

AGENDA
PUBLIC HEARINGS AND
REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF ATLANTIC BEACH
65 THE PLAZA, ATLANTIC BEACH, NY 11509

FEBRUARY 9, 2026 7:30 PM

1. CALL TO ORDER
2. SALUTE TO THE FLAG
3. ROLL CALL
4. 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
(adjourn until March)
5. PUBLIC HEARING TO AMEND THE CODE OF THE VILLAGE OF ATLANTIC BEACH
SECTION 210- ARTICLE II – SENIOR CITIZEN PROPERTY TAX EXEMPTION (attached)
6. REPORTS
 - I.
 - A. Police Activity Report – January 2026
 - B. Atlantic Beach Rescue-Deputy Chief Anthony Rivelli/Office of/Emergency
Emergency Management Reports – Director Anthony Rivelli
 - C. Park Commissioner Report – Chairman Nat Etrog
 - D. The Village Garden – Joanne Piscione
 - E. Beautification Report – Chairperson Dolores Friedel
 - F. AB Cats
 - G. TVASNAC
 - II. PUBLIC WORKS & BUILDING DEPARTMENT – Vincent Amoroso
 - III. CODE ENFORCEMENT REPORT – Vincent Amoroso
 - IV. TREASURER’S REPORT – Treasurer Herbert A. Klibanoff
Finance Committee, budget
7. Village Updates, Resolution
8. RESOLUTION – Update of Fee Schedules, Decal effective date, Gardeners, Parking lots,
Apartments, Home Rule
9. RESOLUTION – Overtime – Public Works Employees – Beaches/Tractor 2026 Season
10. RESOLUTION – New website
11. RESOLUTION – FBS, parking
12. RESOLUTION – Insurance requirements
13. GOOD AND WELFARE – Questions and Concerns
14. APPROVAL OF BILLS
15. APPROVAL OF MINUTES – January 12, 2026
16. DATE OF NEXT MEETING – Monday, March 9, 2026
17. ADJOURNMENT

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

A Local Law Amending Chapter 210, Article II, of the Code of the Village of Atlantic Beach,
by Increasing the Maximum Income Eligibility for the Senior Citizen Real Property Tax
Exemption

BE IT ENACTED by the Board of Trustees of Village of Atlantic Beach, County of Nassau, State
of New York, as follows:

Section 1. Amendment of Chapter 210, Article II, Section 16
Chapter 210, Article II, Section 16 “Exemptions granted” is hereby amended in its entirety to
read as follows:

§ 210-16 Exemptions granted.

A. Commencing with the assessment roll for 2026 and thereafter, real property owned by one
or more persons, each of whom is 65 years of age or over, or real property owned by
husband and wife or by domestic partners, one of whom is 65 years of age or over, shall be
exempt from Village of Atlantic Beach taxes only to the extent of the following percentages
of the assessed valuation thereof:

<u>Annual Income</u>	<u>Percentage of Assessed Valuation Exempt from Village Taxation</u>
<u>\$50,000 or less</u>	<u>50%</u>
<u>\$50,001 to \$50,999</u>	<u>45%</u>
<u>\$51,000 to \$51,999</u>	<u>40%</u>
<u>\$52,000 to \$52,999</u>	<u>35%</u>
<u>\$53,000 to \$53,899</u>	<u>30%</u>
<u>\$53,900 to \$54,799</u>	<u>25%</u>
<u>\$54,800 to \$55,699</u>	<u>20%</u>
<u>\$55,700 to \$56,599</u>	<u>15%</u>
<u>\$56,600 to \$57,499</u>	<u>10%</u>
<u>\$57,500 to \$58,399</u>	<u>5%</u>
<u>\$58,400 or greater</u>	<u>0%</u>

B. This exemption applies only to Village taxes and is computed after all other partial
exemptions allowed by law have been subtracted from the total amount assessed and shall
be applicable to the assessment roll for the taxable year immediately following application
for exemption.

C. An exemption granted to property owned by spouses or domestic partners, one of whom
is 65 years of age or over, shall continue for the surviving spouse or partner if the survivor is at
least 65 years of age.

Section 2. Amendment of Chapter 210, Article II, Section 17
Chapter 210, Article II, Section 17 “Exceptions” is hereby amended in its entirety to read as follows:

§ 210-17 Application Procedures

A. Applications shall be made on forms prescribed by the New York State Board of Real Property Services and furnished by the Nassau County Department of Assessment. Applications must be filed with the Nassau County Department of Assessment on or before the date established by the Nassau County Department of Assessment for senior citizen exemption applications.

B. Applicants must submit:

1. Proof of age

2. Proof of income for the income tax year immediately preceding the date of application

3. Proof of property ownership and legal residence

4. Such other information as required by the application forms

C. Exemptions must be renewed annually by filing a new application with the Nassau County Department of Assessment on or before the taxable status date.

Section 3. Amendment of Chapter 210, Article II, Section 18
Chapter 210, Article II, Section 18 “Application; filing contents” is hereby amended in its entirety to read as follows:

§ 210-18 Eligibility Requirements

No exemption shall be granted unless:

A. The income of the owner or combined income of the owners does not exceed \$58,399 for the income tax year immediately preceding the date of application. Where title is vested in either husband or wife or in domestic partners, their combined income may not exceed this sum. Such income shall include social security and retirement benefits, interest, dividends, total gain from the sale or exchange of a capital asset which may be offset by a loss from the sale or exchange of a capital asset in the same income tax year, net rental income, salary or earnings, and net income from self-employment, but shall not include a return of capital, gifts, or inheritances. In computing net rental income and net income from self-employment, no depreciation deduction shall be allowed for exhaustion or wear and tear of real or personal property held for the production of income.

B. Title to the property has been vested in the owner(s) for at least 24 consecutive months prior to the date of making application for exemption.

C. The property is used exclusively for residential purposes.

D. The property is the legal residence of and is occupied in whole or in part by the owner or by all of the owners of the property.

Section 4. Amendment of Chapter 210, Article II, Section 19

Chapter 210, Article II, Section 19 "Notification; mailing of application" is hereby amended in its entirety to read as follows:

§ 210-19 Administration

A. Applications for exemption shall be processed and determined by the Nassau County Department of Assessment in accordance with the provisions of Real Property Tax Law § 467 and applicable regulations.

B. The Village Clerk is authorized to provide information to residents regarding the availability of this exemption and to assist residents in obtaining application forms from the Nassau County Department of Assessment, but shall have no authority to accept, process, or determine applications for exemption.

C. At least 60 days prior to the application deadline established by the Nassau County Department of Assessment, the Nassau County Assessor shall mail to each person who was granted an exemption pursuant to this article on the latest completed assessment roll an application form and a notice that such application must be filed on or before the deadline and must be approved in order for the exemption to be granted. Failure to mail any such application form and notice or the failure of such person to receive the same shall not prevent the levy, collection, and enforcement of the payment of taxes on property owned by such person.

D. Applicants may appeal determinations made by the Nassau County Department of Assessment in accordance with the procedures set forth in Article 7 of the Real Property Tax Law.

Section 5. Amendment of Chapter 210, Article II, Section 20

Chapter 210, Article II, Section 20 "Penalties for offenses" is hereby amended in its entirety to read as follows:

§ 210-20 Penalties for False Statements

Any person convicted of having made any willful false statement in the application for such exemption shall be punishable by a fine of not more than \$100 dollars and shall be disqualified from further exemption for a period of five years. Where an exemption has been granted on the basis of false or erroneous information, all taxes from which the property was exempted shall be levied and assessed against the property, and shall be due and owing immediately, together with interest as provided by law.