INC. VILLAGE OF RUSSELL GARDENS
BOARD OF TRUSTEES ANNUAL MEETING
LOCATION: VILLAGE HALL
JULY 9, 2026, 7**:00 P.M.**

PRESENT: Mayor David M. Miller, Deputy Mayor Lawrence Chaleff, Trustee Ron Nahum, Trustee Robin Sherman, Clerk Treasurer Melissa Mandelbaum, Deputy Clerk Treasurer Eileen Clancy.

ABSENT: Trustee Andrew Rouchou

Prior to opening the meeting Clerk Treasurer Melissa Mandelbaum swore in the two new Village Trustees who were Elected on June 16, 2026 for a Term of Four (4) years expiring July 2030. Now there is a quorum, and the meeting may begin.

OATH OF PUBLIC OFFICES
Board of Trustee – Lawrence Chaleff
Board of Trustee – Robin Sherman

PUBLIC HEARING
Mayor Miller opened the Public Hearing at 7:03PM and read and explained the changes made to **Bill 3 -2026** to amend Russell Gardens Code Chapter 41 entitled "Signs." As below:
Section One. Russell Gardens Code Chapter 41 entitled "Signs" §41-4 entitled "Conformity with provisions; removal of certain signs" is hereby amended to read as follows:

A. No sign shall hereafter be erected, altered, rebuilt or enlarged, extended or relocated except in conformity with the provisions of this chapter.
B. Within 15 days after the date of the expiration or revocation of a permit for a sign, such sign shall be removed.
C. Any existing sign which advertises a business or industrial use not in operation for a period of 90 days or more shall be removed. Removal of the sign shall include removal of any support structure and electrical components; with the existing facade returned to a condition as if the sign had never been installed.

Section Two. This local law shall take effect immediately upon filing with the Secretary of State.

A motion was made by Lawrence Chaleff and seconded by Robin Sherman to approve the changes to amend LOCAL LAW 2-2026 and can now be filed with the Secretary of State.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

SCHEDULED A PUBLIC HEARING 9/3/26
A motion was made by Lawrence Chaleff and seconded by Robin Sherman to Schedule a Public Hearing on September 3, 2026 at 7PM for Bill 4-2026 to amend Russell Gardens Code §12-27Air Conditioning. (To Take out the word Central and add heat pumps)
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE
PUBLIC COMMENTS: Madelyn Shulman, Weidong Shen, Eric Freeman

RESOLUTION 26-46
A motion was made by Lawrence Chaleff and seconded by Ron Nahum to approve

- **Minutes** – June 4, 2026
- **Treasurer's Report** – June 30, 2026
- **Building Inspector's Report** – June 2026
- **Maintenance Report** – June 2026

VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-47
A motion was made by Lawrence Chaleff and seconded by Robin Sherman to approve $159,489.12 total disbursements from Connect One Bank General Fund Checking Account for invoices paid in the amount of $112,607.30 in June 2026, Check #1863 through Check # 1902 and Electronic Transfers #E105-E119 and for 2 payrolls totaling $46,881.82
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-48
A motion was made by Ron Nahum and seconded by Robin Sherman that Lawrence Chaleff be appointed Deputy Mayor for one (1) year.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-49
A motion was made by Lawrence Chaleff and seconded by Robin Sherman to approve Eileen Clancy be appointed Deputy Village Clerk Treasurer for one (1) official year, she is designated as Secretary to the Design Review Board and is designated as Clerk to the Justice with a compensation at $100 per meeting.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

Clerk Treasurer Melissa Mandelbaum swore in Elieen Clancy as Deputy Clerk Treasurer.

RESOLUTION 26-50
A motion was made by Lawrence Chaleff and seconded by Ron Nahum to approve Village Clerk Treasurer, Melissa Mandelbaum, as the designated secretary for the Zoning Board of Appeals with a compensation at $100 per meeting.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-51
A motion was made by Lawrence Chaleff and seconded by Ron Nahum to approve Edward Goodman was elected for a term of four (4) years on June 16, 2026 and expires in July 2030, as Village Justice to be compensated at $450.00 per Court session.
VOTE OF THE BOARD OF TRUSTEES:

AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-52
A motion was made by Lawrence Chaleff and seconded by Ron Nahum to approve Laurie Berlin be appointed Associate Village Justice for one (1) official year and that Adam Covitt be designated as Village Prosecuting Attorney for one (1) official year both will be compensated the rate of $450.00 per Court session.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-53
A motion was made by Lawrence Chaleff and seconded by Ron Nahum to approve Henry Dubrow as Vice Chairperson of the Zoning Board of Appeals expiring July 2029.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-54
A motion was made by Lawrence Chaleff and seconded by Ron Nahum to approve the Board of Trustees be designated to act as the Village Assessment Board of Review.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-55
A motion was made by Lawrence Chaleff and seconded by Ron Nahum to extend the Design Review Board for a period of 12 months with the following five members: Chairman Martin Adickman, Nina Wright, Jason Jia, Jane Krakauer, and Qingtao Zhou.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-56
A motion was made by Lawrence Chaleff and seconded by Ron Nahum that the Village retain the services of Robert Barbach as Commissioner of the Building Department**;** although not a resident of the Village, is a resident within the County of Nassau wherein the Village is located, at the rate of $131.00 per hour for the fiscal year.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-57
A motion was made by Lawrence Chaleff and seconded by Ron Nahum that Melissa Mandelbaum the Village Clerk-Treasurer be appointed as the Issuing Agent to issue permits to any eligible disabled resident of New York State, whether the applicant resides in the jurisdiction from which a permit is sought, or to any eligible agency that transports handicapped individuals.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman

NAY: NONE

RESOLUTION 26-58
A motion was made by Lawrence Chaleff and seconded by Ron Nahum to appoint Ragini Srivastava, Town Clerk of North Hempstead, as Registrar of Vital Statistics and Margaret Malito, Deputy Town Clerk of North Hempstead, as Deputy Registrar of Vital Statistics for the Inc. Village of Russell Gardens.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-59
A motion was made by Lawrence Chaleff and seconded by Ron Nahum that the Village retain the law firm of Forchelli, Deegan, Terrana Law to provide such legal services as may be requested by the Mayor and/or the Board of Trustees at an hourly rate of $275.00 for partners and associates, plus reimbursement of necessary disbursements.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-60
A motion was made by Lawrence Chaleff and seconded by Ron Nahum that the Village retain Spellman Gibbons Polizzi Truncale & Trentacoste, LLP, as its attorneys to act as the Village's Tax Certiorari Counsel. The Firm's time shall be billed at $250 per hour for time expended by associates and $275 per hour for time expended by partners of the Firm.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-61
A motion was made by Lawrence Chaleff and seconded by Ron Nahum that Skinnon and Faber CPA be retained as the Village Auditor, to audit Village books and records for the Fiscal Year 2026/2027 and to review such other financial records as necessary, for an annual fee of $13,700 and to perform the annual audit of court records and dockets for an additional fee of $950.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-62
A motion was made by Lawrence Chaleff and seconded by Ron Nahum to authorize the Mayor to sign an agreement with James Antonelli with West Side Engineering at an hourly rate of $180 for MS4 General Permit Coverage and to Prepare Interim Progress Certification.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-63
A motion was made by Lawrence Chaleff and seconded by Ron Nahum to authorize the Mayor to sign an agreement with Municipal Valuation Services Inc., in which Thomas Donato will act as engagement coordinator, supervise all activities and will be available for Village conferences. To

complete all necessary analysis and deliver the updated tentative assessment roll on or before October 15, 2026. The fee for this non appraisal reassessment/update is $6,800. Adjusted Base Proportions calculation will be completed after publication of the Final Assessment Roll. Scope of work includes reviewing assessment totals for roll years 2026/27 and 2027/28 and consulting with Tax Clerk to reconcile data. Calculations will be completed on NYS RP-6701 & RP-6703. Once complete, both forms along with supporting documentation will be submitted to ORPTS for approval. The fee for this service is $1,500, and for 2026 Small Claims proceedings in which a market analysis for each parcel will be prepared in the amount of $125.00/parcel and due to the continued Level of Assessment (LoA) challenges, if required, defense of LoA challenges will be billed at $200.00 / hour. This service includes a ratio study for the year at issue, supporting documentation and oral defense at hearings.

VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-64
A motion was made by Lawrence Chaleff and seconded by Ron Nahum that **Connect One Bank** be designated as a legal depository for funds of the following accounts:

- General Funds Account, Checking Account
- Money Market Account
- Trust And Agency Account
- Edward S. Goodman Village Justice Account
- Laurie Berlin Associate Village Justice Account

VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-65
A motion was made by Lawrence Chaleff and seconded by Ron Nahum that the following individuals are authorized for and on behalf of the Organization to open a transaction account (Demand Deposit/Savings/Money Market Savings) with **Connect One Bank (the Bank)** and to execute and deliver to the Bank any additional documentation, including but not limited to, a signature card or cards supplied by the Bank, containing a specimen signature of such individuals. Furthermore, such individuals are authorized for and on behalf of the Organization to conduct transactions, to endorse or cause to be endorsed, to deposit or cause to be deposited from time to time checks, drafts and other instruments and funds payable or held by the Organization, and that any funds so deposited shall be subject to withdrawal or transfer by any two (2) individuals: David M. Miller - Mayor, Lawrence Chaleff - Deputy Mayor, Melissa Mandelbaum - Village Clerk Treasurer, Eileen Clancy - Deputy Village Clerk Treasurer and Court Clerk, Ron Nahum - Trustee, Andrew Rouchou - Trustee, and Robin Sherman – Trustee.

VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-66
A motion was made by Lawrence Chaleff and seconded by Ron Nahum that the Village of Russell Gardens will be a participant of **NYCLASS** to invest portions of its available investment funds in cooperation with other corporations and/or districts pursuant to the NYCLASS Municipal Cooperation Agreement Amended and Restated as of March 28, 2019; Whereas the Inc. Village of

Russell Gardens wishes to satisfy the safety and liquidity needs of their funds. Melissa Mandelbaum, Village Clerk Treasurer of the Inc. Village of Russell Gardens and an authorized participate in the NYCLASS program per adopted resolution on January 5, 2023, may deposit funds for contributions into the NYCLASS General account and or withdraw funds from the NYCLASS General account to transfer funds between the General Fund Checking Account held at Connect One Bank and the NYCLASS General account upon approval with the Mayor.

VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-67
A motion was made by Lawrence Chaleff and seconded by Ron Nahum to continue health insurance coverage for retired employees Joseph Simone and spouse Angela Simone, Michael Jurcsak and spouse Deborah Jurcsak, Rose Restivo, Christine Blumberg, Lorraine Hunt and spouse Michael Hunt enrolled in the NYSHIP Plan. The Village will cover the full plan cost for the Fiscal year March 1, 2026, through July 1, 2027.

VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-68
A motion was made by Lawrence Chaleff and seconded by Ron Nahum to re-adopt the updated Village Procurement Policy dated July 10, 2025.

VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-69
A motion was made by Lawrence Chaleff and seconded by Ron Nahum that a fixed rate of 72.5 Cents per mile, or whatever the rate might change to, be reimbursed to officials and employees of the Village who use their personal automobiles while performing their official duties on behalf of the Village.

VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-70
A motion was made by Lawrence Chaleff and seconded by Ron Nahum that the Mayor, Board of Trustees, Village Clerk-Treasurer, Deputy Village Clerk-Treasurer, Village Justice, Associate Village Justice, and Clerk to the Justice, are authorized with the approval of the Board of Trustees to attend various meetings to be held during the coming fiscal year and are to be reimbursed for actual and necessary expenses.

VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-71
A motion was made by Lawrence Chaleff and seconded by Ron Nahum that the Regular Monthly Meeting of the Board of Trustees be held in Village Hall on the first Thursday of the month at 7:00 p.m. or other dates as may be agreed upon by the Board of Trustees.

VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-72
A motion was made by Lawrence Chaleff and seconded by Ron Nahum that Great Neck Record be designated the official newspaper for Village publication of requisite notices as required by law.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

RESOLUTION 26-73
A motion was made by Lawrence Chaleff and seconded by Ron Nahum that no public meeting will be held during the summer in August 2026 and the next public Board of Trustees meeting will be held on September 3, 2026.
The Overview of the village draft of the Financial Statements and Audit Report for the Fiscal Year Ending 2/28/2026 will be presented by Skinnon & faber CPA, P.C. in September.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

PUBLIC COMMENTS FROM: Henry Dubrow, Fabian Diaz, Lois Heller, Joan Adickman, Madelyn Shulman, Mark Kupferberg regarding the temporary traffic calming device and the proposed air conditioner bill. There will be a survey sent to residents about the traffic calming device which will be sent out in September.

Lawrence Chaleff made a motion to adjourn the meeting at 8:30PM and was seconded by Ron Nahum.
VOTE OF THE BOARD OF TRUSTEES:
AYE: David Miller, Lawrence Chaleff, Ron Nahum, Robin Sherman
NAY: NONE

THE NEXT MONTHLY MEETING OF THE BOARD OF TRUSTEES WILL TAKE PLACE ON THURSDAY, SEPTEMBER 3, 2026 .