

**VILLAGE OF MATINECOCK
SPECIAL BOARD OF TRUSTEES' MEETING
SEPTEMBER 6, 2022**

On Tuesday, September 6, 2022 at 5:00 p.m., a special Trustees meeting of the Incorporated Village of Matinecock, Nassau County, New York, was held via Zoom teleconference, pursuant to NYS Executive Order 202.1, as extended.

Present:	Kenneth J. Goodman, MD	Mayor
	Albert Kalimian	Trustee
	Linda Berke	Trustee
	William I. Hollingsworth, III	Trustee
	Carol E. Large	Trustee
	Robert Marmorale	Trustee

Absent:	William R. Denslow, Jr.	Trustee
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Also Present:	Jennifer A. Zoufaly, Village Clerk/Treasurer
	Peter P. MacKinnon, Esq., of
	Humes & Wagner, LLP
	Attorneys for the Village

The Mayor called the special Trustee meeting to order at 5:00 p.m. He noted that the Trustees meeting was being held via Zoom telephone conference, pursuant to the Governor's executive Order 202.1, and as extended. Notification that this meeting was to be held via Zoom and the required dial-in information was provided to the official Village paper.

SPECIAL PROSECUTING ATTORNEY/VILLAGE COURT

The Village Attorney reported that Village Court appearance tickets have been issued to Dr. Saul Modlin and Jessica Lynn Modlin, record owners of 11 High Ridge Lane, for violating Village Code Section 195-10 (3) - short term rental for less than 30 days. He noted that Dr. & Mrs. Modlin dispute they are the record owners, although Nassau County Department of Assessment, Town of Oyster Bay and the Village have the Modlins as the record owner. Representatives for Mr. & Mrs. Modlin allege that 11 High Ridge Lane was transferred to an LLC in 2019 and they do not now own the property. The Village Attorney noted that his office had a title search prepared which certified ownership of the property in the name of Dr. & Mrs. Modlin. The title report did not find and evidence of a transfer of title in the municipal records. He requested that the Board authorize Matthew F. DiDora, Esq., as special prosecutor in Village Court for these cases, pursuant to his retainer letter attached hereto. The Village Attorney noted that this property has been consistently listed and occupied by various tenants on a short term basis, all in violation of the Village Code. He further requested that Mr. DiDora be authorized to file in Supreme Court an action for injunctive relief, including a Temporary Restraining Order, to bar the property owner from continuing to illegally rent this property. After discussion, and on motion duly made and seconded, it was unanimously

RESOLVED, that Matthew F. DiDora, Esq., be, and he hereby is, appointed as special Village Prosecutor to prosecute all Village cases involving Village Code violations pertaining to short term rentals at 11 High Ridge Lane and all other matters that are before or may come before the Village Court pertaining to any and all illegal activities of this property; and

FURTHER RESOLVED, that Matthew F. DiDora, Esq., be authorized to file in Supreme Court, an action for injunctive relief, including a Temporary Restraining Order to bar the property owner from continuing to illegally rent 11 High Ridge Lane.

There being no further business, the meeting was adjourned.


Village Clerk