

1 Reviewed Draft

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3 Minutes of the Meeting of the Board of Trustees of the Village of Great Neck Estates on Monday,
4 Monday, September 9, 2024 at 7:00 pm. at Village Hall, 4 Atwater Plaza, Great Neck, NY

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

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

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16 EXECUTIVE SESSION

17 Mayor Warner called the meeting to order at 7:10 pm.

18 On motion by Mayor Warner, seconded by Trustee Ganzfried and adopted unanimously, the Board
19 convened in executive session to discuss legal advice with counsel. No action was taken in
20 executive session.

21 On motion by Deputy Mayor Farkas, seconded by Trustee Ganzfried and adopted unanimously,
22 the Board returned to public session at 8:05 pm.

23

24 200 MNR SUN LLC PUBLIC HEARING. Incentive Zoning & Subdivision application.

25 Mayor Warner opened the public hearing. The minutes of the hearing were transcribed
26 stenographically and are on file in the Village office.

27 After hearing all interested persons, on motion of Mayor Warner, seconded by Trustee Ganzfried,
28 and adopted unanimously, the Board continued the public hearing to October 21, 2024 at 8:00 pm.

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30 BUILDING DEPARTMENT

31 Mayor Warner noted that the June-August 2024 Report of Building Department activity had been
32 distributed to the Board and is on file and available for inspection at the Village Office. On motion
33 offered by Mayor Warner, seconded by Deputy Mayor Farkas, and adopted unanimously, the
34 Board accepted the June-August 2024 Building Department Report.

35

36 ARCHITECTURAL REVIEW BOARD

37 On motion of Mayor Warner, seconded by Trustee Hershenhorn, and duly adopted by unanimous
38 vote, the Board affirmed the August 19, 2024 recommendations of the ARB for approval of the
39 following application:

40 George Abramov, 120 Middle Neck Road, Sign

41 and for disapproval of the following applications:

42 Tzu-Wei Yang, 6 Willow Place, additional solar panels

43 Aryea & Liton Aranoff, 81 Cedar Drive, sunroom addition

44

45 PUBLIC WORKS DEPARTMENT

46 Mayor Warner noted that the report of Public Works activity for the month of August 2024 had
47 been distributed to the Board and is on file and available for inspection at the Village Office. On
48 motion of Trustee Hershenhorn, seconded by Trustee Shemesh, and duly adopted by unanimous
49 vote, the Board accepted the August 2024 Public Works Department report.

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51 POLICE DEPARTMENT

52 Sgt. Shannon Noor was present on behalf of Chief Moreno.

53 Mayor Warner noted that the report of Police activity for the month of August 2024 had been
54 distributed to the Board and is on file and available for inspection at the Village Office. On motion
55 offered by Trustee Hershenhorn, seconded by Trustee Ganzfried, and adopted unanimously, the
56 Board accepted the August 2024 Police Department report.

57 Resolution Designating Property as Surplus

58 On motion offered by Mayor Warner, seconded by Trustee Ganzfried, the following resolution
59 was adopted unanimously:

60 WHEREAS, the Village of Great Neck Estates (“Village”) heretofore acquired various
61 vehicles, equipment and property (herein collectively referred to as “property”) which thereafter
62 has been used for various purposes; and

63
64 WHEREAS, such property is no longer needed, or has reached the end of its useful life for
65 the Village, to the extent that it is no longer reasonable or feasible for the Village to continue to
66 own and maintain such property;

67 NOW, THEREFORE, BE IT

68 RESOLVED, that the Village Board of Trustees does hereby declare the following property
69 to be surplus, and authorizes and directs the Village Administrator to solicit proposals (including
70 proposals for sale of such property at auction) for the sale of such property in its present and
71 existing condition, and location, and without any warranties, express or implied:

72 2017 Chevrolet Tahoe 4WD Four Door SUV VIN #1GNSKFEC1HR274377

73 2004 Honda Rancher 400 ATV VIN #478TE294844001193

74 2012 Kawasaki Teryx 750 ATV VIN #JKARFDN15CB504206

75 and it is further

76 RESOLVED, that the Board of Trustees hereby delegates to the Village Administrator the
77 power and authority to designate or select the purchaser, or other disposition, of each such property
78 based upon a determination as to which proposal is in the best interests of the Village and
79 consistent with applicable legal requirements, and it is further

80 RESOLVED, that the Mayor, or his designee, is authorized to execute and deliver a bill of
81 sale or such other documentation as may reasonably be required to effectuate the transfer of such
82 property to its approved purchaser upon payment in full for the purchase price for such property.

83

84 PARK-POOL-TENNIS – No report

85 ENVIRONMENTAL COMMISSION – No report

86 CABLE COMMISSION - No report

87 GNE CIVIC ASSOCIATION – No report

88

89 MAYOR’S REPORT

90 Old Mill II Subdivision Application

91 Paul Bloom Esq. of Harras Bloom & Archer LLP. and Mr. Frank Lalezarian of Lalezarian
92 Properties LLC were present requesting a modification of the October 6, 2018 decision of the
93 Board of Trustees regarding the principal amount of the Surety Bond required as security for the
94 performance of repairing any damage caused to Clover Drive or any other Village of Great Neck
95 Estates roads due to the construction of the Old Mill II Subdivision. After discussion, Mayor
96 Warner stated that the Village will obtain an estimate for Clover Drive and consider modifying
97 the amount of the required surety bond, and authorizing a cash bond to be posted in place of a
98 surety bond.

99 Old Mill II Subdivision Stormwater Pollution Prevention Plan (SWPPP)Review

100 Building Official Dziorney stated that Great Neck Estates is required to complete an MS4
101 Acceptance form. She has been in contact with H2M Architects & Engineers, who reviewed the
102 SWPPP for the Village of Great Neck, and they would be willing to review the Plan for Great
103 Neck Estates at a minimal fee. The Board requested Building Official Dziorney to contact H2M
104 to obtain a proposal for this review.

105 Authorize purchase of FNB LI Certificate of Deposit

106 On motion of Trustee Ganzfried, seconded by Trustee Hershenhorn, and adopted unanimously,
107 the Board authorized the Village Administrator to purchase a Certificate of Deposit from the First
108 National Bank Community Amenity Fund in the amount of \$550,000.00 for 7 months at a rate of
109 5.00%, such CD to be held upon the same terms and conditions as applicable to the Community
110 Amenity Fund.

111 Set Public Hearing – Proposed Bill GNE 2024B

112 On motion of Deputy Mayor Farkas, seconded by Trustee Hershenhorn, and adopted unanimously,
113 the Board scheduled a public hearing to be held on Monday, October 21, 2024, at 8 pm, to consider
114 adoption of Proposed Bill GNE 2024B to amend the Code of the Village of Great Neck Estates in
115 relation to incentive uses permitted in the Business D Incentive District to include a ground floor
116 restaurant use in a residential building, without any required off-street parking.

117

118 CLERK-TREASURER

119 Mayor Warner noted that the financial report for August 2024 had been submitted to the Board
120 and is on file and available for inspection at the Village Office. On motion offered by Mayor
121 Warner, seconded by Trustee Ganzfried, and adopted unanimously, the Board accepted the August
122 2024 Financial Report.

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126 MINUTES

127 Mayor Warner stated that draft minutes of August 12, 2024 meeting have been reviewed by the
128 Village Attorney. On motion offered by Mayor Warner, seconded by Trustee Hershenhorn, and
129 adopted unanimously, the Board approved the minutes of August 12, 2024 as amended and
130 presented to the Board. The approved minutes are on file in the Village office.

131

132 ABSTRACTS

133 On motion offered by Trustee Ganzfried, seconded by Mayor Warner, and adopted by a unanimous
134 vote, the Board ratified payment claims on General Abstract #202412, in the amount of
135 \$106,732.07 and General Abstract #202413 in the amount of \$7,744.98 for contractual bills; and
136 approved the payment of claims on General Abstract #202414, \$181,314.49 for August bills.

137

138 There being no further business, on motion offered of Trustee Hershenhorn. seconded by Mayor
139 Warner, and adopted by unanimous vote, the meeting was adjourned at 10:45 pm.

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141 Respectfully submitted,

142 Kathleen L Santelli

143 Village Administrator