

DRAFT
PUBLIC HEARINGS AND
REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF ATLANTIC BEACH
MARCH 9, 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
Trustee Peter Millius
Village Attorney Jared Kasschau
Treasurer Herbert A. Klibanoff
Superintendent Vincent Amoroso
Absent: Village Clerk Emily Siniscalchi EXCUSED

PUBLIC HEARING
**TO AMEND §250-108 OF THE VILLAGE CODE – SPECIAL EXCEPTION PERMIT PROCEDURES
AND STANDARDS APPLICABLE TO EDUCATIONAL AND RELIGIOUS USES**

Motion to open the public hearing:

Motion by: Trustee Heller
Seconded by: Trustee Garczynski
Vote: Unanimously in favor

Motion to adjourn the public hearing to April 13, 2026

Motion by: Trustee Heller
Seconded by: Deputy Mayor Pierantoni
Vote: 4-1 (Trustee Millius opposed); motion passes

PUBLIC HEARING
**TO AMEND §153-2 OF CHAPTER 153 OF THE VILLAGE CODE – NUMBER OF VEHICLES
RESTRICTED; PARKING LICENSE**

Motion to open public hearing

Motion by: Trustee Garczynski
Seconded by: Trustee Heller
Vote: 4-1 (Trustee Millius Opposed)

Board of Trustees discussion:

Deputy Mayor Pierantoni summarizes the purpose of the amendment

Mayor and Deputy Mayor address questions raised by Howard Taub, Owner of Sunny Atlantic.

Motion to close the public hearing

Motion by: Deputy Mayor Pierantoni
Seconded by: Trustee Garczynski
Vote: Unanimously in favor

Motion to determine that the Board is lead agency with respect to SEQRA, that the proposed action, adoption of a law providing for parking restrictions on private property, is an Unlisted Action under SEQRA, and after reviewing applicable environmental considerations, determines that the proposed action is not likely to have a significant adverse environmental impact.

**PUBLIC HEARING
TO AMEND §153-2 OF CHAPTER 153 OF THE VILLAGE CODE – NUMBER OF VEHICLES
RESTRICTED; PARKING LICENSE (Continued)**

Motion by: Deputy Mayor Pierantoni
Seconded by: Trustee Garczynski
Vote: Unanimously in favor

Motion to adopt Local Law 2-2026 - local law attached
Motion by: Deputy Mayor Pierantoni
Seconded by: Trustee Garczynski
Vote: Unanimously in favor

REPORTS—Committee Reports

- I. A. Police Activity Report – February 2026 - – NCPD Officer Rofrano of POP unit
Movers: 21 Parkers: 4 Aided Cases: 6
 1. General concerns regarding DWIs all hours of the day. Talks about NCPD initiatives to reduce incidence
 2. 25 movers during prior month
 3. MOS answers questions regarding driving while impaired
 4. Answers questions regarding car and catalytic converter theft
 5. BOT and public thank NCPD

- B. Atlantic Beach Rescue Report - Deputy Chief Anthony Rivelli
 1. Slow season
 2. 10 calls for month – 1 serious that required forced entry
 3. Please provide information regarding lockboxes – codes for access to property
 4. Snow standby – people around the clock
 5. Solid ice training
 6. Received grant for radio equipment
 7. OEM – snow emergency. Worked well with DPW, EOC was up and running monitoring comms and weather. Contacted City of Long Beach regarding fire protection. City of Long Beach brought fire engine to rescue headquarters.
 8. Hurricane seminars are coming up given by OEM in NYC

- C. Park Commission Report - Chairman Nat Etrog
 1. Sadly, Mike Cole former Park Commissioner passed away.
 2. US Life Saving Association Honors International Women's Day
 3. Most of the lifeguard staff are returning
 4. Pool safety and regulations
 5. US Water Safety Action Plan and NYS Action Plan – importance of life vests

- D. The Village Garden – Anita Geier
 1. Seed starting will begin March 12th
 2. Seeds support food donations and plant sale
 3. Plant sale dates will be announced

- E. Beautification Report – Dolores Friedel
 1. They have a lot of new merchandise in – beautiful and high quality
 2. Looking to develop plan for remaining beach heads
 3. Inviting anyone to work on them either by making donations or helping out

REPORTS—Committee Reports (Continued)

F. AB Cats – Beth Brenner

1. Thanks Vinny and crew for digging out Vernon site
2. Reminds everyone to make plans for pets when they cannot take care of them in wills or other documents

G. TVASNAC – No meeting because of snow

II. PUBLIC WORKS & BUILDING DEPARTMENT REPORT – Vincent Amoroso
Written report read and submitted - attached

III. CODE ENFORCEMENT REPORT – Vincent Amoroso
Will update next meeting

IV. Treasurer's Report - Treasurer Herbert A. Klibanoff
For the month of February 2026-

We had \$1,297,024.36 total cash available

Capital checking \$ 255,002.36	BZA Escrow \$52,147.46
General Fund \$989,874.54	

VILLAGE UPDATES

- Mayor provides financial update
- Mayor describes his and the Board of Trustees efforts to reduce legal cost
- Mayor explains work on tentative budget and anticipated budget presentation
- Mayor answers questions about when budget date will be made available –
March 20, 2026
- Goal to have zero property tax increase
- Mayor addresses questions regarding legal costs
- Beach Cleanup on April 26th
- Sustainable Future Committee at the end of the Village Meeting

REIMBURSEMENT OF FEMA MONEY

NOW, THEREFORE, BE IT RESOLVED, that the Village of Atlantic Beach return \$47,163 to the Division of Homeland Security and Emergency Services.

GRANTED

Motion by: Deputy Mayor Pierantoni

Seconded by: Trustee Garczynski

Vote: Unanimously approved

RESOLUTION – AMENDING THE 2025-2026 FISCAL YEAR BUDGET TO INCREASE REVENUE ESTIMATES FOR CHIPS AID AND TRANSFER FUNDS WITHIN THE LEGAL DEPARTMENT BUDGET

WHEREAS, the Village Board of Trustees adopted the annual budget for the fiscal year ending May 31, 2026; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Atlantic Beach as follows:

Section 1: Increase Budget Revenue

The revenues in the General Fund for the fiscal year ending May 31, 2026, are hereby increased by \$200,000 in Account Code 43902 to reflect actual receipts in excess of the original budget.

RESOLUTION – AMENDING THE 2025-2026 FISCAL YEAR BUDGET TO INCREASE REVENUE ESTIMATES FOR CHIPS AND TRANSFER FUNDS WITHIN THE LEGAL DEPARTMENT BUDGET

(Continued)

Section 2: Transfer of Appropriations (Budget Amendment)

The Village Treasurer is hereby authorized to transfer the sum of \$260,000 from Account Code 64001 (Legal Services) to Account Code 64501 (Legal Services) to reallocate existing budgeted funds for legal matters.

Section 3: Authorization to Implement

The Village Treasurer is hereby authorized and directed to amend the fiscal year budget records accordingly to reflect the changes outlined in Sections 1 and 2 above.

Section 4: Effective Date

This Resolution shall take effect immediately upon its adoption

GRANTED

Motion by: Trustee Garczynski
Seconded by: Deputy Mayor Pierantoni
Vote: Unanimously approved

RESOLUTION SETTING MAY 10, 2026 DEADLINE FOR SELECT VILLAGE FEE PAYMENTS

WHEREAS, it is necessary to establish a clear due date and penalty structure for the payment of the following 6 Village fees – Beach Club Rental fee of \$1.95 per square foot, parking lot license fee, Valet Parking License Fee, Coastal Erosion Management fee, Sidewalk Café fee and lease of Village Property at Ocean Boulevard and The Plaza;

NOW, THEREFORE, BE IT RESOLVED that these Village fees must be paid by May 10, 2026 to avoid late penalties.

BE IT FURTHER RESOLVED, that any payment received after this date shall incur a late penalty of 5% of the amount due, plus an additional 1% interest per month until the full payment is received.

GRANTED

Motion by: Trustee Garczynski
Seconded by: Deputy Mayor Pierantoni
Vote: Unanimously approved

RESOLUTION FOR THE ANNUAL AND SEASONAL VALET PARKING LICENSE FEES

- Annual Valet Parking License: Nine Hundred Fifty Dollars (\$950.00) per year
- Seasonal Valet Parking License: Seven Hundred Fifty Dollars (\$750.00) per season

BE IT FURTHER RESOLVED, that these fees shall take effect immediately upon passage.

GRANTED:

Motion by: Trustee Garczynski
Seconded by: Deputy Mayor Pierantoni
Vote: Unanimously approved

Deputy Mayor Pierantoni made a motion to adopt the following resolutions (4) at the same time – after presented

RESOLUTION AFFIRMING SUPPORT FOR FY2027 COMMUNITY PROJECT FUNDING APPLICATION FOR BULKHEAD REPAIR AND UPGRADE PROJECT

WHEREAS, the Village of Atlantic Beach is an incorporated village located on a barrier island in Nassau County, New York, bordered by the Atlantic Ocean to the south and Reynolds Channel to the north; and

WHEREAS, the village owns and maintains bulkhead structures along the Reynolds Channel waterfront that serve as the primary line of defense against tidal flooding, storm surge, and coastal erosion for adjacent public roads, underground utilities, and residential properties; and

WHEREAS, many of the village's bulkheads were originally constructed decades ago and have reached or exceeded their useful service life, exhibiting significant deterioration including rotted timber, corroded steel, loss of backfill, and failed tiebacks; and

WHEREAS, Hurricane Sandy in 2012 caused catastrophic flooding in the village and exposed critical vulnerabilities in the bulkhead system, and subsequent storm events have continued to stress the aging infrastructure; and

WHEREAS, the village has identified 14 priority bulkhead sites in need of immediate repair and upgrade at an estimated cost of \$90,000 per site, for a total project cost of \$1,260,000, of which \$1,134,000 is requested from federal Community Project Funding and \$126,000 will be provided by the village as a 10% local cost share; and

WHEREAS, the village has submitted a Community Project Funding (CPF) request for Fiscal Year 2027 to the office of Representative Laura Gillen through the United States House of Representatives Committee on Appropriations; and

WHEREAS, the Board of Trustees has determined that the repair and upgrade of village-owned bulkheads is a critical infrastructure priority that will protect public safety, reduce flood risk, preserve village property, and serve the long-term interests of the community;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Incorporated Village of Atlantic Beach hereby affirms its support for the Community Project Funding application submitted to the office of Representative Laura Gillen in the amount of \$1,134,000, with a village local cost share of \$126,000, for the Village of Atlantic Beach Bulkhead Repair and Upgrade Project with a total project cost of \$1,260,000; and

BE IT FURTHER RESOLVED, that the Board of Trustees identifies this project as a high-priority infrastructure need of the village and affirms that the project will directly benefit the residents and property owners of Atlantic Beach by protecting public infrastructure from coastal flooding and erosion; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute all documents and certifications necessary to support the Community Project Funding application and, if funded, to administer the grant in accordance with all applicable federal, state, and local requirements; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.:

Mayor Frohlinger presented the following resolutions (Continued)

**RESOLUTION AFFIRMING SUPPORT FOR FY2027 COMMUNITY PROJECT
FUNDING APPLICATION FOR BOARDWALK SAFETY RAILING REPLACEMENT
PROJECT**

WHEREAS, the Village of Atlantic Beach is an incorporated village located on a barrier island in Nassau County, New York, with a 0.6-mile boardwalk along the Atlantic Ocean shoreline that serves as the village's primary public recreational facility and pedestrian corridor; and

WHEREAS, the boardwalk is open year-round and is used daily by the village's approximately 1,700 year-round residents as well as thousands of seasonal residents for walking, cycling, fitness, and beach access; and

WHEREAS, the existing safety railing along the boardwalk has deteriorated significantly due to decades of exposure to the coastal marine environment, with sections that are corroded, structurally weakened, loose, or missing entirely; and

WHEREAS, the boardwalk is elevated above the beach on wooden piles, and compromised or missing railing creates a serious fall hazard for all users, particularly children, elderly residents, and individuals with disabilities; and

WHEREAS, the village has determined that approximately 5,000 to 5,500 linear feet of railing requires complete replacement with marine-grade, corrosion-resistant materials at an estimated total project cost of \$700,000, of which \$630,000 is requested from federal Community Project Funding and \$70,000 will be provided by the village as a 10% local cost share; and

WHEREAS, the village has submitted a Community Project Funding (CPF) request for Fiscal Year 2027 to the office of Representative Laura Gillen through the United States House of Representatives Committee on Appropriations; and

WHEREAS, the Board of Trustees has determined that replacement of the boardwalk railing is an urgent public safety priority that will protect residents and preserve the village's most important public recreational asset;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Incorporated Village of Atlantic Beach hereby affirms its support for the Community Project Funding application submitted to the office of Representative Laura Gillen in the amount of \$630,000, with a village local cost share of \$70,000, for the Village of Atlantic Beach Boardwalk Safety Railing Replacement Project with a total project cost of \$700,000; and

BE IT FURTHER RESOLVED, that the Board of Trustees identifies this project as a high-priority public safety need of the village and affirms that the project will directly benefit residents by eliminating fall hazards and restoring safe conditions along the entire length of the boardwalk; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute all documents and certifications necessary to support the Community Project Funding application and, if funded, to administer the grant in accordance with all applicable federal, state, and local requirements; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Mayor Frohlinger presented the following resolutions (Continued)

**RESOLUTION AFFIRMING SUPPORT FOR FY2027 COMMUNITY PROJECT
FUNDING APPLICATION FOR BOARDWALK SAFETY LIGHTING AND ELECTRICAL
SYSTEM REPLACEMENT PROJECT**

WHEREAS, the Village of Atlantic Beach is an incorporated village located on a barrier island in Nassau County, New York, with a 0.6-mile boardwalk along the Atlantic Ocean shoreline that is open to the public year-round as a pedestrian and cycling corridor; and

WHEREAS, the existing boardwalk lighting system is outdated and deteriorated, with corroded poles, broken fixtures, and insufficient fixture spacing that leaves areas of the boardwalk underlit during evening and early morning hours when residents regularly use the boardwalk for exercise and recreation; and

WHEREAS, the electrical wiring serving the boardwalk lighting system has degraded significantly due to decades of salt air corrosion and moisture infiltration, presenting a risk of electrical faults and fire on an elevated wooden structure; and

WHEREAS, the village has replaced some individual fixtures with LED bulbs through ongoing maintenance and its public works staff and electrical contractor have historically performed repairs, but the system has reached the end of its serviceable life and can no longer be reliably maintained through piecemeal efforts; and

WHEREAS, the village has determined that full replacement of the boardwalk lighting and electrical wiring system, including installation of 30 new marine-grade LED fixtures and complete rewiring, is necessary at an estimated total project cost of \$450,000, of which \$405,000 is requested from federal Community Project Funding and \$45,000 will be provided by the village as a 10% local cost share; and

WHEREAS, the village has submitted a Community Project Funding (CPF) request for Fiscal Year 2027 to the office of Representative Laura Gillen through the United States House of Representatives Committee on Appropriations; and

WHEREAS, the Board of Trustees has determined that replacement of the boardwalk lighting and electrical system is a public safety priority that will improve illumination for boardwalk users, eliminate electrical fire hazards from deteriorated wiring, and reduce the village's long-term energy and maintenance costs;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Incorporated Village of Atlantic Beach hereby affirms its support for the Community Project Funding application submitted to the office of Representative Laura Gillen in the amount of \$405,000, with a village local cost share of \$45,000, for the Village of Atlantic Beach Boardwalk Safety Lighting and Electrical System Replacement Project with a total project cost of \$450,000; and

BE IT FURTHER RESOLVED, that the Board of Trustees identifies this project as a public safety priority and affirms that the project will directly benefit residents by improving lighting coverage, eliminating electrical hazards, and reducing energy costs on the village's boardwalk; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute all documents and certifications necessary to support the Community Project Funding application and, if funded, to administer the grant in accordance with all applicable federal, state, and local requirements; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

RESOLUTION – PUBLISH LEGAL NOTICE IN THE NASSAU HERALD TO HOLD A PUBLIC HEARING ON THE TENTATIVE 2026/2027 BUDGET TO BE HELD ON THURSDAY MARCH 26, 2026

GRANTED

Motion by: Deputy Mayor Pierantoni
Seconded by: Trustee Garczynski
Vote: Unanimously approved

RESOLUTION – SPRING MAILING TO RESIDENTS

The Spring mailing will be done by May 1st and posted on the website – copies also will be available in the village office

GRANTED

Motion by: Trustee Heller
Seconded by: Trustee Garczynski
Vote: Unanimously approved

PROPOSED LOCAL LAW – MARINE RECREATION

Deputy Mayor Pierantoni said we are introducing a proposed Local Law that would strengthen and clarify the prohibition against residential development in the Marine Recreation District. This is a matter that warrants the Board's attention and, importantly, public input from our residents.

In brief, the proposed law does three things – it establishes detailed legislative findings explaining why residential use is incompatible with the MRD, addressing public safety, infrastructure, neighborhood character, and the district's original recreational purpose. It enumerates the specific categories of residential use that are prohibited, removing any ambiguity in the existing code. And it provides clear guidance to the Building Inspector, Plans Examiner, and Board of Zoning appeals for evaluating applications with the district. The proposed law expressly protects the rights of the two existing legal nonconforming residential properties – Pebble Cove and the New Nautilus Hotel and preserves the Board of Zoning Appeals full jurisdiction under state law.

We believe this proposal raises issues that are VITAL to the character and future of our village and that our residents deserve the opportunity to review the proposed law and share their views. I would therefore ask the Board to adopt a resolution scheduling a public hearing on the proposed Local Law so that we may hear from the community before taking any further action.

RESOLUTION – PUBLISH LEGAL NOTICE IN THE NASSAU HERALD TO HOLD A PUBLIC HEARING ON APRIL 13, 2026 TO AMEND ARTICLE VIII OF CHAPTER 250 OF THE VILLAGE CODE – MR MARINE RECREATION DISTRICT (MR)

GRANTED

Motion by: Trustee Heller
Seconded by: Trustee Millius
Vote: Unanimously approved

PROPOSED LOCAL LAW – Transfers administrative responsibility for the Village’s Valet parking licensing program from the Police Commissioner to the Building Inspector

Deputy Mayor Pierantoni said this proposed local law transfers administrative responsibility for the Village’s valet parking licensing program from the Police Commissioner to the Building Inspector. The change is being made because the Village does not maintain a police force, making the Police Commissioner position unnecessary as a practical matter. Rather than leaving licensing authority in the hands of a largely ceremonial holdover position, the Board of Trustees has determined that the Building Inspector is the more appropriate official to oversee valet operations on an ongoing basis.

The amendment updates all relevant sections of Article III of Chapter 130 of the Village Code accordingly, ensuring that the Building Inspector has full authority to issue, renew, suspend, and revoke valet parking licenses, approve valet parking plans, and handle all related administrative functions. Existing licenses will remain valid through the end of their current terms.

RESOLUTION – PUBLISH LEGAL NOTICE IN THE NASSAU HERALD TO HOLD A PUBLIC HEARING ON APRIL 13, 2026 TO AMEND ARTICLE III OF CHAPTER 130 OF THE VILLAGE CODE

GRANTED

Motion by: Trustee Heller
Seconded by: Trustee Millius
Vote: Unanimously approved

PROPOSED LOCAL LAW – Penalty Structure for Zoning Violations

Deputy Mayor Pierantoni said this proposed local law updates the penalty structure for zoning violations under § 250-124 of the Village Code. The existing fines — capped at \$350 for a first offense and \$1,000 for a third or subsequent offense — have not been updated in years and we believe stronger penalties are necessary to preserve neighborhood character, protect property values, and maintain public safety throughout the Village.

Under the proposed law, fines would increase significantly: a first offense would carry a fine of \$500 to \$1,000; a second offense within five years, \$1,000 to \$2,000; and a third or subsequent offense within five years, \$2,000 to \$5,000. Additionally, the law shifts from a weekly to a daily accrual of violations, meaning each day a violation continues counts as a separate offense — providing a stronger incentive for prompt compliance.

RESOLUTION – PUBLISH LEGAL NOTICE IN THE NASSAU HERALD TO HOLD A PUBLIC HEARING ON APRIL 13, 2026 TO AMEND CHAPTER 250, SECTION 124 OF THE VILLAGE CODE – PENALTIES FOR OFFENSES

GRANTED

Motion by: Trustee Garczynski
Seconded by: Trustee Heller
Vote: Unanimously approved

GOOD AND WELFARE

- Alex – Family owns Catalina Beach Club but does not reside in the Village
 - o Raises concerns regarding hotel, motel and beach club tax home rule message
- Mayor explains that the proposed legislation would amount to approximately \$15-20 per member for beach clubs and would be used by the Village for maintenance and upkeep of facilities used by beach club members
- Alex's mother indicates that \$15-20 would be okay
- Mayor explains history of meeting with NYS representatives regarding this issue
- Mayor indicates that the cap is 3% but that he and Board of Trustees are not seeking that amount

APPROVAL OF BILLS

RESOLVED, all bills are approved in the amount of \$202,342.25

GRANTED
Motion by: Trustee Garczynski
Seconded by: Deputy Mayor Pierantoni
Vote: Unanimously approved

APPROVAL OF MINUTES –February 9, 2026

Motion to approve and accept the minutes of February 9, 2026 as amended

GRANTED
Motion by: Trustee Heller
Seconded by: Trustee Garczynski
Vote: Unanimously approved

DATE OF NEXT MEETING - Monday, April 13, 2026 - 7:30 PM

ADJOURNMENT - 9:05 PM

GRANTED
Motion by: Trustee Garczynski
Seconded by: Mayor Frohlinger
Vote: Unanimously approved

SUSTAINABLE FUTURE COMMITTEE - Presentation

Emily Siniscalchi, Village Clerk