

1 Minutes of the Meeting of the Board of Trustees of the Village of Great Neck Estates on Monday,  
2 Monday, January 13, 2025 at 7:00 pm. at Village Hall, 4 Atwater Plaza, Great Neck, NY

3  
4 Present: Mayor William D. Warner  
5 Deputy Mayor Jeffrey Farkas (arrived at 7:40)  
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

11  
12 Mayor Warner called the meeting to order at 7:02 pm. Deputy Mayor Farkas was not present at  
13 the start of the meeting.

14  
15 EXECUTIVE SESSION

16 On motion by Mayor Warner, seconded by Trustee Ganzfried and adopted by a vote of 4-0, the  
17 Board convened in executive session to obtain and discuss legal advice, matters leading to the  
18 hiring of one or more persons or entities, and collective bargaining matters.

19 Deputy Mayor Farkas joined the meeting at 7:40 pm.

20 The Board took no action in executive session.

21 On motion by Deputy Mayor Farkas, seconded by Trustee Ganzfried, and adopted unanimously,  
22 the Board returned to public session at 8:02 pm.

23  
24 PUBLIC HEARINGS

25 200 MNR SUN LLC Incentive Zoning Amendment & Subdivision application (continuation)

26 The applicant has requested an adjournment of this hearing, in order to prepare amendments to the  
27 application. On motion of Mayor Warner, seconded by Trustee Hershenhorn, and adopted  
28 unanimously, the continued hearing was adjourned without a date.

29 FIRST PLAYHOUSE Case #3-2024 102-112 Middle Neck Road

30 Mayor Warner stated that a notice had been published and posted calling for a public hearing to  
31 consider an amendment to the previously issued First Playhouse Incentive Zoning Permit to add a  
32 restaurant use, reduce the amount of retail use and determine the required off-street parking spaces  
33 required for the permitted uses.

34 Verbatim Minutes attached

35 After hearing all interested persons, the hearing was closed on motion by Trustee Hershenhorn,  
36 seconded by Trustee Ganzfried, and adopted unanimously.

37 The Board discussed Case #3-2024. On motion by Trustee Hershenhorn, seconded by Trustee  
38 Ganzfried and adopted unanimously, the Board issued the following decision conditionally  
39 granting the application:

40 **RESOLUTION FURTHER AMENDING PREVIOUS APPROVAL**  
41 **OF AN INCENTIVE ZONING PERMIT GRANTED TO**  
42 **FIRST PLAYHOUSE OF GREAT NECK CORP.**

43 WHEREAS, the Board of Trustees previously received, reviewed, and approved (subject  
44 to stated conditions) an application by First Playhouse of Great Neck Corp. for the granting of an  
45 Incentive Use Permit; and

46 WHEREAS, such approval included approval of specific plans for the proposed  
47 construction, as well as other pertinent conditions; and

48 WHEREAS, First Playhouse of Great Neck Corp. previously applied for various  
49 amendments and extensions of time in relation to the proposed project, which applications have  
50 been granted, with conditions, to the extent stated in previously resolutions of the Board of  
51 Trustees; and

52 WHEREAS, in Case BT 3-2024. and pursuant to Village Code §340-13, as amended by  
53 Local Law 1-2024, First Playhouse of Great Neck Corp., has applied (the proposed "Action") to  
54 further amend the existing amended incentive zoning permit and approved plans for use of  
55 property located at 102-112 Middle Neck Road, Great Neck, New York for multiple family  
56 residence and retail uses, to add a restaurant use, reduce the amount of retail use, and determine  
57 the required number of off-street parking spaces for the permitted uses, all with respect to Premises  
58 are also known as Section 2, Block 38, Lot 116 on the Nassau County land and Tax Map, and

59 WHEREAS, the Board of Trustees duly held a public hearing with respect to the proposed  
60 Action, at which hearing all interested persons were heard; and

61 WHEREAS, having heard all interested persons, the Board of Trustees concluded that  
62 public hearing on January 13, 2025; and

63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124

WHEREAS, the Board of Trustees heretofore has issued its Negative Declaration resolution with respect to environmental impacts of the proposed development, and the proposed Action makes no material change in the substantive elements of the development which require any further or additional environmental impact review pursuant to the State Environmental Quality Review Act; and

WHEREAS, the Nassau County Planning Commission has not proposed any changes or modifications to the proposed Action, and has recommended that the Board take action is it may deem appropriate;

NOW, THEREFORE, BE IT RESOLVED, that, the Board of Trustees hereby approves the proposed Action consisting of further amendment of the previously issued Incentive Zoning Permit in accordance with the construction plans proposed with this application, and a waiver of off-street parking requirements for the proposed restaurant use, subject to the following terms and conditions:

1. The applicant shall obtain building permits for any proposed changes or additions in the previously approved construction within ninety (90) days of this approval, and shall complete construction of the changes or additions, including obtaining all required certificates of occupancy/completion, within six (6) months from the date of issuance of such permits. Upon documentation of circumstances satisfactory to the Board, the foregoing time limits may be modified upon letter application and, in the discretion of the Board, without a public hearing;
2. All construction at the subject property, and the use of such property, and off-street parking, shall be in compliance with the incentive zoning permits and approvals previously granted, except as modified in this resolution;
3. All use of the subjects property shall be in compliance with the requirements of the Village Code, and the incentive zoning permits and approvals previously granted, except as modified in this resolution.
4. The proposed restaurant use shall not commence, nor at any time continue, unless the restaurant has a current restaurant license as required by the Village Code;
5. In other respects, and except as expressly amended by this resolution, the terms and conditions of the previous incentive zoning approval, as previously amended, shall remain in full force and effect.

BUILDING DEPARTMENT

Mayor Warner noted that the October-December 2024 Report of Building Department activity 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 Trustee Ganzfried, and adopted unanimously, the Board accepted the October-December 2024 Building Department Report.

2 Gloucester Court – Request for refund of building permit fees

Building Official Dzorney stated that a request had been received from Jing Wen Wang & Tian Dong, prior owners of 2 Gloucester Court, for a refund of Building Permit Fees. The Board discussed the application, and the Village Code provisions regarding such refunds. On motion of Deputy Mayor Farkas, seconded by Trustee Shemesh, the Board authorized a refund of \$14,462.50.

ARCHITECTURAL REVIEW BOARD

On motion of Trustee Ganzfried, seconded by Mayor Warner, and adopted unanimously, the Board approved the following application:

Young Mi Lee, 2 Gloucester Ct, interior & exterior renovations, new façade, portico, windows, et. And disapproved the following application:

Shouwick & Manju Gupta-Koley, 11 Mirrielees Circle, interior renovations, 1-story addition, new deck, outdoor stairs, retaining wall, carport & driveway, demo of raised deck & stone wall.

PUBLIC WORKS DEPARTMENT

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

Newport Engineering PC

125 Board of Trustees  
126 2025 January 13  
127

128 The Board discussed a proposal from Newport Engineering PC for the Road Program Evaluation  
129 Phase. Deputy Mayor Farkas reported that Eyring Corp. is highly regarded, had provided services  
130 to the Village previously in relation to an emergency pool repair, and has been retained by Villages  
131 of Kings Point, Great Neck Plaza, Kensington, Sea Cliff, Roslyn, Garden City, & Asharoken. On  
132 motion of Deputy Mayor Farkas, seconded by Mayor Warner, and adopted unanimously, the Board  
133 approved the proposal of Newport Engineering PC for Evaluation Phase; Task I, Item a-d at a cost  
134 not to exceed \$14,500, subject to revision of the proposal in form to be approved by the Village  
135 Attorney, to require review and approval of bid documents by the Village Attorney and to include  
136 necessary services for SEQRA review, if any.

137 Emergency Repair Village Office Vault Roof

138 Deputy Mayor Farkas reported that the staff had discovered water intrusion in the vault at the  
139 Village office, which necessitated immediate repair. On motion of Deputy Mayor Farkas, seconded  
140 by Mayor Warner, and adopted unanimously, the Board ratified an emergency repair to the Village  
141 Office Vault Roof by Eyring Corp at a cost of \$25,100.

142 Replacement Street Light Bulbs

143 Deputy Mayor Farkas stated that Welsbach has installed demonstration Corn-Cob replacement  
144 bulbs at several locations and requested that Board members evaluate them submit their  
145 preferences as to which type of bulb is preferred.

146  
147 Deputy Mayor Farkas was excused and left the meeting at 8:40 pm.  
148

149 POLICE DEPARTMENT

150 Sgt. Sean Murtagh was present on behalf of Chief Moreno.

151 Mayor Warner noted that the report of Police activity for the month of December 2024 had been  
152 distributed to the Board and is on file and available for inspection at the Village Office. On motion  
153 offered by Mayor Warner, seconded by Trustee Ganzfried, and adopted by a vote of 4-0, the Board  
154 accepted the December 2024 Police Department report.

155 Mrs. Sarit Elias of 28 Clover Drive was present and discussed the recent police activity.  
156

157 PARK-POOL-TENNIS

158 Park Commissioner Toch was present and discussed last season's budget and her field report. She  
159 also discussed lifeguard salaries for the 2025 season. On motion by Trustee Hershenthorn,  
160 seconded by Trustee Ganzfried and adopted by a vote of 4-0, the Board agreed to increase the  
161 lifeguards' 2025 hourly compensation by \$2 per hour.  
162

163 ENVIRONMENTAL COMMISSION

164 Commissioner Matt Klein was present and reported that several Board members had viewed the  
165 new trail at Pond Park. Commissioner Klein discussed incidents of ice skating at the Pond during  
166 the recent cold spell.  
167

168 CABLE COMMISSION – No report

169 GNE CIVIC ASSOCIATION – No report  
170

171 MAYOR'S REPORT

172 Resolution Designating Polling Places & Hours of Election

173 The Board adopted the following resolution on motion of Mayor Warner, seconded by Trustee  
174 Ganzfried, and adopted by a vote of 4-0,

175 WHEREAS, pursuant to the Election Law, the Board of Trustees is required, to designate  
176 the polling place for the Village election to be held on March 18, 2025, and the hours of election.

177 NOW, THEREFORE, BE IT RESOLVED, that the polling place for the village election to  
178 be held on March 18, 2025 shall be Great Neck Estates Village Hall, 4 Atwater Plaza, Great Neck  
179 Estates, New York and it is further

180 RESOLVED, that the hours of the said Village election shall be from Noon to 9 p.m.  
181 inclusive.

182 Resolution Designating Inspectors of Election

183 The Board adopted the following resolution on motion of Mayor Warner, seconded by Trustee  
184 Ganzfried, and adopted by a vote of 4-0,

185 WHEREAS, pursuant to the Election Law of the State of New York, personal registration  
186 is not required in the Village of Great Neck Estates for Village elections, and

187  
188  
189  
190 WHEREAS, pursuant to the Election Law, the Board of Trustees is required, at least 40  
191 days prior to the village election, to appoint an even number of inspectors of election, and fix their  
192 compensation, and designate one of them as Chair.

193 NOW, THEREFORE, BE IT RESOLVED, that the following persons are hereby  
194 designated and appointed inspectors of election, and they shall meet on Tuesday, March 18, 2025  
195 at the place designated for such Village election, between the hours of Noon and 9 p.m., inclusive,  
196 for the purpose of the Village election:

197 NAME	ADDRESS	PHONE	PARTY
198 Maryam Ghermezian	4 Mirrielees Rd Great Neck Estates, NY 11021	516-423-6093	Democrat
200 Delorise Stover	102 Pond Hill Rd Great Neck, NY 11020	516-495-2206 516-365-0736	Democrat (Alternate)
202 Gerald Traub	1 Kensington Gate PH-24 Great Neck, NY 11021	516-773-3319	Republican
204 Izora Freeman	101 Grandview Ave Great Neck, NY 11021	516-835-3331	Republican (Alternate)

206 AND, IT IS FURTHER RESOLVED, that Maryam Ghermezian be, and hereby is,  
207 designated to act as Chair of said inspectors of election, and it is further

208 RESOLVED, that the compensation for each of the aforesaid inspectors of election shall  
209 be \$175 for each day that said inspectors of election may be required to serve.

210 All American Extermination Agreement

211 On motion of Mayor Warner, seconded by Trustee Ganzfried, and adopted by a vote of 4-0, the  
212 Board authorized Mayor Warner to sign an agreement with All-American Brothers Pest Control  
213 for the period January 1, 2025 through and including December 31, 2025 at various locations in  
214 the Village at a cost of \$305 monthly.

215 Reschedule April Board of Trustees Meeting Date

216 On motion of Mayor Warner, seconded by Trustee Shemesh, and adopted by a vote of 4-0, the  
217 Board rescheduled the April meeting date to April 2, 2025 at 7:00 pm, due to the holidays.

218 Belgrave Water Pollution Control District fee Schedule

219 The Village Administrator distributed the 2025 Belgrave Walter Pollution Control District Fee  
220 Schedule to the Board. No action is required, and none was taken.

221  
222 CLERK-TREASURER

223 Mayor Warner noted that the financial report for December 2024 had been submitted to the Board  
224 and is on file and available for inspection at the Village Office. On motion offered by Mayor  
225 Warner, seconded by Trustee Ganzfried, and adopted by a vote of 4-0, the Board accepted the  
226 December 2024 financial report.

227  
228 MINUTES

229 Mayor Warner stated that draft minutes of the December 9 and 18, 2024 meetings has been  
230 reviewed by the Village Attorney. On motion offered by Mayor Warner, seconded by Trustee  
231 Ganzfried, and adopted by a vote of 4-0, the Board approved the minutes of December 9 and 18,  
232 2024 as amended and presented to the Board. The approved minutes are on file in the Village  
233 office.

234  
235 ABSTRACTS

236 On motion offered by Trustee Ganzfried, seconded by Mayor Warner, and adopted by a vote of 4-  
237 0, the Board ratified payment claims on Abstract #202422 in the amount of \$150,591.67 for  
238 contractual bills; and to approve the payment of claims on General Abstract #202423 in the amount  
239 of \$381,936.24 for December bills and Trust Abstract #370 in the amount of \$144.00 for NYS  
240 Disability

241  
242 Trustee Shemesh thanked the Village staff for their efforts and supportive services.

243  
244 There being no further business, on motion offered Trustee Hershenhorn. seconded by Trustee  
245 Ganzfried, and adopted by a vote of 4-0, the meeting was adjourned at 9:15 pm.

246  
247 Respectfully submitted,  
248 Kathleen L Santelli  
249 Village Administrator