

1 Minutes of the Meeting of the Board of Trustees of the Village of Great Neck Estates on Monday,
2 Monday, October 21, 2024 at 7:00 pm. at Village Hall, 4 Atwater Plaza, Great Neck, NY

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4 Present: Mayor William D. Warner
5 Deputy Mayor Jeffrey Farkas
6 Trustee Howard Hershenhorn
7 Trustee Ira D Ganzfried
8 Trustee Lilia Shemesh
9 A. Thomas Levin, Esq. Village Attorney
10 Kathleen L Santelli, Village Administrator

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12 Mayor Warner called the meeting to order at 7:00 pm.

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14 EXECUTIVE SESSION

15 On motion by Mayor Warner, seconded by Trustee Ganzfried and adopted unanimously, the Board
16 convened in executive session to discuss confidential legal advice with the Village Attorney. At
17 8:00 pm, on motion by Mayor Warner, seconded by Deputy Mayor Farkas and adopted
18 unanimously, the Board returned to public session

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20 PUBLIC HEARINGS

21 200 MNR SUN LLC Incentive Zoning & Subdivision application continued to 11/11/24

22 Mayor Warner announced that at the previous meeting, this hearing had been adjourned and
23 continued to November 11, 2024 at 8:00 pm.

24 Proposed Bill GNE 2024B in relation to incentive uses permitted in the Business D Incentive District

25 Mayor Warner stated that a notice had been published and posted calling for a public hearing to
26 consider Proposed Bill GNE 2024B in relation to incentive uses in the Business D Incentive
27 District. Mayor Warner opened the public hearing and inquired if there were any comments from
28 the public or members of the Board with regard to this proposed bill. In response to questions
29 from the public, Mayor Warner discussed the purpose of this legislation to allow existing Business
30 D Incentive uses to apply for incentive permit amendments to allow ground floor restaurant uses.
31 Hearing no other comments, a motion was offered by Deputy Mayor Farkas, seconded by Trustee
32 Shemesh, and adopted unanimously, to close the public hearing. On motion by Deputy Mayor
33 Farkas, seconded by Trustee Shemesh and adopted unanimously, the Board adopted the following
34 resolution issuing a SEQRA Negative Declaration and adopting Bill GNE 2024B as Local Law 1-
35 2024:

36 *SEQRA NEGATIVE DECLARATION RESOLUTION AND*
37 *ADOPTION OF BILL GNE 2024B*

38 *RESOLVED, that the Board hereby finds and concludes that*

39 *(a) the proposed adoption of Bill GNE 2024B is an Unlisted action under the State*
40 *Environmental Quality Review Act and its regulations;*

41 *(b) the Board is the lead agency with respect to environmental review of this proposed*
42 *action;*

43 *(c) the Board has considered the following factors in respect to its review of the*
44 *environmental impacts of the proposed action:*

45 *(i) whether the proposed action would result in any substantial*
46 *adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise*
47 *levels, nor any substantial increase in solid waste production, nor create a substantial increase in*
48 *the potential for erosion, flooding, leaching or drainage problems;*

49 *(ii) whether the proposed action would result in the removal or destruction of*
50 *large quantities of vegetation or fauna, substantial interference with the movement of any resident*
51 *or migratory fish or wildlife species, impacts on a significant habitat area, substantial adverse*
52 *impacts on a threatened or endangered species of animal or plant, or the habitat of such a species,*
53 *or other significant adverse impacts to natural resources;*

54 *(iii) whether the proposed action would impair the environmental*
55 *characteristics of any Critical Environmental Area;*

56 *(iv) whether the proposed action would conflict with the community's current*
57 *plans or goals as official approved or adopted;*

58 *(v) whether the proposed action would impair the character or quality of*
59 *important historical, archeological, architectural or aesthetic resources or of existing community*
60 *or neighborhood character;*

62 Board of Trustees
63 2024 October 21

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65 (vi) *whether the proposed action would result in a major change in the use of*
66 *either the quantity or type of energy;*

67 (vii) *whether the proposed action would create a hazard to human health;*

68 a. *whether the proposed action would create a substantial*
69 *change in the use, or intensity of use, of land, including agricultural, open space or recreational*
70 *resources, or in its capacity to support existing uses;*

71 b. *whether the proposed action would encourage or attract large*
72 *numbers of persons to any place for more than a few days, compared to the number who would*
73 *come to such place without such action;*

74 c. *whether the proposed action would create changes in two or*
75 *more elements of the environment, no one of which would have a significant impact on the*
76 *environment, but when taken considered together would result in a substantial adverse impact on*
77 *the environment;*

78 d. *whether the proposed action would create substantial*
79 *adverse impacts when considered cumulatively with any other actions, proposed or in process;*

80 e. *whether the proposed action would result in substantial*
81 *adverse impact with respect to any relevant environmental consideration, including noise,*
82 *aesthetics, traffic, air quality, water quality or adequacy of water supply, drainage, soil conditions,*
83 *or quality of life in the community in general and the immediate neighborhood in particular;*

84 (viii) *the proposed action would amend the Village Code to permit a*
85 *particular category of application to be made to the Board of Trustees during a specified period*
86 *of time, but would not commit the Village or Board to any particular course of action with respect*
87 *to any such application, approval of which application would be entirely discretionary with the*
88 *Board;*

89 (ix) *should such an application be made to the Board, such application*
90 *would be subject to environmental impact review as required by SEQRA;*

91 (x) *the enactment of proposed Bill 2024B would not have any*
92 *environmental impact, much less any significant adverse environmental impact; and*

93 (xi) *no further environmental review is required with respect to the*
94 *proposed action.*

95 *And it is further*

96 *RESOLVED, that Bill 2024B is hereby adopted, as Local Law 1-2024.*

97 A copy of the adopted law is on file with these minutes. The Administrator was directed to file
98 the local law with the Secretary of State and submit to General Code for inclusion in the Village
99 Code.

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101 BUILDING DEPARTMENT

102 Mayor Warner noted that the July-September 2024 Report of Building Department activity had
103 been distributed to the Board and is on file and available for inspection at the Village Office. On
104 motion offered by Mayor Warner, seconded by Trustee Ganzfried, and adopted unanimously, the
105 Board accepted the July-September 2024 Building Department Report.

106 On motion by Mayor Warner, seconded by Trustee Ganzfried, the Board ratified payment of
107 expenses for Michael Bogart's attendance at Mid-Hudson Training on 10/9/24 at a cost not to
108 exceed \$300.

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110 ARCHITECTURAL REVIEW BOARD

111 On motion of Mayor Warner, seconded by Deputy Mayor Farkas, and duly adopted by unanimous
112 vote, the Board affirmed the September 16, 2024 recommendations of the ARB for approval of
113 the following applications:

114 Aryea & Liron Aranoff, 81 Cedar Dr, for a sunroom addition

115 Jonathan Spiegel, 3 Tulip Dr, for a landscape plan

116 Charles & Doreen Hadid, 5 Magnolia Dr, new house & landscape plan

117 Jonathan & Tamar Hofer, 30 Deepdale Dr, new house and landscape plan

118 and to affirm the recommendation of the ARB for denial of the following application:

119 Tzu-Wei Yang, 6 Willow Pl, additional solar panels

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PUBLIC WORKS DEPARTMENT

Mayor Warner noted that the report of Public Works activity for the month of September 2024 had been distributed to the Board and is on file and available for inspection at the Village Office. On motion of Deputy Mayor Farkas, seconded by Trustee Hershenhorn, and duly adopted by unanimous vote, the Board accepted the September 2024 Public Works Department report. Deputy Mayor Farkas commended Supt Garvey for the repair to the pier gate.

POLICE DEPARTMENT

Sgt. Shannon Noor was present on behalf of Chief Moreno. Mayor Warner noted that the report of Police activity for the month of September 2024 had been distributed to the Board and is on file and available for inspection at the Village Office. On motion offered by Mayor Warner, seconded by Deputy Mayor Farkas, and adopted unanimously, the Board accepted the September 2024 Police Department report.

PARK-POOL-TENNIS – No report

ENVIRONMENTAL COMMISSION

Commissioner Matt Klein was present and stated that the Pond Park walkway project is on hold. Mr. Mugdan of the Udall’s Cove Preservation Committee is awaiting approval of the project from the DEC. Commissioner Klein also commented with respect to possible use of residential properties for religious worship purposes.

CABLE COMMISSION - No report

GNE CIVIC ASSOCIATION – No report

MAYOR’S REPORT

H2M Zoning & GIS Map

The Board discussed the proposal from H2M Architects and Engineers for creation of a updated Village Zoning Map integrated with the Nassau County GIS system. Village Attorney Levin recommended that the Board request a presentation from H2M at the next meeting, so that the Board and public may have a better understanding of the proposal. The Village Administrator was requested to contact H2M to arrange a presentation.

Ratify 2024 Justice Court Grant Application

Mayor Warner stated that after discussion with individual Board members, this application had been signed prior to Board approval, due to application deadlines which expired before the date of this meeting. Deputy Mayor Farkas offered the following resolution, which was seconded by Trustee Ganzfried, and adopted unanimously,

WHEREAS, the Board of Trustees (“Board”) of the Village of Great Neck Estates has received a request from the Village Justice Court for authorization to apply to the Office of Court Administration for a 2024 JCAP Grant from the Unified Court System, to be utilized for computer support, furniture (filing cabinets) and other supplies and equipment, and

WHEREAS, it is in the interests of the Village and its taxpayers to pursue such an application, as such funding would be used for a public purpose and would reduce expenses which the Village might otherwise incur,

NOW, THEREFORE, BE IT

RESOLVED, that the Board of the Village of Great Neck Estates authorizes the Village of Great Neck Estates Village Justice Court to apply for a JCAP grant in the 2024 grant cycle up to \$7,045.02 and ratifies Mayor Warner’s signature on the application.

Hollander– Request for a Block Party & Waiver of Insurance requirement

Mayor Warner stated that an application, including signatures from a majority of neighbors, had been received from Mr & Mrs Liel Hollander of 12 Amherst Road for permission to hold a block party on October 27, 2024 from 2pm to 5pm The application was referred to the Police Department for evaluation and recommendation. After review of the recommendations, and discussion, on motion offered by Mayor Warner, seconded by Trustee Ganzfried, and adopted unanimously, the Board waived all insurance requirements required by the Village Code, and any other deficiencies in the application. Pursuant to the Village Code, the Mayor will determine whether to issue the requested permit.

185 Board of Trustees
186 2024 October 21
187

188 CLERK-TREASURER

189 Mayor Warner noted that the final financial report for fiscal year end May 31, 2024 and the
190 financial report for September 2024 had been submitted to the Board and are on file and available
191 for inspection at the Village Office. On motion offered by Mayor Warner, seconded by Trustee
192 Ganzfried, and adopted unanimously, the Board accepted the May 31, 2024 final report and
193 September 2024 financial report.

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195 MINUTES

196 Mayor Warner stated that draft minutes of September 9 & September 24, 2024 meetings have been
197 reviewed by the Village Attorney. On motion offered by Mayor Warner, seconded by Trustee
198 Hershenthorn, and adopted unanimously, the Board approved the minutes of September 9 &
199 September 24, 2024 as amended and presented to the Board. The approved minutes are on file in
200 the Village office.

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202 ABSTRACTS

203 On motion offered by Trustee Ganzfried, seconded by Trustee Shemesh, and adopted by a
204 unanimous vote, the Board ratified payment claims on General Abstract #202415, in the amount
205 of \$167,713.27 for additional August bills and General Abstract #202416 in the amount of
206 \$306,001.24 for September contractual bills; and approved the payment of claims on General
207 Abstract #202417 for additional September bills, in the amount of \$71,664.96 for August bills.

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209 There being no further business, on motion offered of Mayor Warner. seconded by Trustee
210 Hershenthorn, and adopted by unanimous vote, the meeting was adjourned at 8:47 pm.

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212 Respectfully submitted,
213 Kathleen L Santelli
214 Village Administrator