Board of Trustees Meeting
VILLAGE OF GREAT NECK
May 5, 2026
Agenda

I. PLEDGE OF ALLEGIANCE

II. DEPARTMENTAL REPORTS

III. OLD BUSINESS

A. Façade Review - 733 MNR
B. Resident Concern Regarding Parking at 221 MNR
C. Schedule a Shredding Day for Village of Great Neck Residents

IV. PUBLIC HEARING

A. Public Hearing to Amend Article I of Section 111 of the Village Code

V. NEW BUSINESS

A. Hearing to Grant Certain Approvals - 514 MNR
B. The American Legion Request to Hang Memorial Day Parade Banner
C. Appointment of Members to Great Neck Housing Authority
D. Resolution to Expand the Residency Requirements for the Village's 2026 General Election's Inspectors to Encompass all of Nassau County
E. Appointment of Election Inspectors
F. Village Hall Summer Hours 2026

VI. MINUTES

A. Minutes of 04/14/26 Meeting
B. Minutes of 04/21/26 Meeting

VII. ABSTRACTS

A. Abstract 05-08-26

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

IX. FOR YOUR INFORMATION

X. ADJOURNMENT

ITEM TITLE:
Façade Review - 733 MNR

ITEM TITLE:
Resident Concern Regarding Parking at 221 MNR

ATTACHMENTS:

	Description	Type
🗋	Letter	Backup Material

RICHLAND
MANAGEMENT COMPANY

Christian Antigua
Christian@richlandmgmt.com
10 Welwyn Road | PO Box 222120
Great Neck, NY 11022-2120
Tel: 516.487.2912 Ext. 101
Fax: 516.487.2938

March 27, 2026. **REGULAR MAIL**

Village of Great Neck Board of Trustees
Village Hall
767 Middle Neck Road
Great Neck, NY 11021

Re: Request to Be Placed on the Village Meeting Agenda – Safety Concern Regarding Public Parking Space at 221 Middle Neck Road

Dear Members of the Board of Trustees,

On behalf of the Board of Directors of 221 Middle Neck Owners Corp., we respectfully request that representatives of our Board be placed on an upcoming Village meeting agenda to discuss a serious safety concern involving a public parking space located at the north end of the sidewalk adjacent to the entrance/exit of the 221 Middle Neck Road parking lot.

This particular parking space creates a significant blind spot for residents exiting the lot, limiting visibility and creating a hazardous condition for both drivers going down Middle Neck Road as well as the residents exiting the lot. Of particular concern are pedestrians traveling along the sidewalk on high-speed electric scooters and electric bicycles, who can approach the driveway quickly and with limited reaction time for motorists attempting to exit the property safely.

The Board believes this condition presents a substantial safety risk and would like the opportunity to present its concerns and formally discuss the removal of this parking space in the interest of public safety.

We respectfully ask that this matter be placed on the agenda for the next available Village meeting so that representatives of the Co-op Board may address the Board of Trustees directly.

Thank you for your time and consideration of this important matter.

Sincerely,

Christian Antigua
Richland Management Company Inc.
As Agent for 221 Middle Neck Owners Corp.

ITEM TITLE:

Schedule a Shredding Day for Village of Great Neck Residents

SUBJECT:

Proposed Dates:
Wednesday, May 6, 2026
Thursday, May 7, 2026
Wednesday, May 13, 2026
Thursday, May 14, 2026

Proposed Hours:
3 to 4 hours between 2:00 pm and 7:00 pm

Proposed Site:
Parking Lot #3, behind Ace Hardware

Quotes:

- Shred-It, unable to provide weekday rates until we confirm a date
- Pro-Shredding, only does on-site shredding on Saturdays
- Long Island Shredding, $675 for 3 hours, $900 for 4 hours
- Shreduction*, $1,150 for 3 hours, $1,400 for 4 hours

*used Shreduction in October 2024 $900 for 3 hours, $1,100 for 4 hours

ITEM TITLE:
Public Hearing to Amend Article I of Section 111 of the Village Code

SUBJECT:
Public Hearing to Amend Article I of Chapter 111 of the Village Code

Tuesday May 5, 2026 at 7:30 pm

This Local law is subject to permissive referendum (https://www.nysenate.gov/legislation/laws/VIL/A9)

ATTACHMENTS:

	Description	Type
🗋	Local Law Draft - Version 1	Backup Material
🗋	Local Law Draft - Version 2	Backup Material

Bill No. 4 of 2026

INCORPORATED VILLAGE OF GREAT NECK
BOARD OF TRUSTEES

Local Law No. 4 of 2026

A LOCAL LAW TO AMEND ARTICLE I OF CHAPTER 111 OF THE VILLAGE CODE CONCERNING OFFICES AND ELECTIONS

BE IT ENACTED, by the Board of Trustees of the Incorporated Village of Great Neck, as follows:

Section 1. Article I of Chapter 111 of the Village Code, entitled "Offices and Elections," is hereby amended as follows:

§ 111-1 Terms of Office.

A. Except as set forth herein, all of the terms of office of all of the Village officers shall be as set forth in the Village Law.

B. Mayor: The terms of office of all mayors elected on or after ~~2003~~ 2030 shall be ~~two~~ **four** years.

C. Trustee: The terms of office of all trustees elected on or after ~~2003~~ 2030 shall be ~~two~~ **four** years.

D. Justice: The terms of the office of all justices elected on or after 2030 shall be four years.

E. Notwithstanding the provisions of § 111-2 of this Chapter and pursuant to the provisions of Village Law § 3-302, the terms of office shall be as follows:

(1) Mayor and Trustees to be elected at the 2027 general Village election shall be three-year terms each;

(2) Trustees to be elected at the 2028 general Village election shall be four-year terms each;

(3) Justice to be elected at the 2029 general Village election shall be a one-year term.

(4) Thereafter, the successors to each such office shall be in accordance with Sections B through D of § 111-1.

§ 111-2 Annual General Village Elections.

Title of this chapter shall be changed to "**General Village Elections"**

~~The general Village elections shall be held annually.~~ **Commencing with the 2030 general Village election, elections shall be held for the offices of Mayor, Trustees and Justice for terms of four years each, and elections for such offices thereafter shall be held biennially in even-numbered years.**

Section 2. This local law shall take effect immediately upon filing with the Office of the Secretary of State, subject to a permissive referendum pursuant to the provisions of NYS General Municipal Law section 24.

Bill No. 4 of 2026

INCORPORATED VILLAGE OF GREAT NECK
BOARD OF TRUSTEES

Local Law No. 4 of 2026

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C. Trustee: The terms of office of all trustees elected on or after ~~2003~~ 2030 shall be ~~two~~ **four** years.

D. Justice: The terms of the office of all justices elected on or after 2030 shall be four years.

E. Notwithstanding the provisions of § 111-2 of this Chapter and pursuant to the provisions of Village Law § 3-302, the terms of office shall be as follows:

(1) Mayor and Trustees to be elected at the 2027 general Village election shall be five-year terms each;

(2) Trustees to be elected at the 2028 general Village election shall be two-year terms each;

(3) Justice to be elected at the 2029 general Village election shall be a three-year term.

(4) Thereafter, the successors to each such office shall be in accordance with Sections B through D of § 111-1.

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~~The general Village elections shall be held annually.~~ **Commencing with the 2030 general Village election, elections shall be held for the offices of Mayor, Trustees and Justice for terms of four years each, and elections for such offices thereafter shall be held biennially in even-numbered years.**

Section 2. This local law shall take effect immediately upon filing with the Office of the Secretary of State, subject to a permissive referendum pursuant to the provisions of NYS General Municipal Law section 24.

ITEM TITLE:

Hearing to Grant Certain Approvals - 514 MNR

ATTACHMENTS:

	Description	Type
🗋	BOT Application	Backup Material
🗋	Review Letter	Backup Material

Village of Great Neck
61 Baker Hill Road
Great Neck, NY 11023

Case No._____

APPLICATION ON APPEAL OR FOR VARIANCE, CONDITIONAL USE OR PERMIT UNDER THE REQUIREMENTS OF THE CODE OF THE VILLAGE OF GREAT NECK, AS AMENDED

NOTICE: This Application shall be printed in black ink or typewritten and filed COMPLETE IN ALL RESPECTS, including USB flash drive, surveys and plan copies.

APPLICATION **WILL NOT BE ACCEPTED** UNLESS AFFIDAVIT OF OWNERSHIP IS EXECUTED BY THE RECORD OWNER OF PROPERTY DESCRIBED.

Applicant: One Wooley Owners Corp Address: 1 Wooley Lane, Great Neck

Owner: One Wooley Owners Corp Address: _____

Street address of affected premises: 1 Wooley Lane, Great Neck
Number Street Name

Name and address of person who will appear for the applicant at the Public Hearing:
Liora Ben-Sorek, President, One Wooley Owner, 1 Wooley Lane Great Neck NY 11023

Jason Idjadi, Vice-President, One Wooley Owner Corp, 1 Wooley Lane Great Neck NY 11023

Phone Number: 516-487-2912 Richland Email/Homeowner: dcalee@verizon.net (Liora)

Email/Architect: jidjadi@gmail.com (Jason

ITEM

A. Application is hereby made for a permit under Article 575 Sec. 155G
Application is hereby made for a conditional use under Article 575 Sec. 170.9F
Application is hereby made for a variance under Article _____ Sec. _____

Appeal is hereby made for a determination under Article 575 Sec. 271, 272B & 273A of the Code of the Village of Great Neck

B. Question involved To permit conversion of existing office/storage space to residential use including changes to the facade along Middle Neck Rd to accomidate windows for egress/air/light.

C. This statement is necessary in order for the Clerk to accept the application:
I hereby submit the principal points on which this application is based with description of existing conditions and proposed work. (In requesting a variance, include a statement concerning your practical difficulty of hardship).

The previous uses of the space are no longer viable due to market conditions and are incompatible with the residential use of our building. We face significant financial challenges due to increasing insurance, utilities and other costs.

The residential space will provide additional revenue and decrease the need for maintenace increases

D. Subject Premises situated on the east side of Middle Neck Road street, 77 feet south of Picadilly Road nearest intersection.

Location Per Nassau County Tax Map:

Section No. 1 Block No. 190 Lot(s) 2

E. Located in Zoning District designated as Res-E-MNR-MIO

F. To Permit the Erection/Alteration/Conversion/Maintenance/Extension/Use of one residential apartment

In accordance with the plans filed with the Plans Examiner dated: 9/05/2025

G. Attached hereto is a copy of the decision by the Plans Examiner issued on 3/10/2026

H. In connection with a Proposed/Existing/Building/Use Ground floor Residential

(Strike out words not applicable)

I. If an existing building, give date of erection 1962
Class of Construction Type 3

J. File Certificate of Occupancy, if issued _____

K. Size of Lot Irregular feet, front 1.09 acres ~~feet, rear~~ _____ feet, deep _____ feet. No Change

Size of Existing Building _____ feet, front 161 feet, rear _____ feet, deep 172 feet. No Change

Size of Building as Proposed _____ feet, front _____ feet, rear _____ feet, deep _____ feet. No Change

Size of Building: Height 3 stories ~~Approx 40~~ feet.

L. 1. Use. Present (or former, if unoccupied) Residential Co-op Apartment
Proposed: Same

2. What is the assessed valuation of the plot in question? _____
Land _____ Buildings _____ Total 5,763,510

3. Were the zoning district designations affecting this plot changed since 1930? _____

4. If a change was made, explain in statement.

5. Is there a petition pending before the Village Board of Trustees for a change in the zoning district designations affecting this plot? no

M. 1. Any previous applications filed on these premises? no
If so, Case No.(s) _____

2. How long has the present owner held title to property? 46 years

3. Is the proposed site within 200 feet of any premises used for a public school, public library, church, or hospital? Yes (Temple Beth El and Kol Yisreael Ahim)

4. Has any violation been issued within the last ten (10) years affecting these premises?
No active violations

5. Has Court Summons been served relative to this matter? no
File Disposition _____

N. I hereby depose and say that all the foregoing statements and information and all statements and information contained in papers submitted herewith are true.

Liora Ben-Sorek
Applicant Signature

Liora Ben-Sorek
Print Applicant Name

Sworn to before me this 18TH day of MARCH, 2026

Notary Public

GEORGE ALEXANDER
NOTARY PUBLIC-STATE OF NEW YORK
No. 02AL6278489
Qualified in Nassau County
My Commission Expires 5/15/29

AFFIDAVIT OF OWNERSHIP (Not a corporation)

STATE OF NEW YORK)
ss.
COUNTY OF NASSAU)

_____being duly sworn, deposes and says that s/he resides at _____ in the County of _____, State of _____; that s/he is the owner of _____ which is the subject premises described in the foregoing application, shown on the Nassau County Tax Map as Section _____, Block _____, Lot(s) _____ that s/he has authorized _____ to make the foregoing application and that the statements of fact contained in the foregoing application are true.

_____ _____
Owner's Signature Print Owners Name

Sworn to before me this

_____day of_____, 20__

_____
Notary Public

AFFIDAVIT OF OWNERSHIP (Corporation)

STATE OF NEW YORK)
ss.
COUNTY OF NASSAU)

Liora Ben-Sorek being duly sworn, deposes and says that s/he resides at 1 Wooley Lane, Great Neck in the County of Nassau, State of New York; that s/he is the officer of One Wooley Owner Corp, the Corporation which is the owner of the premises known as 1 Wooley Lane also described as Section 1 Block 190, Lot(s) 2 on the Nassau County Map; that s/he has been authorized by the Board of Directors of said Corporation to make the foregoing application and that the statements of fact contained in the foregoing application are true.

Liora Ben-Sorek Liora Ben-Sorek
Officer's Signature Print Name

Sworn to before me this

18TH day of MARCH, 2026

GEORGE ALEXANDER
NOTARY PUBLIC-STATE OF NEW YORK
No. 02AL6278489
Qualified in Nassau County
My Commission Expires 5/5/29

Village of Great Neck

BUILDING DEPARTMENT

DR. PEDRAM BRAL, Mayor
BARTON SOBEL, Deputy Mayor
ANNE MENDELSON, Trustee
ELI KASHI, Trustee
STEVEN HOPE, Trustee

Plan Review Comments

Main Contact: Thomas Flood tomflood@richlandmgmt.com

Design Professional: Jason Idjadi jidjadi@gmail.com
Idjadi Architecture PLLC

Cc: Michael Sweeney, Superintendent of the Building Department msweeney@greatneckvillage.gov

Date: 03.10.2025

Re: Conversion of Basement Office into Habitable Basement Studio

Address: 1 Wooley's Lane (BSMT Studio)
Section: 1 Block: 190 Lot(s) 2
Zoning District: Res-E / MNR-MIO
Approvals Required: YES
• BOT

Dear Applicant,
We are in receipt of your first submittal on 02.13.2025.
Through a code-compliance review, the following requirements are found not sufficiently documented or not code-conforming:

Administration:

1. Half of the permit fees need to be submitted at the beginning of the plan review, per https://ecode360.com/6309216 .
   The fees are calculated as follows:
   [$200.00 (Building Permit Application Fee) + $2/SF • 454.70 SF] = $1,109.40
   Please have the design professional verify the scope of work and the square footage calculations for the desired area and state on the drawings on Architectural page A100 for work proposed for the project.
2. Remit to the Building Department $100.00 for the Plumbing Application.
   It is confirmed as per the architectural(s), 6 fixtures are to be included in the scope of work for this application:
   (3 Piece Bathroom: Lav Sink, Toilet, Shower – Water Line Connection, Sewer Connection)
   (1 Kitchen: Sink – Water Line Connection, Sewer Connection, Dishwasher, Refrigerator,
   The fees are as follows for the plumbing applicaiton:
   [10 fixture(s) / entities x $20.00 per fixture) = $200.00]
   The total amount for the plumbing work proposed is: $300.00.
   Kindly have the design professional confirm the 10 fixtures and entities aforementioned in this letter and remit the outstanding balance of $300.00 on the respective application.
3. Provide the Building Department with the plumbers' information on the Plumbing Application. Provide Certificates.

4. Remit to the Building Department $100.00 for the Mechanical Application.
5. It is confirmed as per the architectural(s), 1 fixtures are to be included in the scope of work for this application:
   (Kitchen: Range – Gas Line Piping, Gas Valve)
   The fees are as follows for the plumbing applicaiton:
   [3 fixture(s) / entities x $20.00 per fixture) = $60.00]
   The total amount for the plumbing work proposed is: $160.00.
6. Provide the Building Department with the plumbers' information and electricians' information on the Mechanical application. Provide Certificates.
7. Submit to the Building Department the Nassau County Building Permit Summary form. https://cms5.revize.com/revize/greatneck/NC%20Assessors%20Form%20-%20Residential%20Rev%20811.pdf
8. Submit to the Building Department the Village of Great Neck Building Permit Summary form,. https://cms5.revize.com/revize/greatneck/Building%20Permit%20Summary%20Form.pdf
9. Provide the Building Department with the Design Professional(s), and General Contractors information on the Building Permit Application to be notorized. To obtain a Building Permit, the following four items must be submitted on the forms specified, naming the Village of Great Neck as Additional Insured and Certificate holder:
   a. Liability – Commercial General Liability – ACCORD 25 Form
   b. Disability – Certificate of Insurance Coverage under the NYS Disability Benefits Law – form DB120.1 or Certificate of Exemption – Form CE-200
   c. Workers' Compensation – Form U-26.3
   d. Nassau County Home Improvement License
10. *PENDING CONFIRMATION:* The mechanical subcontractor needs to submit the manuals J and S and D (*D if applicable*) for the new equipment (if applicable) before the ordering and installation of unit(s), per https://up.codes/viewer/new_york/ny-energy-conservation-code-2020/chapter/RE_4/re-residential-energy-efficiency#R403.7
11. Provide the Building Department with an Electrical Underwriters Certificate reflecting all electric work to be performed in the new unit.
12. Submit a new Building Permit Application with "1 Wooleys Owners Corp." as the owner and Mr. Thomas Flood as the primary contact.

Board of Trustees Approval(s):

1. Application of a Parking Waiver Pursuant to 575-155G of the Village of Great Neck Code.
2. Application of a Special Permit Use Pursuant to 575-170.9F of the Village of Great Neck Code Permits for Conditional & Special Permit Use. Use (occupancy classification) for the Basement Office existing from B-Business to R-2 – Residential Group.
3. Application of façade changes pursuant to 575-271 of the Village of Great Neck Code; the facade Review District shall be all of the area within the Business A District of the Village and all other areas within 200 feet of Middle Neck Road within the Village.
4. Application of façade changes pursuant to 575-272B; No person may change the facade of any building in the Facade Review District without a facade permit from the Board of Trustees.
5. Application of façade changes pursuant to 575-273A; The facade includes, but is not limited to, the height, width, and rooflines; the materials, colors, and textures of the surfaces; the size and arrangement of doors, windows, porticoes, and other openings; the breaks in the facade; and cornices, columns, and other design features.

Plan Review Comments:

1. Area the exterior walls to be insulated?
2. Are there to be any upper cabinets in the kitchen? Please linetype accordingly
3. On architectural page A100.00 specify headers and their sizes / species over openings.
4. How is the space climatically controlled? If use of circulation verticon units are to be implemented provide Mechanical drawings.
5. Provide Electrical Plans (Power and Lighting).
6. Provide a door and window schedule. Label sizes and annotate. ,
7. Provide a detail of notching and boring limitations.
8. Provide class of interior finishes, per https://up.codes/viewer/new_york/ibc-2018/chapter/8/interior-finishes#803.1.2
9. Provide ceiling finishtration materiality in all rooms to ensure compliance.
10. Provide wall section details to ensure fire rating and compliance between unit(s) and/or spaces.
11. Provide light and ventilation calculations in tabular form to ensure compliance.

Should you like to submit written comments to this letter along with revisions noted in the architectural alterations, please bubble/cloud accordingly on the new architecturals submittal and numerically denote with the submitted alterations / additions. The alterations/additions should also be dated in the title block on the appropriate architectural sheet to reflect these revisions. This will expedite the plan review process.

Should you have any questions, please do not hesitate to call extension x116. If you would like to discuss anything on the plan review, please call Sandra Licata at extension x118 and schedule an appointment so we can review.

Very Truly Yours,

Matthew J. D'Amico
Building Inspector – Village of Great Neck
mdamico@greatneckvillage.org
(516) 482 – 2000

ITEM TITLE:

The American Legion Request to Hang Memorial Day Parade Banner

SUBJECT:

The American Legion is requesting approval to hang the Memorial Day Parade Banner across Middle Neck, at Millbrook Court, effective tomorrow, Wednesday - May 6th, 2026 through Memorial Day, Monday - May 25th, 2026.

ATTACHMENTS:

	Description	Type
	Request To Hang Memorial Day Parade Banner	Backup Material

Outlook

Memorial Day Banner

From drkaryn@optonline.net <drkaryn@optonline.net>
Date Thu 4/23/2026 12:20 PM
To Maria Guercia <MGuercia@greatneckvillage.gov>

Mayor Bral & Trustees,

This email serves as a request for hanging the Memorial Day banner across Middle Neck Road on Wednesday, May 6, 2026.

Thank you,

Karyn M Deem

Great Neck Parade Committee

ITEM TITLE:

Appointment of Members to Great Neck Housing Authority

ATTACHMENTS:

	Description	Type
🗋	Letter	Backup Material

Village Of Great Neck Housing Authority

700 Middle Neck Road
Great Neck, NY 11023
(516) 482-2727 Fax: (516) 829-0551

Lollie M. Stancati, Chairman
Christine Campbell, Treasurer
Betty Gross, Member

Perry M. Habib, Vice-Chairman
Janice Sotero PHM, Executive Director

RECEIVED
VILLAGE OF GREAT NECK
2026 APR 22 A 11:36

April 20th, 2026

Honorable Pedram Bral
The Village of Great Neck
767 Middle Neck Road
Great Neck, NY 11024

Re: The Village of Great Neck Housing Authority Board of Commissioners

Dear Mayor Bral:

I am writing to inform you that the Secretary for the Board of Commissioners has resigned due to health concerns. As the commissioners are appointed by you, I will ask you if there is anybody that you would like to sit on the Board of Commissioners for the housing authority.

Currently the board consists of;

Lollie Stancati	Chairperson
Perry Habib	Vice-Chairman
Christine Campbell	Treasurer
Betty Gross	Member

We are in need of a Secretary and a potential other Member. If you have no suggestions or members of the public that you feel would benefit the housing authority, let me know and I will pursue the matter.

Also, would you please appoint the above for one more year of service? That would be appreciated. You can respond in writing or to me at 516-319-5682 (cell) or 516-482-2727 (work).

Thank you for all of your support to the housing authority

Sincerely,

Janice M. Sotero, MA, PHM
Executive Director

ITEM TITLE:

Resolution to Expand the Residency Requirements for the Village's 2026 General Election's Inspectors to Encompass all of Nassau County

SUBJECT:

Resolution to expand the residency requirements for the Village's 2026 General Election's Inspectors to encompass all of Nassau County:

WHEREAS, Public Officers Law §3 requires that all public officers be residents of the municipality by which they are employed; and

WHEREAS, Village Law §3-300(2) requires that village officers be residents of the village by which they are employed; and

WHEREAS, Village Law§3-300(2)(a) authorizes a village board of trustees to allow, by resolution, appointed Village officers to reside within a county in which the village is wholly or partially situated; and

WHEREAS, the office of election inspector is a village public officer and is subject to Public Officers Law§3 and Village Law§3-300(2); and

WHEREAS, the Nassau County Board of Elections certifies qualified election inspectors and has provided the Village with a listing of certified election inspectors; and

WHEREAS, the Village Clerk will canvas the list provided by Nassau County BOE and may not be able to select an adequate number of election inspectors and alternate inspectors who are ready willing and able to perform the functions of election inspector for the upcoming election and who reside within the Village; and

WHEREAS, due to the potential lack of an adequate number of certified election inspectors who reside within the Village, the Village Clerk may need to select election inspectors and alternate inspectors who reside outside the Village;

NOW THEREFORE, BE IT RESOLVED, in lieu of any other residency requirement imposed by law, for the election occurring on June 16, 2026, Village election inspectors, and alternate inspectors, may reside within the County of Nassau.

ITEM TITLE:

Appointment of Election Inspectors

SUBJECT:

RESOLVED, that pursuant to Section 15-116(1) and (2) of the Election Law, following individuals are appointed as Election Inspectors for the Village Election to be held on Tuesday - June 16, 2026:

Beverly Heimberg	Democrat
Maria Luz (Lucy) Trunk	Democrat
Sandra Navarrete Bracco	Democrat
Elizabeth Salamat Shalom	Republican
Kathleen A. OConnor	Republican
Leila Simchayof	Republican

ITEM TITLE:
Village Hall Summer Hours 2026

SUBJECT:
Requesting Friday Summer Hours for Village employees beginning Friday, May 22nd through Friday, September 4th. Village Hall would close at 3:00p.m.

To compensate for a Friday early departure, employees will take a 45 minute lunch break, in lieu of a 60 minute lunch break, from Monday through Thursday and a 30 minute lunch break on Fridays.

ITEM TITLE:
Minutes of 04/14/26 Meeting

ATTACHMENTS:

	Description	Type
🗋	Minutes	Backup Material

Board of Trustees Meeting
VILLAGE OF GREAT NECK
April 14, 2026
Minutes

I. PLEDGE OF ALLEGIANCE

Deputy Mayor Sobel called the meeting to order at approximately 7:48 pm and led the Board and the public in reciting the Pledge of Allegiance

Board Members Present:
Mayor Pedram Bral (arrived at 8:08 pm)
Deputy Mayor Barton Sobel
Trustee Steven Hope
Trustee Anne Mendelson

Trustee Eli Kashi was not in attendance.

Others Present:
Village Superintendent of Buildings Michael Sweeney
Village Clerk-Treasurer Abraham Cohan
Village Deputy Clerk Maria Guercia
Village Counsel Stephen Martir

II. DEPARTMENTAL REPORTS

III. OLD BUSINESS

A. Request to Reduce Fees - 69 Piccadilly

Village Clerk-Treasurer Cohan presented a request for a reduction of penalty fees for installation of a brick patio without a permit at 69 Piccadilly Road.

Mr. Cohan stated the homeowner, Guofeng Lu, appeared before the Board at the March 17, 2026 meeting and the Board postponed a determination pending a discussion with Village Counsel, Stephen Martir, and Village Superintendent of Buildings Michael Sweeney.

Mr. Sweeney explained that Mr. Lu had installed an oversized backyard patio with the assumption he had a verbal agreement with the Village to do the work without a permit. Mr. Sweeney stated he is not dismissing what Mr. Lu stated; however, he does not have to accept it either.

Village Clerk-Treasurer Cohan stated Mr. Lu explained during his presentation to the Board that the installation took place during COVID-19 pandemic and he believed he did not require a permit. Mr. Cohan stated that Mr. Lu submitted written correspondence at the last meeting between himself and the Village

Building Department which clearly states a permit is required and the potential for penalty. He stated Mr. Lu went to the Village Court and paid a civil fine of $500 for violating the Village Code; however, he requested that the Board reduce the penalty fee of $3,541,which is three times the original permit fee.

Mr. Sweeney stated he would take the advice given by the Board and although Mr. Lu paid a civil fine of $500, his recommendation is nothing lower than double the original permit fee. Mr. Sweeney explained that Mr. Lu has to file and submit the proper survey which will be at expense of the applicant and the Village Building Department will need to do a full calculation. He said Mr. Lu may have to do some reduction as there were two sheds on the rear side yard of the property that had been removed and the Village Building Department had not yet viewed the site.

Deputy Mayor Sobel stated he did not see cause to reduce the penalty fees; however, deferred to the Board, Village Superintendent of Buildings and Village Counsel. Village Counsel Stephen Martir stated theoretically the patio was not substantially complete at the time Mr. Lu had the conversation and communication with Village employees, although he did start the work. He said generally the fine is triple the fees if the project is completed and double the fees if it is not substantially completed.

After a lengthy discussion, Village Counsel Martir asked for a motion to approve a reduction of penalties to double the fees; however, the Board did not have a majority vote therefore the motion did not passed. Deputy Mayor Sobel suggested to wait until Mayor Bral arrives.

Upon the completion of New Business, with Mayor Bral present, Village Clerk-Treasurer Cohan reintroduced the request to reduce fees at 69 Piccadilly Road and provided Mayor Bral with a summary of the earlier discussion, including a potential reduction in penalty fees to two times the original fee. Mayor Bral said he likes to give the residents the benefit of the doubt and perhaps Mr. Lu was not aware that he needed a permit and approval prior to starting the project.

Upon the motion of Trustee Hope, seconded by Trustee Mendelson, followed by Mayor Bral, a reduction to two times the original fee was approved.

Deputy Mayor Sobel voted against the reduction of fees.

Ayes: Bral, Hope, Mendelson
Nays: Sobel

Absent: Kashi

IV. PUBLIC HEARING

A. Public Hearing - 2027 Budget

Trustee Mendelson made a motion to open the Public Hearing for the 2027 Budget, which was seconded by Mayor Bral, and unanimously carried.

Village Clerk-Treasurer Cohan suggested the Public Hearing for the 2027 Budget be postponed until the budget is finalized for presentation.

Village Counsel Stephen Martir stated that a motion should be made to adjourn the hearing until tomorrow, April 15, 2026 and explained that by law the Board may postpone the Hearing day to day.

Trustee Mendelson made a motion to adjourn the hearing, seconded by Trustee Hope, and unanimously carried.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

B. Public Hearing to Amend Article I of Section 500 of the Village Code

Deputy Mayor Sobel moved to open the Public Hearing to amend Article I of Section 500 of the Village Code, regarding Senior Citizen Tax Exemptions, seconded by Trustee Mendelson, and unanimously carried.

Village Clerk-Treasurer Cohan stated this section of the Village Code governs Senior Citizens Exemption from property tax. He said discussions took place at the previous Board of Trustee meetings regarding the potential of increasing the Village's annual maximum income in order to qualify for senior citizen exemption with the Village, as well as possible amendments to the current code.

Mr. Cohan explained that currently federal law permits only up to 85% of total social security benefits earned to be taxed. The proposed amendment to the Village Code would require 100% of the total social security earned to be included in calculation of taxable income, thus necessitating the applicant to report their entire social security income when applying for a senior citizen exemption with the Village. Additionally, he said distributions for individual retirement accounts, such as IRAs, should be included when applying for a senior citizen exemption with the Village.

Village Clerk-Treasurer Cohan stated the proposed amendment would exempt senior citizen exemption applicants from including exempt interest and dividends and permit medical expenses to be deducted from the calculation of income for exemption purposes.

Village Clerk-Treasurer Cohan explained the current senior citizen exemption scale is in increments of 5%, with a minimum exemption percentage of 15% and a maximum exemption percentage of 50%. He continued explaining $35,600 is the current maximum annual income required to be eligible for a 15% exemption and $29,000 is the current maximum annual income required to be eligible for a 50% exemption.

Village Clerk-Treasurer Cohan presented an amended scale, in increments of 5%, with the minimum exemption percentage of 5% and a maximum exemption percentage of 50%. He explained the amended scale proposed $47,400 as the maximum required annual income to be eligible for a 5% exemption, $45,600 as the maximum required annual income to be eligible for a 15% exemption and $39,000 as the maximum annual income required for a 50% exemption.

Village Clerk-Treasurer Cohan explained that although the current Village minimum scale exemption is 15%, he also included in the proposal a 10% exemption and a 5% exemption for the Boards to consider. He explained if the Board decides to further reduce the exemption to 10% and 5%, New York State requires a resolution to be passed by the Board to include these levels.

Trustee Mendelson asked Village Clerk-Treasurer Cohan about a study he presented at the October 21, 2025 Board of Trustees meeting with a potential number of Village residents that could qualify for a senior citizen exemption with a maximum annual income of $58,400, which is the maximum per State law and adopted by the Nassau County. Village Clerk-Treasurer Cohan explained the result of the study, should all Village residents apply and qualify for a Village senior citizen exemption, would have an estimated increase of $106 per household.

After discussion, the Board agreed the percentage of exemption should remain at a minimum of 15% and a maximum of 50%. Village Clerk-Treasurer Cohan asked for public comments and there were none.

By the motion of Mayor Bral, seconded by Trustee Mendelson, and unanimously carried, closed the Public Hearing to amend Article I of Section 500 of the Village Code, regarding Senior Citizen Exemptions.

Upon the motion of Mayor Bral, seconded by Trustee Hope, an unanimously carried, the Board adopted Local Law No. 1 of 2026 as follows:

INCORPORATED VILLAGE OF GREAT NECK
BOARD OF TRUSTEES

Local Law No. 1 of 2026

A LOCAL LAW TO AMEND ARTICLE I OF CHAPTER 500 OF THE VILLAGE CODE CONCERNING SENIOR CITIZENS EXEMPTIONS

BE IT ENACTED, by the Board of Trustees of the Incorporated Village of Great Neck, as follows:

Section 1. Article I of Chapter 500 entitled "Taxation" concerning "Senior Citizens Exemption" shall be amended as follows:

§500-1 Extend of exemption.

Pursuant to the provisions of § 467 of the Real Property Tax Law, real property within the Village of Great Neck owned by one or more persons, each of whom is 65 years of age or over, or real property owned by husband and wife or by siblings, one of whom is 65 years of age or over, or real property owned by one or more persons, some of whom qualify under Real Property Tax Law § 467 and the others of whom qualify under Real Property Tax Law § 459-c, Persons with disabilities and limited incomes, shall be exempt from taxation by the Village to the extent of 50% of the assessed valuation thereof. For the purposes of this section, "sibling" shall mean a brother or a sister, whether related through half blood, whole blood, or adoption.

§500-2 Qualifications.

A. Qualifications for a real property tax exemption under this article shall be governed by the provisions of § 467 of the Real Property Tax Law and the income eligibility levels hereinafter set forth in Subsections B and C hereof.

B. Income is defined as the Federal Adjusted Gross Income (FAGI) as reported on the applicants' federal form 1040 tax return, subject to the following revisions:

(1) Social Security benefits not included in the applicant's FAGI are considered income.

(2) Distributions from an Individual Retirement Account or individual retirement annuity included in the applicants' FAGI are considered income.

(3) Any tax-exempt interest or dividends that not included in the applicants' FAGI is exempt from income.

(4) Medical and prescription drug expenses of an owner that were actually paid for and not reimbursed or paid by insurance may be deducted from income.

C. Income eligibility shall be as follows:

Annual Income	Percentage of Assessed Valuation Exempt From Taxation
$0 to $39,000	50%
More than $39,000 but less than $40,000	45%

$40,000 or more but less than $41,000	40%
$41,000 or more but less than $42,000	35%
$42,000 or more but less than $42,900	30%
$42,900 or more but less than $43,800	25%
$43,800 or more but less than $44,700	20%
$44,700 or more but less than $45,600	15%

Section 2. This local law shall take effect upon filing with the Office of the Secretary of State.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

C. Public Hearing to Amend Article I of Section 237 of the Village Code

The Board, by the motion of Trustee Mendelson, seconded by Deputy Mayor Sobel, and unanimously carried, opened the Public Hearing to amend Article I of Section 237 of the Village Code, regarding Construction Codes, Uniform, Administration and Enforcement.

Village Clerk-Treasurer Cohan stated the code, which refers to penalties for construction offenses currently consists of a penalty not to exceed a $1,000 fine or imprisonment for more than 15 days, or both. He said the request is to amend the code by removing that portion and replace it with "as set forth in Chapter 1, Article II of this Code."

Village Counsel Stephen Martir stated this Public Hearing, and the following Public Hearing to Amend XXIV of Section 575 of the Village Code, references the same portion of the code for all sections referring to fines. He explained the Board's approval of this amendment would change this one section and avoids scanning through the Village Code making the changes on each individual code. Village Counsel Martir stated this is essentially a reference to the beginning chapter where it sets forth the fines. He stated if the Board chose to change the fines it would apply to everything regarding construction and the change would only need to be made in that one section.

Village Clerk-Treasurer Cohan asked for public comments and there were none.

The Board, by the motion of Deputy Mayor Sobel, seconded by Mayor Bral, and unanimously carried, closed the Public Hearing to amend Article I of Section 237 of the Village Code, regarding Construction Codes, Uniform, Administration and Enforcement.

Upon the motion of Trustee Mendelson, seconded by Trustee Hope, an unanimously carried, the Board adopted Local Law No. of 2026 as follows:

INCORPORATED VILLAGE OF GREAT NECK
BOARD OF TRUSTEES

Local Law No. 2 of 2026

A LOCAL LAW TO AMEND ARTICLE I OF CHAPTER 237 OF THE VILLAGE CODE CONCERNING PENALTIES FOR OFFENSES

BE IT ENACTED, by the Board of Trustees of the Incorporated Village of Great Neck, as follows:

Section 1. Article I of Chapter 237 entitled "Uniform Construction Code" concerning "Penalties for Offenses" shall be amended as follows:

§ 237-24. Penalties for offenses

> C. Any person found guilty of this section, or any other provision of this article, or of an applicable provision of the State Building Code, if a penalty is not otherwise provided for in this chapter, shall be punishable as set forth in Chapter 1, Article II of this Code.

Section 2. This local law shall take effect upon filing with the Office of the Secretary of State.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

D. Public Hearing to Amend Article XXIV of Section 575 of the Village Code

Trustee Hope, seconded by Trustee Mendelson, and unanimously carried, opened the Public Hearing to amend Article XXIV of Section 575 of the Village Code, regarding Enforcement and Interpretation.

Village Clerk-Treasurer Cohan explained that this Local Law would amend the current penalties for violation of this section of the Village Code by refering to Article II of Section 1 of the Code.

Village Clerk-Treasurer Cohan asked for public comments and there were none.

Deputy Mayor Sobel, seconded by Trustee Hope, and unanimously carried, closed the Public Hearing to amend Article XXIV of Section 575 of the Village Code, regarding Enforcement and Interpretation.

Upon the motion of Deputy Mayor Sobel, seconded by Trustee Hope, an unanimously carried, the Board adopted Local Law No. 3 of 2026 as follows:

INCORPORATED VILLAGE OF GREAT NECK
BOARD OF TRUSTEES

Local Law No. 3 of 2026

A LOCAL LAW TO AMEND ARTICLE XXIV OF CHAPTER 575 OF THE VILLAGE CODE CONCERNING PENALTIES FOR OFFENSES

BE IT ENACTED, by the Board of Trustees of the Incorporated Village of Great Neck, as follows:

Section 1. Article XXIV of Chapter 575 entitled "Uniform Construction Code" concerning "Penalties for Offenses" shall be amended as follows:

§ 237-215. Penalties for offenses

(1) For any and every violation of the provisions of this chapter, the owner, general agent or contractor of a building or premises where such violation has been committed or shall exist, and the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, and the owner,

general agent, contractor, lessee or tenant of any part of a building or premises in which part such violation has been committed or shall exist, and the general agent, architect, builder, contractor or any other person who commits, takes part or assists in such violation shall be punishable as set forth in Chapter 1, Article II, of this
Code.

Section 2. This local law shall take effect upon filing with the Office of the Secretary of State.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

V. NEW BUSINESS

A. Demolition Permit Request - 11 Arrandale Ave

Village Clerk-Treasurer Cohan presented a request from Michael Kohanfars, of 11 Arrandale Avenue, for a Demolition Permit for the structure at 11 Arrandale Avenue.

Village Clerk-Treasurer Cohan stated that the Village Code does not allow a Demolition Permit to be issued before a Building Permit is obtained and explained the applicant is pleading hardship, requesting under Village Code provision § 237-7N(1)(e), the Board waive the requirement for a Building Permit and allow him to move forward and obtain a Demolition Permit.

Trustee Mendelson questioned the applicant claiming a hardship and Village Superintendent Sweeney explained the applicant will be at the Board of Zoning Appeals this Thursday evening and the property needs to be cleaned up. Mr. Sweeney stated the applicant is looking to take down the structure in anticipation of approval from the Board of Zoning Appeals and plan review of construction documents.

Village Counsel Martir further explained the Board of Zoning Appeals (BZA) granted approval on this property and it was then sent to Nassau County for 239-f approval as Arrandale Avenue is a Nassau County road. Nassau County had denied the application, citing two curb cuts into the County road. This necessitated the applicant to appear before the BZA with an amended site plan, reflecting only one curb cut.

Deputy Mayor Sobel asked why Nassau County would not permit two curb cuts as having two curb cuts on a main road creates a safer environment with having one point of entry and one point of exit. Village Superintendent of Buildings Sweeney stated Nassau County is trying to minimize the number of curb cuts along their right of ways as there is potential cross conflicts. Village Clerk-Treasurer Cohan said Nassau County believes minimal access points to the main road reduces the potential for an accident. Mr. Sweeney explained the owners of 11 Arrandale Avenue will park in the rear, adjacent to the home, and visitors will park on a flag area in front of the home.

The Board and Village Clerk-Treasurer Cohan discussed the amount of the bond and Village Superintendent Sweeney stated the demolition process would be completed within 2 to 3 weeks.

Upon the motion of Deputy Mayor Sobel, seconded by Trustee Hope, followed by Trustee Mendelson, the Board approved resolution granting a demolition permit with a bond not to exceed $5,000.

Mayor Bral (arrived at 8:08pm) abstained from voting as he was not in attendance during the entire presentation and discussion.

WHEREAS, Michael Kohanfars (the “Applicant”), has made application for a Demolition Permit for certain structures, debris, trees and shrubs on its property at 11 Arrandale Ave pursuant to certain plans on file with the Building Department; and

WHEREAS, the Applicant does not yet have the required Building Permits for structures to be constructed following demolition; and

WHEREAS, this Board is authorized by Code provision § 237-7N(1)(e) to waive the requirements of Building Permits having been obtained prior to the issuance of Demolition Permits upon a showing of "unnecessary hardship;" and

WHEREAS, the Applicant has demonstrated unnecessary hardship to this Board for the unique circumstances of its application;

Now, Therefore, It Is Resolved, that this Board hereby grants a waiver to the Applicant from the provisions of § 237-7N otherwise preventing the issuance of Demolition Permit(s); and

It Is Further Resolved, that said waiver is conditioned upon the Applicant posting a security bond of not less than $5,000 per permit on the basis of this waiver, to secure in each instance the construction of replacement structures (to the point of the issuance of a Certificate of Occupancy) pursuant to plans to be filed with the Building Department; and

It Is Further Resolved, that said waiver is further conditioned upon such terms and conditions as may reasonably be imposed by the Superintendent of Buildings in issuing the Demolition Permit(s).

Ayes: Hope, Mendelson, Sobel

Abstain: Bral
Absent: Kashi

B. Mr. Softee #1483 Peddlers Permit Request

Village Clerk-Treasurer Cohan presented a request from Altaf Nabeejat for approval of an annual Peddler's Permit for his business, Mr. Softee #1483 Ice Cream truck.

Mr. Cohan informed the Board that required insurances, documents from the Town of North Hempstead, as well as a permit from the Nassau County Department of Health, and a valid driver's license and vehicle registration were submitted and are up to date.

Upon the motion of Deputy Mayor Sobel, seconded by Trustee hope, and unanimously carried, the Peddler's Permit for Mr. Softee #1483 Ice Cream Truck was granted as presented.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

C. Location of Village Election, Tuesday - June 16, 2026

Village Clerk-Treasurer Cohan presented a Resolution identifying the polling place, district and the hours, per Election Law15-104(3) (b) for the annual Village Election.

Mr. Cohan announced that the Village General Election will be held on Tuesday June 16, 2026, from 7:00 a.m. to 9:00 p.m. and polling would take place at the Great Neck House, located at 14 Arrandale Avenue.

Upon the motion of Deputy Mayor Sobel, seconded by Trustee Mendelson, and unanimously carried, the Board approved the following resolution:

WHEREAS, there is to be held a General Village Election on June 16, 2026,

NOW BE IT RESOLVED, that the Village shall be considered a single Election District and the polling place shall be at the Great Neck House, 14 Arrandale Ave, Great Neck, New York.

BE IT FURTHER RESOLVED, that the hours for voting shall be set forth as 7:00 am to 9:00 pm prevailing time.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

D. NYSAMCC Annual Conference

Village Clerk-Treasurer Cohan presented a request for Court Clerk to the Judge to attend the NYS Court Clerks Conference from September 27, 2026 through September 30, 2026 at the Albany Desmond Hotel, located at 660 Albany Shaker Road, in Albany New York.

Village Clerk-Treasurer Cohan stated the estimated cost totals $1,400 which includes $945 for hotel, $100 in program fees and $355 in incidentals, which includes tolls and mileage.

Upon the motion of Deputy Mayor Sobel, seconded by Trustee Hope, and unanimously carried, attendance for one employee at the NYS Court Clerks Conference was approved with a cost not to exceed $1,400.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

E. New Village Hall - Change Order Request

Village Clerk-Treasurer Cohan presented a Change Order request from the Hirsch & Co. LLC, located at Shelter Island New York, who are the contracted plumbers for the new Village Hall.

Village Clerk-Treasurer Cohan explained there is a change to the plans for the basement of the new Village Hall as a bathroom and small kitchenette is being added. He presented Hirsch & Co. LLC's proposal, for $10,309.76, which includes labor and materials required for installation and connection of newly added fixtures.

Village Counsel Martir discussed prevailing wages with the Board. Mayor Bral explained New York State law requires municipalities to pay prevailing wages which may increase the cost of construction significantly. He expressed his frustration and stated this is how the government exploits taxpayers and why taxes unfairly increase. Mayor Bral requested the reporter from the Great Neck News, who was in attendance, publish his comments as he wants the New York State Governor and New York State elected House of Representative and Senate officials to heed his words.

Upon the motion of Deputy Mayor Sobel, seconded by Trustee Hope, and unanimously carried, the Board approved the Change Order as presented.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

F. New Village Hall - Change Order Request

Village Clerk-Treasurer Cohan presented a request from Constructions Consultants LI, Inc., located at 36

East 2nd Street in Riverhead, for Change Order #003 for the new Village Hall.

Village Clerk-Treasurer Cohan stated their was a steel beam which is part of the vent framing that was omitted from the construction documents. He explained this beam is part of the stairway construction which will support the grand staircase going up to the second floor. Mr. Cohan said the steel and labor will be an additional $12,353.74.

Mayor Bral asked if this had been in the final line item construction document, would the cost be the same as presented tonight or would it have been less. Village Counsel Stephen Martir explained it would have been the same, therefore no additional cost to the Village.

Upon the motion of Deputy Mayor Sobel, seconded by Trustee Hope, and unanimously carried, the Board approved Change Order #003 as presented.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

G. NYCOM 2026 Annual Meeting

Village Clerk-Treasurer Cohan presented the information for the 2026 NYCOM Annual Meeting, scheduled from May 13, 2026 to May 15, 2026 at the Sagamore Hotel, Bolton Landing in Lake George.

Village Clerk Treasurer Cohan stated the cost is a total of $1,500 per attendee (which includes Hotel $640, Program $300, Meals $200,and Tolls/Mileage/Incidentals of $410) and participants are entitled to be reimbursed for all actual and necessary costs incurred while attending this program.

Upon the motion of Trustee Hope, seconded by Deputy Mayor Sobel ,and unanimously carried, the Board approved a total of no more than 3 elected officials or employees to attend the meeting at a total cost not to exceed $1,500 per person.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

VI. MINUTES

A. Minutes of 03/17/26 Meeting

Upon the motion of Deputy Mayor Sobel, seconded by Mayor Bral, and unanimously carried, the minutes to the March 17, 2026 Board of Trustees meeting was approved.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

VII. ABSTRACTS

A. Abstract 04-17-26

Upon the motion of Trustee Mendelson, seconded by Trustee Hope, and unanimously carried, the abstract for April 17, 2026 was approved.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

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

The following commented from the public:

Jean Pierce, 44 Arrandale Avenue

IX. FOR YOUR INFORMATION

X. ADJOURNMENT

A. Adjournment

Prior to the Executive Session, Mayor Bral said it is important to mention we remember the 6,000,000 Jews that were murdered at Auschwitz and throughout Europe during World War II as today is Holocaust Remembrance Day.

Mayor Bral explained the term genocide was coined in 1944 and the meaning of it was defined as the following, "an act committed with the intent to destroy in whole or in part a national, ethnical or racial or religious group." He said regrettably today, the word genocide has been changed to a war that is fought justly to save people and that is what happened in Gaza.

Deputy Mayor Sobel interjected stating the war was started to prevent genocide and Mayor Bral agreed. Mayor Bral continued saying the war started with the intent of killing the Jews in Israel and by Hezbollah from Lebanon and they lost because they were stopped by the Israeli military. He said it is unfortunate that there are civilian casualties with any urban war.

Mayor Bral said the definition of genocide has been bastardized by the media and the original definition of the word needs to be noted. He reiterated people dying in a war is not considered a genocide and the fact that Gaza's population has increased since prior to the war.

Mayor Bral stated we mourn the loss of all innocent people but today we mourn the loss of 6,000,000 Jews. He said the Jewish population in Europe prior to World War II was 9,500,000 and it was reduced to 3,500,000 as a result of a genocide. Mayor Bral stated everyone should be made aware of the different definitions between casualties of war and word genocide.

Mayor Bral called for an Executive Session at 9:19 pm and upon return from the Executive Session, with no further items to discuss, adjourned the meeting at 9:45 pm.

ITEM TITLE:
Minutes of 04/21/26 Meeting

ATTACHMENTS:

	Description	Type
🗋	Minutes	Backup Material

Board of Trustees Meeting
VILLAGE OF GREAT NECK
April 21, 2026
Minutes

I. PLEDGE OF ALLEGIANCE

Mayor Bral called the meeting to order at approximately 7:36 pm and led the Board and the public in reciting the Pledge of Allegiance.

Board Members Present:
Mayor Pedram Bral
Deputy Mayor Barton Sobel
Trustee Eli Kashi (arrived at 7:43 pm)
Trustee Steven Hope
Trustee Anne Mendelson

Others Present:
Village Superintendent of Buildings Michael Sweeney
Village Superintendent of Public Works James Neubert
Village Clerk-Treasurer Abraham Cohan
Village Deputy Clerk Maria Guercia

II. DEPARTMENTAL REPORTS

A. NCPD Report - Feb 2026

The Nassau County Police Report for the month of February 2026 was accepted and ordered placed on file.

Mayor Bral asked if there were any injuries reported and Village Clerk-Treasurer Cohan responded there were not. Village Clerk-Treasurer Cohan stated the accidents occurred on Middle Neck Road, with most of them at the intersections of Baker Hill Road and Arrandale Avenue. The Board discussed the risks along Middle Neck Road for both motorists and pedestrians, which included reckless motorists, speeding vehicles, disregard for traffic laws from both motorists and pedestrians, etc.

Village Superintendent of Department of Public Works James Neubert announced this coming Monday, April 27, 2026 the Village of Great Neck, partnered with the New York Metropolitan Council, will be conducting a Community Planning Workshop to discuss improving pedestrian safety on Middle Neck Road. Mr. Neubert stated the workshop will take place from 7:00 pm - 8:00 pm at the Great Neck House, 14 Arrandale Avenue, and encouraged everyone to attend for the input.

B. Department of Public Works March 2026 Report

The Department of Public Works Report for the month of March 2026 was accepted and ordered placed on

file.

Village Superintendent Neubert informed the Board that a total of 9 tons of food waste was picked up for Passover.

C. Buildings Department March 2026 Report

The Buildings Department Report for the month of March 2026 was accepted and ordered placed on file.

III. OLD BUSINESS

IV. PUBLIC HEARING

A. Public Hearing - 2027 Budget

Mayor Bral called for an Executive Session at 8:27 pm and upon return at 8:30 pm, made a motion to open the 2027 Budget Public Hearing, seconded by Trustee Hope, and unanimously carried.

Village Clerk-Treasurer Cohan presented the Annual Budget for the fiscal year commencing on June 1, 2026 through May 31, 2027.

Village Clerk-Treasurer Cohan stated that the Board has decided not to increase the levy. He further explained that base proportions for Homestead slightly increased and there was a slight reduction in Non-Homestead.

There were no comments from the public and upon the motion of Trustee Kashi, seconded by Trustee Hope, and unanimously carried, the Public Hearing was closed.

Upon the motion of Trustee Hope, seconded by Trustee Mendelson, and unanimously carried, the Board adopted the 2027 Village of Great Neck Budget as presented and approved the following resolutions:

Resolution #1:

Resolved, pursuant to Section 5-508 of the New York Village Law, the tentative budget of estimated revenues and expenditure and the base proportions for homestead (87.7133%) and non-homestead (12.2867%) classes of the Village of Great Neck for the fiscal year June 1, 2026 to May 31, 2027, be and the same hereby is approved and adopted as filed.

Resolution #2:

Resolved, pursuant to section 1420 of the Real Property Tax Law, the following funds necessary to meet the obligations of the village of Great Neck for the fiscal year June 1, 2026 to May 31, 2027 be raised by levy of tax on all taxable property in the Village as set forth on the 2026 assessment roll of the village:

- i. Total amount of budget for fiscal year June 1, 2026 to and including May 31, 2027 as adopted by the Board of Trustees following the Public Hearing thereon which concluded on April 21, 2026 $24,459,800
- ii. LESS: Appropriated Surplus $14,752,070
- iii. LESS: Estimated Revenues for 26/27 $2,255,939
- vi. Leaving a Balance to be raised by Tax Levy of **$7,451,791**

and that the tax rate for the collection of said Village Tax Levy be fixed at **1.88551371** for Homestead Class properties and **3.00586933** for Non-Homestead Class properties per $1,000 of assessed valuation on such taxable property; and further that the Mayor be and he hereby is authorized to execute and deliver to the Village Clerk a warrant directing him to proceed with the collection of such taxes, as provided in Article 14 of the Real Property Tax Law.

Resolution #3:

Resolved, pursuant to the provisions of section 1420 of the Real Property Tax Law, the Village Clerk be and he hereby is authorized and directed to extend and carry out on such roll the amount to be collected from the owners of properties listed therein as hereinabove specified.

Ayes: Bral, Hope, Kashi, Mendelson, Sobel

V. NEW BUSINESS

A. Facade Review & Sign Permit Request - 503 MNR

This item was tabled as the requirements have not yet been met by the applicant for presentation to the Board.

B. Resident Concern Regarding Parking at 221 MNR

Lisa Pereira, President of the Board of Directors of 221 Middle Neck Owners Corporation, located at 221 Middle Neck Road addressed the Board regarding the safety of motorists when exiting the parking lot of 221 Middle Neck Road. Michael Prinz, Treasurer of the 221 Middle Neck Owners Corporation, and Julian Loo, Board Member of 221 Middle Neck Owners Corporation, were also in attendance.

Ms. Pereira explained the location of the parking lot exit for residents of 221 Middle Neck Road leads directly on to Middle Neck Road. She stated when residents exit the lot, visibility is extremely limited for both the residents and motorists driving along Middle Neck Road resulting in a hazardous environment.

Village Clerk-Treasurer Cohan presented a current photograph of the parking lot exit which also displayed the areas to left and right of the parking lot. Ms. Pereira remarked parking is not permitted at the areas just to the right and left of the parking lot exit; however, cars continually illegally park there, many times overnight, further obstructing the views and hindering safety.

Michael Prinz and Ms. Pereira asked if something could be installed in these areas, such as parking bollards or parking deterrents, to prevent this from reoccurring. Deputy Mayor Sobel explained unfortunately, Village Parking Enforcement is unable monitor this 24/7. Village Superintendent of Public Works Neubert suggested the Nassau County Police be contacted when a vehicle is parked overnight as they could issue a ticket.

Ms. Pereira brought to the Board's attention the location of the first legal parking space to the left of the parking lot exit and suggested removing it as as she believes it would alleviate the blind spot for both the residents and motorists. The Board discussed potential options and
Village Superintendent of Buildings Michael Sweeney suggested the Board may want to consider combining the existing no parking area and the first legal parking space and designate that area as a fire zone giving the fire trucks 24 hour access to the the building. Mr. Sweeney stated it is illegal to park in a fire zone and should a car park there, the Fire Department can act as virtual code enforcement and contact the Precinct to issue a summons, which is substantially higher. Village Clerk-Treasurer Cohan stated the Fire Marshal also has the authority to have cars that are park in a fire zone towed.

Mayor Bral stated the Board will look into viable options and follow-up with the Board of Directors of 221 Middle Neck Owners Corporation.

No further action was taken.

C. Fire Protection Contract - Alert Engine Hook and Ladder

Village Clerk-Treasurer Cohan presented the fire protection contract from Alert Engine, Hook & Ladder &

Hose Company No. 1 to the Board.

Village Clerk-Treasurer Cohan stated the annual cost is $1,406,738,and payment is to be made in two equal instalments. He said there is a 3.40% ($46,738) increase in the contract from the previous year.

Upon the motion of Trustee Hope, seconded by Deputy Mayor Sobel, and unanimously carried, the Board approved the 2026-2027 Alert Engine, Hook & Ladder & Hose Company No. 1 fire protection contract, in the amount of $1,406,738, as presented and authorized Mayor Bral to sign the contract.

Ayes: Bral, Hope, Kashi, Mendelson, Sobel

D. Ambulance Protection Contract - Vigilant

Village Clerk-Treasurer Cohan presented the 2026 Emergency Medical Service - Vigilant Engine and Hook contract to the Board.

Village Clerk-Treasurer Cohan stated the annual cost is $222,499 and payment is made in monthly instalments of $18,541.58 as it is a calendar year contract, effective January 1, 2026 to December 31, 2026. He explained it is a 5.7% ($12,001) increase from the previous year.

Mayor Bral stated last year, there was a significant decrease from the previous year. He asked Village Clerk-Treasurer Cohan if Vigilant is still billing insurance companies of the patients they serve and Village Clerk-Treasurer affirmed so.

Upon the motion of Trustee Hope, seconded by Deputy Mayor Sobel, and unanimously carried, the Board approved the 2026 Emergency Medical Service - Vigilant Engine and Hook contract and authorized Mayor Bral to sign the contract.

Ayes: Bral, Hope, Kashi, Mendelson, Sobel

E. Proposals - LIDAR Radar Gun

Village Clerk-Treasurer Cohan presented a proposal to purchase a LIDAR radar gun as the Board had previously discussed, in the amount of $2,845 from Stalker Radar Applied Concepts, Inc., located at 855 East Collins Boulevard in Richardson, Texas. He said his suggestion is to approve a purchase not to exceed $3,000.

Village Clerk-Treasurer Cohan stated the radar gun would be housed at the satellite police booth adjacent to 7-Eleven, which is located at 788 Middle Neck Road and will be used in police car #601.

Mayor Bral asked Village Superintendent Department of Public Works Neubert, who is a member of Alert Engine Hook & Ladder which is located at 555 Middle Neck Road, if he knew why the police cars appear to always be parked with their vehicles idling behind Alert Engine Hook & Ladder. Mr. Neubert explained police car #601 is seen parked there often as a result of staff shortage due to illness, vacation schedule, etc. He also stated law enforcement is entitled to an hour meal break and they use the area behind Alert during this time. Village Superintendent Neubert stated every police vehicle has GPS installed and tracks their activity.

Upon the motion of Mayor Bral, seconded by Trustee Kashi, and unanimously carried, the Board approved the purchase of a LIDAR radar gun as presented for an amount not to exceed $3,000.

Ayes: Bral, Hope, Kashi, Mendelson, Sobel

F. Schedule a Shredding Day for Village of Great Neck Residents

Village Clerk-Treasurer Cohan presented a proposal for a potential Shredding Day for Village residents.

Village Clerk-Treasurer Cohan explained the Village sponsored a Shredding Day in September 2024; however, no event was scheduled for 2025.

Trustee Mendelson stated residents have been asking for a Shred Day and believes the Village should have one. Trustee Kashi asked Mr. Cohan if the Shred Day in 2024 was a successful event. Village Clerk-Treasurer Cohan stated there was a short period of time that the machine was used and although the event is for Village residents only, there were members of other local Villages who used the service.

Trustee Mendelson suggested the Village contact the remaining eight Villages in Great Neck to see if they would be interested in co-sponsoring and participating in a Shred Day, which would offset the cost. Mayor Bral stated the Village of Great Neck's location is central to the surrounding Villages.

Village Clerk Treasurer Cohan directed Village Deputy Clerk Guercia to contact the other Villages to see if they have any interest.

No further action was taken.

G. Schedule a Public Hearing to Amend Article I of Section 500 of the Village Code

Village Clerk-Treasurer Cohan presented a request to schedule a Public Hearing to Amend Chapter 111 of the Village Code, Offices and Elections, on Tuesday, May 5, 2026, at 7:30 pm.

Upon the motion of Deputy Mayor Sobel, seconded by Trustee Kashi, and unanimously carried, the Board scheduled a Public Hearing to Amend Chapter 111 of the Village Code on Tuesday May 5, 2026 at 7:30pm.

Ayes: Bral, Hope, Kashi, Mendelson, Sobel

VI. MINUTES

A. Minutes of 04/14/26 Meeting

This item was tabled to the May 5, 2026 Board of Trustees meeting.

VII. ABSTRACTS

A. Abstract 04-24-26

Upon the motion of Trustee Mendelson, seconded by Trustee Hope, and unanimously carried, the April 24, 2026 abstract was approved.

Ayes: Bral, Hope, Kashi, Mendelson, Sobel

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

No comments from the public were made.

IX. FOR YOUR INFORMATION

X. ADJOURNMENT

A. Adjournment

Village Superintendent of Buildings Michael Sweeney stated on May 13, 2026 the Nassau County Office of Consumer Affairs is holding a training seminar for Village Buildings Departments' employees. He explained the purpose of this seminar is to easily identify and manage contractors, insurance requirements for licensed contractors, validity of the contractors insurance, etc. He requested permission to close the Village Building Department on May 13, 2026, from 8:00 am - 1:00 pm so all Village Buildings Department employees can attend. The Board had no objection to the request.

Village Deputy Clerk Maria Guercia addressed the Board and stated she had spoken with Janice Sotero, Executive Director of the Village of Great Neck Housing Authority, at the request of Trustee Mendelson. She said Ms. Sotero had advised of a potential for an additional a member of the Board of Commissioners for the Village of Great Neck Housing Authority, as well as a vacancy for Secretary. Ms. Guercia said Ms. Sotero asked if the Board could suggest a member of the public that would benefit the housing authority. She stated meetings are held the last Monday of each month at 3:30 pm, at the 700 Middle Neck Road, and run approximately 30 to 45 minutes in length. The Board discussed possible candidates and Trustee Mendelson stated she would approach several Village residents to see if they were interested.

Village Deputy Clerk Guercia presented a request from The American Legion for a donation for their 100th Annual Memorial Day Parade and Ceremony, to be held on Monday - May 25, 2026. Village Superintendent of Buildings Michael Sweeney suggested for this year, a $250 donation in recognition of the United States of America 250th Anniversary and the Board agreed.

With nothing further to discuss, Mayor Bral adjourned the meeting at 9:05 pm.

ITEM TITLE:
Abstract 05-08-26

ATTACHMENTS:

	Description	Type
🗋	Abstract	Backup Material

VILLAGE OF GREAT NECK

Voucher Summary Report

Voucher No. / Cash Account	Vendor Cd / Vendor Name	Invoice No. / Stub- Description	Inv. Date	Voucher Amt.	Disc. Amt. / Taxable	Check ID	Period / PO No.	Year / Due/Check Date	Check No.	Account No.	Amount
46338	0000004012	10429	05/08/2026	589.16	0.00	00001	5	2026		A.1620.0451	589.16
0200.0000	118 SOLUTIONS LLC	REG. JANITORIAL SVC			M			05/08/2026			
Total Vouchers For Vendor Name 118 SOLUTIONS LLC: 1		**Total Amount:**			**589.16**						
46329	0000004029	1DML-JRXD-7NK6	05/08/2026	308.84	0.00	00001	5	2026		A.5110.0451	308.84
0200.0000	AMAZON CAPITAL SERVICES	PARTS						05/08/2026			
46330	0000004029	1M9K-7JGN-7Y3Y	05/08/2026	14.69	0.00	00001	5	2026		A.1640.0451	14.69
0200.0000	AMAZON CAPITAL SERVICES	PARTS						05/08/2026			
Total Vouchers For Vendor Name AMAZON CAPITAL SERVICES: 2		**Total Amount:**			**323.53**						
46319	0000003933	CW33477	05/08/2026	1,621.68	0.00	00001	5	2026		A.1680.0480	1,621.68
0200.0000	ATLANTIC P.C. INC.	AGREEMENT FULL SUPPORT						05/08/2026			
Total Vouchers For Vendor Name ATLANTIC P.C. INC.: 1		**Total Amount:**			**1,621.68**						
46320	0000003738	78054	05/08/2026	65.00	0.00	00001	5	2026		A.1420.0402	65.00
0200.0000	BEE READY FISHBEIN HATTER & DONOVAN	GEN. RETAINER			A			05/08/2026			
46321	0000003738	78260, 78053	05/08/2026	325.00	0.00	00001	5	2026		A.1420.0402	325.00
0200.0000	BEE READY FISHBEIN HATTER & DONOVAN	SO 80-82 STEAMBOAT RD			A			05/08/2026			
46322	0000003738	78263	05/08/2026	455.00	0.00	00001	5	2026		A.1420.0402	455.00
0200.0000	BEE READY FISHBEIN HATTER & DONOVAN	GEN RETAINER 2026			A			05/08/2026			
Total Vouchers For Vendor Name BEE READY FISHBEIN HATTER & DO: 3		**Total Amount:**			**845.00**						
46364	0000000402	1245501	05/08/2026	755.70	0.00	00001	5	2026		A.5110.0457	755.70
0200.0000	BLACK BEAR CO. INC.	BLUE DEF 55 GALLON DRUM-3						05/08/2026			
Total Vouchers For Vendor Name BLACK BEAR CO. INC.: 1		**Total Amount:**			**755.70**						
46365	0000004208	954871	05/08/2026	81.66	0.00	00001	5	2026		A.1640.0451	81.66
0200.0000	CHOICE DISTRIBUTIONS INC.	PARTS						05/08/2026			
Total Vouchers For Vendor Name CHOICE DISTRIBUTIONS INC.: 1		**Total Amount:**			**81.66**						
46324	0000003663	1906269693	05/08/2026	330.00	0.00	00001	5	2026		A.5110.0451	330.00
0200.0000	CINTAS CORP. # 780	GLOVES						05/08/2026			
46361	0000003663	*****	05/08/2026	1,544.48	0.00	00001	5	2026		A.1640.0410	1,544.48
0200.0000	CINTAS CORP. # 780	UNIFORMS 4/6,4/13,4/20,4/27						05/08/2026			
Total Vouchers For Vendor Name CINTAS CORP. # 780: 2		**Total Amount:**			**1,874.48**						
46363	0000003176	5330200504	05/08/2026	280.48	0.00	00001	5	2026		A.9089.0802	280.48
0200.0000	CINTAS FIRST AID & SAFETY	FIRST AID 4/17/26						05/08/2026			

VILLAGE OF GREAT NECK

Voucher Summary Report

Voucher No. / Cash Account	Vendor Cd / Vendor Name	Invoice No. / Stub- Description	Inv. Date	Voucher Amt. / Taxable	Disc. Amt.	Check ID	Period / PO No.	Year / Due/Check Date	Check No.	Account No.	Amount
Total Vouchers For Vendor Name CINTAS FIRST AID & SAFETY: 1 Total Amount: 280.48											
46337	0000004223	4TH PYMT 2026	05/08/2026	533,138.10	0.00	00001	5	2026		A.1620.0102.0006	533,138.10
0200.0000	CONSTRUCTION CONSULTANTS LI, INC.	4TH PAYMENT						05/08/2026			
Total Vouchers For Vendor Name CONSTRUCTION CONSULTANTS LI, I: 1 Total Amount: 533,138.10											
46366	0000003596	16756	05/08/2026	48.34	0.00	00001	5	2026		A.1640.0451	48.34
0200.0000	COSTELLO'S HARDWARE, HOME & GARDEN	MISC. SUPPLIES						05/08/2026			
46367	0000003596	*****	05/08/2026	195.69	0.00	00001	5	2026		A.1640.0451	96.76
										A.5110.0451	98.93
0200.0000	COSTELLO'S HARDWARE, HOME & GARDEN	MISC. SUPPLIES						05/08/2026		**Total Dist.**	**195.69**
Total Vouchers For Vendor Name COSTELLO'S HARDWARE, HOME & GA: 2 Total Amount: 244.03											
46359	0000004190	5/25/26	05/08/2026	250.00	0.00	00001	5	2026		A.1210.0450	250.00
0200.0000	CPT CHARLES A. FOWLER, JR	DONATION- PARADE						05/08/2026			
Total Vouchers For Vendor Name CPT CHARLES A. FOWLER, JR: 1 Total Amount: 250.00											
46347	0000000313	1 WEST TERR	05/08/2026	10.00	0.00	00001	5	2026		A.1670.0422	10.00
0200.0000	CUTTERMILL MAILROOM	COPIES OF PLANS- 1 WEST TER						05/08/2026			
Total Vouchers For Vendor Name CUTTERMILL MAILROOM: 1 Total Amount: 10.00											
46357	0000003816	0138652	05/08/2026	300.00	0.00	00001	5	2026		A.1460.0400	300.00
0200.0000	FILEBANK, INC.	STORAGE- MINUTES BOOKS						05/08/2026			
Total Vouchers For Vendor Name FILEBANK, INC.: 1 Total Amount: 300.00											
46368	0000000998	80731NP	05/08/2026	312.68	0.00	00001	5	2026		A.8160.0457	312.68
0200.0000	GABRIELLI TRUCK SALES	PART- EXTENSION						05/08/2026			
Total Vouchers For Vendor Name GABRIELLI TRUCK SALES: 1 Total Amount: 312.68											
46345	0000001003	2026 BRAL	05/08/2026	125.00	0.00	00001	5	2026		A.1920.0400	125.00
0200.0000	GN CHAMBER OF COMMERCE	2026 MEMBERSHIP - BRAL						05/08/2026			
Total Vouchers For Vendor Name GN CHAMBER OF COMMERCE: 1 Total Amount: 125.00											
46356	0000004229	4/28/26	05/08/2026	700.00	0.00	00001	5	2026		A.1110.0491	700.00
0200.0000	GOMOKA, CHRISTOPHER	PROSECUTOR		A				05/08/2026			
Total Vouchers For Vendor Name GOMOKA, CHRISTOPHER: 1 Total Amount: 700.00											

Voucher No. / Cash Account	Vendor Cd / Vendor Name	Invoice No. / Stub- Description	Inv. Date	Voucher Amt. / Taxable	Disc. Amt.	Check ID	Period / PO No.	Year / Due/Check Date	Check No.	Account No.	Amount
46331	0000003090	9875710445	05/08/2026	187.61	0.00	00001	5	2026		A.1640.0451	187.61
0200.0000	GRAINGER	GP DOLLY						05/08/2026			
Total Vouchers For Vendor Name GRAINGER: 1			**Total Amount:**	**187.61**							
46369	0000003970	4/9-7/8/26	05/08/2026	5,000.01	0.00	00001	5	2026		A.1110.0490	5,000.01
0200.0000	GTECHNA	4/9-7/8/26						05/08/2026			
Total Vouchers For Vendor Name GTECHNA: 1			**Total Amount:**	**5,000.01**							
46316	0000001131	293905	05/08/2026	1,269.00	0.00	00001	5	2026		A.1440.0400	1,269.00
0200.0000	H2M ARCHITECTS & ENGINEERS	GRNK2519 265 EAST SHORE RD PLAN R						05/08/2026			
46317	0000001131	293909	05/08/2026	162.00	0.00	00001	5	2026		A.1440.0400	162.00
0200.0000	H2M ARCHITECTS & ENGINEERS	GRNK2560 2025-26 RETAINER						05/08/2026			
46350	0000001131	293467	05/08/2026	432.00	0.00	00002	5	2026		T.0000.9350.2448	432.00
0200.0000	H2M ARCHITECTS & ENGINEERS	GRNK2602- 14 BRAMPTON T9350.2607						05/08/2026			
Total Vouchers For Vendor Name H2M ARCHITECTS & ENGINEERS: 3			**Total Amount:**	**1,863.00**							
46339	0000888888	C72261	05/08/2026	1,000.00	0.00	00002	5	2026		T.0000.0030.0236	1,000.00
0200.0000	HAZAN, MICHAEL	TREE BOND REFUND T..0030.4677						05/08/2026			
46340	0000888888	C72240	05/08/2026	1,000.00	0.00	00002	5	2026		T.0000.0030.0236	1,000.00
0200.0000	HAZAN, MICHAEL	TREE BOND REFUND T..0030.4675 21 BR						05/08/2026			
Total Vouchers For Vendor Name HAZAN: 2			**Total Amount:**	**2,000.00**							
46327	0000003715	444529A	05/08/2026	587.01	0.00	00001	5	2026		A.5110.0451	587.01
0200.0000	HENDERSON PRODUCTS, INC.	FREIGHT WAS NOT PAID ON INV 444529						05/08/2026			
Total Vouchers For Vendor Name HENDERSON PRODUCTS, INC.: 1			**Total Amount:**	**587.01**							
46355	0000004221	#2	05/08/2026	35,401.75	0.00	00001	5	2026		A.1620.0102.0006	35,401.75
0200.0000	HIRSCH & CO. LLC	#2 NEW VH8 PLUMBING CONTRACTOR O						05/08/2026			
Total Vouchers For Vendor Name HIRSCH & CO. LLC: 1			**Total Amount:**	**35,401.75**							
46362	0000001565	98559	05/08/2026	1,326.24	0.00	00001	5	2026		A.5110.0451	1,326.24
0200.0000	INTEGRATED WIRELESS TECHNOLOGIES, L	PARTS, INSTALLATION- 4HRS						05/08/2026			
Total Vouchers For Vendor Name INTEGRATED WIRELESS TECHNOLOGI: 1			**Total Amount:**	**1,326.24**							
46336	0000004210	2426396	05/08/2026	122.96	0.00	00001	5	2026		A.1110.0410	1.40
										A.1325.0410	66.24
										A.3620.0410	55.32

Voucher No. / Cash Account	Vendor Cd / Vendor Name	Invoice No. / Stub- Description	Inv. Date / Taxable	Voucher Amt.	Disc. Amt.	Check ID / PO No.	Period	Year / Due/Check Date	Check No.	Account No.	Amount
0200.0000	LDI CONNECT	PHOTOCOPIES						05/08/2026		**Total Dist.**	**122.96**
Total Vouchers For Vendor Name LDI CONNECT: 1		**Total Amount:**		**122.96**							
46332	0000001354 73316		05/08/2026	1,276.32	0.00	00001	5	2026		A.8170.0451	1,276.32
0200.0000	MARSH INDUSTRIAL	FILTERS, AIR FILTERS AND BATTERY						05/08/2026			
46334	0000001354 73056		05/08/2026	755.54	0.00	00001	5	2026		A.5110.0451	755.54
0200.0000	MARSH INDUSTRIAL	LED STROBES, PLOW BOLTS AND LOCK						05/08/2026			
Total Vouchers For Vendor Name MARSH INDUSTRIAL: 2		**Total Amount:**		**2,031.86**							
46335	0000003739 4/23/26		05/08/2026	750.00	0.00	00001	5	2026		A.1110.0491	750.00
0200.0000	MUHLSTOCK, GARY	VILLAGE PROSECUTOR 4/29	A					05/08/2026			
Total Vouchers For Vendor Name MUHLSTOCK, GARY: 1		**Total Amount:**		**750.00**							
46343	0000004123 A202548		05/08/2026	1,350.00	0.00	00001	5	2026		A.1355.0490	1,350.00
0200.0000	MUNICIPAL VALUATION SERVICES, INC.	ASSESSMENT SVC 05/26						05/08/2026			
Total Vouchers For Vendor Name MUNICIPAL VALUATION SERVICES, : 1		**Total Amount:**		**1,350.00**							
46346	0000003301 4/16-5/15/26		05/08/2026	185.00	0.00	00001	5	2026		A.1620.0410	185.00
0200.0000	OPTIMUM	FIBER, 1 GIG, GATEWAY AND STATIC IP						05/08/2026			
Total Vouchers For Vendor Name OPTIMUM: 1		**Total Amount:**		**185.00**							
46348	0000003526 FINAL PYMT		05/08/2026	15,143.00	0.00	00001	5	2026		A.5112.0211	15,143.00
0200.0000	PIONEER LANDSCAPING & ASPHALT PAVIN	FINAL PAYMENT						05/08/2026			
Total Vouchers For Vendor Name PIONEER LANDSCAPING & ASPHALT : 1		**Total Amount:**		**15,143.00**							
46328	0000001922 10627821		05/08/2026	116.04	0.00	00001	5	2026		A.1640.0410	116.04
0200.0000	QUENCH USA INC.	WATER 4/1-6/30/26						05/08/2026			
Total Vouchers For Vendor Name QUENCH USA INC.: 1		**Total Amount:**		**116.04**							
46323	0000002050 79931		05/08/2026	1,099.01	0.00	00001	5	2026		A.5112.0212	1,099.01
0200.0000	RASON ASPHALT	MISC. PATCHING F3	M					05/08/2026			
Total Vouchers For Vendor Name RASON ASPHALT: 1		**Total Amount:**		**1,099.01**							
46325	0000003765 20871		05/08/2026	13.54	0.00	00001	5	2026		A.1640.0451	13.54
0200.0000	RIVERHEAD BUILDING SUPPLY	LUMBER						05/08/2026			
Total Vouchers For Vendor Name RIVERHEAD BUILDING SUPPLY: 1		**Total Amount:**		**13.54**							
46351	0000004178 1051995		05/08/2026	317.20	0.00	00002	5	2026		T.0000.9350.2448	317.20

VILLAGE OF GREAT NECK

Voucher Summary Report

Voucher No. / Cash Account	Vendor Cd / Vendor Name	Invoice No. / Stub- Description	Inv. Date	Voucher Amt. / Taxable	Disc. Amt.	Check ID	Period / PO No.	Year / Due/Check Date	Check No.	Account No.	Amount
0200.0000	SCHNEPS MEDIA	BZA 6 BROWN RD T..9350.2610						05/08/2026			
46352	0000004178	1051994	05/08/2026	187.20	0.00	00002	5	2026		T.0000.9350.2448	187.20
0200.0000	SCHNEPS MEDIA	BZA 6 TUDDINGTON T..9350.2609						05/08/2026			
46353	0000004178	1051993	05/08/2026	71.50	0.00	00002	5	2026		T.0000.9350.2448	71.50
0200.0000	SCHNEPS MEDIA	BZA 11 ARRANDALE AVE T..9350.2608						05/08/2026			
Total Vouchers For Vendor Name SCHNEPS MEDIA: 3		**Total Amount:**		**575.90**							
46358	0000004090	5847	05/08/2026	543.20	0.00	00001	5	2026		A.1460.0400	543.20
0200.0000	SEERY SYSTEMS GROUP. INC.	STORAGE OF BOXES 05/26						05/08/2026			
Total Vouchers For Vendor Name SEERY SYSTEMS GROUP. INC.: 1		**Total Amount:**		**543.20**							
46318	0000888888	C73191	05/08/2026	1,000.00	0.00	00002	5	2026		T.0000.0030.0236	1,000.00
0200.0000	SHEFFER, AMY	TREE BOND REFUND 7 PICCADILLY T00						05/08/2026			
Total Vouchers For Vendor Name SHEFFER: 1		**Total Amount:**		**1,000.00**							
46341	0000003363	7009566837	05/08/2026	36.07	0.00	00001	5	2026		A.1110.0410	21.68
										A.1325.0410	14.39
0200.0000	STAPLES ADVANTAGE	MISC. SUPPLIES						05/08/2026		**Total Dist.**	**36.07**
Total Vouchers For Vendor Name STAPLES ADVANTAGE: 1		**Total Amount:**		**36.07**							
46349	0000888888	C68819	05/08/2026	2,500.00	0.00	00002	5	2026		T.0000.0030.0236	2,500.00
0200.0000	STEINBERG, ALAN	TREE BOND REFUND T..0030.4595						05/08/2026			
Total Vouchers For Vendor Name STEINBERG: 1		**Total Amount:**		**2,500.00**							
46344	0000003848	5/26	05/08/2026	1,089.94	0.00	00001	5	2026		A.9055.0800	1,089.94
0200.0000	SUN LIFE AND HEALTH INS CO	MONTHLY PREMIUM 05/26						05/08/2026			
Total Vouchers For Vendor Name SUN LIFE AND HEALTH INS CO: 1		**Total Amount:**		**1,089.94**							
46333	0000002197	537599	05/08/2026	216.91	0.00	00001	5	2026		A.5110.0451	216.91
0200.0000	SYOSSET TRUCK SALES INC.	SURGE TANK						05/08/2026			
Total Vouchers For Vendor Name SYOSSET TRUCK SALES INC.: 1		**Total Amount:**		**216.91**							
46354	0000002232	2026 ANNUAL DUES	05/08/2026	1,800.00	0.00	00001	5	2026		A.1010.0492	1,800.00
0200.0000	TOWN OF NORTH HEMPSTEAD	2026 ANNUAL VILLAGES DUE TO MBPC						05/08/2026			
Total Vouchers For Vendor Name TOWN OF NORTH HEMPSTEAD: 1		**Total Amount:**		**1,800.00**							
46360	0000004025	4/23-5/22/26	05/08/2026	44.99	0.00	00001	5	2026		A.1640.0470	44.99
0200.0000	VERIZON	DPW LINES						05/08/2026			

VILLAGE OF GREAT NECK

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Total Vouchers For Vendor Name VERIZON: 1			**Total Amount:**	**44.99**							
46342	0000003070	5/26	05/08/2026	17,541.50	0.00	00001	5	2026		A.4540.0400	17,541.50
0200.0000	VIGILANT ENGINE HOOK	AMBULANCE SERVICE 5/26							05/08/2026		
Total Vouchers For Vendor Name VIGILANT ENGINE HOOK: 1			**Total Amount:**	**17,541.50**							
46326	0000003628	1119611831	05/08/2026	10,353.34	0.00	00001	5	2026		A.3620.0457	240.87
										A.1130.0457	120.23
										A.5110.0457	6,494.96
										A.8160.0457	2,498.06
										A.8170.0457	999.22
0200.0000	WEX BANK	GASOLINE AND DIESEL							05/08/2026	**Total Dist.**	**10,353.34**
Total Vouchers For Vendor Name WEX BANK: 1			**Total Amount:**	**10,353.34**							

Total Vouchers reported: 54

Total GL Detail Reported	644,330.38
Total Amount All Vouchers	644,330.38

Fund / Cash Item			Regular	Prepaid	Wire Transfer	Direct Pay Outstanding	Direct Pay Paid	Total
A - GENERAL FUND								
0200.0000		GREATNECK	637,822.48	0.00	0.00	0.00	0.00	637,822.48
	Fund Total		637,822.48	0.00	0.00	0.00	0.00	637,822.48
T - TRUST AND AGENCY								
0200.0000		GREATNECK	6,507.90	0.00	0.00	0.00	0.00	6,507.90
	Fund Total		6,507.90	0.00	0.00	0.00	0.00	6,507.90
Grand Totals			644,330.38	0.00	0.00	0.00	0.00	644,330.38
Grand Total Regular, Prepaid, Wire Transfer and Direct Pay			644,330.38					

Fund		Regular	Prepaid	Wire Transfer	Direct Pay Outstanding	Direct Pay Paid	Total
A - GENERAL FUND	GREATNECK	637,822.48	0.00	0.00	0.00	0.00	637,822.48
T - TRUST AND AGENCY	GREATNECK	6,507.90	0.00	0.00	0.00	0.00	6,507.90
Grand Totals		644,330.38	0.00	0.00	0.00	0.00	644,330.38

VILLAGE OF GREAT NECK

Voucher Summary Report

Voucher No. / Cash Account	Vendor Cd / Vendor Name	Invoice No. / Stub- Description	Inv. Date	Voucher Amt. / Taxable	Disc. Amt.	Check ID	Period / PO No.	Year / Due/Check Date	Check No.	Account No.	Amount

Fund	Regular	Prepaid	Wire Transfer	Direct Pay - Outstanding	Direct Pay - Paid	Total
Grand Total Regular, Prepaid, Wire Transfer and Direct Pay	644,330.38					