



**Board of Trustees Meeting  
VILLAGE OF GREAT NECK  
May 21, 2024  
Agenda**

**I. PLEDGE OF ALLEGIANCE**

**II. DEPARTMENTAL REPORTS**

- A. NCPD Report - Mar 2024
- B. Buildings Department April 2024 Report
- C. Department of Public Works April 2024 Report

**III. OLD BUSINESS**

**IV. PUBLIC HEARING**

**V. NEW BUSINESS**

- A. Tax Certiorari - 620 Middle Neck Road

**VI. MINUTES**

- A. Minutes of 05/07/2024 Meeting

**VII. ABSTRACTS**

- A. Abstract 05-24-24

**VIII. PUBLIC COMMENTS, INQUIRIES, ETC. (NOT TO EXCEED 3 MINUTES)**

**IX. FOR YOUR INFORMATION**

**X. ADJOURNMENT**



**ITEM TITLE:**

NCPD Report - Mar 2024

**ATTACHMENTS:**

	Description	Type
	NCPD Report	Backup Material

# Nassau County



# Police Department

BRUCE A. BLAKEMAN  
COUNTY EXECUTIVE

1490 Franklin Avenue  
Mineola, New York 11501  
(516) 573-8800

PATRICK J. RYDER  
COMMISSIONER

100 Community Drive  
Manhasset, NY 11030

April 22, 2024

Mayor Pedram Bral  
Village of Great Neck  
61 Baker Hill Road  
Great Neck, New York 11023

Dear Mayor Bral:

Shown below is the Police Report for the month of March 2024:

AUTO ACCIDENTS

Accidents: See attached

AIDED CASES (other than auto)

Total Aided: 35

BURGLARY RESIDENCE

None

BURGLARY BUSINESS

None

ROBBERY

None

LARCENY AUTO

None

LARCENY (other than auto)

(1) Incident

CRIMINAL MISCHIEF

(2) Incidents

SUMMONS

Movers: 78

Parkers: 21

Very truly yours,

Catrina Rhatigan  
Deputy Commanding Officer  
Sixth Precinct

Accidents for GREAT NECK for the month of March 2024

DATE	LOCATION	INJURY
03/01/2024	OXFORD BLVD and CAMBRIDGE RD Failure to Yield Right-of-way Failure to Yield Right-of-way	1
03/02/2024	ELLARD AVE and FLOYD PL Failure to Yield Right-of-way	0
03/02/2024	MIDDLE NECK RD and ARRANDALE AVE Backing Unsafely	0
03/02/2024	S MIDDLE NECK RD and HILL PARK AVE Passing or Lane Usage Improper	0
03/03/2024	E SHORE RD and RAVINE RD Following to Closely Turning Improperly	0
03/06/2024	HICKS LA and FOREST ROW Failure to Yield Right-of-way	0
03/12/2024	S MIDDLE NECK RD and NORTHERN BLVD Failure to Yield Right-of-way	1
03/15/2024	BEACH RD and POLO RD Traffic Control Disregarded	0
03/20/2024	NORTHERN BLVD and BELMONT RD Following to Closely	0
03/21/2024	S MIDDLE NECK RD and SCHENCK AVE Turning Improperly	0
03/22/2024	MIDDLE NECK RD and CEDAR DR Failure to Yield Right-of-way	0
03/25/2024	BAKER HILL RD and MIDDLE NECK RD	0

Accidents for GREAT NECK for the month of March 2024

DATE	LOCATION	INJURY
03/26/2024	STEAMBOAT RD and POTTERS LA Following to Closely	1



**ITEM TITLE:**

Buildings Department April 2024 Report



**ITEM TITLE:**

Department of Public Works April 2024 Report



**ITEM TITLE:**

Tax Certiorari - 620 Middle Neck Road

**SUBJECT:**

Village Assessor has negotiated the case known as Chesvan Assests LLC, located at 620 Middle Neck Road (1/133/31), housing Beefly, with the Forchelli Law Group. The property is improved with a mixed use building. The site has a land area of 0.0523 acre (2,280 sq.ft.), constructed circa, 1913.

The years under review are 2018 through 2024.

The assessment is as follows:

2019	470,800
2020 to 2021	485,000
2022	533,500
2023 to 2024	586,850

The petitioner's original request was for a refund of \$6,485 and a final assessment of 238,594 for the 2024 assessment roll.

After negotiating the case, the petitioner agreed to lump sum of \$3,000 and no change in AV for the 2024 tax year, with NO moratorium.

This negotiation provided the Village defense against unsubstantiated reductions in assessment and unjust refunds.

**Resolution:**

**WHEREAS**, there is now pending in the Supreme Court, Nassau County, a proceeding by Petitioner Chesvan Assetes LLC, the owner of certain real property located at 620 Middle Neck Road, and more particularly described as Section 1, Block 133 and Lot 31 within the Village of Great Neck, to reduce the assessed valuation placed on said property for Village tax purposes for tax years 2019 through 2024; and

**WHEREAS**, the Village of Great Neck Board of Trustees, in consultation with the Village Assessor and legal counsel, has considered the terms of a proposed settlement resolving the pending proceeding; and

**WHEREAS**, the Board of Trustees finds that settlement pursuant to the terms and conditions set forth below shall be in the interests of the Village;

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Trustees hereby approves the proposed settlement of the above tax certiorari proceeding, on the terms detailed below, and authorizes



counsel to enter into a stipulation of settlement, consent judgment or such other instruments as are necessary to settle and resolve this proceeding, and further, to agree to such additional terms and conditions as counsel deems necessary and prudent; and

**BE IT FURTHER RESOLVED**, that upon presentation of a so-ordered judgment, stipulation or order of the Court, the Village Treasurer shall have authority to remit and pay to Petitioner a lump sum payment of Three Thousand (\$3,000) Dollars representing the full refund amount owed pursuant to the settlement; and

**FURTHER RESOLVED**, that there shall be no change in annual assessment of the subject real property.



**ITEM TITLE:**

Minutes of 05/07/2024 Meeting



**ITEM TITLE:**

Abstract 05-24-24