

VILLAGE OF GREAT NECK ESTATES

BOARD OF TRUSTEES MEETING

December 14, 2020

PRESENT: WILLIAM WARNER, MAYOR  
JEFF FARKAS, DEPUTY MAYOR  
LANNY OPPENHEIM, TRUSTEE  
HOWARD HERSHENHORN, TRUSTEE  
IRA D. GANZFRIED, TRUSTEE

KATHLEEN L. SANTELLI, VILLAGE ADMINISTRATOR

TIME: 7:00 p.m.

PLACE: MEETING HELD VIA VIDEO CONFERENCE

VILLAGE ATTORNEY: A. THOMAS LEVIN, ESQ.  
990 Stewart Avenue  
Garden City, New York 11530

TRANSCRIBED BY: Christa Flash

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1 MAYOR WARNER: Okay. We're going to call  
2 the meeting to order.

3 Does Kathy read her thing now or when we go  
4 to public?

5 MR. LEVIN: Usually when we go to public,  
6 but at this point, if you want to meet in executive  
7 session, we need a motion and we have to specify the  
8 purposes of the executive session.

9 MAYOR WARNER: Okay. So I'll make that  
10 motion that we go into executive session for legal  
11 issues and personnel issues.

12 Can I get a second?

13 DEPUTY MAYOR FARKAS: I'll second that.

14 MAYOR WARNER: Jeff seconds.

15 All in favor?

16 Unanimously carried.

17 Howard Hershenhorn is not on the call yet,  
18 so it's four-zero, Ira, Lanny, Jeff and myself.

19 MR. LEVIN: Let me pause the recording then  
20 and open the executive session. I'm muting the  
21 recording now.

22 (Whereupon, the Board met in executive  
23 session.)

24 MAYOR WARNER: Okay. Does Kathy have to  
25 read her spiel?

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1 MR. LEVIN: Yes, please.

2 VILLAGE ADMINISTRATOR SANTELLI: Due to  
3 public health and safety concerns related to  
4 COVID-19, and pursuant to the Governor's Executive  
5 Orders, the Board of Trustees of the Village of Great  
6 Neck Estates will not be meeting in person until  
7 further notice. No in-person public attendance at  
8 board meetings is permitted. The public portion of  
9 this meeting will be recorded, and a transcription  
10 will be provided at a later date.

11 The public has the opportunity to hear and  
12 observe this meeting live at the Zoom meeting address  
13 and to participate in any public hearings which may  
14 be held at this meeting. Interested members of the  
15 public may view and or hear the meeting live at --  
16 and the Zoom information is provided.

17 Please be advised in accordance with the  
18 Open Meetings Law, any interested person may comment  
19 on public hearing items prior to or during the public  
20 hearing or on any other matter at any time during the  
21 meeting by email to [admin@vgne.com](mailto:admin@vgne.com) or by using the  
22 chat feature on Zoom.

23 MAYOR WARNER: Thank you. Okay. Do we ever  
24 do the pledge of allegiance anymore or is that not  
25 necessary or can we do it?

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1 MR. LEVIN: You can do it if you'd like.

2 MAYOR WARNER: We'll do it next time.

3 Okay. So welcome, everybody.

4 MR. LEVIN: Maybe we should get a flag to  
5 put on the screen.

6 VILLAGE ADMINISTRATOR SANTELLI: Yes.

7 MAYOR WARNER: Yeah. If you pledge  
8 allegiance to a flag, you've got to see a flag.

9 TRUSTEE HERSHENHORN: I can get one up  
10 pretty quick.

11 MAYOR WARNER: Next time.

12 Okay. Welcome, everybody, to the meeting.  
13 Our next meeting is January 11th.

14 Is that accurate?

15 VILLAGE ADMINISTRATOR SANTELLI: Correct.

16 MAYOR WARNER: Conditions permitting, I'd  
17 like to -- maybe we could, at least the four of us  
18 who have been meeting in Village Hall as a group,  
19 with proper PPE, we can do it that way. So we'll  
20 advertise it that way.

21 Okay. The first item is the Building  
22 Department. Everybody has the monthly building  
23 report from the Building Department with a few  
24 explanations of subdivision and special projects.  
25 Why don't we -- Barbara is here.

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1 Barbara, are you there?

2 MS. DZIORNEY: Yeah, I'm here.

3 MAYOR WARNER: Okay. So let's talk about,  
4 as this is in your area, let's talk about Old Mill.

5 MS. DZIORNEY: Yeah.

6 MAYOR WARNER: Tell us what's before us,  
7 what we have to do, what we have to ask.

8 MS. DZIORNEY: Okay. So what's before us is  
9 the subdivision for Old Mill II as it has been  
10 presented to the Nassau County Planning Commission,  
11 and they are asking us to compare it to the plans for  
12 that same subdivision that had been presented and  
13 reviewed by the Board in 2018.

14 The major issues -- the major differences  
15 have to do with the widening of the street, which  
16 Great Neck Estates had requested. They provided, on  
17 Old Mill Place within the village of Great Neck  
18 Estates, an extension of the roadway for parking.  
19 There's no parking diagram. It looks like that  
20 parking area would accommodate four parking spaces.

21 It does affect the retaining walls on the  
22 east side of Old Mill Place, which were originally  
23 two-tiered retaining walls, each four feet in height.  
24 Now there's going to be a retaining wall that's going  
25 to be approximately seven to eight feet in height,

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1 and there's going to be no landscaping between the  
2 roadway and that retaining wall. So that's one  
3 issue.

4 DEPUTY MAYOR FARKAS: Barbara, I just want  
5 to interrupt you for a second. You're going from  
6 26 feet to 26.1 feet.

7 MS. DZIORNEY: Yes. And then there's an  
8 area where it's 32 feet wide where it widens a bit  
9 more.

10 DEPUTY MAYOR FARKAS: What was the  
11 requirement to have parking on two sides of the  
12 street? Do you remember?

13 MS. DZIORNEY: Yeah. So the two sides of  
14 the street were going to be within the village of  
15 Great Neck, not within the village of Great Neck  
16 Estates. So I have the decision minutes in front of  
17 me.

18 DEPUTY MAYOR FARKAS: So why do they need to  
19 change the retaining walls?

20 MS. DZIORNEY: Because, when they widened  
21 the roadway, they don't have the space to have  
22 two-tiered retaining walls because they come right up  
23 against the adjacent property on Clover Drive.

24 TRUSTEE OPPENHEIM: Did we request the  
25 increase in width that they're providing or are they

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1 going beyond what we requested?

2 MS. DZIORNEY: We requested that they  
3 provide additional parking spaces, that they provide  
4 at least five additional on-street parking spaces on  
5 Old Mill Place within the village of Great Neck, and  
6 we had also requested -- that was in the October 2018  
7 decision minutes.

8 In the August decision minutes -- let me  
9 just -- I believe it's -- I'm trying to find it in  
10 the October, but I know that we had asked for  
11 additional parking spaces on Old Mill Place, as well.

12 Apply for and diligently pursue an  
13 application for revision of final map as approved by  
14 the village of Great Neck to permit parking on both  
15 sides of Old Mill Place within that village and to  
16 provide five additional on-street parking spaces on  
17 Old Mill Place within the village of Great Neck.  
18 Prior to endorsement of approval of the subdivision  
19 map by the village of Great Neck Estates, in the  
20 event the application -- applicant has not at such  
21 time obtained revision of the final map by the  
22 village of Great Neck to permit at least five such  
23 additional spaces, the applicant shall deposit with  
24 the village of Great Neck Estates a sum of \$500,000.

25 I don't know that we specifically asked that

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1 they provide additional parking spaces within the  
2 village of -- within our village. That part I don't  
3 see. I just see that we had asked that they provide  
4 five additional spaces within the village of Great  
5 Neck.

6 So they've widened the roadway in the  
7 village of Great Neck from 26 feet to 28 feet for the  
8 entire length that ends at our village and goes to  
9 the cul-de-sac, and then they've widened Old Mill  
10 Place within the Village of Great Neck Estates, and  
11 it looks like they've done that also in an effort to  
12 provide parking spaces within our village.

13 TRUSTEE OPPENHEIM: But they widened it  
14 more.

15 MS. DZIORNEY: They've widened it within  
16 Great Neck Estates from 26 feet to 32 feet for a  
17 length of 120 feet after you turn into Old Mill  
18 Place.

19 MR. LEVIN: We did not require that,  
20 correct?

21 MS. DZIORNEY: That is not something that we  
22 specifically requested, and that does cause them to  
23 lose some of the screening that they had between Old  
24 Mill Place and the property on Clover Drive that was  
25 just -- that has a new house that was just currently

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1 built. Obviously, it requires them to build a much  
2 higher retaining wall, although they don't provide  
3 that information on the drawings.

4 TRUSTEE OPPENHEIM: They apparently are able  
5 to provide parking on a 28-foot wide road. So do you  
6 speculate the reason they did ours at  
7 32-and-a-fraction was because you're turning into the  
8 block?

9 MS. DZIORNEY: No, because it was fine  
10 turning into the block. I think that -- I'm not  
11 going to speculate why they did it. They haven't  
12 given us any explanation as to why they've done it  
13 and I'm not going to speculate. I think that they  
14 should explain to us why they've done it and what  
15 their thought process is.

16 TRUSTEE OPPENHEIM: Because those four feet  
17 are what impact on the retaining wall.

18 MS. DZIORNEY: They impact on the retaining  
19 wall and they impact on the screening between Old  
20 Mill Place and that property. They affect that  
21 property within the village of Great Neck Estates.

22 DEPUTY MAYOR FARKAS: It's actually, Lanny,  
23 it's six feet because it goes from 26 to 32.

24 TRUSTEE OPPENHEIM: No, but they went from  
25 26 to 28 in the village of Great Neck, which makes me

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1 believe that they thought that those two feet were  
2 useful in terms of parking. So I'm going to give  
3 them the credit for the two feet.

4 MS. DZIORNEY: That's fine. That's fine. I  
5 don't have an issue with that because I think the  
6 two feet allows them to have parking.

7 TRUSTEE OPPENHEIM: Right. So it should  
8 allow us to have parking, too.

9 MS. DZIORNEY: Well, they didn't widen ours  
10 from 26 to 28. They've widened it from 26 to 26.1,  
11 and then there's, like, a little -- it's almost like  
12 a pull-off that's 120 feet long where the roadway is  
13 32 feet wide instead of 26.

14 DEPUTY MAYOR FARKAS: What do you mean by a  
15 "pull-off"?

16 MS. DZIORNEY: So if you had the plans -- so  
17 it's --

18 MR. LEVIN: Which part of the plans?

19 MS. DZIORNEY: Do you have the plans?

20 MR. LEVIN: Yes, I do. That's why I'm  
21 asking.

22 MS. DZIORNEY: Great. Wonderful. Okay.  
23 So -- all right. Let's scroll down. It's not on  
24 this plan. It should be on the map -- the map of Old  
25 Mill II.

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1 DEPUTY MAYOR FARKAS: Here it is.

2 MS. DZIORNEY: There it is. So there you  
3 can see it. You see there's -- if you're going west  
4 on Clover Drive and then you turn north onto Old Mill  
5 Place, you see that for the first, let's say, 40 feet  
6 the roadway is 26.1. I don't know (inaudible), but  
7 then you see the roadway gets wider and then the  
8 roadway gets narrow again.

9 MAYOR WARNER: Is that, the wide part, to  
10 accommodate parking?

11 MS. DZIORNEY: It doesn't say.

12 DEPUTY MAYOR FARKAS: I think the narrow  
13 part, when you first turn into Old Mill Place, is to  
14 accommodate the two-tiered retaining wall.

15 MS. DZIORNEY: But it was a two-tiered  
16 retaining wall for that entire length in the original  
17 plan. In the original plan it was 26 -- the roadway  
18 was 26 feet, and the two-tiered retaining wall was  
19 the entire length of Old Mill Place within the  
20 village of --

21 DEPUTY MAYOR FARKAS: So the bump-out that  
22 we're talking about, it still looks like there's a  
23 two-tiered retaining wall as you drive in.

24 MS. DZIORNEY: (Inaudible) against the  
25 property line (inaudible) I can't see the plot

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1 number, but it's the property that's just  
2 (inaudible).

3 So that retaining wall is right on that  
4 property line. So that retaining wall is going to  
5 require the permission of the owners of that property  
6 in order to construct it, because you can't build a  
7 retaining wall on a property line without  
8 overdigging, and the retaining wall is not going to  
9 be a two-tiered retaining wall anymore because it's  
10 going to be a sheer retaining wall right on that  
11 property line.

12 DEPUTY MAYOR FARKAS: The beginning, when  
13 you turn into Old Mill Place --

14 MS. DZIORNEY: That's still the two-tiered  
15 retaining wall.

16 DEPUTY MAYOR FARKAS: That stays two-tiered.

17 MS. DZIORNEY: Yep.

18 DEPUTY MAYOR FARKAS: So we could actually  
19 ask them to continue the two tiers until the village  
20 of Great Neck.

21 MS. DZIORNEY: Well, that's what they  
22 originally had and we could request that. I don't  
23 know what the intention was to widen it.

24 DEPUTY MAYOR FARKAS: Probably to create  
25 parking for Young Israel, if I had to guess.

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1 MS. DZIORNEY: But we shouldn't be guessing.

2 MR. LEVIN: It's not actually before you.

3 This is not one of the things that we were asked  
4 to -- that I asked to have you do. As I pointed out  
5 in our previous discussions, what's before us is to  
6 comment on the plan that the county has. Our  
7 interest is does this plan conform to what the  
8 village of Great Neck Estates approved, and does it  
9 include what the village of Great Neck Estates  
10 required to be added, and does it add anything that  
11 the village of Great Neck Estates has not approved.

12 So hearing that on the portion within Great  
13 Neck Estates it does include things that the village  
14 of Great Neck Estates has not approved, they're going  
15 to have to come back to us and we're going to tell  
16 the Planning Commission that these were not approved  
17 by the village of Great Neck Estates, and they're  
18 going to have to come back to you to get the changes  
19 approved.

20 MS. DZIORNEY: Correct. Exactly.

21 MAYOR WARNER: So, Barbara, you have a list  
22 going as to these types of things?

23 MS. DZIORNEY: Well, I did send my review.  
24 I can specifically state the things -- you know, I  
25 just think it's a discussion that needs to be had

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1 between me and the Board, because I was not the one  
2 who made the approval as to what was included, but  
3 that changed retaining wall is not something that had  
4 been requested or approved by the village of Great  
5 Neck Estates.

6 MAYOR WARNER: But that's all we want to  
7 know, is the items that we approved that are no  
8 longer in this map.

9 Is that correct, Tom?

10 MR. LEVIN: Yes. What I asked for was a  
11 list of what is in this map that we approved or  
12 required -- excuse me -- what's not in this map that  
13 we approved or required and what is on this map that  
14 we did not approve.

15 MS. DZIORNEY: The other issue is that there  
16 is -- the sewer line has been changed. So now there  
17 are some mains that are going to be located on Old  
18 Mill Place and possibly on Clover Drive that are  
19 going to require work to Clover Drive that can impact  
20 us that we haven't approved.

21 DEPUTY MAYOR FARKAS: Clover Drive that we  
22 just paved? That Clover Drive?

23 MS. DZIORNEY: That Clover Drive.

24 MAYOR WARNER: Okay. So, Barbara, you have  
25 homework to do or --

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1 MS. DZIORNEY: I can -- I just -- it's a  
2 discussion that I felt that the Board needs to look  
3 at this, and I wanted to make you aware of the items  
4 that I noticed that were different, and I can then  
5 summarize it so that we can respond.

6 MAYOR WARNER: I think that's the way to go.  
7 I think that's what Tom's recommendation is. Right?

8 MS. DZIORNEY: I didn't know if it's  
9 something that the applicant should come back to the  
10 village of Great Neck Estates with and explain --

11 MR. LEVIN: That's not the issue. We are  
12 being asked to comment to the Planning Commission  
13 before they have their public hearing. It's not --  
14 that's all we're supposed to do at this point.

15 MS. DZIORNEY: Okay. So the issues are the  
16 modification to the roadway and the retaining wall  
17 and -- I mean, those are the big issues, and the work  
18 that's going to need to be done on Clover Drive.  
19 Some of the other things that are different are  
20 relatively easy to modify.

21 MR. LEVIN: What may or may not be issues is  
22 not what concerns me because the Planning Commission  
23 is not interested in issues that we might have. The  
24 Planning Commission wants a comment, is the village  
25 in favor of this plan or not, and in order to answer

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1 that I only want to tell them that, as to the items  
2 that Great Neck Estates approved or required to be  
3 added, they are or are not on this map. If there's  
4 anything missing that they were supposed to do, I  
5 need a list of what those items are.

6 MS. DZIORNEY: Yeah. I did list --

7 MR. LEVIN: Let me finish. Let me finish.  
8 That's one thing. And the second list is what is on  
9 this map that is different than what Great Neck  
10 Estates approved.

11 MS. DZIORNEY: Okay. I mean, I did list the  
12 items that we requested that are not on the map, and  
13 I did list the items that are different from what we  
14 approved, and I can -- I can make it a bit more  
15 succinct but --

16 MR. LEVIN: It's really hard to parse those  
17 out in the memo.

18 MS. DZIORNEY: It was very hard to parse  
19 those out from what we -- what had been submitted to  
20 us because there was no explanation of any of the  
21 changes.

22 MR. LEVIN: Again, we don't need  
23 explanations or reasons. It's simply a question of  
24 we approved a map and we required certain changes to  
25 be made in the map. The question is were those

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1 changes made or not, and if they were not, which ones  
2 were not, and then the other items, what else was  
3 changed on the map that we did not approve. Just a  
4 list. Not why, just a list.

5 MS. DZIORNEY: Okay. I believe that's all  
6 in the memo that I sent.

7 MR. LEVIN: It may be, Barbara. I'm just  
8 saying I've read that memo many times. I cannot  
9 figure it out. It's simply a list. What we need is  
10 a list of items, not a whole discussion and a  
11 discourse, just a list.

12 MS. DZIORNEY: I'll give you a list. I  
13 mean, I tried to -- I'll just list it. I mean, if  
14 you -- I mean, some of it is a list. It's clearly  
15 what the changes are that were made. I think the  
16 Board needs to know what we're looking at.

17 MAYOR WARNER: Since we're all not real  
18 smart people, try to keep it as simple as what Tom  
19 has asked for, just a list of things that were in the  
20 original plans that are no longer in the original  
21 plans and things that were supposed to be instituted  
22 in the plans that's not there now.

23 MS. DZIORNEY: Okay. I'll try to simplify  
24 it. I'll distill it out and simplify it.

25 MAYOR WARNER: It's a low IQ group, Barbara.

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1 You've got to --

2 MS. DZIORNEY: No. No. It's just that it  
3 was a bit of a -- a bit overwhelming to look at plans  
4 from two years old that -- where there was no  
5 follow-up between then and now as to all the  
6 revisions that were made.

7 MAYOR WARNER: Let's just put it down and  
8 throw it back in their court and see what goes from  
9 there.

10 TRUSTEE GANZFRIED: Tom, we're not locked in  
11 on this response to any specific list of items, are  
12 we, if it comes back to us at some point?

13 MR. LEVIN: Well, one of the points I want  
14 to make with the Commission is that because of the  
15 changes that I want to identify for them, this is  
16 going to have to come back to us.

17 TRUSTEE GANZFRIED: Okay.

18 MS. DZIORNEY: Yes. It's going to have to  
19 come back to you because --

20 MAYOR WARNER: Okay.

21 MS. DZIORNEY: I mean, that's how I felt.  
22 It's just too complicated, too much going on.

23 MAYOR WARNER: Okay.

24 MR. LEVIN: If you see from the letter here,  
25 the Commission wants our response between 21 and 30

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1 days from our receipt of their letter, which appears  
2 to be November 24th. So on the outside we have until  
3 December 24th to get back to them.

4 MAYOR WARNER: Which is ten days from today.

5 MS. DZIORNEY: I can distill it by tomorrow  
6 and make it by the end of the day tomorrow and --

7 MAYOR WARNER: Can you send that to the  
8 Mayor, Board, Kathy and to Tom?

9 MS. DZIORNEY: Yes. It's not an issue.

10 MAYOR WARNER: Is that okay, Tom?

11 MR. LEVIN: Sure. Then I can draft a  
12 response to the Commission.

13 MAYOR WARNER: Okay. Thank you, Barbara.

14 MS. DZIORNEY: Okay. That's that issue.

15 MAYOR WARNER: What else you got?

16 MS. DZIORNEY: You have everything else, the  
17 ARB, the ZBA, any questions about any other special  
18 projects or the subdivision that came in.

19 MAYOR WARNER: For 10 Glenwood? That one?

20 MS. DZIORNEY: Yes.

21 MAYOR WARNER: Where does that stand?

22 MS. DZIORNEY: I sent the denial letter out,  
23 so they're going to go to the Board of Zoning  
24 Appeals. They're going to make their application to  
25 them. We did, just at the end of last week, I

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1 believe we're getting the demo permit for the Rose.

2 MAYOR WARNER: Nice.

3 TRUSTEE HERSHENHORN: Barbara, do you have  
4 any data on the Playhouse?

5 MS. DZIORNEY: So the Playhouse is almost  
6 finished with their scaffolding. They got their  
7 permit in August for the demo. It's supposed to  
8 expire in February. Based on how long it's taking  
9 them to complete the scaffolding, I believe that  
10 they're going to need an extension of their  
11 demolition permit. So next month they probably  
12 should come back to you and request an extension,  
13 because I don't see the demo being completed by  
14 February.

15 MAYOR WARNER: I know this is not our job,  
16 nor is it your job, but I think maybe we reach out to  
17 them with a nice little reminder?

18 MS. DZIORNEY: Well, Mike has been in touch  
19 with the people who are on the job site and asking  
20 them where they're at. I mean, I haven't gotten a  
21 sign-off. We don't send reminders. You know,  
22 they're supposed to know when their permits expire.

23 MAYOR WARNER: I know, but that's --

24 MS. DZIORNEY: It's not our job to keep  
25 track of their permit expiration dates.

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1           MAYOR WARNER: I fully understand that,  
2           except this has been going on for many, many years,  
3           and even if it's not our job, sometimes it's more  
4           expedient to do something like that, to just say, you  
5           know, it's up in February, what's going on, because,  
6           I mean, every time I go by there I see people  
7           working. I see trucks there. I see --

8           MS. DZIORNEY: They are working. It's a  
9           slow process. I know that the scaffolding on the  
10          north side is particularly complicated because, you  
11          know, they're putting in outriggers and hanging over  
12          the adjoining property.

13          MAYOR WARNER: The pizzeria.

14          MS. DZIORNEY: And, you know, I don't have  
15          any problem just sending an email to JP, and I'll cc  
16          everybody and, you know, let them know that the  
17          permit expires in February, and if they need  
18          additional time to complete the demo, that they can  
19          reach out to the Board and that they should be  
20          realistic in terms of how long they think it will  
21          take.

22          MAYOR WARNER: Yeah. I just don't want --  
23          you know, this is going on too long, and we've got  
24          some scaffolding up, and it looks like it's going, so  
25          let's just keep the engine running and do what we

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1 can, even if it's not our modus operandi.

2 DEPUTY MAYOR FARKAS: So does this work --  
3 does the extension of the permit work the same as a  
4 new home, that the Building Department can give an  
5 automatic three months and then they have to come  
6 back to the Board? How does that work, Barbara?

7 MS. DZIORNEY: I don't know. That's not up  
8 to me. It's a demo permit. It's all very different  
9 than our standard permits.

10 DEPUTY MAYOR FARKAS: Okay.

11 MS. DZIORNEY: I think that the decision  
12 minutes say that they need to come back to the Board  
13 to request additional time, and the Board has the,  
14 you know, the authority to extend the time.

15 DEPUTY MAYOR FARKAS: So, Billy, I would ask  
16 them how much time they need and give them a little  
17 more, and then there will be some sort of penalty for  
18 not complying, the way we usually do it.

19 TRUSTEE HERSHENHORN: Hopefully they're  
20 going to get this thing done.

21 MAYOR WARNER: Yes.

22 TRUSTEE HERSHENHORN: Barbara, the building  
23 is wrapped. It looks like they made some decent  
24 progress.

25 MS. DZIORNEY: They have made some decent

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1 progress, but they did start in August, so keep that  
2 in mind.

3 TRUSTEE HERSHENHORN: well, it is a  
4 playhouse.

5 MAYOR WARNER: There's always an asterisk  
6 next to everything you say about them.

7 Okay. Anything else, Barbara?

8 MS. DZIORNEY: I think that's it. I mean,  
9 you have the ARB stuff. Everything else is pretty  
10 straightforward for the month.

11 MAYOR WARNER: Okay. So I'll make the  
12 motion that we accept the monthly Building Department  
13 report into the record.

14 Can I get a second for that?

15 DEPUTY MAYOR FARKAS: I'll second that.

16 MAYOR WARNER: Howard seconds it.

17 All in favor?

18 Lanny yes?

19 TRUSTEE OPPENHEIM: Yes.

20 MAYOR WARNER: Jeff?

21 DEPUTY MAYOR FARKAS: Yes.

22 MAYOR WARNER: Howard?

23 TRUSTEE HERSHENHORN: Yes.

24 MAYOR WARNER: Ira?

25 TRUSTEE GANZFRIED: Yes.

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1 MAYOR WARNER: And I'm a yes, so it passes  
2 unanimously.

3 The next item on the Board of --

4 VILLAGE ADMINISTRATOR SANTELLI: The ARB,  
5 Mayor?

6 MAYOR WARNER: The next item on the Building  
7 Department is the ARB.

8 Thanks for getting in there, Kathy, but I  
9 was --

10 VILLAGE ADMINISTRATOR SANTELLI: I'm sorry.

11 MAYOR WARNER: That's all right. That's all  
12 right.

13 VILLAGE ADMINISTRATOR SANTELLI: I saw  
14 police department is up and I thought you were  
15 skipping over --

16 MAYOR WARNER: No. That's not me working  
17 that. That's Tom tonight.

18 we have one item, 49 Cedar, and the  
19 Architectural Review Board has recommended approval  
20 for their building, and I would like to make that  
21 motion, that we accept the recommendation from the  
22 ARB and approve the recommendation for 49 Cedar for a  
23 swim spa and a wood trellis.

24 Can I get a second on that?

25 DEPUTY MAYOR FARKAS: I'll second that,

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1 Billy.

2 MAYOR WARNER: Jeff seconds.

3 Ira?

4 TRUSTEE GANZFRIED: In favor.

5 MAYOR WARNER: Lanny?

6 TRUSTEE OPPENHEIM: In favor.

7 MAYOR WARNER: Howard?

8 TRUSTEE HERSHENHORN: In favor.

9 MAYOR WARNER: Jeff?

10 DEPUTY MAYOR FARKAS: In favor.

11 MAYOR WARNER: And I'm in favor. It passes  
12 unanimously.

13 MS. DZIORNEY: I also wanted to just take a  
14 moment and point out that the repair in front of the  
15 Village Hall --

16 MAYOR WARNER: Yes.

17 MS. DZIORNEY: -- the portico has been  
18 completed. I don't know if anybody has noticed, but  
19 that's --

20 DEPUTY MAYOR FARKAS: I was there last  
21 night. I think it looks great. They did a very nice  
22 job.

23 MS. DZIORNEY: They did a good job.

24 TRUSTEE HERSHENHORN: Who did that, Barbara?

25 MS. DZIORNEY: Frank Romano.

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1           MAYOR WARNER: Frank Romano. They do a lot  
2 of work in the village, and across the street from  
3 me, the Rifkins, used them, and they do good work.  
4 So it was expected, but it's nice to hear that it's  
5 done right, so that's good. That's in the Mayor's  
6 Report, to approve all entry repair. And it got a  
7 little more than the scope that we thought, but --

8           MS. DZIORNEY: Yeah. There were two  
9 structural members that were completely rotted out  
10 that needed to be replaced.

11           MAYOR WARNER: Still making our case for  
12 building a new building, but that's back burner right  
13 now. Okay. So --

14           MS. DZIORNEY: That was actually new. That  
15 was part of the new building.

16           MAYOR WARNER: Exactly. Exactly. The new  
17 stuff is falling apart. Okay.

18           Mr. Garvey's department is up. They might  
19 be front and center as of Wednesday afternoon.

20           What's the latest, Ernest?

21           MR. GARVEY: I think we're going to get  
22 somewhere probably around eight to twelve inches. I  
23 think that's what we're looking at. It's not winter  
24 yet.

25           TRUSTEE HERSHENHORN: When is it supposed to

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1 start?

2 MAYOR WARNER: The 21st.

3 MR. GARVEY: I'm looking on Wednesday,  
4 probably anywhere between four o'clock and, like,  
5 seven o'clock in the evening.

6 MAYOR WARNER: It's a good thing nobody goes  
7 to work, so it really doesn't affect anything.

8 TRUSTEE HERSHENHORN: Some of us do, Billy.

9 MAYOR WARNER: I do, too. I know Ira does.

10 TRUSTEE GANZFRIED: I do, definitely.

11 MAYOR WARNER: And I know Jeff does.

12 TRUSTEE HERSHENHORN: Yeah, exactly.

13 MAYOR WARNER: So I misspeak, but some of  
14 us, maybe not some of us on the Board, but some of  
15 us.

16 MR. GARVEY: But anything could change with  
17 the pattern, so let's just hope that -- it looks like  
18 it's hugging the coast. If it goes more out to the  
19 east we can get a lot more snow.

20 MAYOR WARNER: Okay. You should go into  
21 meteorology after you finish this gig.

22 MR. GARVEY: Yeah, right.

23 MAYOR WARNER: Okay. We have the Department  
24 of Public Works monthly report, and they've been  
25 keeping our streets clean, and we had no storms this

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1 week. Well, we had one storm.

2 MR. GARVEY: We had a storm last week with  
3 pretty bad rain and wind, but we did all right.

4 MAYOR WARNER: Excellent. How is the  
5 department running, Ernest? Is the newest member --

6 MR. GARVEY: Jeff called me the other day  
7 and asked about him. He is doing really well. He's  
8 coming along. He's a fast learner. He's a good kid.

9 MAYOR WARNER: Yeah. I mean, whatever  
10 contact I have with these guys, it's always positive.  
11 They're always working hard, doing the right thing,  
12 hanging on Ernest's every word, so it's all good.

13 Any questions for Ernest?

14 You're all ready for Wednesday, obviously,  
15 Ernest?

16 MR. GARVEY: Yeah. We got all the plows on  
17 the trucks. All the big trucks are ready to go. The  
18 sanders are all working. All the calcium chloride is  
19 ready. We still have all the rock salt from last  
20 year. We have it ready to go, so we're good. We're  
21 prepared for whatever happens.

22 MAYOR WARNER: Good. Good. Hopefully  
23 nothing happens, but we are prepared. As always,  
24 Public Works is ready and raring to go.

25 I'll make a motion that we enter the monthly

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1 report for November 20th from DPW into the record.

2 I need a second.

3 TRUSTEE GANZFRIED: I'll second that.

4 MAYOR WARNER: Ira seconds.

5 Lanny?

6 TRUSTEE OPPENHEIM: Yes.

7 MAYOR WARNER: Howard?

8 TRUSTEE HERSHENHORN: Yes.

9 MAYOR WARNER: Ira?

10 TRUSTEE GANZFRIED: Yes.

11 MAYOR WARNER: Jeff?

12 DEPUTY MAYOR FARKAS: Yes.

13 MAYOR WARNER: And me. Unanimously carries.

14 Anybody have anything else for Ernest?

15 TRUSTEE HERSHENHORN: No. But, Ernest, I  
16 just want to recognize and thank you for jumping on  
17 that defect that somebody pointed out in the street.  
18 I'll tell you, I sent it to Ernest, and 24 hours or  
19 so later, I sent it to him over a weekend, he already  
20 had everything accomplished.

21 So thank you, Ernest.

22 MAYOR WARNER: No grass growing under his  
23 feet. You give him something, he's on it and it's  
24 taken care of. So thank you, Ernest.

25 Okay. That takes us to the Great Neck

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1 Estates Police Department. We have Chief Moreno on  
2 the call.

3 Yes?

4 CHIEF MORENO: Hello, Mayor. I'm here.

5 MAYOR WARNER: Hello, Chief. Okay.

6 So we've got his monthly report. We have  
7 very good response for how our new officer is doing.  
8 He's fitting right in and he's doing a great job.

9 Am I right, Chief?

10 CHIEF MORENO: Absolutely. He goes above  
11 and beyond with everything. The public loves him and  
12 I love him. It's really good.

13 TRUSTEE HERSHENHORN: Rick, the arrest that  
14 you have, the one arrest, is that the one you told us  
15 about last time?

16 CHIEF MORENO: Yes, because that happened  
17 just before our last meeting. It's in this report,  
18 but it was November 7th, I believe. That was the  
19 Hickory Drive arrest.

20 TRUSTEE HERSHENHORN: Yes.

21 MAYOR WARNER: We did have another incident  
22 over the weekend about someone leaving their key fob  
23 in their car and an open garage, and we've just got  
24 to be vigilant about that. Take your keys in your  
25 house and close your garages.

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1 CHIEF MORENO: Exactly.

2 MAYOR WARNER: All these steps, these bugs,  
3 are -- they're not looking for any kind of contact.  
4 They're not even breaking windows. It's all crimes  
5 of opportunity, which we can have a hand in in  
6 preventing. So let's keep it up. You know,  
7 fortunately, we've done well so far in this daylight  
8 savings, which we had so much problems last year. So  
9 that's a good thing. Whatever factors are involved,  
10 COVID or immigration, I don't know what, but let's  
11 keep it up.

12 Any other questions for the chief?

13 (No response.)

14 Okay. So with that said, I will make a  
15 motion that we enter the GNEPD's November report into  
16 the record.

17 Can I get a second on that?

18 TRUSTEE OPPENHEIM: I second it.

19 MAYOR WARNER: Lanny seconds.

20 Jeff?

21 DEPUTY MAYOR FARKAS: Yes.

22 MAYOR WARNER: Lanny?

23 TRUSTEE OPPENHEIM: Yes.

24 MAYOR WARNER: Howard?

25 TRUSTEE HERSHENHORN: Yes.

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1 MAYOR WARNER: Ira?

2 TRUSTEE GANZFRIED: Yes.

3 MAYOR WARNER: And yes from me. So we  
4 entered that.

5 We go into Park, Pool and Tennis and morph  
6 into it, but this is a -- we're going to deal with  
7 the park gate that the police department and  
8 principally Sergeant Jackowski -- am I right on that,  
9 Chief?

10 CHIEF MORENO: Yes.

11 MAYOR WARNER: -- has put in over a year's  
12 work on this.

13 CHIEF MORENO: Yeah. Also Scott. We can't  
14 forget him.

15 MAYOR WARNER: Okay. And Detective Cody.  
16 They're on top of things.

17 We stubbed our toe a little bit here in that  
18 when we reached out to -- how many companies in  
19 total?

20 CHIEF MORENO: Total about eight. Four  
21 responded. Three actually sent estimates.

22 MAYOR WARNER: Our little stub of the toe is  
23 that we didn't have everything in writing to them.  
24 It was all oral requested. And we got back, in my  
25 opinion and at least in the sergeant's, we got back

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1 comparable quotes for what we want.

2 We want an automatic gate, entrance gate, to  
3 the park that you need to have a bar code to get into  
4 the park, and it's something we've talked about for a  
5 few years. We do have an ongoing problem all year,  
6 people going into our park that aren't residents and  
7 don't have the right to be there. This will  
8 certainly keep them from driving into our park, and  
9 it also relieves us of manning that gate during the  
10 summer season and takes some pressure off our park  
11 budget and extending that out to our village budget.

12 So we got -- what was the name of the --  
13 Rick, there was LB Fabrication Security Fence  
14 Systems, Inc., and the middle one, I seem to --

15 CHIEF MORENO: The middle one is called  
16 Automated Gates and Shutters. I think we cut off the  
17 top when we sent it to you. Automated Gates and  
18 Shutters.

19 MAYOR WARNER: Okay. So we came down, and  
20 it was looked at, and Anthony -- Sergeant Jackowski  
21 is recommending LB for a number of reasons. One of  
22 them were they were the lowest price. Number two,  
23 their references. They run the gate at -- the gate  
24 system at North Shore Towers. They do work locally.  
25 There was a cost involved going forward into how many

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1 bar codes we actually get supplied by each company,  
2 and then how much -- how many we have to buy and how  
3 much they cost. One company -- Rick, which was the  
4 company that wanted -- oh, yeah. Automated, they  
5 wanted \$12 --

6 CHIEF MORENO: -- per sticker.

7 MAYOR WARNER: -- per sticker in excess  
8 of -- I don't know how many --

9 CHIEF MORENO: They were not giving us  
10 anything. We would pay \$12 for every sticker.

11 MAYOR WARNER: So assuming that we have --  
12 let's overestimate it at 3,000 cars, that's \$36,000  
13 in stickers.

14 CHIEF MORENO: It makes no sense.

15 MAYOR WARNER: Whereas LB was giving us how  
16 many?

17 CHIEF MORENO: They're giving us 500.

18 MAYOR WARNER: And then it was basically 50  
19 cents a sticker after that.

20 CHIEF MORENO: For any additional sticker,  
21 right. \$250 for every additional 500 we order.

22 MAYOR WARNER: Right. So if we wanted 25  
23 more hundred, that's \$1,250 as opposed to \$36,000.

24 CHIEF MORENO: Quite a difference.

25 MAYOR WARNER: It's quite a difference. And

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1 that is also the least expensive and the one we're  
2 very familiar, if everyone has been to -- anyone has  
3 been to North Shore Towers, how they run.

4 CHIEF MORENO: They were also the most  
5 responsive to get back to us every time, always on  
6 the money.

7 MAYOR WARNER: The advantage of this system  
8 is that we can monitor the gate from PD in terms of  
9 who we let in and when we let in. In other words, if  
10 we let tennis players in who aren't residents that  
11 play in the bubble, and we let them in all year long  
12 from September to May, May 2 their cards are no good  
13 anymore. So they don't have access to the park  
14 parking lot. Just certain things like that. We find  
15 out people move, we can deactivate their scans.

16 So it serves a number of purposes. It  
17 limits the amount of people who aren't residents who  
18 go into our park. It also will end up saving us  
19 money that we don't have to man the gate during the  
20 summer season, which is \$15 an hour now in New York  
21 State, and that all adds up for three-and-a-half  
22 months of manning a gate.

23 So we've wanted to do this for a long time.  
24 We have an exit gate, but this gives us more control  
25 of who goes in and out and -- it tells us exactly who

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1 is in and out by who scans. So it's something that I  
2 know Ira has been involved with, I've been involved  
3 with, so I'm going to recommend that we accept the LB  
4 Fabrication and Automation quote for the automatic  
5 park gate to be installed.

6 TRUSTEE HERSHENHORN: Billy, is there a  
7 system where if somebody is at the gate and they push  
8 a button they can speak to PD?

9 MAYOR WARNER: I'm not sure.

10 CHIEF MORENO: It's not included in the  
11 system. We may be able to get something additional,  
12 but it's not part of this.

13 MAYOR WARNER: But every kid has got a  
14 walkie-talkie and a cellphone, Howard, so I don't  
15 think there's any problem.

16 TRUSTEE HERSHENHORN: No. I was just  
17 curious. I mean, obviously, you know, I think people  
18 will have the phone number to PD and they can just  
19 pick up their phone.

20 MAYOR WARNER: Right.

21 MR. GARVEY: Billy?

22 TRUSTEE HERSHENHORN: I was just curious.

23 MAYOR WARNER: Yes, Ernest.

24 MR. GARVEY: On this system that you can put  
25 in, are you going to have a backup battery system on

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1 it? Because if we lose power it will be shut. So  
2 are we going to have backup battery power on this?

3 MAYOR WARNER: It's certainly a question we  
4 can ask. Right now it's not in the proposal, but  
5 it's certainly a question we could ask.

6 MR. GARVEY: Remember what happened on  
7 August 4th, the storm? We lost all power to the  
8 park.

9 CHIEF MORENO: Right. I mean, something  
10 like that, if it's that rare, we can probably have  
11 someone man it or we can leave it open and maybe have  
12 a cop down there, but I'll ask about the battery  
13 backup.

14 MAYOR WARNER: Well, Ernest, is there any  
15 way of hooking it into our new generator?

16 MR. GARVEY: No. We're way too far away for  
17 that. It's not even close to run. It's not even  
18 near there.

19 MAYOR WARNER: Yeah, but it's only a thin,  
20 you know, power cord. It's an extension cord.

21 MR. GARVEY: To what? A power cord to  
22 where?

23 CHIEF MORENO: To the arm. The problem is  
24 that side, if it's a short distance, it's going to  
25 become a really big wire once you go a couple of

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1 hundred feet, so it does change the job. You lose a  
2 lot of amperage in the route once you go over a  
3 certain amount of footage.

4 MAYOR WARNER: So, Rick, when you reach out  
5 to them, that would be a good question to ask.

6 CHIEF MORENO: I will absolutely ask them.  
7 I will ask them tomorrow.

8 MAYOR WARNER: What that would involve  
9 cost-wise and replacement-wise, et cetera.

10 DEPUTY MAYOR FARKAS: Billy, is it our  
11 intention to keep the gate down twelve months a year?

12 MAYOR WARNER: Eventually. I think that  
13 when we first get it installed, because of the, you  
14 know, rocky beginning and not everyone is going to  
15 have their scans, I would -- I mean, we can certainly  
16 talk about this, Ira. I would recommend that we wait  
17 until we issue people their stickers, because every  
18 sticker in the village is up 12/31/20. So nobody's  
19 sticker goes beyond. So everybody has to get a new  
20 sticker, but I would say that from the time of the  
21 winter to the summer season we don't implement it,  
22 and then once we start to get to the summer season  
23 where it's manned, where people could show up without  
24 stickers, say you got to go get your sticker.

25 DEPUTY MAYOR FARKAS: So if a tennis player

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1 is coming, a non-resident tennis player, and the  
2 season is, let's say, September to April, they're  
3 going to have to get a sticker, and that sticker will  
4 only work from September to April.

5 MAYOR WARNER: To May 1, tentatively.

6 DEPUTY MAYOR FARKAS: Okay. How does that  
7 person -- what's the mechanism for getting the  
8 sticker and are we going to charge a fee for  
9 non-residents?

10 MAYOR WARNER: Well, it's -- 50 cents is  
11 what it cost. You know, we can talk about that. We  
12 can say we'll give you one for 50 cents. If you need  
13 another, you pay. You know, you pay \$10, like we do  
14 with the park cards.

15 DEPUTY MAYOR FARKAS: So just tell me how  
16 does the non-resident go about getting the sticker?

17 MAYOR WARNER: I mean, these are things we  
18 certainly have to work out, you know, like the  
19 rolling out of this policy, but I would assume we  
20 give the tennis facility, whoever is running the  
21 tennis facility, they give them some sort of ID or  
22 card to come to the police department and get it, and  
23 we have the ability of shutting that person down on  
24 May 1.

25 DEPUTY MAYOR FARKAS: Okay. So the

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1 person -- I'm just trying to figure out the  
2 logistics. So the person who is -- the person who is  
3 going to come and sub for a game is not going to --  
4 obviously, they're going to have to park outside.

5 MAYOR WARNER: Yes. They are going to play  
6 tennis. It's not like they have to walk to an opera.  
7 They're going to be in sneakers and shorts.

8 DEPUTY MAYOR FARKAS: No. No. No. I know.  
9 I know. But they're going to have to park outside.

10 MAYOR WARNER: Yes.

11 DEPUTY MAYOR FARKAS: Okay. And then the  
12 person, the non-residents that might be in the game,  
13 they would -- they would get a pass from the tennis  
14 facility, bring that to PD, and PD will issue the  
15 sticker.

16 MAYOR WARNER: I mean, that's -- you know,  
17 thinking -- I mean, I've been thinking about this for  
18 a while, but that's one way. We're very open to  
19 rolling this thing out. That's why I didn't want to  
20 implement it on January 1 or whenever this goes up.  
21 I want to think about it so that we have this  
22 summer -- it's going to be all residents for the  
23 summer, and we'll have all this time, the next nine  
24 months, to really figure out the proper policy to  
25 roll it out.

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1 MR. GARVEY: Do you think the installation  
2 of this is going to be more in the spring?

3 MAYOR WARNER: That's a question for Rick.

4 CHIEF MORENO: I don't see why wait. I  
5 mean, as long as the ground isn't frozen, they do  
6 have to cut the ground, I don't think it's an issue  
7 having it done now. You might as well experiment  
8 with it the sooner the better.

9 MR. GARVEY: I've had a couple of issues  
10 with those arms in the wintertime.

11 CHIEF MORENO: With the trucks and  
12 everything.

13 MR. GARVEY: Yeah. Snowstorms going in and  
14 out of there, you know, if we have a bad snowstorm.

15 CHIEF MORENO: Right. Right.

16 MR. GARVEY: I don't know if we're going to  
17 have access -- when we know we're going to have a bad  
18 snowstorm, can we put them up?

19 CHIEF MORENO: I'm sure we can put them up.

20 MR. GARVEY: Okay. Rick, me and you will  
21 talk about it.

22 CHIEF MORENO: Yeah. Yeah. we'll figure it  
23 out, absolutely. we'll make it work.

24 DEPUTY MAYOR FARKAS: Is there any provision  
25 to install a camera to keep an eye on the gate?

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1 CHIEF MORENO: well, you know what? For  
2 this system to work, it does require a cellular line  
3 to us, you know, a mobile line down there, so we can  
4 actually control it from headquarters, as far as  
5 programming it. So, with that, if we have a signal  
6 down there, I would think we could probably buy just  
7 about any camera and install it ourselves right down  
8 there, as long as we have that connectivity.

9 MR. GARVEY: On this automatic gate, you  
10 don't need loops in the ground? You don't need to  
11 cut anything?

12 CHIEF MORENO: They do. That's all part of  
13 the job. They will cut that, the loops. It has  
14 sensors, as well, just like the other one does for  
15 exiting. You need the same thing for entry.

16 MR. GARVEY: All right. Okay.

17 VILLAGE ADMINISTRATOR SANTELLI: Does this  
18 require wi-Fi, Mayor? We were talking about that.

19 CHIEF MORENO: Not wi-Fi. We can do it  
20 with -- like the modem, the way we have it in our  
21 police cars, as long as you get a modem down there.  
22 So we're going to have a monthly fee with that. It's  
23 minimal. It's probably under \$50, I'm guessing, I'm  
24 not sure, a month.

25 MAYOR WARNER: But, Kathy, I do want to

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1 continue to explore wi-Fi in the park. We talked  
2 about it last summer. That's something that I do  
3 want to explore for other reasons, to run -- Ernest,  
4 to run our pump room on wi-Fi, if need be, to have  
5 our residents have wi-Fi. There's a lot of reasons I  
6 want it in the park.

7 VILLAGE ADMINISTRATOR SANTELLI: We had that  
8 one estimate from Verizon, and then I think Optimum  
9 was very costly. I'll have to review that paperwork.

10 I just have one question about the park  
11 gate. Is this going to be an amenity expenditure?

12 MAYOR WARNER: Yes.

13 VILLAGE ADMINISTRATOR SANTELLI: Okay.

14 MAYOR WARNER: So while we have it in front  
15 of us, any more discussion about it?

16 (No response.)

17 So now let's -- somebody make a motion to  
18 accept L&B's proposal?

19 TRUSTEE HERSHENHORN: So moved.

20 MAYOR WARNER: Howard makes the motion.

21 TRUSTEE OPPENHEIM: I'll second.

22 MAYOR WARNER: Lanny seconds.

23 Jeff, how do you vote?

24 DEPUTY MAYOR FARKAS: Approved.

25 MAYOR WARNER: Lanny?

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1 TRUSTEE OPPENHEIM: Approved.

2 MAYOR WARNER: Howard?

3 TRUSTEE HERSHENHORN: Approved.

4 MAYOR WARNER: Ira?

5 TRUSTEE GANZFRIED: Approve.

6 MAYOR WARNER: And I approve it, as well, so  
7 it passes unanimously.

8 TRUSTEE GANZFRIED: Just one question,  
9 Billy. Are we approving for the -- I saw electric at  
10 the bottom. Is that additional to this?

11 CHIEF MORENO: That is included.

12 TRUSTEE GANZFRIED: That is included. Okay.

13 MAYOR WARNER: It's included on the L&B. A  
14 couple of them were extra, but good question, Ira.

15 CHIEF MORENO: Good eyes.

16 MAYOR WARNER: I know we didn't really dot  
17 our I's and cross our T's as far as rolling out the  
18 proposal, but you guys spent a year on this, and it  
19 took a long time to get people to respond, and we  
20 finally came up with, after calling eight places, we  
21 got three solid proposals. So I'm very comfortable  
22 with the process.

23 we'll do better next time, right, Chief?

24 CHIEF MORENO: Absolutely.

25 MAYOR WARNER: Okay. All right. So that's

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1 Park, Pool and Tennis.

2 Environmental Commission --

3 DEPUTY MAYOR FARKAS: Billy, we can also  
4 exclude people from using the park, non-residents.

5 MAYOR WARNER: Well, in terms of what? Cars  
6 or just walking in?

7 DEPUTY MAYOR FARKAS: Yeah, cars.

8 MAYOR WARNER: One hundred percent. That's  
9 exactly --

10 TRUSTEE HERSHENHORN: That's the whole  
11 point.

12 MAYOR WARNER: Exactly.

13 DEPUTY MAYOR FARKAS: Okay.

14 MAYOR WARNER: You know, and then when you  
15 see people walking -- parking their cars and walking  
16 in with fishing poles, it's easier for our police  
17 department to roll through and say --

18 DEPUTY MAYOR FARKAS: Right.

19 MAYOR WARNER: So it really makes things  
20 better for us. Since I've been on the Board, one of  
21 the foundations of this village was making it a  
22 resident park only, and we only seem to be really  
23 able to enforce that in the summertime when we're  
24 staffed, and I think it's -- you know, during this  
25 pandemic we were very, very gracious to allow people

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1 to come to our park when they had nowhere to go and  
2 socially distance and spend time on the water in the  
3 March and April months when we were shut down, and it  
4 was a great thing, and we have the opportunity to do  
5 that whenever we want, but some people liked it so  
6 much they decided they were coming back when -- after  
7 the pandemic, and it doesn't work like that. This  
8 gives us the opportunity to kind of tighten the noose  
9 a little bit, if we'd like.

10 DEPUTY MAYOR FARKAS: Okay.

11 MAYOR WARNER: Environmental Commission,  
12 Cable Commission, Civic Association, okay.

13 I need a vote to ratify the authorization  
14 for me to sign the ADP payroll agreement, which we've  
15 talked about before, which is an upgrade at less cost  
16 because we're removing a couple of steps that they  
17 don't need to pay people to do because we can put  
18 things in electronically without calling -- without  
19 Eileen having to call someone at ADP and report the  
20 numbers and everything. Everything can be done with  
21 fingerprints, and it electronically gets uploaded and  
22 goes off. So this is a wave of the future and  
23 something that some of us are very excited about, and  
24 it's going to cut cost to us, which is always a good  
25 thing. So we're going to get better treatment,

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1 better service, at less cost.

2 So I need someone to make a motion to ratify  
3 that agreement for me to sign it.

4 TRUSTEE GANZFRIED: I'll make the motion.

5 MAYOR WARNER: Ira makes the motion.

6 Can I get a second?

7 TRUSTEE OPPENHEIM: I'll second.

8 MAYOR WARNER: Lanny seconds.

9 Jeff?

10 DEPUTY MAYOR FARKAS: In favor.

11 MAYOR WARNER: Ira?

12 TRUSTEE GANZFRIED: In favor.

13 MAYOR WARNER: Howard?

14 TRUSTEE HERSHENHORN: In favor.

15 MAYOR WARNER: Lanny?

16 TRUSTEE OPPENHEIM: In favor.

17 MAYOR WARNER: And I'm in favor of  
18 authorizing me to sign. Unanimously passed.

19 Okay. Tom has the next item up on the  
20 computer, up on the monitor, the resolution  
21 confirming tax certiorari settlements that he has  
22 negotiated. He is waiting for our approval to sign  
23 them, and we've talked about them already. We just  
24 have to approve them.

25 Can I get a motion to approve these two

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1 settlements that Tom has negotiated for us?

2 TRUSTEE HERSHENHORN: The motion is made.

3 MAYOR WARNER: Howard makes the motion.

4 Lanny seconds.

5 Jeff?

6 DEPUTY MAYOR FARKAS: In favor.

7 MAYOR WARNER: Lanny?

8 TRUSTEE OPPENHEIM: In favor.

9 MAYOR WARNER: Ira?

10 TRUSTEE GANZFRIED: In favor.

11 MAYOR WARNER: Howard?

12 TRUSTEE HERSHENHORN: In favor.

13 MAYOR WARNER: And I'm in favor. Okay.

14 So Bage1 Mentch was late in getting their  
15 renewal license to us. So they have come -- they  
16 have made us whole. I have given them their renewal,  
17 and, Tom, do I just need an approval or do I ask if  
18 there's anybody that has a problem with it?

19 MR. LEVIN: You have approved it and you're  
20 just reporting to the Board to renew.

21 MAYOR WARNER: Okay. So I'm reporting to  
22 the Board the renewal. Okay.

23 The last time the Board of Review met, which  
24 was last week, Howard's Zoom, expert Zoom, we  
25 authorized an assessment refund to the Feintuchs at 3

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1 Sycamore in the amount of \$2,349.60.

2 I'll make the motion that we approve that  
3 refund.

4 VILLAGE ADMINISTRATOR SANTELLI: Mayor, that  
5 includes a \$400,000 assessment reduction.

6 MAYOR WARNER: It went from 2.4 to 2.0. We  
7 saw them first last February, and they made a very  
8 good case. We referred it to our assessment  
9 consultant, Haberman & Associates, and we all came up  
10 with that two million idea together, and they  
11 accepted our offer. So they got lowered from 2.4 to  
12 two million, and the refund for last year was  
13 \$2,349.60, and then this coming year they'll be  
14 assessed at two million and they'll pay their tax  
15 based on that.

16 I got to get a motion for that.

17 TRUSTEE OPPENHEIM: (Inaudible.)

18 MAYOR WARNER: Sorry, Lanny. I didn't hear  
19 you. You went in and out there.

20 TRUSTEE OPPENHEIM: I said I believe that  
21 the 2.4 was based on a partial completion. They've  
22 subsequently completed it, so their assessed value  
23 will be whatever it will be next year.

24 MAYOR WARNER: Okay, good.

25 So can I get a motion for that refund?

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1 TRUSTEE GANZFRIED: I'll make that motion.

2 MAYOR WARNER: Ira makes the motion.

3 TRUSTEE OPPENHEIM: I second.

4 MAYOR WARNER: Lanny seconds.

5 Jeff?

6 DEPUTY MAYOR FARKAS: Approve.

7 MAYOR WARNER: Howard?

8 TRUSTEE HERSHENHORN: Approve.

9 MAYOR WARNER: Lanny?

10 TRUSTEE OPPENHEIM: Approve.

11 MAYOR WARNER: Ira?

12 TRUSTEE GANZFRIED: Approve.

13 MAYOR WARNER: And I approve. Unanimously  
14 carries.

15 I need a motion to authorize the Village  
16 Hall entry repair, which was an immediate repair.  
17 The place was falling and we've already kind of gone  
18 over the fact that it was -- Jeff commented how well  
19 the job was done. That's \$1,800.

20 Can I get a motion for that?

21 VILLAGE ADMINISTRATOR SANTELLI: That was  
22 the additional. That was the change order, \$1,800.

23 MAYOR WARNER: Okay. Yeah.

24 TRUSTEE OPPENHEIM: I'll make the motion.

25 MAYOR WARNER: who did? Lanny?

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1 TRUSTEE OPPENHEIM: Yes.

2 MAYOR WARNER: Okay. Lanny makes the

3 motion.

4 TRUSTEE GANZFRIED: I'll second it.

5 MAYOR WARNER: Ira seconds.

6 Jeff?

7 DEPUTY MAYOR FARKAS: Approve.

8 MAYOR WARNER: Howard?

9 TRUSTEE HERSHENHORN: Approve.

10 MAYOR WARNER: Lanny?

11 TRUSTEE OPPENHEIM: Approve.

12 MAYOR WARNER: Ira?

13 TRUSTEE GANZFRIED: Approve.

14 MAYOR WARNER: I approve, as well.

15 Okay. The last thing on my report is Jeff  
16 and I and Tom had a Zoom conference with Paul Bloom  
17 and an associate of his with respect to 200 -- was it  
18 200 and 218?

19 VILLAGE ADMINISTRATOR SANTELLI: 212 to --  
20 oh, no. I'm sorry. It's 180 to 200.

21 MAYOR WARNER: 180 to 200, which is the  
22 Promenade building just north -- on the west side of  
23 Middle Neck Road just north of the Bagel Mentch  
24 building and across from Associated. That's all  
25 retail.

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1           And they came to us with a concept of  
2           converting it all to luxury condos, no retail, luxury  
3           condos, and they showed us building plans and  
4           setbacks and all kinds of things. And after Tom and  
5           Jeff and I discussed it, we thought the next move  
6           would be for them to come and make that presentation  
7           to the Board.

8           So, with your permission, I will reach out  
9           to them and have them make a presentation at the  
10          January 11th meeting.

11          TRUSTEE HERSHENHORN: That would be great,  
12          Billy. Can you fill us in a little bit, just an  
13          overview?

14          MAYOR WARNER: Yeah. They want to put up,  
15          right now, a 70 -- was it 75 units? And units as  
16          large at 2300 square feet, as small as 1300 square  
17          feet, real luxury as opposed to what other people  
18          call luxury. And it's -- you drive in off Middle  
19          Neck Road into a circular drive, and that's where  
20          units are. It's an L-shaped building that goes  
21          parallel with Middle Neck and then heads towards --  
22          in between the gas station. It makes a left and  
23          there's units there. So it's L-shaped.

24          Right now it's a half empty, if best, retail  
25          building that's not generating much business at all,

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1 and they want to make a presentation and put condos  
2 up.

3 TRUSTEE HERSHENHORN: Billy -- so it would  
4 be condos. That's was my next question.

5 MAYOR WARNER: Yes.

6 TRUSTEE HERSHENHORN: Is it the same process  
7 as Rose?

8 MAYOR WARNER: I would say so. I mean,  
9 that's something we'll get from -- we can discuss  
10 with Tom at the time, if we're interested in going  
11 forward. It would have to be an incentive zoning  
12 law.

13 Am I correct, Tom?

14 MR. LEVIN: It can be. It requires one of  
15 several possibilities, depending how they want to  
16 approach it. They can ask for a change of zone,  
17 which is entirely in your discretion to grant or not,  
18 and make it an as-of-right use. They could go to the  
19 Board of Appeals for a use variance, which is usually  
20 very difficult. You have to prove that there's no  
21 permissible use of the property that yields a return,  
22 and it's a long and involved process. Or they could  
23 come to you and ask you to adopt the law that would  
24 permit incentive zoning, in which case they would  
25 have to make a proposal to you as to what incentive

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1 they would be offering the village, and you would  
2 then -- could decide if you want to have such a law  
3 and negotiate that with them.

4 TRUSTEE HERSHENHORN: It would seem in this  
5 day and age we'd be idiots to not listen to and  
6 potentially entertain something like this.

7 MAYOR WARNER: One hundred percent, Howard.  
8 I couldn't agree with you more.

9 I was on a Zoom call last week with the  
10 Chamber of Commerce from Great Neck, and Ted Rosen,  
11 the new mayor of Great Neck Plaza, was leading it,  
12 and at some point I had to get off because there was  
13 just -- their main push now is to try to recruit  
14 people to come in and go into these shops as they are  
15 now, and I think that's a futile attempt unless you  
16 change the flavor of this peninsula, of this corridor  
17 between the Plaza, the Village of Great Neck, and us,  
18 and the more luxurious and nice we make it, certainly  
19 with the Playhouse and this possible Promenade and  
20 the Rose, we're going to bring in some quality  
21 residents that could be -- and then you could go and  
22 attract these stores. We're taking out -- that whole  
23 block is all retail, so that puts a little bit more  
24 value to the retail that's remaining.

25 So I agree 100 percent with it, and it's

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1 certainly worth it. It behooves us to listen to  
2 their proposal and see where it goes.

3 So, Tom, do I need an approval for the  
4 Board --

5 MR. LEVIN: Basically, the idea is to find  
6 out if the rest of the Board wanted to hear more  
7 about this proposal, in which case you could let them  
8 know and schedule them when you're available, when it  
9 works.

10 MAYOR WARNER: Okay. I didn't hear from Ira  
11 or Lanny.

12 TRUSTEE GANZFRIED: No. I like it. I think  
13 it's a great idea. I go past that building all the  
14 time. There's almost nothing left in it.

15 TRUSTEE OPPENHEIM: It was never successful.

16 TRUSTEE GANZFRIED: What's that?

17 TRUSTEE OPPENHEIM: It was never really  
18 successful.

19 TRUSTEE GANZFRIED: No. And once that bank  
20 moved out, there was an enormous amount of space left  
21 there.

22 TRUSTEE HERSHENHORN: Who are the owners  
23 now?

24 MAYOR WARNER: It's a guy from Jersey, two  
25 guys from Jersey. Not locals.

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1 TRUSTEE HERSHENHORN: They would be doing  
2 this?

3 MAYOR WARNER: Yes. They're very -- as Paul  
4 has explained to us, they're very excited to do this.

5 TRUSTEE HERSHENHORN: Very excited to get  
6 our approval and then sell it with prepackaged plans?

7 MR. LEVIN: The comment I was going to make  
8 to you is you should never approve a project based on  
9 the people who are involved in it because they could  
10 change the next day.

11 TRUSTEE HERSHENHORN: We found that out with  
12 Rose.

13 MAYOR WARNER: Has that ever happened to us  
14 before?

15 MR. LEVIN: No.

16 MAYOR WARNER: Well, that might end up  
17 working out in our favor, obviously, but, as Barbara  
18 said, they're looking for their demo permit this  
19 week, so that's good news.

20 Okay. So I'm going to reach out to them and  
21 have them attend our January 11th meeting to make a  
22 presentation.

23 DEPUTY MAYOR FARKAS: Yes. I think  
24 everybody will be pleasantly surprised by what they  
25 see.

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1 MAYOR WARNER: Yes, I agree, Jeff. I agree.  
2 Good.

3 TRUSTEE HERSHENHORN: Did they give you guys  
4 any take-home materials?

5 MAYOR WARNER: They did. I'll send you what  
6 I have, what they sent us, as far as drawings and  
7 stuff like that.

8 TRUSTEE HERSHENHORN: That would be great.

9 TRUSTEE OPPENHEIM: How large is that  
10 property?

11 MAYOR WARNER: Large. The biggest thing is  
12 going to be -- the only residents that it could  
13 possibly affect are the ones on Hilltop, and I think  
14 it's about five homes maybe, but only one home really  
15 has any proximity, and that would be the one that  
16 we'd look for some remedy for, but everybody will  
17 look at it and they'll make their judgment for  
18 themselves. It's not exactly like -- behind those  
19 homes now they don't see a beautiful vista, they see  
20 the Promenade. So it's not --

21 MS. DZIORNEY: The parking lot, actually,  
22 for the Promenade.

23 MAYOR WARNER: Right. And then if they look  
24 up they see the Promenade. It's pretty unsightly.  
25 You know, there will be talk of screening and stuff

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1 like that.

2 VILLAGE ADMINISTRATOR SANTELLI: We have a  
3 current agreement with them for a parking waiver that  
4 we collect from the property owner. It should -- I'm  
5 not sure how many more years. I'll check tomorrow.

6 MAYOR WARNER: Okay.

7 VILLAGE ADMINISTRATOR SANTELLI: I think  
8 it's to 2025, if I, you know, recall.

9 MAYOR WARNER: Okay. Village Attorney, Tom,  
10 you have nothing else for us?

11 MR. LEVIN: Nothing.

12 MAYOR WARNER: The minutes of November 9th  
13 and 17th of 2020 we all looked at and have given our  
14 comments to the Village Administrator.

15 And then it's time for the abstracts.

16 MR. LEVIN: Are you approving the minutes?

17 MAYOR WARNER: Oh, yes. Sorry. That's  
18 something that, Tom, that I'm sorry about, but when  
19 David was running the show we never did it, so I'm  
20 not used to it.

21 So I'll make a motion that --

22 MR. LEVIN: You don't have to if you don't  
23 want to because the minutes prepared by the clerk are  
24 the minutes unless the Board adopts something else.

25 MAYOR WARNER: Okay. So I'm not approving

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1 them.

2 TRUSTEE GANZFRIED: Just don't not approve  
3 them or something like that.

4 MAYOR WARNER: Right. We're not not  
5 approving them.

6 VILLAGE ADMINISTRATOR SANTELLI: I liked it  
7 better when you approved them.

8 MAYOR WARNER: Oh, yeah? It's more  
9 confidence that we're not approving them, Kathy. I  
10 have such trust in you. I don't have a problem with  
11 it.

12 Tom, you look them over anyway, don't you?

13 MR. LEVIN: Yes, I do.

14 TRUSTEE OPPENHEIM: (Inaudible.)

15 MR. LEVIN: The minutes the clerk prepares  
16 are the minutes until the Board does something  
17 different.

18 MAYOR WARNER: Lanny, you need to have your  
19 buddy, the tech guy, come up to your house.

20 TRUSTEE OPPENHEIM: Okay.

21 MAYOR WARNER: We're having sound issues.

22 VILLAGE ADMINISTRATOR SANTELLI: We didn't  
23 hear the last thing.

24 TRUSTEE OPPENHEIM: It wasn't worth  
25 repeating. I just said we spent more time discussing

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1 whether to approve the minutes than --

2 MAYOR WARNER: Than if we approved them.

3 TRUSTEE OPPENHEIM: -- than the next seven  
4 meetings worth of approvals.

5 MAYOR WARNER: Where are you going, Lanny?  
6 where have you got to go?

7 TRUSTEE OPPENHEIM: Home.

8 MAYOR WARNER: You're already home.

9 TRUSTEE OPPENHEIM: Oh, now you tell me.

10 MAYOR WARNER: It's not like you got a hot  
11 date.

12 Okay. Now the abstracts, Ira.

13 TRUSTEE GANZFRIED: Yeah. I have three  
14 abstracts for approval. Two are to be ratified,  
15 202019 and a trust abstract of number 335, and then  
16 we have to approve the general abstract, which is  
17 202020 for the November bills, \$215,674.63 on  
18 November, and that will do it.

19 MAYOR WARNER: And one addendum. Ira, Kathy  
20 and I will start to sharpen our pencils and get on to  
21 the budget, because it's not looking good.

22 DEPUTY MAYOR FARKAS: It's not pretty.

23 MAYOR WARNER: It's not pretty.

24 TRUSTEE GANZFRIED: No, it's not.

25 MAYOR WARNER: So save your shekels.

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1 VILLAGE ADMINISTRATOR SANTELLI: Who was the  
2 second on that for the abstract? I'm sorry.

3 MAYOR WARNER: Do we need to approve the  
4 abstracts?

5 VILLAGE ADMINISTRATOR SANTELLI: Yes.

6 MR. LEVIN: If you want to pay the bills you  
7 do.

8 MAYOR WARNER: Ira made the motion.

9 TRUSTEE OPPENHEIM: I'll second it.

10 MAYOR WARNER: I'll second it -- Lanny  
11 seconds.

12 Jeff?

13 DEPUTY MAYOR FARKAS: Yes.

14 MAYOR WARNER: Howard?

15 TRUSTEE HERSHENHORN: Yes.

16 MAYOR WARNER: Ira?

17 TRUSTEE GANZFRIED: Yes.

18 MAYOR WARNER: Lanny?

19 TRUSTEE OPPENHEIM: Yes.

20 MAYOR WARNER: And I approve.

21 VILLAGE ADMINISTRATOR SANTELLI: Okay.

22 Thank you.

23 MAYOR WARNER: Is there anybody that I'm not  
24 seeing on the call that has any questions or things  
25 to bring up? You said Dr. Mendell was on the call

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1 originally.

2 MR. LEVIN: Not now.

3 MAYOR WARNER: Not now.

4 Is there anybody else out there? No?

5 MR. LEVIN: Just who you see, if you're on  
6 gallery view, on the screen. That's it.

7 MAYOR WARNER: Okay. I see everybody.

8 MR. LEVIN: Just eleven people.

9 MAYOR WARNER: Okay. So, with that, I'll  
10 make a motion that we adjourn the meeting.

11 TRUSTEE HERSHENHORN: Be safe, everybody.

12 MAYOR WARNER: Stay safe.

13 VILLAGE ADMINISTRATOR SANTELLI: Second for  
14 that adjournment?

15 TRUSTEE OPPENHEIM: I second.

16 MAYOR WARNER: Lanny seconds.

17 VILLAGE ADMINISTRATOR SANTELLI: Lanny  
18 seconds. Okay.

19 All in favor?

20 MAYOR WARNER: All in favor?

21 Good night, guys, and, by the way, thank you  
22 very much.

23

24

25