees maintained – trimming, insecticides, etc.

**RESOLUTION – Publish Notice setting date of Village Election as June 16, 2026 and
Office to be filled and terms thereof – Mayor for two-year term;
Two Trustees for two-year term**

MOTION BY: Trustee Heller SECONDED BY: Deputy Mayor Pierantoni
AYES: Mayor Frohlinger, Deputy Mayor Pierantoni, Trustees Heller, Garczynski
NOES: None

RESOLUTION - EXPANDING RESIDENCY REQUIREMENTS FOR ELECTION INSPECTORS

MOTION BY: Trustee Heller SECONDED BY: Deputy Mayor Pierantoni
AYES: Mayor Frohlinger, Deputy Mayor Pierantoni, Trustees Heller, Garczynski
NOES: None

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

RECOVERY OF UNPAID TAXES FOR FISCAL YEAR BEGINNING JUNE 1, 2025

MOTION BY: Deputy Mayor Pierantoni SECONDED BY: Trustee Garczynski
AYES: Mayor Frohlinger, Deputy Mayor Pierantoni, Trustees Heller, Garczynski
NOES: None

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, 2025 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

RECOVERY OF UNPAID TAXES FOR FISCAL YEAR BEGINNING JUNE 1, 2025
(Continued)

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

RESOLUTION – NOTIFICATION OF DELINQUENT TAX OWNERS – LIST OF UNPAID TAXES - 2025/2026

MOTION BY: Deputy Mayor Pierantoni SECONDED BY: Trustee Garczynski
AYES: Mayor Frohlinger, Deputy Mayor Pierantoni, Trustees Heller, Garczynski
NOES: None

The Village Clerk submitted the attached list of 2025 unpaid taxes (with 11% penalty)
\$47,558.57 computed to January 31, 2026; unpaid public works - none

SEE ATTACHED LIST - CERTIFICATION BY THE BOARD OF TRUSTEES

RESOLVED, that the Board members compared the list of unpaid taxes for the fiscal year beginning June 1, 2025 to the current assessment roll, found same in order.

OUTSTANDING TAX LIENS (For Your Information)

NOTE: the following taxes were purchased at tax lien sale - when the lien is paid by the owner of the property, the purchaser of the lien will receive the amount they paid at the lien sale plus 1% for per month - but the taxes are paid as far as the village for tax years indicated.

- Haci Alper Tutus, 2010 Park Street - 2014/15, 2015/16, 2016/17, 2017/18, 2019/20 2020/21. 2022/23, 2023/24, 2024/25 TAX YEARS
- Wolf, 47 Fulton Avenue - 2023/2024, 2024/2025
- 88 Dutchess LLC, 88 Dutchess Blvd. - 2024/2025
- Boardwalk Empire - 2024/2025

RESOLUTION – VAB Parking Decals for 2026

Village residents receive one complementary decal;
Village residents to purchase additional sticker \$400

Non-residents:

RESOLUTION, increase parking stickers for non-residents to \$495
(from \$450)

MOTION BY: Deputy Mayor Pierantoni SECONDED BY: Trustee Heller
AYES: Mayor Frohlinger, Deputy Mayor Pierantoni, Trustees Heller, Garczynski
NOES: None

RESOLUTION – Update of Fee Schedules and New Fees

Table to February meeting

UPDATE, VILLAGE OF ATLANTIC BEACH CENTENNIAL AND OTHER ITEMS

2 brief meetings regarding centennial – looking for volunteers

APPROVAL OF BILLS

RESOLVED, all bills are approved in the amount of \$99,055.29

GRANTED
Motion by: Trustee Garczynski Seconded by: Trustee Heller
AYES: Mayor Frohlinger, Deputy Mayor Pierantoni, Trustees Heller, Garczynski

APPROVAL OF MINUTES –December 8, 2025

Motion to approve and accept the minutes of December 8, 2025 as written by the Village Clerk

GRANTED
Motion by: Trustee Garczynski Seconded by: Trustee Heller
Ayes: Mayor Frohlinger, Deputy Mayor Pierantoni, Trustees Heller, Garczynski

DATE OF NEXT MEETING - Monday, February 9, 2026 - 7:30 PM

ADJOURNMENT - 8:51 PM

Motion to adjourn
Motion by; Deputy Mayor Pierantoni Seconded by: Trustee Garczynski
Ayes: Mayor Frohlinger, Deputy Mayor Pierantoni, Trustees Heller, Garczynski

Emily Siniscalchi, Village Clerk