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Revised Draft

Minutes of the Meeting of the Board of Trustees of the Village of Great Neck Estates on Monday, Monday, August 12, 2024 at 7:00 pm. at Village Hall, 4 Atwater Plaza, Great Neck, NY

Present: Mayor William D. Warner  
Deputy Mayor Jeffrey Farkas  
Trustee Howard Hershenhorn  
Kathleen L Santelli, Village Administrator  
A. Thomas Levin, Esq. Village Attorney

Excused: Trustee Ira D Ganzfried  
Trustee Lilia Shemesh

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

EXECUTIVE SESSION

On motion by Deputy Mayor Farkas, seconded by Trustee Hershenhorn and adopted unanimously, the Board convened in executive session at 7 pm to discuss legal advice with the Village Attorney, and matters pertaining to the financial and employment history of a particular individual.

At 8:00 pm, the Board returned to public session on motion by Trustee Hershenhorn, seconded by Deputy Mayor Farkas and adopted unanimously.

200 MNR SUN LLC PUBLIC HEARING. The Mayor announced that at the previous meeting, this hearing had been adjourned and continued to September 9,2024 at 8:00 pm.

BUILDING DEPARTMENT

Mayor Warner noted that the May-July 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 Trustee Hershenhorn, seconded by Deputy Mayor Farkas, and adopted unanimously, the Board accepted the May-July 2024 Building Department Report.

Request for Building Permit Extension – Abraham 31 North Clover Drive

Mrs. Elita Abraham, owner of property at 31 South Drive was present to request a 6-month extension of her Building Permit BP22-79 & BP22-79A for interior & exterior renovations.

On motion by Trustee Hershenhorn, seconded by Deputy Mayor Farkas nd adopted unanimously, it was Resolved, that the application of Isaac & Elita Abraham for a further extension of building permit(s) BP22-79 & BP22-79A is granted, upon the following conditions:

1. the extension is granted to and including February 12, 2025. (the “Extension Date”);
2. in the event all work pursuant to the permit(s) is not completed and a Certificate of Occupancy/Completion obtained from the Village on or before the Extension Date,
  - a. the permit(s) shall be further extended for an additional period of 60 days (the “Further Extension Date”) provided that on or before the Extension Date, the applicant will pay to the Village the daily the sum of \$150.00 in advance as a civil penalty for each and every day on which the applicant has not obtained a Certificate of Occupancy/Completion, commencing on the Extension Date and continuing to and including the Further Extension Date, and
  - b. in the event that the applicant has not obtained a Certificate of Occupancy/Completion by the Further Extension Date, the permit(s) shall expire at the end of the applicable extension periods and shall not be further renewed or extended.

ARCHITECTURAL REVIEW BOARD

On motion of Deputy Mayor Farkas, seconded by Mayor Warner, and duly adopted by unanimous vote, the Board affirmed the July 22, 2024 recommendations of the ARB for approval of the following applications:

Tatyana Gradayeba, 98 Middle Neck Rd, Sign  
Jessica Tuchinsky, 1Shore Dr, 2<sup>nd</sup> floor addition over garage  
Jac & Jon Tulip LLC, 3 Tulip Dr, New one-family residence

PUBLIC WORKS DEPARTMENT

Mayor Warner noted that the report of Public Works activity for the month of July 2024 had been distributed to the Board and is on file and available for inspection at the Village Office. On motion

62 of Deputy Mayor Farkas, seconded by Trustee Hershenhorn, and duly adopted by unanimous vote,  
63 the Board accepted the July 2024 Public Works Department report.

64 POLICE DEPARTMENT

65 Sgt. Sean Murtagh was present on behalf of Chief Moreno.  
66 Board of Trustees  
67 2024 August 12  
68

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

73 IACP Conference

74 On motion of Mayor Warner, seconded by Deputy Mayor Farkas, and adopted unanimously, the  
75 Board authorized Chief Moreno to attend the International Association of Chiefs of Police  
76 Conference in Boston, MA on October 19-23 at a cost not to exceed \$3,000.  
77

78 PARK-POOL-TENNIS

79 Park Rules

80 The Board discussed amending the portion of the park rules with respect to tennis and agreed that  
81 the remainder of the rules should be reviewed and further revised. Trustee Hershenhorn moved  
82 the following resolution, which was seconded by Deputy Mayor Farkas, adopted unanimously:

83 RESOLVED, that the portion of the park rules and regulations regarding “Tennis” shall be  
84 amended, effective immediately to read as follows:

85 TENNIS

86 *All outside courts (tennis & pickleball) will be overseen and managed by the Village, or an entity*  
87 *authorized by the Village to do so. Reservations may be made 24 hours in advance by using the*  
88 *Court Reserve System “Courtreserve.com” or by calling 516-233-2790. Players without*  
89 *reservations will be accommodated ONLY if courts are available. The facility hours of operation*  
90 *for the outdoor season will be daily, weather permitting, from 7am until dusk. A resident ID and*  
91 *tennis shoes are required. Guests of residents must pay a \$5 fee to use the tennis or pickleball*  
92 *courts.*

93 *Lessons may be given on the courts only by qualified professionals approved by the Village. Ball*  
94 *machines or other mechanical devices to propel tennis balls may not be used on any outdoor*  
95 *court without prior Village approval.*

96 *Please refer to the **OUTDOOR GUIDELINES** for additional information by using this QR Code:*



97  
98 Pier Gate Installation

99 On motion of Deputy Mayor Farkas, seconded by Trustee Hershenhorn, and adopted unanimously,  
100 the Board authorized the installation of gate at the pier by North Shore Fence at a cost not to exceed  
101 \$1,325.

102 ENVIRONMENTAL COMMISSION

103 Commissioner Klein and Member Frank were present and reported that small fencing and rain  
104 barrels were installed in Pond Park; the native plant garden and rye grass is doing well rye grasses.  
105 Commissioner Klein discussed the proposed plans by Mr. Mugdan of the Udall’s Cove  
106 Preservation Committee for an additional trail in the Park.  
107

108 CABLE COMMISSION

109 Commissioner Randy Chaplin was present and reported that the Cable Commission is in  
110 negotiations for renewal of the franchise agreements with Verizon and Altice. Commissioner  
111 Chaplin stated that the prior agreements expired in 2018. Commissioner Chaplin informed the  
112 Board of the NSTV 40<sup>th</sup> Anniversary Celebration to be held on October 24, 2024 at which  
113 Comptroller Thomas DiNapoli will be honored, and encouraged Board participation.  
114

115 GNE CIVIC ASSOCIATION

116 On motion of Trustee Hershenhorn, seconded by Deputy Mayor Farkas, and adopted unanimously,  
117 the Board voted to co-sponsor the Labor Day Picnic & Carnival in the amount of \$2,329 for which

118 the Village will have no role in the conduct or oversight of the event, subject to insurance coverage  
119 to fully indemnify the Village against any claims.

120  
121 MAYOR'S REPORT

122 Mayday Communications

123 Board of Trustees

124 2024 August 12

125  
126 On motion offered by Trustee Hershenhorn, seconded by Deputy Mayor Farkas, and adopted  
127 unanimously, the Board authorized Mayor Warner to sign the annual service agreement with  
128 Mayday Communications at an annual cost of \$1,600.

129 Gold Coast Agreement

130 On motion of Trustee Hershenhorn, seconded by Deputy Mayor Farkas, and unanimously adopted,  
131 the Board authorized Mayor Warner to sign an agreement with Great Neck Center for the Visual  
132 & Performing Arts, Inc. d/b/a Gold Coast Arts Center, subject to the Village receiving a copy of a  
133 policy endorsement naming the Village, its' officers, agents and employees as additionally insured,  
134 subject to Village Attorney approval as to form.

135 NYS DEC MS4 Mapping Grant

136 Mayor Warner stated that D & B Engineers had prepared the MS4 Mapping Grant Application  
137 which was required to be signed and filed by July 31, 2024. In order to meet the deadline, the  
138 application was timely filed. On motion of Deputy Mayor Farkas, seconded by Trustee  
139 Hershenhorn and adopted unanimously, the Board voted to ratify the Mayor's execution of the  
140 NYS DEC MS4 Mapping Grant Application.

141 Appointments

142 Secretary to the Board

143 Mayor Warner announced that Debby Lyons had retired from this position as of July 31, 2024.  
144 Mayor Warner appointed Alexa M. Guercia as Secretary to the Board of Trustees. On motion of  
145 Trustee Hershenhorn, seconded by Deputy Mayor Farkas, and adopted unanimously, the Board  
146 approved Mayor Warner's appointment of Alexa M. Guercia as Secretary to the Board at an annual  
147 salary of \$45,000.

148 Seasonal Appointment

149 Mayor Warner appointed Victoria Wen as lifeguard. On motion of Deputy Mayor Farkas,  
150 seconded by Trustee Hershenhorn, and adopted unanimously, the Board approved the Mayor's  
151 appointment of Victoria Wen as Lifeguard at \$18/per hour.

152 Justice Court Clerk Conference

153 Mayor Warner reported that he had received requests from Village Justice Schaffer and Village  
154 Justice Green for Gina Samula-Singh to attend the Annual NYS Association of Magistrates Court  
155 Clerks Conference On motion of Mayor Warner, seconded by Deputy Mayor Farkas, and adopted  
156 unanimously, the Board authorized Gina Samula-Singh to attend the NYSAMCC Conference on  
157 Sept 29 through October 2, 2024 in Niagara Falls at a cost not to exceed \$1,100.

158 CSEA Addendum

159 On motion of Deputy Mayor Farkas, seconded by Trustee Hershenhorn, and adopted unanimously,  
160 the Board authorized Mayor Warner to sign the CSEA Addendum, effective June 1, 2024

161 Reschedule October meeting

162 On motion by Deputy Mayor Farkas, seconded by Trustee Hershenhorn, and adopted unanimously,  
163 the Board rescheduled the October Board meeting to October 21, 2024 a 7:00 pm, with an  
164 executive session to commence at that time and the regular meeting to resume at 8:00 pm.

165 Set Public Hearing - First Playhouse Incentive Zone Permit Amendment, Special Use Permit & Off-Street  
166 Parking Waiver Application.

167 On motion of Mayor Warner, seconded by Trustee Hershenhorn, and adopted unanimously, the  
168 Board scheduled a public hearing for October 21, 2024 at 8:00 pm, and authorized required legal  
169 notices to be given.

170 Old Mill II Subdivision

171 Paul Bloom Esq. of Harras Bloom & Archer LLP was present on behalf of Old Mill II LLC  
172 Subdivision application and reported that the subdivision approval was finally obtained from the  
173 NC Planning Commission on May 8, 2024. Applicant requested an extension of time within which  
174 to pay the fee required by the previous approvals. On motion of Trustee Hershenhorn, seconded  
175 by Mayor Warner, and adopted unanimously, the Board extended the time to make the required  
176 payments, as follows: (a) \$550,000 to be paid on or before September 1, 2024, and (b) the  
177 remaining balance to be paid on or before February 13, 2025 together with interest at the rate of  
178 5% from August 13, 2024 to and including the date of payment.

179  
180 LIFEGUARDS

181 Nicole Toch, reported with respect to the supply of lifeguards for the remainder of the Pool season.  
182 On motion by Deputy Mayor Farkas, seconded by Trustee Hershenhorn, and adopted  
183 unanimously, the Board authorized a \$3 per hour compensation for lifeguard staff and \$1 per hour  
184 compensation, for hours worked August 19 through September 2, 2024.

185  
186 Board of Trustees  
187 2024 August 12

188  
189 CLERK-TREASURER

190 Mayor Warner noted that the financial report for July 2024 had been submitted to the Board and  
191 is on file and available for inspection at the Village Office. On motion offered by Trustee  
192 Hershenhorn, seconded by Deputy Mayor Farkas, and adopted unanimously, the Board accepted  
193 the Preliminary July 2024 Financial Report.

194  
195 MINUTES

196 Mayor Warner stated that draft minutes of July 8, 2024 meeting have been reviewed by the Village  
197 Attorney. On motion offered by Mayor Warner, seconded by Trustee Hershenhorn, and adopted  
198 unanimously, the Board approved the minutes of July 8, 2024 as amended and presented to the  
199 Board. The approved minutes are on file in the Village office.

200  
201 ABSTRACTS

202 On motion offered by Trustee Hershenhorn, seconded by Deputy Mayor Farkas, and adopted by a  
203 unanimous vote, the Board ratified payment claims on General Abstract #202407, \$189,946.89 for  
204 additional June bills; General Abstract #202408, \$14,645.92 for addl May bills; General Abstract  
205 #202409, \$30,817.32 for contractual bills; General Abstract #202410, \$6,334.40 for additional  
206 May bills and Trust Abstract #366, \$541.17 for deposit refunds and approved the payment of  
207 claims on General Abstract #202411, \$330,578.81 for July bills.

208  
209 There being no further business, on motion offered of Mayor Warner. seconded by Trustee  
210 Hershenhorn, and adopted by unanimous vote, the meeting was adjourned at 9:24 pm.

211  
212 Respectfully submitted,  
213 Kathleen L Santelli  
214 Village Administrator