

Minutes of the Regular Meeting of the  
Board of Trustees held in the Board Room  
Monday, September 8, 2025 at 7:30 P.M.

**PRESENT:** Mayor Adam Hoffman  
Deputy Mayor Gene Kaplan  
Trustee Spyro Dimitratos  
Trustee Fred Handsman  
Trustee Marian Lee  
Trustee Robert Gal  
Trustee Lawrence Farkas

**ALSO PRESENT:** Patrick E. Farrell, Village Administrator  
Christopher Tyrkko, Village Treasurer  
Patricia Santomauro, Deputy Clerk  
Andrea Curto, Village Attorney  
Natalie Turner, Court Reporter  
Wayne Muller, Village Traffic Engineer  
Carrie O'Farrell, Senior Partner of Nelson & Pope  
Daniel Loscalzo, LiRO Municipal Engineer

**Residents Present:** Please see attached sign-in sheet.

Mayor Hoffman called the regular meeting of the Board of Trustees to order at 7:30 p.m. and led in the Pledge of Allegiance.

Mayor Hoffman, seconded by Trustee Farkas moved to open the Public Hearing at 7:31 pm to adopt Bill No. 7, Local Law No. 7 of 2025 - a local law to amend Lake Success Code §34 entitled "Domestic Animals".

Mayor Hoffman, seconded by Trustee Farkas moved to open the Public Hearing at 7:37 pm

Mayor Hoffman, seconded by Deputy Mayor Kaplan moved to amend Lake Success Code §34 entitled "Domestic Animals" to include bees. The motion was approved by those present.

Mayor Hoffman moved to agenda item 14A as the engineers of the Biogenesis Project were present to discuss the progress of the project on the Western edge of 1 Marcus Avenue. NYS and Northwell Health (Eastern Biogenesis) along with the Albanese Group are entering its final stretch. Mayor Hoffman further explained this is not a typical medical facility. It is centered on research, blood bank and testing.

Mayor Hoffman introduced Traffic Engineer Wayne Muller, Engineer Carrie O'Farrell and LiRO Municipal Engineer Daniel Loscalzo to the group. A lengthy discussion ensued regarding limited parking spaces, which Northwell is aware is an issue and is working on ways to rectify it. One possibility is utilizing space on the back side which is in Queens. The main entrance will be on Marcus Avenue northeast corner. Once they provide more information, Wayne will be able to better access the situation.

In terms of the apartments portion of the project, ½ is going to be used as long term stay for employees, etc. Tom Nappy is very interested in a blanket lease to the hospital. Next step is to reintroduce it to the Albanese Group. Mayor Hoffman clarified that this is not a typical medical facility. It will focus on research, a blood bank, and testing operations, rather than standard outpatient services.

There are still many moving parts to be worked through. Once these items are worked through, they will need to submit an application; we will have inspectors on site overseeing the progress, they will need to submit a findings statement, environmental review. Local Law would restrict what they can and cannot do. We will hold a Public Hearing for public comment.

Mayor Hoffman addressed some of the residents' concerns regarding the Building Dept. Code Enforcement. He advised them that if they are unsure if the work they are looking to would need a permit, to always call the office for direction. Any work being done should be done by a licenses contractor and most contractors know if a permit would be required.

Administrator Farrell also advised that they should always hire a contractor from Nassau County. If the contractor is from outside the county and there is an issue, the homeowner is unable to pursue any action against them.

Mayor Hoffman added that the Building Dept is here to ensure residents are getting the job done correctly and that they are here to help in any way they can. Our current F/T Code Enforcer was a master builder and is well versed in unlawful work. The unlawful work is potentially dangerous and hurting all residents. His job is to keep the neighborhood safe.

If a complaint comes into the building dept. or if he sees something, the Code Enforcer will knock on the door and if necessary, issue a Notice of Violation.

Bob Bonnie explained there are certain "emergency" situations where they will enter a backyard; a gas leak, a broken fence by a swimming pool, anything that appears to be an imminent danger. Otherwise, you will always get a knock on your door.

Mayor Hoffman and the Board advised all residents if they see someone in their backyard they do not know, you should always call the police.

Mayor Hoffman seconded by Deputy Mayor Kaplan moved to approve the Minutes of August 11, 2025. The motion was approved by those present.

Deputy Mayor Kaplan and Attorney Curto had no reports at this time. Administrator Farrell will report during the executive session.

Mayor Hoffman seconded by Trustee Dimitratos moved to approve the Abstract of Claims as presented for \$389,665.94 and the Pre-Paid Abstract of Claims as presented for \$577,525.60 (26/03X). The motion was unanimously approved by those present.

Treasurer's Report is annexed hereto.

Monthly Budget reports are for informational purposes only.

Mayor Hoffman, seconded by Trustee Dimitratos, moved to approve the apartment lease renewal at \$625 per month. The motion was unanimously approved by those present.

Mayor Hoffman seconded by Trustee Farkas moved to approve the following **RESOLUTION**:

**BE IT RESOLVED**, the Board of Trustees approved the engagement letter from Cullen & Danowski (CPA's), FY 2025/2026

On the call of the roll: Mayor Hoffman voting aye; Deputy Mayor Kaplan voting aye; Trustee Lee voting aye; Trustee Farkas voting aye; Trustee Gal voting aye; Trustee Handsman voting aye; and Trustee Dimitratos voting aye.

The **RESOLUTION** was declared duly adopted.

Mayor Hoffman seconded by Farkas moved approve the following **RESOLUTION**:

**BE IT RESOLVED**, the Board of Trustees introduced Bill No. 8, Local Law No. 8 to amend Lake Success Code §105 Article XVII entitled "Accessory Structures"

**BE IT FURTHER RESOLVED**, the Board of Trustees set the date for the Public Hearing regarding Bill No. 8, Local Law No. 8 to amend Lake Success Code §105 Article XVII entitled "Accessory Structures" for Tuesday, October 14, 2025.

On the call of the roll: Mayor Hoffman voting aye; Deputy Mayor Kaplan voting aye; Trustee Lee voting aye; Trustee Farkas voting aye; Trustee Gal voting aye; Trustee Handsman voting aye; and Trustee Dimitratos voting aye.

The **RESOLUTION** was declared duly adopted.

Mayor Hoffman seconded by Trustee Dimitratos moved to approve the following **RESOLUTION**:

**BE IT RESOLVED**, the Board of Trustees approved the 2026 renewal of apartment lease with James Conklin for \$625 per month.

On the call of the roll: Mayor Hoffman voting aye; Deputy Mayor Kaplan voting aye; Trustee Lee voting aye; Trustee Farkas voting aye; Trustee Gal voting aye; Trustee Handsman voting aye; and Trustee Dimitratos voting aye.

The **RESOLUTION** was declared duly adopted.

Mayor Hoffman seconded by Trustee Farkas moved to approve the following **RESOLUTION**:

**BE IT RESOLVED**, the Board of Trustees approved VLS to host the NYSLRS Nassau County Employer Education Seminar on October 15<sup>th</sup> & 16<sup>th</sup>, 2025 from 8:00 am to 4:00 pm. They will host approximately 50 people and utilize 1/3 of the ballroom.

On the call of the roll: Mayor Hoffman voting aye; Deputy Mayor Kaplan voting aye; Trustee Lee voting aye; Trustee Farkas voting aye; Trustee Gal voting aye; Trustee Handsman voting aye; and Trustee Dimitratos voting aye.

The **RESOLUTION** was declared duly adopted.

Mayor Hoffman seconded by Deputy Mayor Kaplan moved to approve the following **RESOLUTION**:

**BE IT RESOLVED**, the Board of Trustees authorized the mayor to request a left turn signal from Nassau County

northbound lane at 318 Lakeville Road.

On the call of the roll: Mayor Hoffman voting aye; Deputy Mayor Kaplan voting aye; Trustee Lee voting aye; Trustee Farkas voting aye; Trustee Gal voting aye; Trustee Handsman voting aye; and Trustee Dimitratos voting aye.

The **RESOLUTION** was declared duly adopted.

Trustee Handsman, seconded by Trustee Farkas moved to approve the following **RESOLUTION**:

**BE IT RESOLVED**, the Board of Trustees approved the bid from Accurate Mechanical Works for emergency repair of the heat pump units in the Pro Shop apartment in an amount not to exceed \$49,000.

On the call of the roll: Mayor Hoffman voting aye; Deputy Mayor Kaplan voting aye; Trustee Lee voting aye; Trustee Farkas voting aye; Trustee Gal voting aye; Trustee Handsman voting aye; and Trustee Dimitratos voting aye.

The **RESOLUTION** was declared duly adopted.

Mayor Hoffman seconded by Deputy Mayor Kaplan moved to approve the following **RESOLUTION**:

**BE IT RESOLVED**, the Board of Trustees approved replacing the engine in the Dodge Charger used for Code Enforcement in the amount of \$3000.

On the call of the roll: Mayor Hoffman voting aye; Deputy Mayor Kaplan voting aye; Trustee Lee voting aye; Trustee Farkas voting aye; Trustee Gal voting aye; Trustee Handsman voting aye; and Trustee Dimitratos voting aye.

The **RESOLUTION** was declared duly adopted

The Board tabled Agenda Item 9A, **RESOLUTION**: approve GOKEYLESS to install six (6) keyless access points to the Tennis/Pickleball courts in an amount not to exceed \$19,000 until the next Board of Trustees Meeting on Tuesday, October 14, 2025.

Trustee Gal seconded by Trustee Dimitratos moved to approve the following **RESOLUTION**:

**BE IT RESOLVED**, the Board of Trustees approved continuation of the Tex Decking project in an amount not to exceed \$50k subject to review of the schematics.

On the call of the roll: Mayor Hoffman voting aye; Deputy Mayor Kaplan voting aye; Trustee Lee voting aye; Trustee Farkas voting aye; Trustee Gal voting aye; Trustee Handsman voting aye; and Trustee Dimitratos voting aye.

The **RESOLUTION** was declared duly adopted

Trustee Gal seconded by Trustee Dimitratos moved to approve the following **RESOLUTION**:

**BE IT RESOLVED**, the Board of Trustees approved a \$2 incentive per hour worked for the extended weekend, Saturday, September 6<sup>th</sup> and Sunday, September 7<sup>th</sup>.

On the call of the roll: Mayor Hoffman voting aye; Deputy Mayor Kaplan voting aye; Trustee Lee voting aye; Trustee Farkas voting aye; Trustee Gal voting aye; Trustee Handsman voting aye; and Trustee Dimitratos voting aye.

The **RESOLUTION** was declared duly adopted

Trustee Handsman seconded by Trustee Farkas moved to approve the following **RESOLUTION**:

**BE IT RESOLVED**, the Board of Trustees approved a total gut and rebuild of the Bridal Suite in the amount of \$25k from the Reno Fund.

On the call of the roll: Mayor Hoffman voting aye; Deputy Mayor Kaplan voting aye; Trustee Lee voting aye; Trustee Farkas voting aye; Trustee Gal voting aye; Trustee Handsman voting aye; and Trustee Dimitratos voting aye.

The **RESOLUTION** was declared duly adopted

Trustee Marian Lee stated the Environmental Commission will be hosting an additional “Shed the Meds/E-Waste Day” on Saturday, October 25<sup>th</sup> from 9:00 am – 1:00 pm.

Mayor Hoffmsn, seconded by Deputy Mayor Kaplan moved to approve the following **RESOLUTION**:

**BE IT RESOLVED**, the Board of Trustees approved the 12-hour work shift for the Lake Success Police Dept.

On the call of the roll: Mayor Hoffman voting aye; Deputy Mayor Kaplan voting aye; Trustee Lee voting aye; Trustee Farkas voting aye; Trustee Gal voting aye; Trustee Handsman voting aye; and Trustee Dimitratos voting aye.

The **RESOLUTION** was declared duly adopted

The police activity report is for informational purposes only.

NCVOA will meet on Tuesday, September 9, 2025.

Motion made by Mayor Hoffman seconded by Deputy Mayor Kaplan the Board went into Executive Session at 10:10 PM

Motion made by Mayor Hoffman seconded by Trustee Farkas the Board came out of Executive Session at 10:30 PM

No action was taken

Motion made by Mayor Hoffman seconded by Trustee Dimitratos meeting was closed at 10:30 PM

Respectfully Submitted,

Patricia Santomauro  
Deputy Clerk