

1 Minutes of the Meeting of the Board of Trustees of the Village of Great Neck Estates on Monday,  
2 Monday, March 11, 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 Trustee Ira Ganzfried  
6 Trustee Howard Hershenhorn  
7 Trustee Michael J. Smiley  
8 Kathleen L Santelli, Village Administrator

9 Excused: Deputy Mayor Jeffrey Farkas

10 By Teleconference: A.Thomas Levin, Esq. Village Attorney (Executive Session only)

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12 Mayor Warner called the meeting to order at 7:02 pm.

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14 EXECUTIVE SESSION

15 On motion by Mayor Warner, seconded by Trustee Ganzfried, and adopted unanimously, the  
16 Board convened in executive session to obtain legal advice and to discuss pending litigation and  
17 collective bargaining matters..

18 Mr. Levin left the meeting at 7:25 pm.

19 The Board took no action in executive session.

20 At 7:57 pm on motion by Mayor Warner, seconded by Trustee Ganzfried, and adopted  
21 unanimously, the Board returned to public session.

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23 PUBLIC HEARING

24 Mayor Warner stated that a notice had been published and posted calling for a public hearing to  
25 consider the proposed agreement with Vigilant Engine Hook & Ladder Co., Inc. for fire protection  
26 and emergency ambulance service for the period January 1, 2024 through and including December  
27 31, 2024.

28 Mayor Warner opened the public hearing and inquired if there was anyone present who wished to  
29 be heard with regard to this matter. Hearing no comments, on motion of Trustee Ganzfried,  
30 seconded by Trustee Hershenhorn, and adopted unanimously, the Board authorized Mayor Warner  
31 to close the public hearing. On motion of Mayor Warner, seconded by Trustee Ganzfried, and  
32 adopted unanimously, the Board voted to authorize the Mayor to sign the proposed agreement with  
33 Vigilant Hook & Ladder Company and to authorize payments as provided in this contract.

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35 BUILDING DEPARTMENT

36 Mayor Warner noted that the December 2023-February 2024 Report of Building Department  
37 activity had been distributed to the Board and is on file and available for inspection at the Village  
38 Office. On motion offered by Trustee Hershenhorn, seconded by Trustee Ganzfried, and adopted  
39 unanimously, the Board accepted the December 2023-February 2024 Building Department Report.  
40 In response to Mr. Nafisi's inquiry regarding the former LimeLite establishment, Mayor Warner  
41 stated a building permit has been issued for interior alterations for a retail store.

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43 ARCHITECTURAL REVIEW BOARD

44 On motion of Trustee Hershenhorn, seconded by Trustee Smiley, and duly adopted by unanimous  
45 vote, the Board affirmed the February 28, 2024 recommendations of the ARB for approval of the  
46 following application:

47 7 Mirrielees Rd LLC, 7 Mirrielees Rd, New 1-family residence w/attached 2-car garage

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49 PUBLIC WORKS DEPARTMENT

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

54 Supt Garvey stated that although we have had little snow to date this winter, the salt shed has been  
55 very beneficial. Supt Garvey has been in contact with Nassau County regarding obtaining the  
56 balance of Village salt stored at their facility.

57 Mrs. Selma Soykan of 2 Boxwood Drive was present and expressed her concern about the  
58 condition of the intersection of Laurel Drive & Bayview Avenue. Mayor Warner explained that  
59 Bayview Avenue is owned and maintained by Nassau County. Supt Garvey stated that the County  
60 has begun repair on Bayview and he will bring this particular location to their attention.

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66 POLICE DEPARTMENT

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

68 Mayor Warner noted that the report of Police activity for the month of February 2024 had been  
69 distributed to the Board and is on file and available for inspection at the Village Office. On motion  
70 offered by Trustee Hershenthorn, seconded by Trustee Smiley, and adopted unanimously, the  
71 Board accepted the Police Department report.

72 Sgt Noor stated the Village is awaiting the new model Tesla which should be available in  
73 approximately two months and location of the charging station is to be determined.

74 In response to an inquiry from Anthony Ruzzi of 160 Middle Neck Road, Mayor Warner advised  
75 that our Consultant has requested an extension of the grant due to a delay in availability of the  
76 ZEV stations for the Municipal Parking Lot.

77 Mrs. Alterbaum inquired about burglaries in the Village and restrictions on storage of lithium  
78 batteries. Mayor Warner responded that burglaries in the Village have primarily been crimes of  
79 convenience and he is not aware of existing legislation regarding storage of lithium batteries.

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81 CABLE COMMISSION – No report

82 GNE CIVIC ASSOCIATION - No report

83  
84 PARK-POOL-TENNIS

85 Mayor Warner stated that he and Park Commissioner Toch had interviewed one promising  
86 candidate and there may be one or two other candidates for the position of Pool/Park Director who  
87 will be hired in accordance with Nassau County Civil Service regulations.

88 Mr. & Mrs. Alterbaum and Ms. Emily Frank urged the Board to proceed.

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90 ENVIRONMENTAL COMMISSION

91 Member Emily Frank was present and stated that a budget request had been sent by  
92 Commissioner Klein. Ms. Frank expressed appreciation to Supt Garvey and the Public Works  
93 Department for providing wood chips for the trails at Pond Park. Ms. Frank discussed “No Mow  
94 May” for Pond Park and replacement of the sign at Ascot. Mrs. Alterbaum discussed the  
95 proliferation of cats in the neighborhood and was advised that Safety Inspector Bogart had  
96 attempted to contact the resident.

97  
98 MAYOR’S REPORT

99 Kenwood Gardens Conditional Use Permit

100 Mayor Warner stated that as required by General Municipal Law, this application had been referred  
101 to the Nassau County Planning Commission for their recommendation as a prerequisite to Board  
102 action. Since the 30-day period since referral to the Commission has elapsed, a motion was offered  
103 by Mayor Warner and seconded by Trustee Smiley, to ratify the February 12, 2024 approval of the  
104 Conditional Use Permit. The foregoing was adopted by a vote of 3-0, Trustee Ganzfried recused  
105 from participation or voting in this matter..

106 Resolution Classifying the Incentive Zoning & Subdivision Application of 200 MNR SUN LLC

107 On motion of Mayor Warner, seconded by Trustee Ganzfried,

108 WHEREAS, the Board of Trustees is considering an application from 200 MNR Sun LLC  
109 for various forms of zoning relief, and for subdivision approval, with respect to the property  
110 located a 180-200 Middle Neck Road, Great Neck Estates; and

111 WHEREAS, the Board, as Lead Agency, has reviewed the Environmental Assessment  
112 Form prepared and submitted with the application; and

113 WHEREAS, the Board has the responsibility to classify the proposed action pursuant to  
114 the State Environmental Quality Review Act (SEQRA) and the regulations adopted pursuant  
115 thereto;

116 NOW, THEREFORE, BE IT

117 RESOLVED, that the Board of Trustees hereby finds and determines as follows:

118 (a) The proposed action is not a Type I Action, as that category defined in 6  
119 NYCRR 617.4; and

120 (b) The proposed action is not a Type II Action as that category is defined in 6  
121 NYCRR 617.5; and

122 (c) The proposed action is an Unlisted Action; and it is further

123 RESOLVED, that environmental impact review of the proposed action will be conducted  
124 in conjunction with the public hearing(s) to be held with respect to the application, in the course

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of which review the Board will consider all relevant environmental impacts, including, without limitation:

- (a) whether the proposed action would result in any substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, or any substantial increase in solid waste production, or create a substantial increase in the potential for erosion, flooding, leaching or drainage problems;
- (b) whether the proposed action would result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on a significant habitat area, substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse impacts to natural resources;
- (c) whether the proposed action would impair the environmental characteristics of any Critical Environmental Area;
- (d) whether the proposed action would conflict with the community's current plans or goals as official approved or adopted;
- (e) whether the proposed action would impair the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character;
- (f) whether the proposed action would result in a major change in the use of either the quantity or type of energy;
- (g) whether the proposed action would create a hazard to human health;
- (h) whether the proposed action would create a substantial change in the use, or intensity of use, of land, including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (i) whether the proposed action would encourage or attract large numbers of persons to any place for more than a few days, compared to the number who would come to such place without such action;
- (j) whether the proposed action would create changes in two or more elements of the environment, no one of which would have a significant impact on the environment, but when taken considered together would result in a substantial adverse impact on the environment;
- (k) whether the proposed action would create substantial adverse impacts when considered cumulatively with any other actions, proposed or in process;
- (l) whether the proposed action would result in substantial adverse impact with respect to any relevant environmental consideration, including noise, aesthetics, traffic, air quality, water quality or adequacy of water supply, drainage, soil conditions, or quality of life in the community in general and the immediate neighborhood in particular.

Set Public Hearing – 200 MNR SUN LLC

On motion of Trustee Hershenhorn, seconded by Trustee Ganzfried, and adopted unanimously, the Board voted to schedule a public hearing to be held on April 8, 2024, and publish and post legal notices, to consider the application of 200 MNR Sun LLC for a change of zoning classification from Business D to Business Incentive Overlay District, an incentive zoning permit, and subdivision approval to develop the property at 180-200 Middle Neck Road for a five-story multi-family residential building.

Village Justice Court Consultant Agreement

Mayor Warner stated that in the absence of a second Clerk to Village Justice, the Board intends to retain the personal services of a former Court employee to assist with the training and review of operations of the Court. On motion of Trustee Hershenhorn, seconded by Trustee Smiley, the Board voted to authorize Mayor Warner to sign an agreement with Justice Court Consultant, Christine Addiego, at an hourly rate of \$40 per hour on an as-needed basis.

Clerk to Village Justice Adjustment

Mayor Warner stated that Gina Samula-Singh has single-handedly maintained the output of the Court Office for the last three plus months. On motion of Mayor Warner, seconded by Trustee Smiley, and adopted unanimously, the Board voted to authorize a \$2,000 salary increase, effective immediately.

Municipal Valuation Proposals

On motion of Mayor Warner, seconded by Trustee Hershenhorn, and adopted unanimously, the Board voted to authorize Mayor Warner, to sign the proposals from Municipal Valuation Services, Inc. for an annual update at a cost not to exceed \$16,500 and for Small Claims Hearings representation at \$125/case.

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190 In response to a request from Shervin Nafisi of 17 Ridge Drive East for a copy of the assessment  
191 roll in excel format, the Administrator stated that the assessment roll is not available in excel  
192 format. Mayor Warner suggested that Mr. Nafisi send his request in writing which will be  
193 forwarded to the assessment consultant.

194 AIM Funding

195 Mayor Warner stated that NYS Aid and Incentives for Municipalities (AIM) has not increased in  
196 15 years and the Village is joining in a campaign to urge Governor Hochul , the State and the  
197 Assembly to increase funding in the 2024-25 State Budget. Mr Nafisi commented in favor, Mr.  
198 Weinberg was concerned it would increase State taxes.

199 On motion of Trustee Hershenhorn, seconded by Trustee Ganzfried, and unanimously adopted, the  
200 Board approved the following resolution:

201 Whereas, the Aid and Incentives for Municipalities (AIM) program plays a critical role in  
202 funding essential municipal services for cities and villages across New York State; and

203 Whereas, city and village officials share the same priorities as our State leaders. which is  
204 to make New York safer and more affordable; and

205 Whereas, New York’s local governments, who are on the frontlines of controlling property  
206 tax affordability and ensuring public safety, are integral to achieving those goals; and

207 Whereas, the State has not increased AIM funding in 15 years and, according to the Bureau  
208 of Labor Statistics, inflation has increased by nearly 45% during that same period; and

209 Whereas, this neglect from the State has led to rising municipal tax burdens and harmful  
210 disinvestment in essential municipal services and staff; and

211 Whereas, the property tax cap further limits the ability of local governments to properly  
212 fund the services their residents need; and

213 Whereas, the challenges of rising inflation, the increasing costs of labor and supplies, and  
214 the end of extraordinary federal aid, only accentuate the need for an increase in AIM funding; and

215 Whereas, the Governor’s 2024-25 Executive Budget proposes to keep AIM funding flat;  
216 and

217 Whereas, an increase in AIM funding would reduce the local tax burden and help revitalize  
218 communities across New York;

219 Now, therefore, be it

220 RESOLVED, that the Board of Trustees of the Village of Great Neck Estates urges  
221 Governor Hochul to work with the leaders of the Senate and Assembly and increase AIM funding  
222 in the 2024-25 adopted State Budget; and be it further

223 RESOLVED, that the Village Administrator shall transmit a copy of this resolution to  
224 Governor Kathy Hochul, Senate Majority Leader Andrea Stewart-Cousins, Assembly Speaker  
225 Carl Heastie, State Senator Jack M. Martins, Assembly Member Gina L. Sillitti, and the New York  
226 State Conference of Mayors.

227 Memorial Day Parade

228 Mayor Warner stated that the Village had received a parade permit application from the American  
229 Legion for Memorial Day which he intended to sign. On motion of Mayor Warner, seconded by  
230 Trustee Hershenhorn, and adopted unanimously, the Board voted to approve a \$100 participation  
231 fee and to waive the permit fee and insurance requirements.

232 Modern Samurai Project

233 On motion of Trustee Hershenhorn, seconded by Trustee Ganzfried, and adopted unanimously, the  
234 Board voted to authorize Police Officer LaMonica to attend a 2-day course at Modern Samurai  
235 Project on August 1 & 2, 2024 at a cost not to exceed \$1,000. Sgt Noor explained that this is a  
236 Development Course in which Officer LaMonica will be trained as an Instructor in Red Dot Optics.

237 Udall’s Cove Clean-up

238 Mayor Warner stated that the Village had received a request from the Udalls Cove Preservation  
239 Committee. On motion of Trustee Ganzfried, seconded by Trustee Ganzfried, and unanimously  
240 adopted, the Board voted to grant permission to the Udalls Cove Preservation Committee to  
241 conduct their annual clean-up of the shoreline in front of Great Neck Estates on Saturday, April  
242 13, 2024 from 10:30 am to 1:30 PM. The Administrator was directed to post on the Village website  
243 and to notify the Police Department. Ms. Frank and Mrs. Shemesh discussed an alternate plan.

244 2024 Restaurant License Renewals

245 Mayor Warner stated that he had approved the following restaurant license renewals:

246	Elite Pizza	94 Middle Neck Rd
247	Golden Garden	150A Middle Neck Rd
248	Grill Time	86 & 90 Middle Neck Rd

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La Pizzeria & La Gelato	114-116 Middle Neck Rd
Ralph's Famous Italian Ices	150 Middle Neck Rd
Rothchilds Coffee & Kitchen	76 Middle Neck Rd

First Playhouse Parking Reimbursement

On motion of Trustee Hershenhorn, seconded by Trustee Ganzfried, and unanimously adopted, the Board established the required reimbursement for loss of parking meter income for four parking spaces on Maple Drive for the period March 13, 2024 through and including June 26, 2024 as \$1,620.00, and directed the Village Administrator to request payment.

Tentative Budget & Proposed Bill 2024A

On motion of Trustee Ganzfried, seconded by Trustee Smiley, and adopted unanimously, the Board voted to schedule, and publish and post legal notices for, a public hearing to be held on Monday, April 8, 2024 to consider the tentative budget and Proposed Bill 2024A, a local law authorizing the Village to exceed the tax cap limit established in GML §3-c.

CLERK-TREASURER

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

MINUTES

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

ABSTRACTS

On motion offered by Trustee Ganzfried, seconded by Trustee Smiley, and adopted by a unanimous vote, the Board ratified payment of General Abstract #202328 in the amount of \$26,923.76 for contractual bills; and approved the payment of claims on General Abstract #202329, in the amount of \$326,849.78 for February bills.

On motion of Trustee Hershenhorn. seconded by Trustee Ganzfried, and adopted by a unanimous vote, the meeting was adjourned at 9.02 pm.

Respectfully submitted,  
Kathleen L Santelli  
Village Administrator