

1 Minutes of the Meeting of the Board of Trustees of the Village of Great Neck Estates on Monday,  
2 Monday, June 10, 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 Ira Ganzfried  
7 Trustee Howard Hershenhorn  
8 Trustee Lilia Shemesh  
9 Kathleen L Santelli, Village Administrator  
10 A. Thomas Levin, Esq. Village Attorney

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

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14 EXECUTIVE SESSION

15 Mayor Warner called the meeting to order at 7:00 pm. Trustee Hershenhorn was not present at the  
16 start of the meeting.

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18 On motion by Mayor Warner, seconded by Trustee Ganzfried, and adopted unanimously, the  
19 Board convened in executive session for legal advice, at 7:01 pm.

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21 The Village Attorney and Frank Fish (BFJ Planning) were present in the executive session. The  
22 Board discussed matters pertaining to legal advice with respect to the pending application of 200  
23 MNR Sun LLC. Trustee Hershenhorn joined the meeting at 7:10 pm. Mr. Fish left the meeting at  
24 7:42 pm. Building Official Barbara Dzorney joined the meeting for discussion of matters  
25 pertaining to legal advice with respect to an application from First Playhouse of Great Neck  
26 Corp. Ms. Dzorney left the meeting at 7:56 pm.

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28 The Board discussed various legal issues with the Village Attorney.

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30 At 8:03 pm, on motion by Mayor Warner, seconded by Trustee Ganzfried and adopted  
31 unanimously, the Board returned to public session.

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33 PUBLIC HEARINGS

34 McKinley Rose LLC Amendment

35 Mayor Warner stated that a notice had been published and posted calling for a public hearing to  
36 consider the application of McKinley Rose LLC, for an amendment of an Incentive Zoning Permit  
37 with respect to the property located at 212-230 Middle Neck Road.

38 Mayor Warner opened the public hearing and inquired if there was anyone present who wishes to  
39 be heard with regard to this matter. Mr. Dave Terry, McKinley Rose LLC, Vice-President of  
40 Multi-Family Division, was present and requesting that the permit be amended to incorporate the  
41 “as built” plans for the subject premises. Building Official Dzorney reported that the changes to  
42 the application are minor, and for the purposes of conforming the approve plans to the “as built  
43 plans” There were no public comments.

44 On motion of Trustee Hershenhorn, seconded by Trustee Ganzfried, and duly adopted by  
45 unanimous vote, the Board (a) determined that the proposed action is a Type II Action pursuant to  
46 the State Environmental Quality Review Act, (b) granted the request to amend the previously  
47 approved Incentive Zoning permit to accept the “as built” plans submitted by the applicant, on  
48 condition that all other previously adopted conditions shall remain in effect. for the premises at  
49 212-230 Middle Neck Rd, also known as 218 Middle Neck Rd.

50 200 MNR SUN LLC – 180-200 Middle Neck Road

51 Mayor Warner stated that this public hearing had been continued from May 13, 2024 to consider  
52 the application of 200 MNR Sun LLC for (a) a change of zone from Business D to Business  
53 Overlay District, (b) an incentive zoning permit, and (c) subdivision approval for a proposed  
54 condominium development.

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56 Verbatim minutes on file with these minutes

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58 After hearing all interested persons, including comments from the Village’s consultant, BFJ  
59 Planning LLC, and Building Office Dzorney, on motion offered by Trustee Ganzfried, seconded  
60 by Trustee Hershenhorn, and adopted unanimously, the Board continued this public hearing to  
61 July 8, 2024 at 8:00 pm.

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66 At 10:25 pm, on motion by Deputy Mayor Farkas, seconded by Trustee Shemesh, and adopted  
67 unanimously, the Board recessed the meeting, and returned to public session at 10:30 pm.  
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69 BUILDING DEPARTMENT

70 Mayor Warner noted that the March-May 2024 Report of Building Department activity had been  
71 distributed to the Board and is on file and available for inspection at the Village Office. On motion  
72 offered by Trustee Hershenhorn, seconded by Mayor Warner, and adopted unanimously, the Board  
73 accepted the March-May 2024 Building Department Report.  
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75 ARCHITECTURAL REVIEW BOARD

76 On motion of Deputy Mayor Farkas, seconded by Trustee Hershenhorn, and duly adopted by  
77 unanimous vote, the Board affirmed the May 20, 2024 recommendations of the ARB for approval  
78 of the following applications:

79 Spinwave Pickleball Inc, 138A Middle Neck Rd, Sign

80 Mishel Sadr Payami, 25 Mirrielees Circle, New windows

81 Shalom Isaac & Elita Abraham, 31 North Clover Dr, Windows, deck, exterior finishes etc

82 and disapproval of the following applications:

83 Pharmatopia Inc, 98 Middle Neck Rd, Sign/awning

84 Jin Wen Yang, 2 Gloucester Ct, New one-family residence

85 On motion of Trustee Hershenhorn, seconded by Trustee Shemesh, and duly adopted by a vote of  
86 4-0, Trustee Ganzfried abstaining, the Board affirmed the May 20, 2024 recommendation of the  
87 ARB for approval of the following application:

88 Danoff Orthodontics, 16 Middle Neck Rd, Suite #1, two signs  
89

90 PUBLIC WORKS DEPARTMENT

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

95 Mayor Warner commended the Public Works Department for the beautiful park. Trustee Shemesh  
96 discussed the drop off at the boat ramp. Supt Garvey stated that the ramp has been back filled and  
97 suggested that the boat owners check the tide schedule.  
98

99 POLICE DEPARTMENT

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

101 Mayor Warner noted that the report of Police activity for the month of May 2024 had been  
102 distributed to the Board and is on file and available for inspection at the Village Office. On motion  
103 offered by Trustee Hershenhorn, seconded by Mayor Warner, and adopted unanimously, the Board  
104 accepted the May 2024 Police Department report.

105 Trustee Shemesh discussed enforcement on Middle Neck Road for double-parking, intersection of  
106 Middle Neck Road & Cedar Drive, and RAVE resident notifications & light outages.

107 Public Bid for Electric Vehicle

108 On motion of Trustee Hershenhorn, seconded by Mayor Warner, and adopted unanimously, the  
109 Board authorized the Village Administrator to publish and post a legal notice inviting sealed  
110 proposals for the purchase of one new electric 2023 or newer model vehicle for the Police  
111 Department. to be returned by July 3, 2024 at a time designated by the Village Administrator..  
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113 ENVIRONMENTAL COMMISSION – No report

114 CABLE COMMISSION – No report

115 GNE CIVIC ASSOCIATION – No report  
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117 PARK-POOL-TENNIS

118 Deputy Mayor Farkas reported that he had obtained various proposals for resurfacing of the tennis  
119 courts. No action was taken on this matter.  
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125 Board of Trustees

126 2024 June 10

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128 MAYOR’S REPORT

129 Summer Tennis Agreement

130 On motion of Deputy Mayor Farkas, seconded by Trustee Ganzfried, and adopted unanimously,  
131 the Board voted to authorize Mayor Warner to sign the 2024 summer Tennis Concession License  
132 Agreement.

133 Seasonal Appointment

134 Mayor Warner appointed Ana Maria Chavez as Seasonal Cleaner the 2024 summer season. On  
135 motion of Trustee Ganzfried, seconded by Trustee Hershenhorn, and adopted unanimously, the  
136 Board approved the Mayor’s appointment of Ana Maria Chavez at the hourly rate of \$22 effective  
137 immediately.

138 Cullen & Danowski Auditing Agreement

139 On motion offered by Trustee Hershenhorn, seconded by Trustee Ganzfried, the Board authorized  
140 Mayor Warner to sign an agreement with Cullen & Danowski, for auditing services at a cost not  
141 to exceed \$23,500. in the format reviewed and approved by the Village Attorney.

142 Day Camp in the Park License Agreement

143 On motion offered by Trustee Hershenhorn, seconded by Trustee Ganzfried, and adopted  
144 unanimously, it is

145         RESOLVED, that the Board of Trustees, as lead agency, hereby finds and concludes that  
146 the proposed resolution to renew a license agreement for the operation of a day camp in the Village  
147 Park for Village residents is a Type II Action pursuant to 6 NYCRR §617.5 (c) (32), which  
148 requires no environmental impact review, and it is further

149         RESOLVED, that Mayor Warner is authorized to sign a license agreement with Day Camp  
150 in the Park, Inc., in a form approved by the Village Attorney, to operate a day camp at the Village  
151 Park for children who are residents of the Village for the period June 27, 2024 through and  
152 including August 23, 2024 between the hours of 9 am and 4 pm on Monday through Friday,  
153 excluding legal holidays.

154 Park Walkway Railing

155 Mayor Warner stated that Supt Garvey had obtained proposals for installation of the park walkway  
156 railing. On motion of Trustee Hershenhorn, seconded by Trustee Ganzfried, and adopted  
157 unanimously, the Board voted to authorize the installation of a park walkway railing by Carls  
158 Fence Co., Inc. at a cost not to exceed \$3,560.

159 First Playhouse Parking Reimbursement

160 On motion of Mayor Warner, seconded by Trustee Hershenhorn, and unanimously adopted, the  
161 Board established the required reimbursement for loss of parking meter income for four parking  
162 spaces on Maple Drive for the period June 27, 2024 through and including October 11, 2024 as  
163 \$1,620.00, and directed the Village Administrator to request payment.

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165 VILLAGE ATTORNEY

166 On motion of Trustee Hershenhorn, seconded by Deputy Mayor Warner, the Board authorized the  
167 Mayor to sign a consulting agreement with Great Neck Architecture PC in a form approved by the  
168 Village Attorney.

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170 CLERK-TREASURER

171 Mayor Warner noted that the preliminary financial report for May 2024 had been submitted to the  
172 Board and is on file and available for inspection at the Village Office. On motion offered by  
173 Mayor Warner, seconded by Howard Hershenhorn, and adopted unanimously, the Board accepted  
174 the Preliminary May 2024 Financial Report.

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176 MINUTES

177 Mayor Warner stated that draft minutes of May 13, 2024 meeting have been reviewed by the  
178 Village Attorney. On motion offered by Mayor Warner, seconded by Trustee Ganzfried, and  
179 adopted unanimously, the Board approved the minutes of May 13, 2024 as amended and presented  
180 to the Board. The approved minutes are on file in the Village office.

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182 ABSTRACTS

183 On motion offered by Trustee Ganzfried, seconded by Mayor Warner, and adopted by a unanimous  
184 vote, the Board ratified payment claims on General Abstract #202334, \$23,295.52 for contractual  
185 bills; General Abstract #202335, \$38,648.32 SCAR Refunds; General Abstract #202336,  
186 \$20,116.57 SCAR Refunds; General Abstract #202336, \$23,188.28 SCAR Refunds; and approved

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Board of Trustees  
2024 June 10

the payment of claims on General Abstract #202401, \$15,900 Police Uniform Allowance; General Abstract #202402, additional May bills; General Abstract #2024003 in the amount of \$393,075.36 for June bills and Trust Abstract #364 in the amount of \$30 for contribution refunds.

There being no further business, on motion offered of Trustee Hershenhorn. seconded by Trustee Ganzfried, and adopted by unanimous vote, the meeting was adjourned at 11:00 pm.

Respectfully submitted,  
Kathleen L Santelli  
Village Administrator