



**Board of Trustees Meeting
VILLAGE OF GREAT NECK
October 6, 2026
Agenda**

I. PLEDGE OF ALLEGIANCE

II. DEPARTMENTAL REPORTS

III. OLD BUSINESS

IV. PUBLIC HEARING

V. NEW BUSINESS

- A. Parade Permit Request - Alert Fire Department
- B. Request for Stop Sign - Ravine and Station Road
- C. Request to Reduce Fees - 1 Baker Hill Road
- D. Contract for Professional Services - RDM Studio
- E. IMA with TONH to Plant Trees
- F. Tax Certiorari - 14 Steamboat Road
- G. Proposals to Install Holiday Lights
- H. New Village Hall - Change Order Request
- I. Discussion Regarding Village Code § 391 Noise
- J. Schedule a Public Hearing to Add Section 575-170.11 to the Village Code
- K. Amnesty Program - Closing Permits

VI. MINUTES

- A. Minutes of 09/15/26 Meeting

VII. ABSTRACTS

- A. Abstract 10-09-26

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

IX. FOR YOUR INFORMATION

X. ADJOURNMENT



ITEM TITLE:

Parade Permit Request - Alert Fire Department

SUBJECT:

The Great Neck Alert Fire Department is honoring its 125th anniversary this year. We would like to have a parade on October 18th.

The parade starts at 1pm and should last about an hour.

The route starts at Allenwood Road. It proceeds Northbound on Middle Neck Road to Arrandale Avenue. Then we are heading West and the parade ends at the Upper parking Lot of the Parkwood Pool complex opposite of the Great Neck North Middle School Track.

**ITEM TITLE:**

Request for Stop Sign - Ravine and Station Road

SUBJECT:

Request by Melinda Pan to place a stop sign at the intersection of Ravie and Station Road.

"[...] It is at the intersection of Ravine Rd and Station Rd. It is a 3 way intersection and there are already two stop signs on the opposite sides. However, since Ravine Rd is a hill, the visibility isn't so great. There are numerous times in which a vehicle has stopped at the stop sign on Station road, started moving again and then stopped again because they didn't see me until I reached the very top of the hill. Also, on the other side where the other stop sign is, visibility isn't great, as you can see in the picture I've attached, due to the roads almost being parallel. There was an incident in which a vehicle stopped at the stop sign and I thought she stopped for me but she didn't see me and made a left turn and we barely missed crashing into each other. I believe this is because the visibility is not so great as these roads are almost parallel. She was making about a 300 degree turn to turn left which is already difficult. Anyways, when I am driving up Ravine Rd., I always slow down at this intersection and look both ways because I know visibility is not great. However, I think it would be safer for everyone if we made this an all way stop intersection. Thank you very much. [...]"

ATTACHMENTS:

	Description	Type
	Site	Backup Material





ITEM TITLE:

Request to Reduce Fees - 1 Baker Hill Road

SUBJECT:

On 9/2/26 a violation was issued for work without a permit - Inspector witnessed 3 A/C units being installed without a permit.

On 9/3/26 the h/o filed an application along with a \$100 application fee.

The fee is \$150/unit x 2 as the work began without a permit-a total of \$900 due.

H/o would like to appear before BOT to request a fee reduction.

Additionally, ARC Chair would like h/o to appear before ARC as the units are on the side of the house.



ITEM TITLE:

Contract for Professional Services - RDM Studio

ATTACHMENTS:

	Description	Type
	Contract	Backup Material

AGREEMENT FOR PROFESSIONAL SERVICES

This “Agreement” made as of the ____ day of October, 2026, by and between the Incorporated Village of Great Neck (the “Village”), a New York State municipal corporation, with offices located at 767 Middle Neck Road, Great Neck, NY 11024, and RDM Design Studio, c/o Robert Mordecai (“Contractor”), a natural person residing at 8 Church Street, Great Neck, NY 11023.

WHEREAS, the Village and Contractor desire to engage in a professional services relationship in a written agreement; and

WHEREAS, said professional services agreement pertains to Contractor’s performance of building code interpretation and compliance, plan review and building code inspections on behalf of the Village Building Department; and

WHEREAS, Contractor provides his services to the Village on an hourly, as-needed basis for an agreed upon hourly rate; and

WHEREAS, the Village and Contractor wish to continue the above-described engagement pursuant to a new agreement negotiated by and between the parties.

NOW THEREFORE, in exchange for the mutual consideration and conditions set forth herein, the sufficiency of which is hereby expressly acknowledged, the parties agree as follows:

1. Agreement and Merger. The within Agreement contains the entire understanding between the parties hereto with respect to Contractor’s performance of services for the Village and supersedes all prior and contemporaneous agreements and undertakings between the parties, whether written or oral, with respect to such subject matter hereof.
2. Term. This agreement shall be effective from the date of this agreement through the end of the Village’s 2026 fiscal year. Notwithstanding, if funds for same are appropriated into the 2027 Village budget, the parties may mutually agree to extend the term of this agreement.
3. Services. Contractor shall perform the following professional assistance services for the Village’s Building Department: plan and application review, Code review, interpretation and advice re enforcement, Code enforcement, site inspections, and other services on an as needed basis. All services shall be provided on an as-needed, hourly basis upon assignment by the Superintendent of Buildings, or their designee, and shall be done to the Building Department’s reasonable satisfaction.
4. Compensation. In exchange for performance of the services described above, the Village shall compensate Contractor at the rate of \$55.00 per hour, for a maximum for 20 hours of work billed per week, unless the Superintendent of Buildings, or their designee, authorizes additional work in advance. In addition, the Village shall pay up to \$1,500 toward the total cost of the premiums for the policies obtained by Contractor pursuant to Paragraph 9 below.

The Village may issue payment to Contractor as reimbursement or directly to the carrier, as the Village deems appropriate, upon presentation of acceptable documentation to the Village.

5. Termination. Either party may terminate this Agreement at any time upon delivery of written notice to the other party in accordance with Par. 6 herein.
6. Notices. Any notice, request or other communication hereunder shall be given by email and in writing served either: (i) personally, (ii) by reputable overnight delivery service or (iii) delivered by certified mail, postage prepaid, certified return receipt and addressed to the following addresses:
 - (a) If to the Village of Great Neck:
767 Middle Neck Road
Great Neck, NY 11024
Attn: Village Clerk
acohan@greatneckvillage.gov
 - (b) Robert Mordecai
RDM Design Studio
8 Church Street
Great Neck, NY 11023
robmordecai@aol.com

Notices shall be deemed delivered five (5) business days following email and mailing. Counsel for a party (or any authorized representative) shall have authority to accept delivery of any notice on behalf of such party.

7. Independent Contractor. Contractor hereby acknowledges and agrees that its performance pursuant to this Agreement shall be that of an independent contractor. Contractor shall not represent itself as a Village employee to any third party, nor shall Contractor make any claim of any sort to the Village, or to any other person or entity, for benefits or privileges granted to the Village's employees, including but not limited to Unemployment and Workers Compensation benefits. Contractor further acknowledges and agrees that the Village shall not take any deductions or withholdings from Contractor's compensation for the purpose of paying any federal or state taxes or other assessments, costs, expenses or obligations which Contractor, or its officers, agents or employees, may incur as a result of receiving compensation pursuant to this engagement.
8. Subcontractors. Contractor is prohibited from subcontracting the services, in whole or in part, to any subcontractor without the prior, written authorization of the Village, which authorization is in the Village's sole discretion.

9. Insurance and Indemnification. Contractor shall acquire and maintain the following insurance policies for the duration of this Agreement:

- a. **Commercial General Liability Coverage:**
 - i. **Per Occurrence:** \$1,000,000
 - ii. **Aggregate:** \$2,000,000
- b. **Workers Compensation Coverage:** Statutory
 - i. **Employer's Liability** \$1,000,000
- c. **NYS Disability Coverage:** Statutory
- d. **Professional Liability Insurance:** \$2,000,000/wrongful act
\$2,000,000/aggregate
- e. **Automobile:** \$1,000,000 Combined Single
Limit
- f. **Umbrella/Excess Liability:** \$2,000,000/occurrence
\$2,000,000/aggregate

All policies above shall be written by a carrier admitted to do business in the State of New York and with an AM Best Rating of A-VII or better. Additionally, all policies shall be written on an Occurrence-based form and on a primary, non-contributory basis. The Village shall be named as an Additional Insured on all policies above with rights to 30 days' notice of cancellation, modification and renewal. If Contractor retains or hires any subcontractors in the course of its performance under the Contract, the requirements of this paragraph shall be binding and transferrable to each subcontractor so retained or hired, unless the Village authorizes an exception prior to said subcontractor performing work for the Village.

10. Indemnification. To the extent permitted by law, Contractor shall indemnify and hold the Village, its officers, agents and employees, harmless from and against any and all claims, suits, actions, judgments, damages, costs (including reasonable attorney's fees) of whatever kind or nature, filed against the Village by Contractor's officers, agents or employees, or by any third party which arise from or are alleged to arise from: (i) Contractor's performance under, or breach of this agreement; or (ii) negligence committed by Contractor or any officer, agent or employee thereof, except to the extent caused by the Village or any officer, employee or agent thereof.
11. Severability. Any provision of this agreement that is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.
12. Successors and Assigns. This agreement shall be binding upon any permitted successors, assigns and heirs; provided, however, that neither party shall directly or indirectly transfer

or assign any of its rights hereunder, in whole or in part, without the written consent of the other party hereto, which may be withheld in its sole discretion, and any such transfer or assignment without said consent shall be void.

13. No Third Parties Benefited. This agreement is made and entered into for the sole protection and benefit of the parties hereto, their permitted successors, assigns and heirs, and no other person or entity shall have any right or action under this agreement.
14. Counterparts. This agreement may be executed and delivered in one or more counterparts (electronically, including by e-mail delivery of a PDF file, or otherwise), with the same effect as if all parties had signed the same document. Each such counterpart shall be deemed an original, but all such counterparts together shall constitute a single agreement.
15. Section Headings and Gender. The section headings used herein are inserted for reference purposes only and shall not in any way affect the meaning or interpretation of this agreement. All personal pronouns used in this agreement shall include the other genders, whether used in the masculine, feminine or neuter gender, and the singular shall include the plural, and vice versa, whenever and as often as may be appropriate.
16. Governing Law. This agreement shall be governed by and construed and enforced in accordance with the laws of the State of New York without regard to principles of conflicts of laws.
17. Waiver of Jury Trial. Each of the parties hereto irrevocably and unconditionally waives trial by jury in any action relating to this agreement or the transactions contemplated hereby and for any counterclaim relating thereto.
18. Consent to Jurisdiction EACH OF THE PARTIES HERETO AGREES AND CONSENTS TO PERSONAL JURISDICTION, SERVICE OF PROCESS AND VENUE IN ANY FEDERAL OR STATE COURT WITHIN THE STATE AND COUNTY OF NASSAU COUNTY, EASTERN DISTRICT, NEW YORK
19. Drafting Considerations. The parties have participated jointly in the negotiation and drafting of this agreement and, in the event an ambiguity or question of intent or interpretation arises, this agreement shall be construed as if drafted jointly by the parties and no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any of the provisions of this agreement.
20. Legislative appearances. Any appearance before the Village of Great Neck Board of Trustees, or any committee thereof for the purpose of the approval of this agreement or any amendment thereto, are to be construed as part of the fee negotiation and approval process and Contractor agrees that no fee will be charged for any such appearances.

21. Vouchers. Payment shall only be made to Contractor in arrears and shall be contingent upon Contractor submitting a Village claim voucher accompanied by a record of hours billed and services performed, and indicating with reasonable specificity the services provided and the payment requested and further certifies that the services rendered and the payment requested are in accordance with this Agreement.
22. Timing. Contractor shall submit its claim no later than two (2) months following the Village's receipt of the services that are the subject of the claim, and no more frequently than once per month.
23. Confidentiality. Contractor acknowledges that, in the course of performing services under this agreement, it and its agents or employees may come into possession of "confidential information" (i.e. any information in whatever form that is not obliged by applicable law and/or regulation to be made available to the public by the Village; or if obliged to be made available to the public by the Village, available through specific processes of law and/or regulation). Contractor agrees that disclosure of confidential information by Contractor or any agent or employee of Contractor to non-Village personnel (or to Village personnel whom the Contractor knows or reasonably should have known are not authorized to receive such information) without obligation of law and/or outside the processes of law and/or regulation shall be grounds for immediate termination of this agreement by the Village. Contractor agrees it shall not disclose any such confidential information to any person or entity at any time following expiration or termination of this agreement unless under court order. Contractor acknowledges that the foregoing obligations are in addition to (and not in limitation of) any obligations under law to maintain the confidentiality of governmental information. Contractor further acknowledges that it may be liable for consequential and/or other damages for any unauthorized disclosure. This provision shall survive expiration or termination of this agreement.
24. Engagement Non-Exclusive. Contractor is being retained by the Village on a non-exclusive basis, and nothing in this agreement shall prohibit the Village from retaining similar consultants or services contemporaneously during the term of this agreement. Likewise, nothing herein shall prohibit Contractor for performing similar services to others during the course of this Agreement.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties have set their hand and seal this ____ day of October 2026.

VILLAGE OF GREAT NECK

Pedram Bral, Mayor

RDM DESIGN STUDIO

Robert Mordecai



ITEM TITLE:

IMA with TONH to Plant Trees

SUBJECT:

Available Trees:

The program offers 5 different types of trees: (1) Schubert Cherry; (2) Flame Maple; (3) Trinity Pear; (4) October Glory Maple; and (6) Linden – Greenspire & Silver. We also have a limited supply of Zelkova's but the program is first come, first serve. I anticipate our Highway Department will strive to meet all requests until our supply of trees runs out.

Resolution:

WHEREAS, pursuant to Article 8, Section 1 and 2-a of the New York State Constitution, as effectuated by General Municipal Law §119-o, municipal corporations and school districts of the State are empowered to enter into agreements for the performance among themselves or one for the other of their respective functions, powers and duties on a cooperative or contract basis; and

WHEREAS, the Town has offered municipal corporations ("Villages") and school districts ("Districts") the opportunity to participate in a federal tree planting program ("Tree Grant Program") purchased through funds provided by the federal government and administered by the Town (the "Services") at locations within the Town's jurisdictional borders; and

WHEREAS, pursuant to a resolution duly adopted at its meeting held on August 11, 2026, the Town Board authorized the execution of this Agreement; and

WHEREAS, pursuant to a resolution of its Board of Trustees, the Village has taken all necessary action to authorize and execute this Agreement by its undersigned officer; and

WHEREAS, pursuant to the terms, provisions, covenants and conditions more fully set forth as per IMA;

NOW THEREFORE, the Board of Trustees of the Village of Great Neck authorizes the execution of the said IMA with the Town of North Hempstead.

IT IS FURTHER RESOLVED, the Board of Trustees of the Village of Great Neck authorizes Deputy Mayor Sobel to sign the said IMA with the Town of North Hempstead on behalf of the Village.

ATTACHMENTS:

	Description	Type
□	IMA with TONH	Backup Material
□	Map	Backup Material

INTERMUNICIPAL AGREEMENT FOR THE FEDERAL TREE PLANTING PROGRAM

THIS AGREEMENT (the “Agreement”) made as of the date this Agreement is executed on behalf of the Town, is entered into by and between the **TOWN OF NORTH HEMPSTEAD** (the “Town”), a municipal corporation duly organized and validly existing under the laws of the State of New York (the “State”), with its principal office located at 220 Plandome Road, Manhasset, New York, 11030 and the **INCORPORATED VILLAGE OF GREAT NECK** (the “Village”), a municipal corporation duly organized and validly existing under the laws of the State, with offices located at 767 Middle Neck Road, Great Neck, NY 11024. The Town and the Village are hereinafter referred to, collectively, as the “Parties.”

WITNESSETH:

WHEREAS, pursuant to Article 8, Section 1 and 2-a of the New York State Constitution, as effectuated by General Municipal Law §119-o, municipal corporations and school districts of the State are empowered to enter into agreements for the performance among themselves or one for the other of their respective functions, powers and duties on a cooperative or contract basis; and

WHEREAS, the Town has offered municipal corporations (“Villages”) and school districts (“Districts”) the opportunity to participate in a federal tree planting program (“Tree Grant Program”) purchased through funds provided by the federal government and administered by the Town (the “Services”) at locations within the Town’s jurisdictional borders; and

WHEREAS, pursuant to a resolution duly adopted at its meeting held on August 11, 2026, the Town Board authorized the execution of this Agreement; and

WHEREAS, pursuant to a resolution of its Board of Trustees, the Village has taken all necessary action to authorize and execute this Agreement by its undersigned officer.

NOW THEREFORE, pursuant to the terms, provisions, covenants and conditions more fully set forth below, the Parties hereto agree as follows:

1. Services

The Town shall provide the Services to the Village, subject to the conditions elsewhere set forth in this Agreement and the following:

- (a) The Town will retain a vendor for the installation of trees, obtained with the funds provided pursuant to the federal grant. The species of tree shall be determined pursuant to the rules promulgated in the Federal grant , and shall be consistent with State and Federal law, as well as any and all conditions as provided per the federal grant.
- (b) The Village shall provide, in writing, the locations in which it desires the trees to be planted within the jurisdictional borders of the Village. The Town’s Superintendent of Highways may, in his discretion, determine the order in which the trees are installed. The Town reserves the right to reject the planting of any trees at any of the requested locations for any reason.

- (c) Upon receipt of the Village's request, the Town will notify the Village of the time and place in which the trees are to be planted at the locations specified by the Village.
- (d) Upon completion of the services, the Village shall maintain all of the trees provided through the Tree Grant Program at the Village's expense. The Village shall own all of the trees planted through the program and shall exercise jurisdiction and control over same.

2. Term of Agreement

The Term of the Agreement shall commence upon execution of the Agreement and shall terminate upon completion of the services, or upon notice to the Town that the grant funding is no longer available for the Services.

3. Consideration

The Town will provide the services at no cost to the Village. The Town will not provide any services that are not fully funded by the federal grant.

4. Notice

Notices hereunder must be sent by certified mail, return receipt requested, as follows or to such other address as may hereafter be designated in writing by either Party hereto:

If mailed to Village:

Abraham Cohan, Village Clerk-Treasurer
Village of Great Neck
767 Middle Neck Road
Great Neck, NY 11024

If mailed to the Town:

Gerard Losquadro, Superintendent of Highways
Town of North Hempstead
285 Denton Avenue
New Hyde Park, NY 11040

With copies to:

Richard J. Nicoletto, Town Attorney
Town of North Hempstead
220 Plandome Road
Manhasset, NY 11030

5. Indemnification

(a) To the fullest extent permitted by law, the Village:

- (i) shall defend, indemnify and hold harmless the Town, and all respective elected and appointed officials, employees, volunteers, and/or agents (collectively, the “Indemnified Parties”), from and against any and all claims, suits, damages, liabilities, professional fees, including attorneys’ fees, costs, court costs, expenses and disbursements relating the death, personal injuries or property damage (including loss of use thereof) brought or asserted against the Indemnified Parties by any person or firm arising out of or in connection with this Agreement.
- (ii) shall, upon the Town’s demand and at the Town’s direction, promptly and diligently defend, at the Village’s sole risk and expense, any and all suits, actions, or proceedings which may be brought or instituted against one or more of the Indemnified Parties and which arise out of the negligent performance of the Village, or its independent contractors, if any, in connection with this Agreement.
- (iii) shall, and shall cause the Village’s agents to, cooperate with the Town in connection with the investigation, defense, or prosecution of any action, suit, or proceeding arising out of or in connection with this Agreement.

(b) The obligations of the Parties pursuant to Section 13(a) hereof shall not be limited by reason of enumeration of any insurance coverage provided under this Agreement.

(c) Nothing in this Section 5 or elsewhere in this Agreement shall create or give to third parties any claim or right of action against the Town or the Village beyond that which legally exist regardless of the provisions of this Agreement.

(d) The Village’s respective indemnification obligation hereunder shall survive the expiration or termination of this Agreement.

6. Insurance

During the term of the Agreement, the Village shall obtain the following insurance coverage for the underlying Services, with a carrier holding an “A” rating from AM Best Company, or its equivalent, and shall furnish proof of its procuring of the following insurance policies, or such other documents as are set forth hereunder:

(a) Commercial general liability insurance coverage to include bodily injury, personal injury and property damage applicable to ongoing operations and contractual liability with limits of One Million Dollars (\$1,000,000) each occurrence and Two Million Dollars (\$2,000,000) general aggregate. The Town of North Hempstead and all appointed and elected officials, employees and volunteers shall be named as additional insured on said policy on a primary and non-contributory basis with waiver of subrogation in favor of the additional insured;

(b) Workers’ compensation insurance or proof of its not being required to secure same,

as evidenced by certificates or affidavits approved by the State Workers' Compensation Board pursuant to State Workers' Compensation Law § 57(2); and

(c) Disability benefits insurance or proof of its not being required to secure same, as evidenced by certificates or affidavits approved by the State Workers' Compensation Board pursuant to State Workers' Compensation Law § 220(8).

At the time of execution of this Agreement, the Village shall furnish the Town with certificates of insurance evidencing the required coverage and endorsement pages naming the Town as additional insured. The Town shall be entitled to thirty (30) days advance written notice of the cancellation or termination of any and all policies listed above at (a) through (c).

During the term of this Agreement, the Town shall be responsible for maintaining the Town's usual liability insurance. The Town shall cause its liability insurance coverage to include the Village as an additional insured on a primary, noncontributory basis. Proof of coverage shall be provided to the Village upon execution of this Agreement.

7. No Assignment or Transfer

Neither Party to this Agreement shall assign, transfer, convey, sublet or otherwise dispose of this Agreement, or of its right, title, or interest in this Agreement, to any other person without the previous written consent of the other Party.

8. Amendments.

This Agreement may only be amended or modified by written agreement duly executed by the Parties.

9. Waiver

Failure by any Party to enforce at any time, for any reason, or for any period of time, any of the provisions of this Agreement, shall not be or constitute a waiver of any such provision or provisions and shall in no way affect such Party's rights to later enforce such provision or provisions.

10. Headings

The headings of the Sections of this Agreement are for purposes of identification only and are not intended to limit the terms hereof or proscribe the rights and responsibilities of the Town or the Village provided for herein.

11. Legal Provisions Deemed Included; Severability; Construction

(a) Every provision required by Law to be inserted into or referenced by this Agreement is intended to be a part of this Agreement. If any such provision is not inserted or referenced or is not inserted or referenced in correct form then (i) such provision shall be deemed inserted into or referenced by this Agreement for purposes of interpretation and (ii) upon the

application of either Party this Agreement shall be formally amended to comply strictly with the Law, without prejudice to the rights of either Party.

(b) In the event that any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

(c) Each Party has cooperated in the negotiation and preparation of this Agreement, so if any construction is made of the Agreement it shall not be construed against either Party as drafter.

12. Consent to Jurisdiction and Venue; Governing Law

(a) Unless otherwise specified in this Agreement or required by Law, all claims or actions with respect to this Agreement shall be resolved exclusively by a court of competent jurisdiction located in Nassau County, New York, and the Parties expressly waive any objections to the same on any grounds, including venue and *forum non conveniens*.

(b) This Agreement shall be construed and interpreted in accordance with the laws of the State of New York.

13. Executory Clause

Notwithstanding any other provision of this Agreement:

(a) Approval and Execution. The Town shall have no liability under this Agreement (including any extension or other modification of this Agreement) to any Person unless (i) all relevant and required Town approvals have been obtained, including, if required, approval by the Town Board, and (ii) this Agreement has been executed by the Supervisor (as defined in this Agreement).

(b) Availability of Funds. The Town shall have no liability under this Agreement (including any extension or other modification of this Agreement) to any Person beyond funds appropriated or otherwise lawfully available for this Agreement.

14. Merger

It is understood that the Agreement represents the entire Agreement of the Parties hereto, and all previous understandings are merged herein, and no modifications thereof shall be valid unless it meets the requirements of this Agreement.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Parties have set their hands as of the day and year first above written.

TOWN OF NORTH HEMPSTEAD

By: _____
Jennifer S. DeSena, Supervisor

Date: _____

**INCORPORATED VILLAGE OF
GREAT NECK**

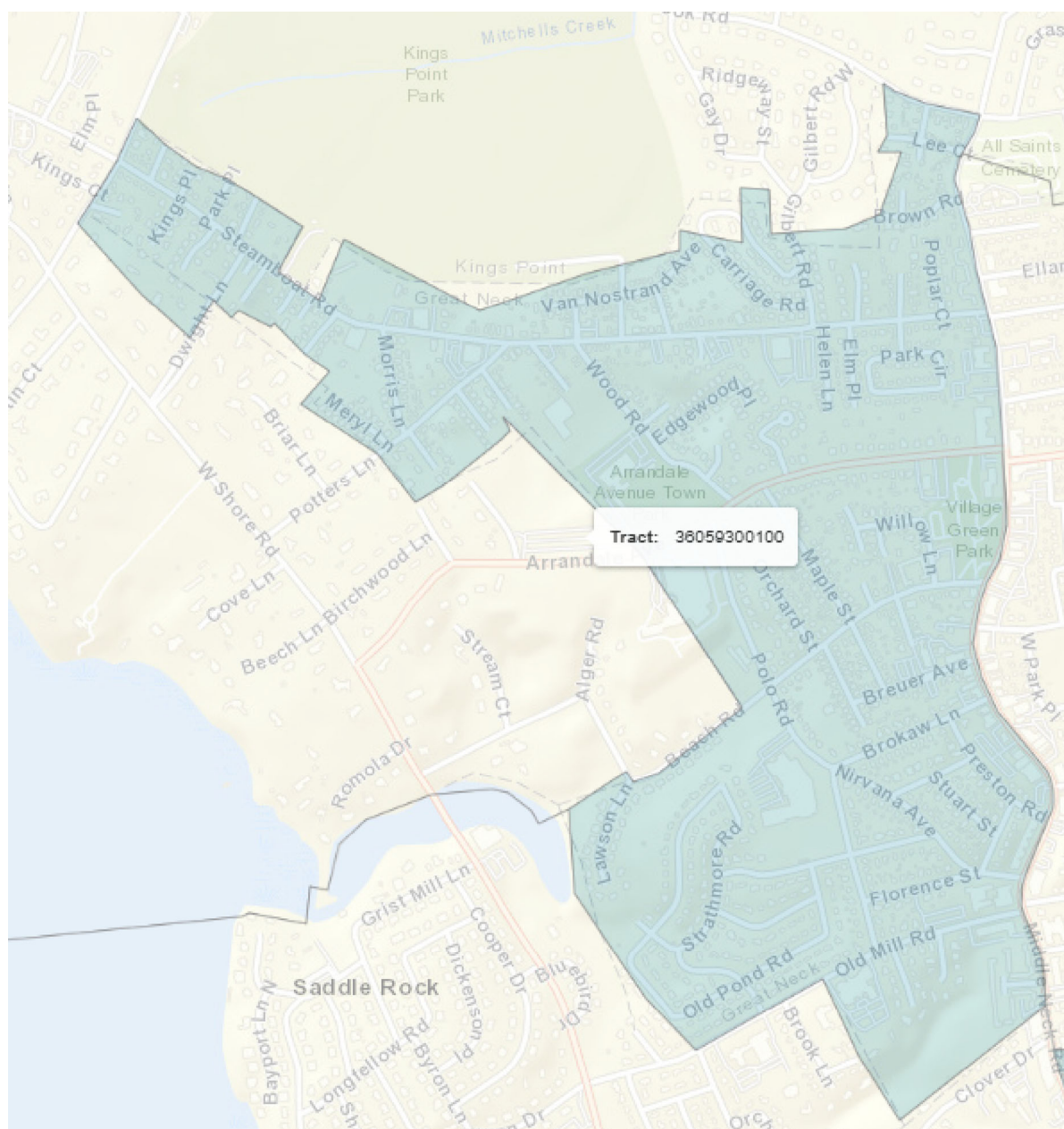
By: _____
Pedram Bral, Mayor

Date: _____

APPROVED AS TO FORM:

Town Attorney's Office

Comptroller or Deputy Comptroller



**ITEM TITLE:**

Tax Certiorari - 14 Steamboat Road

SUBJECT:

Village Assessor has negotiated the case known as Ben Shel Rom LLC, located at 14 Steamboat Road (NC-Tax Map 1/128/209), with the Litt Law Group.

The property is improved with a 2-story, 3,154 sq.ft. colonial, constructed circa 2016. The site has a land area of 6,500 sq.ft.

The years under review are 2023 through 2026.

The assessment is as follows:

2023 1,716,900

2024 1,716,900

2025 1,768,500

2026 1,945,350

The petitioner's original request was for a refund of \$3,163 and a final assesement of 1,926,667. After negotiating the case, the petitioner agreed to a lump sum refund of \$2,500 and final assessment of \$1,925,667 with three years 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 Ben Shel Rom, LLC, the owner of certain real property located at 14 Steamboat Road, and more particularly described as Section 1, Block 128 and Lot 209, within the Village of Great Neck, to reduce the assessed valuation placed on said property for Village tax purposes for tax years 2023 through 2026; 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 Two Thousand Five Hundred (\$2,500) Dollars representing the full refund amount owed pursuant to the settlement; and

FURTHER RESOLVED, that the annual assessment of the subject real property shall be reduced to \$1,925,667; and

FURTHER RESOLVED, that in accordance with Section 727 of the Real Property Tax Law, the Village shall not increase the assessment of the above referenced real property for the 2027, 2028, and 2029.



ITEM TITLE:

Proposals to Install Holiday Lights

SUBJECT:

Proposal from MC Holiday Lighting \$24,750

ATTACHMENTS:

	Description	Type
	Proposal	Cover Memo



MC Holiday Lighting

PO Box 379 | Lindenhurst, New York 11757

(631) 559-1615 | office@mcholidaylighting.com | www.mcholidaylighting.com

RECIPIENT:

Village of Great Neck

765 Middle Neck Road
Great Neck, New York 11024

Quote #950

Sent on

Total

\$24,750.00



Spritzer Business District Design

We will be installing warm white spritzers in the canopies of 35 trees along the designated route. We recommend beginning with 300 warm white spritzers, available in sizes ranging from 16" to 24". While we offer a variety of color options, warm white is the most versatile choice for enhancing the holiday atmosphere and complements the overall Great Neck display seamlessly.

Most of the trees are located on the west side of Middle Neck Avenue. Please note that we have excluded any trees situated in the park, as discussed during the site inspection.

Product/Service	Description	Qty.	Unit Price	Total
Holiday Lighting Services	Lighting Rental - Includes Installation, Removal, and Maintenance of Product. Installation will be coordinated with the remainder of the Great Neck display. The installation is scheduled to occur prior to Thanksgiving, with removal (weather permitting) planned before Valentine's Day. The town is responsible for ensuring that outlets are available and functioning for the installation of lighting.	1	\$24,750.00	\$24,750.00



MC Holiday Lighting

PO Box 379 | Lindenhurst, New York 11757

(631) 559-1615 | office@mcholidaylighting.com | www.mcholidaylighting.com

Subtotal	\$24,750.00
TAX EXEMPT (0.0%)	\$0.00
Total	\$24,750.00

POTENTIAL ADDITIONS, ADJUSTMENTS, AND SUGGESTIONS

INCREASE THE NUMBER OF SPRITZERS FOR THE TREES - WE INITIALLY STAYED WITH A CONSERVATIVE ESTIMATE OF 300; HOWEVER, WE COULD EASILY INCREASE THIS TO 450 TO BETTER FILL LARGE TREES.

LIGHT POSTS IN THE CENTER OF THE ROAD - THERE ARE 26 POSTS UNDER CONSIDERATION, WHICH COULD BE ENHANCED WITH LIT GARLAND, SPRITZERS, AND MINI LIGHTS.

TERMS AND CONDITIONS

Payment is due upon receipt of the statement unless otherwise arranged.

In the event of default in payment, resulting in the account being referred to an attorney or collection agency, the customer agrees to pay all collection fees and expenses.

Late payments are subject to a 3% per month finance charge.

Returned check fee: \$35.00

Any changes to or cancellations of this contract must be submitted in writing at least 30 days prior to the scheduled service date.

We are not responsible for moving or any damage caused to outdoor furniture.

Any additional services beyond those specified in this contract will incur additional fees for materials and labor.

Repairs due to Acts of God (e.g., storm damage, wind, etc.) will be billed at \$85 per man/per hour, plus the cost of any additional or replaced hardware.

We are not responsible for power issues.

The buyer may cancel this transaction in writing at any time before midnight of the third business day following the contract date.

We are not responsible for any mathematical errors on the contract.

Separate, dedicated circuit(s) for holiday displays are required to ensure proper performance.

We are not responsible for outages caused by ground fault interrupters.

We are not responsible for incidental damage to siding, roofing, etc.

INSTALLATION

Installation will be scheduled upon receipt of the signed contract and deposit.

Installation is contingent on weather. Crews will not work under dangerous conditions such as snow, ice, or rain.

Special installation requests must be submitted in writing along with the signed contract and deposit. We will do our best to accommodate them.

MC Holiday Lighting will not service or install materials supplied by the client without applying a service call fee starting at \$150, plus \$85 per man/per hour.

Installation window: October 1st – December 15th

TAKEDOWN

Takedown will be scheduled upon receipt of full payment and completed within the takedown window (weather permitting). Special takedown requests must be submitted in writing along with the signed contract and deposit. We will do our best to accommodate them.

Takedown is contingent on weather. Crews will not work under dangerous conditions such as snow, ice, or rain.

Takedown window: January 2nd – February 15th

STORAGE OF PRODUCT



MC Holiday Lighting

PO Box 379 | Lindenhurst, New York 11757

(631) 559-1615 | office@mcholidaylighting.com | www.mcholidaylighting.com

A storage fee applies even if the product is not stored in our insured warehouse facility.

If materials are not stored in our warehouse, all warranties are forfeited, and the customer assumes responsibility for any damage.

Storage fees cover the period from takedown through the next installation.

No refunds will be given for storage fees if materials are picked up prior to installation.

In the event of contract termination, the client must retrieve their product from our facility within 30 days.

All storage fees must be paid in full before product release.

MC Holiday Lighting will not store customer-provided materials and will not guarantee any products not purchased from our manufacturers.

If a customer chooses to skip a season of installation, the storage fee must be paid by January 1st. Failure to pay by this date will result in the forfeiture of all st

Signature: _____

Date: _____

**ITEM TITLE:**

New Village Hall - Change Order Request

SUBJECT:

Change order #9: Field crew labor to relocate the elevator hoitway beams. Net Increase of \$4,554.79.

Change order #10: Door and Hardware Changes. Net Increase of \$14,392.07.

Change order #11: Exterior wall framing changes. Net Increase of \$114,965.82.

Change order #12: Revised parapet support beam. Net Increase of \$7,450.

Accumulated change order to date: \$204,933.

ATTACHMENTS:

	Description	Type
☐	Change Order	Backup Material
☐	Change Order	Backup Material
☐	Change Order	Backup Material
☐	Change Order	Backup Material

AIA® Document G701® – 2017

Change Order

PROJECT: *(name and address)*

Village Of Great Neck- New Village Hall
756 Middle Neck Road, Great Neck, NY 11021

CONTRACT INFORMATION:

Contract For: General Construction
Date:

CHANGE ORDER INFORMATION:

Change Order Number: 10A
Date:

OWNER: *(name and address)*

Village Of Great Neck- New Village Hall
756 Middle Neck Road, Great Neck, NY 11021

ARCHITECT: *(name and address)*

Mojo Stumer Associates
14 Plaza Road, Greenvale, NY 11548

CONTRACTOR: *(name and address)*

CCLI
36 East 2nd Street, Riverhead, NY 11901

THE CONTRACT IS CHANGED AS FOLLOWS: DOOR & HARDWARE

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

The original (Contract Sum) (Guaranteed Maximum Price) was	\$	10,568,000.00
The net change by previously authorized Change Orders	\$	50,923.97
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	\$	10,618,923.97
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of	\$	14,392.07
The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be	\$	10,633,316.04
The Contract Time will be (increased) (decreased) (unchanged) by		(0) days.
The new date of Substantial Completion will be		

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Mojo Stumer Associates

ARCHITECT *(Firm name)*



SIGNATURE

Mark Stumer, Architect

PRINTED NAME AND TITLE

09.15.26

DATE

CCLI

CONTRACTOR *(Firm name)*



SIGNATURE

John McNeill - Project Manager

PRINTED NAME AND TITLE

09/15/2026

DATE

Village Of Great Neck

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

**Main Office:**30 East 33rd Street

New York, NY 10016

Phone 516 780-8100 Fax 516 780-8108

Transmittal

To: Gio Arce

Company: Mojo Stumer Associates**Date:** September 15, 2026

From: Paul Campoverde**Pages:** 3(email)

Re: Village of Great Neck- Village Hall
(SC)- Change Order Letter No.10A
FROM CCLI

CC: Abraham Cohan☐ Urgent☒ For Review☐ Please Comment☐ Please Reply☐ Please Recycle

Comments:

Gio,

Attached is the Change Order recommendation letter #10A from CCLI for Village of Great Neck If you have any questions, I can be reached at 347-626-9745.

Paul Campoverde
Triton Construction



Mojo Stumer Associates
14 Plaza Rd,
Greenvale, NY 11548
Attn: Gio Arce

September 15, 2026

Re: Site Contract at Village of Great Neck – Village Hall
Building Permit. #16157

Scope of Work:

Provide all labor and materials required for four additional door openings associated with the building redesign.

The scope includes:

- Furnish and install **four 16-gauge hollow-metal door frames**.
- Furnish and install **four wood doors**.
- Furnish and install **four complete hardware sets**.
- Provide field labor required to install the frames, doors, and associated hardware.
- Coordinate the doors, frames, fire ratings, and hardware with the revised architectural drawings and approved door-hardware schedule.

Basis for Change:

The four doors are identified as additions resulting from the **revised building design**.

The supporting pricing includes:

- Four hollow-metal frames: **\$2,400.00**
- Four wood doors: **\$2,300.00**
- Four hardware sets: **\$6,000.00**
- Installation labor, including subcontractor overhead: **\$1,276.00**
- Supported subcontractor cost: **\$11,976.00**
- Final amount after applicable insurance, overhead, profit, and bond markups:
\$14,392.07

The submitted calculations reconcile, subject to minor rounding, and the **\$1,500 allowance per hardware set appears reasonable if the additional doors use Hardware Set 22.0 or a comparable commercial hardware set**.

- **Cost:** \$14,392.07
- **Schedule Impact:** None indicated
- **Status:** Pending – Under Review

- **Next Step:** The Architect should also confirm whether the specified wood doors, including any cellar doors, are to remain wood or may be changed to hollow metal with an applicable credit.

Total Change Order Amount = \$14,392.07

Description	Triton C.O. #	Proposal Amount	Deduct from Allowance	Total C.O. Amount
(Door and Hardware Changes	CCLI-10A	\$ 10,888.00		\$ 10,888.00
				\$ -
Sub Total Amount of Change Orders		\$ 10,888.00	\$ -	\$ 10,888.00
Total Amount of Change Orders		\$ 14,392.07		\$ 14,392.07

Please initiate Change Order #10A From CCLI.

Sincerely,

Paul Campoverde
Triton Construction
Project Manager
cc: Abraham Cohan _ Village Clerk Treasure

AIA® Document G701® – 2017

Change Order

PROJECT: *(name and address)*

Village Of Great Neck- New Village Hall
756 Middle Neck Road, Great Neck, NY 11021

CONTRACT INFORMATION:

Contract For: General Construction
Date:

CHANGE ORDER INFORMATION:

Change Order Number: 009
Date:

OWNER: *(name and address)*

Village Of Great Neck- New Village Hall
756 Middle Neck Road, Great Neck, NY 11021

ARCHITECT: *(name and address)*

Mojo Stumer Associates
14 Plaza Road, Greenvale, NY 11548

CONTRACTOR: *(name and address)*

CCLI
36 East 2nd Street, Riverhead, NY 11901

THE CONTRACT IS CHANGED AS FOLLOWS: ELEVATOR HOISTWAY BEAMS

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

The original (Contract Sum) (Guaranteed Maximum Price) was	\$	10,568,000.00
The net change by previously authorized Change Orders	\$	46,369.18
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	\$	10,614,369.18
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of	\$	4,554.79
The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be	\$	10,618,923.97
The Contract Time will be (increased) (decreased) (unchanged) by		(0) days.
The new date of Substantial Completion will be		

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Mojo Stumer Associates

ARCHITECT *(Firm name)*



SIGNATURE

Mark Stumer, Architect

PRINTED NAME AND TITLE

09.15.26

DATE

CCLI

CONTRACTOR *(Firm name)*



SIGNATURE

John McNeill - Project Manager

PRINTED NAME AND TITLE

09/16/2026

DATE

Village Of Great Neck

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

**Main Office:**30 East 33rd Street

New York, NY 10016

Phone 516 780-8100 Fax 516 780-8108

Transmittal

To: Gio Arce

Company: Mojo Stumer Associates**Date:** September 1, 2026

From: Paul Campoverde**Pages:** 3(email)

Re: Village of Great Neck- Village Hall
(SC)- Change Order Letter No.3
FROM CCLI

CC: Abraham Cohan☐ Urgent☒ For Review☐ Please Comment☐ Please Reply☐ Please Recycle

Comments:

Gio,

Attached is the Change Order recommendation letter #9 from CCLI for Village of Great Neck If you have any questions, I can be reached at 347-626-9745.

Paul Campoverde
Triton Construction



Mojo Stumer Associates
14 Plaza Rd,
Greenvale, NY 11548
Attn: Gio Arce

September 1, 2026

Re: Site Contract at Village of Great Neck – Village Hall
Building Permit. #16157

Change Order #9 from CCLI (Elevator Hoistway Beam Relocation)

Scope of Work:

Provide all labor required to relocate the two elevator hoistway beams from their originally installed locations to the required coordinated locations.

The scope includes:

- Field labor required to relocate **two elevator hoistway beams**.
- Perform the necessary field work to reposition the beams to accommodate the required elevator hoistway configuration.
- Complete the work necessary to integrate the relocated beams into the existing structural steel framing.

Basis for Change:

The two elevator hoistway beams require relocation due to a **coordination discrepancy between the structural steel/structural drawings and the elevator requirements**.

Prior to approval of this Change Order, the Architect and Structural Engineer should confirm the cause of the discrepancy, the correct required beam locations, and whether the relocation represents a change from the original Contract Documents.

CCLI identifies the change as **Elevator Hoistway Beam Relocation** and specifically describes the proposed work as labor to relocate the two beams.

- **Cost:** \$4,554.79
- **Schedule Impact:** None
- **Status:** Pending – Under Review
- **Next Step:** Architect and Structural Engineer to confirm the required beam locations, review responsibility for the coordination discrepancy, and provide direction prior to Change Order approval.

Total Change Order Amount = \$4,554.79

Description	Triton C.O. #	Proposal Amount	Deduct from Allowance	Total C.O. Amount
Field crew labor to relocate the elevator hoitway beams.	CCLI-09	\$ 3,627.00	\$ 3,627.00	\$ -
				\$ -
Sub Total Amount of Change Orders		\$ 3,627.00	\$ 3,627.00	\$ -
Total Amount of Change Orders		\$ 4,554.79	\$ 4,554.79	\$ -

Please initiate Change Order #6 From CCLI.

Sincerely,

Paul Campoverde
Triton Construction
Project Manager
cc: Abraham Cohan _ Village Clerk Treasure



PCCO #009

Construction Consultants LI, Inc.
36 East 2nd Street
Riverhead, New York 11901
Phone: (631) 727-6604

Project: 2020.41 - Village of Great Neck - New Village Hall
756 Middle Neck Road
Great Neck, New York 11021

Prime Contract Change Order #009: Elevator Hoistway Beam Relocation

TO:	Village of Great Neck 767 Middle Neck Road Great Neck, New York 11024	FROM:	CCLI 36 East 2nd Street Riverhead, New York 11901
DATE CREATED:	8/28/2026	CREATED BY:	John McNeill (CCLI)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	Allowance
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:			
FIELD CHANGE:	No	CONTRACT FOR:	1:General Construction
		TOTAL AMOUNT:	\$4,554.79

DESCRIPTION:
Elevator Hoistway Beam Relocation
Labor to relocate the two elevator hoistway beams.

ATTACHMENTS:

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1		Elevator Hoistway Beam Relocation	\$4,554.79
Grand Total:			\$4,554.79

The original (Contract Sum)	\$10,568,000.00
Net change by previously authorized Change Orders	\$46,369.18
The contract sum prior to this Change Order was	\$10,614,369.18
The contract sum would be changed by this Change Order in the amount of	\$4,554.79
The new contract sum including this Change Order will be	\$10,618,923.97
The contract time will not be changed by this Change Order.	

Giovani Arce (MOJO Stumer Associates, P.C.)

14 Plaza Road
Greenvale, New York 11548

Village of Great Neck

767 Middle Neck Road
Great Neck, New York 11024

CCLI

36 East 2nd Street
Riverhead, New York 11901

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

**Main Office:**

30 East 33rd Street
New York, NY 10016
Phone 516 780-8100 Fax 516 780-8108

Transmittal

To: Gio Arce

Company: Mojo Stumer Associates

Date: October 6, 2026

From: Paul Campoverde

Pages: 3(emaile)

Re: Village of Great Neck- Village Hall
(SC)- Change Order Letter No.10A
FROM CCLI

CC: Abraham Cohan

☐ Urgent

☒ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

Comments:

Gio,

Attached is the Change Order recommendation letter #11 from CCLI for Village of Great Neck If you have any questions, I can be reached at 347-626-9745.

Paul Campoverde
Triton Construction



Mojo Stumer Associates
14 Plaza Rd,
Greenvale, NY 11548
Attn: Gio Arce

October 6, 2026

Re: Site Contract at Village of Great Neck – Village Hall
Building Permit. #16157

Scope of Work:

Provide labor and materials for the proposed exterior-wall framing revisions.

The scope includes:

- **Replace the originally priced framing package with engineered framing using 14-to 18-gauge studs, tracks, and associated clips.**
- **Credit the original framing materials and installation labor.**
- **Replace the originally proposed Ramset pins with Hilti concrete fasteners, including a credit for the original fasteners.**
- **Provide larger self-drilling screws and additional cutting consumables for the heavier framing.**
- **Increase the installation crew from three to four workers, adding 160 labor hours while maintaining the proposed four-week installation duration.**

Basis for Change:

CCLI states that the architectural drawings identify 20-gauge studs, while Marino's engineering calculations require heavier framing and revised connections.

The Architect and structural engineer should confirm whether this requirement results from a change to the original design criteria or from completing the contractor's delegated-design obligations under Specification Section 054000.

Supporting Pricing:

- **Revised framing materials: \$94,134.53**
- **Original framing material credit: (\$31,823.54)**
- **Net framing material increase: \$62,310.99**
- **Revised Hilti fasteners: \$992.00**
- **Original Ramset fastener credit: (\$248.13)**
- **Additional fasteners and consumables: \$720.00**
- **Revised installation labor, 640 hours: \$92,800.00**
- **Original installation labor credit, 480 hours: (\$69,600.00)**
- **Net additional labor, 160 hours: \$23,200.00**
- **Net direct costs: \$86,974.86**
- **Insurance, 2%: \$1,739.50**
- **GC overhead, 10%: \$8,871.44**
- **Subcontractor overhead and profit, 10%: \$9,758.58**
- **GC profit, 5%: \$5,367.22**
- **Bonds, 2%: \$2,254.23**

Review Comments:

The submitted arithmetic reconciles, subject to minor rounding;

•

- Review Section 054000's delegated-design requirements, including stud gauges, spacing, connections, anchorage, and accessories.
 - Cost: \$114,965.82 submitted; subject to contractual and pricing review.
 - Schedule Impact: No change in contract time proposed.
 - Status: – Approved.
-
- Next Step: Architect and structural engineer to confirm the basis for the framing revisions. CCLI to provide the engineering comparison, contractual justification, and clarified pricing.

Total Proposed Change Order Amount = \$114,965.82

Description	Triton C.O. #	Proposal Amount	Deduct from Allowance	Total C.O. Amount
Parapet wall carpentry	CCLI-11	\$ 86,974.86		\$ 86,974.86
				\$ -
Sub Total Amount of Change Orders		\$ 86,974.86	\$ -	\$ 86,974.86
Total Amount of Change Orders		\$ 114,965.82		\$ 114,965.82

Please initiate Change Order #11 From CCLI.

Sincerely,

Paul Campoverde
Triton Construction
Project Manager
cc: Abraham Cohan _ Village Clerk Treasure



Construction Consultants LI, Inc.
36 East 2nd Street
Riverhead, New York 11901
Phone: (631) 727-6604

Project: 2020.41 - Village of Great Neck - New Village Hall
756 Middle Neck Road
Great Neck, New York 11021

Prime Contract Change Order #011: Exterior Wall Framing Changes

TO:	Village of Great Neck 767 Middle Neck Road Great Neck, New York 11024	FROM:	CCLI 36 East 2nd Street Riverhead, New York 11901
DATE CREATED:	9/23/2026	CREATED BY:	John McNeill (CCLI)
CONTRACT STATUS:	Pending - In Review	REVISION:	1
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	Allowance
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:			
FIELD CHANGE:	No	CONTRACT FOR:	1:General Construction
		TOTAL AMOUNT:	\$114,965.82

DESCRIPTION:

Exterior Wall Framing Changes

Cost of changes in material for exterior wall framing. Contract drawings call for 20 gauge studs. Marino engineering is calling for various stud and track gauges.

Additional labor for handling and installing heavier gauge material.

-Change to Metal Stud thickness to meet Engineering Requirements

Credit for base bid exterior wall framing package using 20ga metal studs as shown. See attached FBM Quote/ Order# 609054599-00 for 29,960 lineal ft/ 19, 527.97 lbs of material.

Revised exterior wall framing per engineered drawings using mixed heavy gauge material (14ga - 18ga) as engineered. See attached FBM Quote/ Order# 609054591-00 for 29,748 lineal ft/ 42,498.65 lbs of material.

-Change metal Track fasteners due to metal thickness and engineering

Credit for base bid 5/8" Ramset concrete pin, installed using Ramset gas power concrete nail gun.

Revised to Hilti concrete fasteners, installed by drilling and hammering.

-Additional costs for larger diameter self-drilling tek screws and additional 12" metal cut-off wheels due to heavier/ thicker material

Fasteners / Disposables

-Additional labor costs for handling/weight of revised material, cutting time, fastening time

Credit for base bid labor using 20ga material. Original labor figured, 3 men for 4 weeks/ 8 hrs day.

Revised exterior wall labor using heavier gauge material, added 1 man to the crew to keep work duration the same. Revised labor figured 4 men for 4 weeks/ 8 hrs day.

See attached breakdown.

ATTACHMENTS:

[PCO #011 R1 Back Up EB.pdf](#)

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1		Exterior Wall Framing Changes	\$114,965.82



	Grand Total:	\$114,965.82
--	--------------	--------------

The original (Contract Sum)	\$10,568,000.00
Net change by previously authorized Change Orders	\$70,316.04
The contract sum prior to this Change Order was	\$10,638,316.04
The contract sum would be changed by this Change Order in the amount of	\$114,965.82
The new contract sum including this Change Order will be	\$10,753,281.86
The contract time will not be changed by this Change Order.	

Giovani Arce (MOJO Stumer Associates,
P.C.)
14 Plaza Road
Greenvale , New York 11548

Village of Great Neck
767 Middle Neck Road
Great Neck, New York 11024

CCLI
36 East 2nd Street
Riverhead, New York 11901

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

VOGN New Village Hall PCO #011R1 - Exterior Wall Framing Changes											
Quantity		Labor		Material		Equipment		Other		Totals	
	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	GC Direct Cost
Subcontractor											
Change to Metal Stud thickness tp meet Engineering Requirements											
Credit for base bid exterior wall framing package using 20ga metal studs as shown. See attached FBM Qoute/ Order# 609054599-00 for 29,960 lineal ft/ 19, 527.97 lbs of material.	-1	ls			\$31,823.54	(\$31,823.54)					(\$31,823.54)
Revised exterior wall framing per engineered drawings using mixed heavy gauge material (14ga - 18ga) as engineered. See attached FBM Qoute/ Order# 609054591-00 for 29,748 lineal ft/ 42,498.65 lbs of material.	1	ls			\$94,134.53	\$94,134.53					\$94,134.53
Change metal Track fasteners due to metal thickness and engineering											
Credit for base bid 5/8" Ramset concrete pin, installed using Ramset gas power concrete nail gun.	-1	case			\$248.13	(\$248.13)					(\$248.13)
Revised to Hilti concrete fasteners, installed by drilling and hammering.	8	boxes			\$124.00	\$992.00					\$992.00
Additional costs fo larger diameter self-drilling tek screws and additional 12" metal cut-off wheels due to heavier/ thicker material											
Fasteners / Disposables	9	units			\$80.00	\$720.00					\$720.00
Additional labor costs for handling/weight of revised material, cutting time, fastening time											
Credit for base bid labor using 20ga material. Original labor figured, 3 men for 4 weeks/ 8 hrs day.	-480	mh	\$145.00	(\$69,600.00)							(\$69,600.00)
Revised exterior wall labor using heavier gauge material, added 1 man to the crew to keep work duration the same. Revised labor figured 4 men for 4 weeks/ 8 hrs day.	640	mh	\$145.00	\$92,800.00							\$92,800.00
								Subtotal		\$86,974.86	
								Insurance 2%		\$1,739.50	
								Subtotal		\$88,714.36	
								GC Overhead 10%		\$8,871.44	
								Subtotal		\$97,585.79	
								Subcontractor OH&P 10%		\$9,758.58	
								Subtotal		\$107,344.37	
								GC Profit 5%		\$5,367.22	
								Subtotal		\$112,711.59	
								Bonds 2%		\$2,254.23	
								Subtotal 2		\$114,965.82	
								Change Order Total		\$114,965.82	

TRUE VALOR CONSTRUCTION INC.

47 Middle Island Blvd, Middle Island, NY 11953
631-888-6861 | office@truevalorconstruction.com

New York State Certified | Service-Disabled Veteran-Owned Business

Change Order #4

Project:	Customer:	Prepared By:
Great Neck Town Hall	Construction Consultants/LI,	Ray Warren
Contract #	Inc	ray@truevalorconstruction.com
Contract Date: 10/2/2025	36 E. 2nd St.	9/15/2026
	Riverhead NY 11901	

This office is requesting the following change order:

Material Gauge Increase Associated Cost

Labor for Gauge Upsizing and Structural Engineering:

1 Carpenter at \$145.00 and hour for 160 hours	\$23,200.00
--	-------------

Material for Gauge Upsizing and Structural Engineering:

Material	Per Piece	Total Quantity	Cost
Original 20 Gauge	See Attached Back Up		\$(31,823.54)
Upsized for Gauge Price	See Attached Back Up		\$94,134.53
Additional Hilti Fasteners	\$124.00	8	\$992.00
Fasteners/Disposables	\$80.00	9	\$720.00



Branch 609
885 CONKLIN ST
FARMINGDALE, NY 11735-2400
Ph: (631) 249-4900

Quote

Whse: 609 Order: 609054599-00

Company Number: 1

Quotation expires 30 days from quote date



Bill To: 353913

TRUE VALOR CONSTRUCTION INC
28 CHESTNUT DR
BAY SHORE NY 11706-3932
(631) 358-9563

Ship To: VILGRNEC

GREAT NECK TOWN HALL
756 MIDDLE NECK RD
X/ARRANDALE AVE RAY 631-358-9563
GREAT NECK NY 11024
(631) 358-9563

Order Number	Order Date	Promise Date
609054599-00	09/15/2026	09/15/2026
Customer PO		
QUOTE 2		
Sales Rep		
Oginsky, Perri		
Shipping Instructions		Page #
		1 of 2

Order Entered By	Ship Via	Placed By	Job # / Name
Oginsky, Perri	Cust Pick Up	RAY	

LN	Qty Ordered	Sell Unit	Product Code Product Description	Weight	UOM Qty	UOM	Price UOM (\$)	Net Amount (\$)
RAY 631-358-9563								
1	122.00	PC	S250S125-19-12 20GA EQ 2 1/2" DW STUD 12FT	607	1.464	MLF PC	675.00 8.10	988.20
2	150.00	PC	T250T125-19-10 20GA EQ 2 1/2" DW TRACK 1-1/4" LEG 10FT	571	1.500	MLF PC	672.00 6.72	1,008.00
3	350.00	PC	T600T125-19-10 20GA EQ 6" DW TRACK 1-1/4" LEG 10FT	2,290	3.500	MLF PC	1,080.00 10.80	3,780.00
4	20.00	PC	T1000T125-43-10 18GA 10" TRACK 1 1/4" FL 10FT	384	0.200	MLF PC	3,580.00 35.80	716.00
5	68.00	PC	T600T200-19-10 20GA EQ 6" TRACK 2 FL 10FT	525	0.680	MLF PC	1,278.00 12.78	869.04
6	70.00	PC	T362T125-19-10 20GA EQ 3 5/8" DW TRACK 1-1/4" LEG 10FT	328	0.700	MLF PC	772.00 7.72	540.40
7	1,092.00	PC	S600S125-19-14 20GA EQ 6" DW STUD 14FT	10,523	15.288	MLF PC	1,082.00 15.15	16,541.62
8	266.00	PC	S600S125-19-12 20GA EQ 6" DW STUD 12FT	2,197	3.192	MLF PC	1,082.00 12.98	3,453.74
9	33.00	PC	S1000S162-43-12 18GA 10" STUD 1 5/8" FL 12FT	817	0.396	MLF PC	3,966.00 47.59	1,570.54
10	190.00	PC	S362S125-19-16 20GA EQ 3 5/8" DW STUD 16FT	1,286	3.040	MLF PC	775.00 12.40	2,356.00

10 Lines Total

Subtotal 31,823.54

Taxes 2,784.56

Total 34,608.10

Printed September 15, 2026 09:15 Eastern Time

Total Steel MLF on this order:
Total Weight on this order:

29.960 MLF
19,527.97



A signed purchase order is due within 30 days of the order date that appears on this quotation. Otherwise, we reserve the right to terminate this quotation and / or issue a replacement quote. A transportation surcharge will be applied for each delivered order. This quotation is conditioned upon buyer's acknowledgement and acceptance of FBM's terms and conditions located at <https://myfbm.com/terms-and-conditions>. Any new, additional or different terms are rejected.



Branch 609
885 CONKLIN ST
FARMINGDALE, NY 11735-2400
Ph: (631) 249-4900

Quote

Whse: 609 Order: 609054591-00

Company Number: 1

Quotation expires 30 days from quote date



Bill To: 353913

TRUE VALOR CONSTRUCTION INC
28 CHESTNUT DR
BAY SHORE NY 11706-3932
(631) 358-9563

Ship To: VILGRNEC

GREAT NECK TOWN HALL
756 MIDDLE NECK RD
X/ARRANDALE AVE RAY 631-358-9563
GREAT NECK NY 11024
(631) 358-9563

Order Number	Order Date	Promise Date
609054591-00	09/15/2026	09/15/2026
Customer PO		
1ST QUOTE		
Sales Rep		
Oginsky, Perri		
Shipping Instructions		Page #
		1 of 2

Order Entered By	Ship Via	Placed By	Job # / Name
Oginsky, Perri	Cust Pick Up	RAY	

LN	Qty Ordered	Sell Unit	Product Code Product Description	Weight	UOM Qty	UOM	Price UOM (\$)	Net Amount (\$)
RAY 631-358-9563								
1	122.00	PC	S250S162-43-12 18GA 2 1/2" STUD 1 5/8FL 12FT	1,342	1.464	MLF PC	1,963.00 23.56	2,873.83
2	148.00	PC	T250T125-43-10 18GA 2 1/2 TRACK 1 1/4F 10FT	1,258	1.480	MLF PC	1,595.00 15.95	2,360.60
3	344.00	PC	T600T125-43-10 18GA 6" TRACK 1 1/4" LEG 10FT	4,472	3.440	MLF PC	2,662.00 26.62	9,157.28
4	18.00	PC	T1000T125-54-10 16GA 10" TRACK 1 1/4" FL 10FT	434	0.180	MLF PC	4,845.00 48.45	872.10
5	68.00	PC	T600T300-68-10 14GA 6" STR TRACK 3" FL 10FT	2,101	0.680	MLF PC	6,060.00 60.60	4,120.80
6	70.00	PC	T362T125-43-10 18GA 3 5/8" TRACK 1 1/4" LEG 10FT	715	0.700	MLF PC	1,919.00 19.19	1,343.30
7	1,092.00	PC	S600S162-43-14 18GA 6" STUD 1 5/8" FL 14FT	22,195	15.288	MLF PC	3,035.00 42.49	46,399.08
8	266.00	PC	S600S162-43-12 18GA 6" STUD 1 5/8" FL 12FT	4,634	3.192	MLF PC	2,760.00 33.12	8,809.92
9	33.00	PC	S1000S162-54-12 16GA 10" STUD 1 5/8" FL 12FT	1,017	0.396	MLF PC	4,965.00 59.58	1,966.14
10	183.00	PC	S362S162-43-16 18GA 3 5/8" STUD 1 5/8FL 16FT	3,188	2.928	MLF PC	2,305.00 36.88	6,749.04
12	8.00	EAC H	CLIP-UA-118-16 UTILITY CLIP 1-1/2"X1-1/ 2"X7-3/4" 16GA	2	8.000	EAC H	3.72	29.76
13	607.00	PC	CLIP-UA-133-12 CLIP 1-1/2" X 3" X 3-1/4 " 12GA 100/BX	516	607.000	PC	3.38	2,051.66
14	720.00	PC	CLIP-UA-135-12 12GA UTILITY CLIP 1-1/2 X 3" X 5 1/4 50/C	180	720.000	PC	5.44	3,916.80
15	519.00	PC	CLIP-UA-133-12 CLIP 1-1/2" X 3" X 3-1/4 " 12GA 100/BX	441	519.000	PC	3.38	1,754.22



Branch 609
885 CONKLIN ST
FARMINGDALE, NY 11735-2400
Ph: (631) 249-4900

Quote

Whse: 609 Order: 609054591-00

Company Number: 1



Customer PO	Page #
1ST QUOTE	2 of 2

LN	Qty Ordered	Sell Unit	Product Code Product Description	Weight	UOM Qty	UOM	Price UOM (\$)	Net Amount (\$)
16	200.00	PC	CLIP-WSC1000 MARINO 14GA SLIDE CLIP WSC1000 9.5" (25/CTN)	3	200.000	PC	8.65	1,730.00

15	Lines Total						Subtotal	94,134.53
							Taxes	8,236.77
							Total	102,371.30
Printed September 15, 2026 13:44 Eastern Time								

Total Steel MLF on this order: 29.748 MLF
Total Weight on this order: 42,498.65



A signed purchase order is due within 30 days of the order date that appears on this quotation. Otherwise, we reserve the right to terminate this quotation and / or issue a replacement quote. A transportation surcharge will be applied for each delivered order. This quotation is conditioned upon buyer's acknowledgement and acceptance of FBM's terms and conditions located at <https://myfbm.com/terms-and-conditions>. Any new, additional or different terms are rejected.

REVISED - COMPLETE EXTERIOR WALL FIRMING

**Main Office:**

30 East 33rd Street
New York, NY 10016
Phone 516 780-8100 Fax 516 780-8108

Transmittal

To: Gio Arce

Company: Mojo Stumer Associates

Date: October 6, 2026

From: Paul Campoverde

Pages: 3(emaile)

Re: Village of Great Neck- Village Hall
(SC)- Change Order Letter No.10A
FROM CCLI

CC: Abraham Cohan

☐ Urgent

☒ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

Comments:

Gio,

Attached is the Change Order recommendation letter #12 from CCLI for Village of Great Neck If you have any questions, I can be reached at 347-626-9745.

Paul Campoverde
Triton Construction



Mojo Stumer Associates
14 Plaza Rd,
Greenvale, NY 11548
Attn: Gio Arce

October 6, 2026

Re: Site Contract at Village of Great Neck – Village Hall
Building Permit. #16157

PCO #012 – Parapet Wall Changes

Scope of Work:

Provide labor and materials for the proposed parapet-wall revisions.

The scope includes:

- **Furnish and install additional parapet brace-wall framing, including 18-gauge studs, brackets, and fasteners.**
- **Replace 46 sheets of DensGlass with DensDeck Prime sheathing, including a credit for the original sheathing.**
- **Install R-30 spray foam insulation between the parapet wall and brace wall.**
- **Extend the roof membrane up the brace wall and over the parapet in accordance with revised detail SSK-02.**
- **Credit the eliminated stucco/EIFS scope.**

Basis for Change:

The proposal addresses the revised parapet assembly shown in SSK-02. CCLI states that DensGlass is unsuitable for the proposed roof-membrane adhesion and proposes spray foam as an alternative to cutting and installing rigid insulation.

The Architect should confirm the revised assembly and identify which items represent additional work beyond the original contract.

Supporting Pricing:

- **Carpentry, framing, and sheathing, including DensGlass credit: \$25,696.50**
- **Additional roofing labor and materials: \$8,579.70**
- **Spray foam insulation and mobilization: \$8,019.12**
- **Stucco/EIFS credit: (\$14,519.94)**
- **Net direct costs: \$27,775.38**
- **Insurance, 2%: \$555.51**
- **GC overhead, 10%: \$2,833.09**
- **Subcontractor overhead and profit, 10%: \$3,116.40**
- **GC profit, 5%: \$1,714.02**
- **Bonds, 2%: \$719.89**

Review Comments:

The submitted arithmetic reconciles; however, the supporting costs require clarification before approval:

- **Cost: \$36,714.28 submitted; subject to reconciliation.**
- **Schedule Impact: No change in contract time proposed.**
- **Status: Pending – Approved**
-

Total Proposed Change Order Amount = \$36,714.28

Description	Triton C.O. #	Proposal Amount	Deduct from Allowance	Total C.O. Amount
Parapet wall carpentry	CCLI-12	\$ 27,775.38		\$ 27,775.38
				\$ -
Sub Total Amount of Change Orders		\$ 27,775.38	\$ -	\$ 27,775.38
Total Amount of Change Orders		\$ 36,714.28		\$ 36,714.28

Please initiate Change Order #12 From CCLI.

Sincerely,

Paul Campoverde
Triton Construction
Project Manager
cc: Abraham Cohan _ Village Clerk Treasure



Construction Consultants LI, Inc.
36 East 2nd Street
Riverhead, New York 11901
Phone: (631) 727-6604

Project: 2020.41 - Village of Great Neck - New Village Hall
756 Middle Neck Road
Great Neck, New York 11021

Prime Contract Change Order #012: Parapet Wall Changes

TO:	Village of Great Neck 767 Middle Neck Road Great Neck, New York 11024	FROM:	CCLI 36 East 2nd Street Riverhead, New York 11901
DATE CREATED:	9/24/2026	CREATED BY:	John McNeill (CCLI)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	Allowance
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:			
FIELD CHANGE:	No	CONTRACT FOR:	1:General Construction
		TOTAL AMOUNT:	\$36,714.28

DESCRIPTION:

Parapet Wall Changes

Labor and material for the following changes:

- Framing and sheathing parapet brace wall.
 - Densglass sheathing shown in contract can't be used as the roof membrane won't adhere to it. Credit for the Densglass sheathing and the cost for Densdeck Prime has been shown.
- Spray foam insulation between parapet wall and brace wall. R-value to be R-30.
 - Labor involve to cut up rigid insulation out weighed the cost of spray foam insulation. We are proposing this method as a result.
- Additional roofing to extend roof membrane up the brace wall to the top of the parapet wall.

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1		Parapet Wall Changes	\$36,714.28
Grand Total:			\$36,714.28

The original (Contract Sum)	\$10,568,000.00
Net change by previously authorized Change Orders	\$70,316.04
The contract sum prior to this Change Order was	\$10,638,316.04
The contract sum would be changed by this Change Order in the amount of	\$36,714.28
The new contract sum including this Change Order will be	\$10,675,030.32
The contract time will not be changed by this Change Order.	



**Giovani Arce (MOJO Stumer Associates,
P.C.)**
14 Plaza Road
Greenvale , New York 11548

Village of Great Neck
767 Middle Neck Road
Great Neck, New York 11024

CCLI
36 East 2nd Street
Riverhead, New York 11901

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

VOGN New Village Hall												
PCO #012 - Parapet Wall Changes												
Quantity			Labor		Material		Equipment		Other		Totals	
	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	GC Direct Cost	Subcontractor
Parapet Wall - Carpentry												
Wall Framing Installation	96.00	mh	\$145.00	\$13,920.00								\$13,920.00
Densglass Sheathing (Deduct)	(46.00)	pc			\$36.00	(\$1,656.00)						(\$1,656.00)
Densdeck Prime Sheathing	46.00	pc			\$43.20	\$1,987.20						\$1,987.20
UA-135-12B Brackets	370.00	pc			\$6.95	\$2,571.50						\$2,571.50
6" Stud 18ga - 12'	190.00	pc			\$35.22	\$6,691.80						\$6,691.80
Hilti Fasteners	8.00	pc			\$124.00	\$992.00						\$992.00
Fasteners / Disposables	3.00	sf			\$80.00	\$240.00						\$240.00
Tool / Equipment Truck	5.00	day			\$150.00	\$750.00						\$750.00
Delivery Chanrges	1.00	ls			\$200.00	\$200.00						\$200.00
Parapet Wall - Roofing												
Roofing Labor	40.00	mh	\$126.43	\$5,057.20								\$5,057.20
Roof Material	1.00	sf			\$3,522.50	\$3,522.50						\$3,522.50
Parapet Wall - Insulation												
Insulation Labor	32.00	mh	\$83.41	\$2,669.12								\$2,669.12
Insulation Material	1.00	ls			\$3,850.00	\$3,850.00						\$3,850.00
Mobilization	1.00	ls							\$1,500.00	\$1,500.00		\$1,500.00
Stucco Credit												
Stucco Labor & Material (Deduct)	(834.00)	mh	\$17.41	(\$14,519.94)								(\$14,519.94)
								Subtotal		\$27,775.38		
								Insurance 2%		\$555.51		
								Subtotal		\$28,330.89		
								GC Overhead 10%		\$2,833.09		
								Subtotal		\$31,163.98		
								Subcontractor OH&P 10%		\$3,116.40		
								Subtotal		\$34,280.37		
								GC Profit 5%		\$1,714.02		
								Subtotal		\$35,994.39		
								Bonds 2%		\$719.89		
								Subtotal 2		\$36,714.28		
								Change Order Total		\$36,714.28		

TRUE VALOR CONSTRUCTION INC.

47 Middle Island Blvd, Middle Island, NY 11953
631-888-6861 | office@truevalorconstruction.com

New York State Certified | Service-Disabled Veteran-Owned Business

Change Order #4 - Revision 1

Project:

Great Neck Town Hall
Contract #n/a
Contract Date: 10/2/2025

Customer:

Construction Consultants/LI,
Inc
36 E. 2nd St.
Riverhead NY 11901

Prepared By:

Raymond Warren
ray@truevalorconstruction.com
9/29/2026

This office is requesting the following change order:

Additional Parapet Wall Bracing**Labor for Parapet Wall Bracing:**

1.	Material Load Up/Clean Up 2 Carpenters at \$145.00 an hour for 8 hours	\$2,320.00
2.	Wall Framing 2 Carpenters at \$145.00 an hour for 40 hours	\$11,600.00

Material for Parapet Wall:

Material	Per Piece	Total Quantity	Cost
UA-135-12B	\$6.95	370	\$2,571.50
6" Stud 18 GA 12'	\$35.22	190	\$6,691.80
Hilti Screw KH-EZ 3/8x3 MC	\$124.00	8	\$992.00
Dense Deck Prime	\$43.20	46	\$1,987.20
Dense Glass Credit	\$(36.00)	46	\$(1,656.00)
Fasteners/Disposables	\$80.00	3	\$240.00
Tool/Equipment Truck	\$150.00	5	\$750.00
Delivery Charges	\$200.00	1	\$200.00

Subtotal:	\$25,696.50
10% Overhead:	\$2,569.65
Subtotal:	\$28,266.15
5% Profit:	\$1,413.31
Total Change Order:	\$29,679.46

We hereby agree to make the changes specified for Total Price listed above.

Raymond Warren

work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.



Branch 609
885 CONKLIN ST
FARMINGDALE, NY 11735-2400
Ph: (631) 249-4900

CARPENTRY MATERIAL BACK-UP

Quote

Whse: 609 Order: 609055554-00

Company Number: 1

Quotation expires 30 days from quote date



Bill To: 353913

TRUE VALOR CONSTRUCTION INC
28 CHESTNUT DR
BAY SHORE NY 11706-3932
(631) 358-9563

Ship To: VILGRNEC

GREAT NECK TOWN HALL
756 MIDDLE NECK RD
X/ARRANDALE AVE RAY 631-358-9563
GREAT NECK NY 11024
(631) 358-9563

Order Number	Order Date	Promise Date
609055554-00	09/29/2026	09/29/2026
Customer PO		
QQQ		
Sales Rep		
Oginsky, Perri		
Shipping Instructions		Page #
		1 of 1

Order Entered By	Ship Via	Placed By	Job # / Name
Oginsky, Perri	Our Truck	OT	

LN	Qty Ordered	Sell Unit	Product Code Product Description	Weight	UOM Qty	UOM	Price UOM (\$)	Net Amount (\$)
RAY 631-358-9563								
1	370.00	PC	CLIP-UA-135-12 12GA UTILITY CLIP 1-1/2 X 3" X 5 1/4 50/C	93	370.000	PC	6.95	2,571.50
2	190.00	PC	S600S162-43-12 18GA 6" STUD 1 5/8" FL 12FT	3,310	2.280	MLF PC	2,935.00 35.22	6,691.80
3	46.00	SHT	D58GMS08-GP 5/8" 4X8' DENSGLOSS GOLD - GEORGIA PACIFIC	3,790	1.472	MSF SHT	1,125.00 36.00	1,656.00
4	46.00	SHT	D58GMRP08-GP 5/8X4X8' DENSDACK PRIMED ROOF GEORGIA PACIFIC	3,818	1.472	MSF SHT	1,350.00 43.20	1,987.20
5	1.00	.	.BOOM ==== BOOM ====		1.000	.	200.00	200.00

5 Lines Total

Subtotal	13,106.50
Trans Chg 75	75.00
Taxes	1,136.90
Total	14,318.40

Printed September 29, 2026 12:57 Eastern Time

Total Drywall MSF on this order: 2.944 MSF
Total Steel MLF on this order: 2.280 MLF
Total Weight on this order: 11,010.98



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A signed purchase order is due within 30 days of the order date that appears on this quotation. Otherwise, we reserve the right to terminate this quotation and / or issue a replacement quote. A transportation surcharge will be applied for each delivered order. This quotation is conditioned upon buyer's acknowledgement and acceptance of FBM's terms and conditions located at <https://myfbm.com/terms-and-conditions>. Any new, additional or different terms are rejected.

ROOFING

WATERPROOFING



RESTORATION

MAINTENANCE

NATIONWIDE RESTORATION INC

August 20, 2026

Attn: CCLI

Re: Great Neck / CO#1

Main Roof Wall Flashings

**ADDITIONAL ROOFING
LABOR AND MATERIAL**

Scope Of Work

- 1) Supply material and labor to install the TPO wall flashings all the way up the back of parapet and over the wall per new detail SSK-02

Total Cost: \$9,866.66

Material: \$3,522.50

Labor: \$5,057.20 (40 hours @ \$126.43)

15% OH/ Prof: \$1,286.96

Exclusions: permits, permit fees, off-hour labor,

Thank you,

Kevin Maskiell

CHANGE ORDER PROPOSAL

PROJECT	Village of Great Neck - Village Hall
CHANGE	R-30 spray foam at roof perimeters
DRAWING BASIS	Roof plan A-103; alternate parapet section SSK-02

SCOPE OF WORK

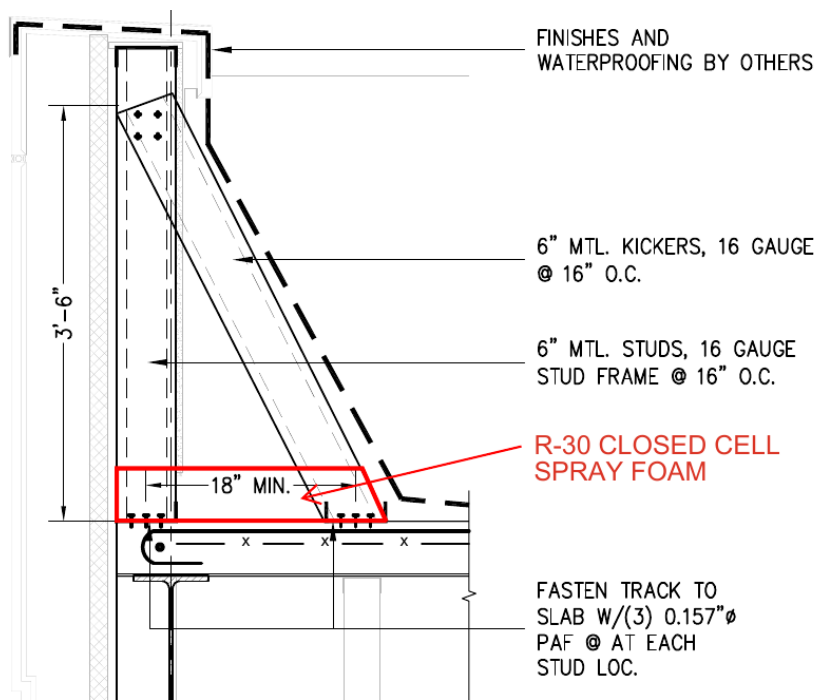
Furnish and install R-30 closed-cell spray polyurethane foam at the roof perimeter locations highlighted on A-103, in accordance with the alternate parapet section SSK-02.

PRICE BREAKDOWN

Materials and spray foam equipment / consumables	\$4,000.00
Labor - NYS prevailing wage plasterer basis, wages and benefits (20 hours @ \$126.43)	\$2,528.60
Overhead/Profit	\$972.40
TOTAL CHANGE ORDER	\$7,450.00

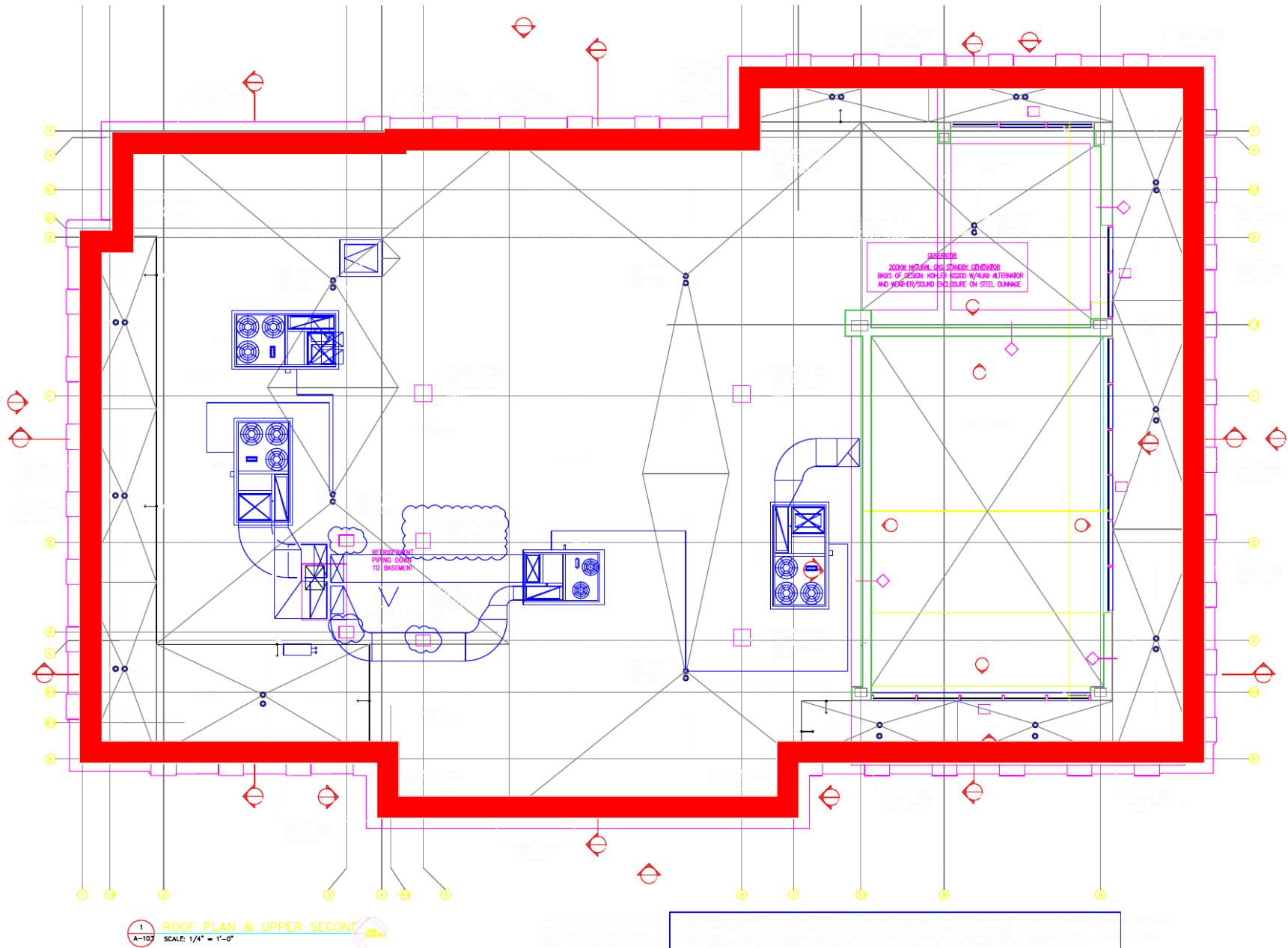
Prevailing wage classification and project schedule govern final payroll compliance.

DRAWING DETAIL | SSK-02 - alternate parapet section



ROOF PERIMETER LOCATIONS

A-103 - Roof Plan & Upper Second Floor | highlighted perimeter from supplied drawing



CREDIT FOR STUCCOR SCOPE BEING ELIMINATED

OLD WAY PAINT & PLASTERING CORP
ATTENTION: Eric
EMAIL: eb@ccliinc.com

To - Construction Consultants/ LI Inc.

October 1, 2026

PROJECT: Re - Great Neck Village Hall

SCOPE OF WORK:

As requested, see cost to deduct 835 sf of EIFS at the back of parapet wall.

-835sf x \$20.00 = -\$16,700.00

EXCLUSIONS:

Heat, water, caulking, any damage by other trades

Respectfully Submitted,

John Conti

JOHN CONTI

**ITEM TITLE:**

Discussion Regarding Village Code § 391 Noise

SUBJECT:**Proposed new § 391-2(S)**

S. Exterior sound amplification by commercial establishments.

(1) No owner, tenant, occupant, operator, manager or person in control of any commercial premises, including but not limited to any restaurant, bar, café, retail establishment or place of public accommodation, shall install, maintain, use, operate, cause or permit the use or operation of any loudspeaker, speaker, public-address system, amplifier, television, radio, musical instrument or other sound-producing or sound-amplifying device on the exterior of any building or structure, or in any outdoor dining, patio, terrace, yard or other exterior area of such premises, where such device is intended or arranged to broadcast or project music, speech or other amplified sound outdoors.

(2) No person described in subsection (1) shall use, operate, cause or permit the use or operation of any sound-producing or sound-amplifying device located within a building in such a manner that the device is directed toward or intended to project amplified sound through an open door, window or other opening to the exterior of the premises.

(3) This subsection shall not prohibit:

(a) any emergency warning or public safety announcement.

(b) any device required by law for fire, security, or life-safety purposes; or

(c) amplified sound specifically authorized by a permit issued by the Village for a temporary event, subject to such conditions and limitations as may be imposed by the Village.

(4) A violation of this subsection shall not require proof that the sound exceeded any decibel level or disturbed, annoyed, or inconvenienced any person.

ATTACHMENTS:

Description	Type
□ Village Code	Backup Material

Chapter 391. Noise

Article I. Prohibited Noises

[Adopted as Ch. 130, Art. I of the 1976 Code]

§ 391-1. Declaration of policy.

[Amended 8-6-2002 by L.L. No. 13-2002]

It is hereby declared to be the policy of the Board of Trustees of this Village to prevent any unreasonable, loud, disturbing and unnecessary noise. Noise of such character, intensity and duration as to be detrimental to the life or health of any reasonable person of normal sensitivities or contrary to the public welfare is prohibited.

§ 391-2. Prohibited noises enumerated.

The following acts, among others, are declared to be loud, disturbing and unnecessary noises in violation of this article, but any enumeration herein shall not be deemed to be exclusive:

- A.** The sounding of any horn or signal device on any automobile, motorcycle, bus, streetcar or other vehicle except as a warning signal pursuant to the provisions of § 15 of the Vehicle and Traffic Law of the State of New York.^[1]

[1] *Editor's Note: See now § 375 of the Vehicle and Traffic Law.*

- B.** The operation of any radio or phonograph or use of any musical instrument in such a manner or with such volume, particularly between 11:00 p.m. and 7:00 a.m., as to annoy or disturb the quiet, comfort or repose of reasonable person of normal sensitivities in any dwelling, hotel or other type of residence.

[Amended 8-6-2002 by L.L. No. 13-2002]

- C.** The keeping of any animal or bird which, by causing frequent or long continued noise, shall disturb the comfort and repose of reasonable person of normal sensitivities in the vicinity.

[Amended 8-6-2002 by L.L. No. 13-2002]

- D.** The use of any automobile, motorcycle, streetcar or vehicle so out of repair, so loaded or in such manner as to create loud and unnecessary grating, grinding, rattling or other noise.

- E.** The blowing of any steam whistle attached to any stationary boiler except to give notice of the time to begin or stop work or as a warning of danger.

- F.** The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine or motor vehicle engine except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.

- G.** The erection, including excavating, demolition, alteration or repair, of any building other than between the hours of 8:00 a.m. and 7:00 p.m. on weekdays, (i.e., Mondays through Fridays, excluding holidays) and 9:00 a.m. and 7:00 p.m. on Saturdays and holidays, except in case of

urgent necessity in the interest of public safety and then only with a permit from the Building Inspector, which permit may be renewed for a period of three days or less while the emergency continues.

[Amended 10-5-1993 by L.L. No. 5-1993]

- H. The creation of any excessive noise on any public street adjacent to any school, institution of learning or court while the same is in session, or adjacent to any hospital, which noise unreasonably interferes with the workings of such institution, provided that conspicuous signs are displayed in such public streets indicating that the same is a school, hospital or court public street.

[Amended 2-4-2003 by L.L. No. 2-2003]

- I. The creation of a loud and excessive noise in connection with loading or unloading any vehicle or the opening and destruction of bales, boxes, crates and containers.

- J. The shouting and crying of peddlers, hawkers and vendors which disturbs the peace and quiet of a reasonable person of normal sensitivities.

[Amended 8-6-2002 by L.L. No. 13-2002]

- K. The use of any drum, loudspeaker or other instrument or device for the purpose of attracting attention to any performance, show or sale or display of merchandise by the creation of noise.

- L. The use of mechanical loudspeakers or amplifiers on trucks or other moving vehicles for advertising or other purposes.

- M. The use of any apparatus which produces a level of music, talking or other sound which, as measured, in accordance with American National Standards (ANSI) S1.6-1984 (R1997), inside any adjacent or neighboring building or any adjacent or neighboring residential unit, is in excess of either:

[Amended 1-18-2000 by L.L. No. 2-2000]

(1) 45 dB(A) as measured with a sound level meter; or

(2) 45 dB in any 1/3 octave band having a center frequency between 63 and 500 hertz inclusive (ANSI bands Nos. 18 through 27, inclusive).

- N. The operation of any machinery, equipment, pump, fan, exhaust fan, attic fan, air-conditioning apparatus or similar mechanical device in such manner as to create a sound which exceeds the following limits:

[Amended 2-1-2000 by L.L. No. 2-2000; 5-3-2005 by L.L. No. 4-2005]

(1) At a residential property line between 9:00 a.m. and 10:00 p.m. and at a nonresidential property at any time:

(a) Continuous airborne sound which has a sound level in excess of 65 dBA;

(b) Continuous airborne sound that has an octave band sound pressure level in decibels which exceeds the values listed below in one or more octave bands:

Octave Band Center Frequency	Octave Band Sound Pressure Level
(Hz)	(dB)
31.5	96
63	82
125	74
250	67
500	63
1,000	60
2,000	57
4,000	55

Octave Band Center Frequency**Octave Band Sound Pressure Level****(Hz)****(dB)**

8,000

53

- (c) Or, impulsive sound in air which has a peak sound pressure level in excess of 80 decibels.
- (2) At a residential property line between 10:00 p.m. and 9:00 a.m.:
- (a) Continuous airborne sound which has a sound level in excess of 50 dBA; or
- (b) Continuous airborne sound that has an octave band sound pressure level in decibels which exceeds the values listed below in one or more octave bands:

Octave Band Center Frequency**Octave Band Sound Pressure Level****(Hz)****(dB)**

31.5

86

63

71

125

61

250

53

500

48

1,000

45

2,000

42

4,000

40

8,000

38

- (c) Or, impulsive sound in air which has a peak sound pressure level in excess of 70 decibels.
- O. The operation of a lawn mower or any other gardening equipment which is powered by an internal-combustion engine or by an electrical motor other than between the hours of 8:00 a.m. and 7:00 p.m. on weekdays (i.e., Mondays through Fridays, excluding holidays) and 9:00 a.m. and 7:00 p.m. on Saturdays, Sundays and holidays.
[Added 10-5-1993 by L.L. No. 5-1993]
- P. The operation of any leaf blower during the period from June 15 through and including September 15. As used in this subsection, "leaf blower" shall be defined to include any device powered by a gasoline, diesel or similar fuel engine which is used, designed or operated to produce a current of air for the purpose of pushing, propelling or blowing leaves, dirt, gardening and grass clippings and cuttings, refuse or debris.
[Added 4-18-2000 by L.L. No. 7-2000]
- Q. The operation of any electric generator, as defined in § 575-170.3 of this Code, except as required to provide electricity to a dwelling when the electricity then being furnished to that dwelling by an off-site utility company has been temporarily disrupted for reasons other than nonpayment, between the hours of 5:00 p.m. and 9:00 a.m. or for more than 30 minutes in any seven-day period. In any prosecution for a violation of this Subsection Q, it shall be an affirmative defense that, at the time or times at issue, the operation of the electric generator was required to provide electricity to a dwelling when the electricity then being furnished to that dwelling by an off-site utility company had been temporarily disrupted for reasons other than nonpayment.
[Added 10-18-2011 by L.L. No. 7-2011]
- R. Any loud and unnecessary noise of such character, intensity, or duration, whether vocal, mechanical, or otherwise, on any day between 11:00 p.m. and 8:00 a.m., and, additionally, on Saturdays, Sundays, and holidays between 8:00 a.m. and 9:00 a.m., that annoys or disturbs the quiet, comfort, or repose of a reasonable person of normal sensitivities in any dwelling, hotel, or other type of residence.

[Added 12-18-2012 by L.L. No. 1-2013]

- S. Any other noise of such character, intensity, and duration as to be detrimental to the life or health of any reasonable person of normal sensitivities or contrary to the public welfare is prohibited.

[Added 12-18-2012 by L.L. No. 1-2013]

Article II. Noise from Mechanical Devices

[Adopted as Ch. 130, Art. II of the 1976 Code]

§ 391-3. Definitions.

As used in this article, the following terms shall have the meanings indicated:

AMBIENT NOISE

All-encompassing noise associated with a given environment.

BAND PRESSURE LEVEL

The sound pressure level for the sound contained within the restricted band. The reference pressure must be specified.

BEL

A unit of level when the base of a logarithm is 10 and is restricted to levels of quantities proportional to power.

CYCLE

The complete sequence of values of a periodic quantity that occur during a period.

DECIBEL

One-tenth of a bel and a unit of level when the base of the logarithm is the tenth root of 10 and the quantities concerned are proportional to power.

DURATION

The duration of a transient noise from a machine during the entire period when the transient noise is first distinguished from the ambient noise until the noise from the same machine finally recedes into the ambient noise, shall be the period of time beginning when the transient noise first exceeds a certain band pressure level until it no longer exceeds the same band pressure level and providing it remains above the same band pressure level for at least 1/3 of the total duration.

FREQUENCY

The frequency of a function periodic in time, is the reciprocal of the primitive period. The unit is the cycle per unit time and must be specified.

MICROBARS

A unit of pressure commonly used in acoustics; equal to one dyne per square centimeter.

NOISE

Any increase in the ambient noise, measured as provided in this article, caused by any mechanical device, including aircraft.

PERSON

Any individual, firm, association or corporation, whether such person be the owner, lessee or charterer, his or its pilots or copilots, as to aircraft, and any individual firm, association and corporation, its servants, agents or employees, as to any other sound producing device or mechanism.

SOUND ANALYZER

A device for measuring the bandpressure level or pressure spectrum level of a sound as a function of frequency.

SOUND-LEVEL METER

An instrument, including a microphone, an amplifier, an output meter and frequency weighting networks, for the measurement of noise and sound levels in the manner provided by this article.

SOUND PRESSURE LEVEL

In decibels of a sound, is 20 times the logarithm to the base 10 of the ratio of the pressure of this sound to the reference pressure, which reference pressure must be explicitly stated.

SPECTRUM

A function of time and a description of its resolution into components, each of different frequency; also used to signify continuous range of components usually wide in extent within which waves have some specified characteristics such as "audio frequency spectrum"; also applied to functions of variables other than time.

STEADY NOISE

Any noise having a duration in excess of one minute shall be considered a steady noise, and the limits of Table II^[1] of this article shall apply.

TRANSIENT NOISE

Any noise having a duration of one minute or less shall be considered a transient noise, and the limits of Table I^[2] of this article shall apply.

[1] *Editor's Note: See § 391-4 for Table II.*

[2] *Editor's Note: See § 391-4 for Table I.*

§ 391-4. Noise limitation levels; tables.

No person shall operate or cause to be operated any mechanism or device, including but not limited to airplanes, which shall create a noise within the Village of Great Neck exceeding the limiting noise spectra set forth in Tables I and II as follows:

TABLE I

Limiting Noise Spectrum for Transient Noise

Band Pressure Level Decibels re 0.0002 Microbars	Octave Band Center Frequency Cycle Per Second
92	63
87	125
79	250
72	500
66	1,000
60	2,000
54	4,000
52	8,000

During the daytime, from 7:00 a.m. to 7:00 p.m., the limits of Table I hereinbefore set forth shall apply to transient noises having a duration in excess of 12 seconds. During the night, from 7:00 p.m. to 7:00 a.m., the same limits shall apply to transient noises having a duration in excess of six seconds.

TABLE II

Limiting Noise Spectrum for Steady Noise

Band Pressure Level Decibels re 0.0002 Microbars	Octave Band Center Frequency Cycle Per Second
72	63
67	125

TABLE II	
Limiting Noise Spectrum for Steady Noise	
Band Pressure Level Decibels re 0.0002 Microbars	Octave Band Center Frequency Cycle Per Second
59	250
52	500
46	1,000
40	2,000
34	4,000
32	8,000

§ 391-5. Measurement.

Noise measurements and limits shall conform to the following practices:

- A. Noise shall be measured at an altitude not exceeding 100 feet above sea level.
- B. Measurements of noise emanating from any mechanism or device, including but not limited to motor vehicles, shall be made at a distance of at least 100 feet from the longitudinal center line of the vehicle.
- C. Machinery noise originating on private property shall be measured at the property line of the property on which the noise source is located.^[1]

[1] *Editor's Note: Former Section 5 which followed this section and dealt with penalties for offenses has been deleted from this chapter and is now covered by the general penalty provisions contained in Ch. 1, General Provisions, Art. II.*

Article III. Loading Noise

[Adopted as Ch. 130, Art. III of the 1976 Code]

§ 391-6. Time limitations.

[Amended 4-4-2000 by L.L. No. 5-2000; 10-23-2008 by L.L. No. 7-2008]

- A. No person shall permit or cause the loading or unloading of any trash, garbage, debris, goods, wares, or merchandise of any kind whatsoever from or upon any truck or other vehicle in any part of the Village between the hours of 11:00 p.m. and 8:00 a.m. on any day.
- B. Notwithstanding the foregoing, such loading or unloading shall be permitted in the Village's Business A, Mixed-Use, and Waterfront Development Districts between the hours of 7:00 a.m. and 8:00 a.m., other than for the collection of solid waste as set forth in § 477-14 of this Code, on any day other than a Saturday, Sunday, or public holiday, as defined in the New York State **General Construction Law**, so long as prior to, during, and subsequent to such loading or unloading, prior to and during such one-hour period, no horn, beeper, siren, or other device from such truck or other vehicle, including, but not limited to, an audible back-up warning device, emits a sound that is audible to a person at a distance of 25 feet or more from such vehicle.

Article IV. Alarms

[Adopted 9-9-1975 by L.L. No. 5-1975 (Ch. 130, Art. IV of the 1976 Code)]

§ 391-7. Shutoff device required; sound beyond boundary of property.

It shall be unlawful for any owner, lessee or occupant of any real property in the Incorporated Village of Great Neck to:

- A.** Install, maintain or use upon said real property an audible burglar alarm or fire alarm that is not provided with a device that will automatically shut off such alarm after 20 minutes of continuous sound audible beyond the boundaries of such real property; or
- B.** Suffer or permit such burglar alarm or fire alarm to emit sound audible beyond the boundaries of such real property for a continuous period of more than 20 minutes, whether or not the said alarm has been equipped with the automatic shutoff device hereinabove required.
- C.** Suffer or permit such burglar alarm or fire alarm to emit sound audible beyond the boundaries of such real property for one or more periods, whether or not continuous, in excess of 45 minutes in any one twenty-four-hour period.
[Added 3-18-2003 by L.L. No. 4-2003]
- D.** Suffer or permit such burglar alarm or fire alarm to emit sound audible beyond the boundaries of such real property on more than three separate occasions within any seven calendar days.
[Added 3-18-2003 by L.L. No. 4-2003]

§ 391-8. Motor vehicle alarms.

[Added 3-18-2003 by L.L. No. 4-2003]

It shall be unlawful for any owner, lessee, or operator of a motor vehicle to suffer or permit any motor vehicle within the Village of Great Neck to emit an audible alarm for a length of time that exceeds 10 minutes. For the purpose of this section, the registered owner of the vehicle shall be deemed the person responsible for any violation involving an unoccupied vehicle. More than two instances of an alarm sounding on the same vehicle for any cause within an eight-hour period shall be deemed authorization to the Village of Great Neck to have the offending motor vehicle towed, at the registered owner's expense, from any public area or area accessible to the public.



ITEM TITLE:

Schedule a Public Hearing to Add Section 575-170.11 to the Village Code

ATTACHMENTS:

	Description	Type
☐	Proposed Local Law	Backup Material
☐	Proposed Local Law	Backup Material

**INCORPORATED VILLAGE OF GREAT NECK
BOARD OF TRUSTEES**

Local Law No. 5 of 2026

A LOCAL LAW TO ADD A NEW
CHAPTER 575-170.11 OF THE VILLAGE
CODE ENTITLED “LIGHTING”

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

Section 1. Legislative Intent.

The purpose of this Section is to preserve the public health, safety, privacy, and preserve neighborhood residential character of the Village of Great Neck. It aims to reduce artificial light trespass, eliminate unnecessary glare, and prevent light from shining into neighboring properties.

Section 2. A new Chapter 575-170.11 entitled “Lighting” shall be added as follows:

§575-170.11A Definitions.

As used in this chapter, the following terms shall have the meanings indicated.

Light Fixture: any device which emits light, including but not limited to floodlights, searchlights, lamps, panel lights, tube lights, pendant lights, table lights, LED lights, recessed lights, track lights, ring lights, spotlights, flashlights, desk lights, whether permanent or portable, on ground, ceiling or walls.

Light Trespass: Light emitted from a light fixture that shines beyond the boundaries of the property on which the fixture is located in any manner that will cause hazard or annoyance to the public generally or to the occupants of neighboring property.

Fully Shielded Fixture: An outdoor light fixture constructed or shielded in such a manner that all light emitted, either directly from the lamp or a diffusing element, is projected below the horizontal plane.

Person: Any individual, partnership, corporation, association or any other kind of entity.

Village: The Village of Great Neck and its appropriate officials and representatives.

§ 575-170.11B Lights Prohibition and Restrictions.

- (1) No person or property owner shall erect or maintain light fixtures that cause light to trespass onto any adjacent residential property.
- (2) The use of laser source lights, searchlights, and high-intensity strobe or flashing lights.
- (3) All light fixtures must be fully shielded or aimed downward. No direct light source shall be visible from any neighboring window or outdoor living area.

§ 575-170.11C Height Restriction.

- (1) Outdoor light fixtures in Residential Districts shall not exceed a maximum height of 18 feet from the finished grade.
- (2) Outdoor light fixtures in Business or Mixed Used Districts shall not exceed a maximum height of 36 feet from the finished grade.

§ 575-170.11D Exemptions.

The following lighting types are exempt from the provisions of this Section:

- (1) Temporary holiday lighting displays operated for no more than 45 consecutive days per calendar year.
- (2) Lighting required by federal, state, or local authorities for public safety, navigation, or traffic control.
- (3) Emergency lights used by police, fire, or medical personnel.
- (4) Lights installed or maintained by the Village permanently or portable.
- (5) Light fixtures that are culturally or historically significant, as determined by the Board of Trustees.

In granting such exemption, the Board of Trustees Board shall consider the following general standards as applied to the specific application:

- a. Whether the exemption is of such light fixture character, size, location, design and site layout as to be appropriate to and in harmony with the surrounding properties.
- b. Whether the exemption will provide a desirable service, facility or convenience to the area or otherwise contribute to the proper growth and development of the community and to its general welfare.

- c. Whether the exemption will be hazardous, conflicting or incongruous to the immediate neighborhood by reason of excessive light intrusion.
- d. Whether the exemption will be of such nature as to be objectionable to nearby residential dwellings by reason of excessive light or other factors of impact.
- e. Whether the exemption will be a harmonious use in the district in which the light is to be situated and not hinder or discourage the appropriate use and development of adjacent uses or impair the value thereof.
- f. With respect to places of public assembly, including but not limited to theaters, restaurants, schools, churches, assembly halls, etc., the Board shall ensure that there are adequate outside lighting that shall provide public safety.
- g. The Board may require conditions for an exemption under this subdivision.
- h. Upon receipt of an application of exemption pursuant to this section, the Board of Trustees may refer the application to Great Neck Planning Board or Great Neck Zoning Board of Appeals for a report and recommendation on all or part of the application, as the Board deems necessary and prudent.
- i. Exemption granted pursuant to this section shall be subject to the time restrictions and extension procedures applied to zoning variances, as set forth in § 575-196 the Village Code, except that requests for extensions on exemption shall be made to the Board of Trustees.

§ 575-170.11E Enforcement.

This Article may be enforced by the Building Superintendent, Building Inspector, Code Enforcement Officer, or any other official designated by the Board of Trustees.

§ 575-170.11F Penalties for Offenses

Any person who violates any of the provisions of this Article shall be subject to the penalties as set forth in Chapter 1, Article II, of this Code.

Section 3. SEQRA. This local law is determined to be a TYPE II action under the NY State Environmental Quality Review Act ("SEQRA").

Section 4. Severability. If any section or provision of this Local Law is held invalid, the remainder shall not be affected and shall remain in full force and effect.

Section 5. Effective Date. This local law shall take effect immediately upon filing with the Office of the Secretary of State.

**INCORPORATED VILLAGE OF GREAT NECK
BOARD OF TRUSTEES**

Local Law No. 5 of 2026

A LOCAL LAW TO ADD A NEW
CHAPTER 575-170.11 OF THE VILLAGE
CODE ENTITLED “LIGHTING”

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

Section 1. Legislative Intent.

The purpose of this Section is to preserve the public health, safety, privacy, and preserve neighborhood residential character of the Village of Great Neck. It aims to reduce artificial light trespass, eliminate unnecessary glare, and prevent light from shining into neighboring properties.

Section 2. A new Chapter 575-170.11 entitled “Lighting” shall be added as follows:

§575-170.11A Definitions.

As used in this chapter, the following terms shall have the meanings indicated.

Light Fixture: any device which emits light, including but not limited to floodlights, searchlights, lamps, panel lights, tube lights, pendant lights, table lights, LED lights, recessed lights, track lights, ring lights, spotlights, flashlights, desk lights, whether permanent or portable, on ground, ceiling or walls.

Light Trespass: Light emitted from a light fixture that shines beyond the boundaries of the property on which the fixture is located in any manner that will cause hazard or annoyance to the public generally or to the occupants of neighboring property.

Fully Shielded Fixture: An outdoor light fixture constructed or shielded in such a manner that all light emitted, either directly from the lamp or a diffusing element, is projected below the horizontal plane.

Person: Any individual, partnership, corporation, association or any other kind of entity.

Village: The Village of Great Neck and its appropriate officials and representatives.

§ 575-170.11B Lights Prohibition and Restrictions.

- (1) No person or property owner shall erect or maintain light fixtures that cause light to trespass onto any adjacent residential property.
- (2) The use of laser source lights, searchlights, and high-intensity strobe or flashing lights.
- (3) All light fixtures must be fully shielded or aimed downward. No direct light source shall be visible from any neighboring window or outdoor living area.

§ 575-170.11C Height Restriction.

Outdoor light fixtures shall not exceed the maximum height allowed under the Zone of which the property is located.

§ 575-170.11D Exemptions.

The following lighting types are exempt from the provisions of this Section:

- (1) Temporary holiday lighting displays operated for no more than 45 consecutive days per calendar year.
- (2) Lighting required by federal, state, or local authorities for public safety, navigation, or traffic control.
- (3) Emergency lights used by police, fire, or medical personnel.
- (4) Lights installed or maintained by the Village permanently or portable.
- (5) Light fixtures that are culturally or historically significant, as determined by the Board of Trustees.

In granting such exemption, the Board of Trustees Board shall consider the following general standards as applied to the specific application:

- a. Whether the exemption is of such light fixture character, size, location, design and site layout as to be appropriate to and in harmony with the surrounding properties.
- b. Whether the exemption will provide a desirable service, facility or convenience to the area or otherwise contribute to the proper growth and development of the community and to its general welfare.
- c. Whether the exemption will be hazardous, conflicting or incongruous to the immediate neighborhood by reason of excessive light intrusion.

- d. Whether the exemption will be of such nature as to be objectionable to nearby residential dwellings by reason of excessive light or other factors of impact.
- e. Whether the exemption will be a harmonious use in the district in which the light is to be situated and not hinder or discourage the appropriate use and development of adjacent uses or impair the value thereof.
- f. With respect to places of public assembly, including but not limited to theaters, restaurants, schools, churches, assembly halls, etc., the Board shall ensure that there are adequate outside lighting that shall provide public safety.
- g. The Board may require conditions for an exemption under this subdivision.
- h. Upon receipt of an application of exemption pursuant to this section, the Board of Trustees may refer the application to Great Neck Planning Board or Great Neck Zoning Board of Appeals for a report and recommendation on all or part of the application, as the Board deems necessary and prudent.
- i. Exemption granted pursuant to this section shall be subject to the time restrictions and extension procedures applied to zoning variances, as set forth in § 575-196 the Village Code, except that requests for extensions on exemption shall be made to the Board of Trustees.

§ 575-170.11E Enforcement.

This Article may be enforced by the Building Superintendent, Building Inspector, Code Enforcement Officer, or any other official designated by the Board of Trustees.

§ 575-170.11F Penalties for Offenses

Any person who violates any of the provisions of this Article shall be subject to the penalties as set forth in Chapter 1, Article II, of this Code.

Section 3. SEQRA. This local law is determined to be a TYPE II action under the NY State Environmental Quality Review Act (“SEQRA”).

Section 4. Severability. If any section or provision of this Local Law is held invalid, the remainder shall not be affected and shall remain in full force and effect.

Section 5. Effective Date. This local law shall take effect immediately upon filing with the Office of the Secretary of State.



ITEM TITLE:

Amnesty Program - Closing Permits

SUBJECT:

WHEREAS, a building permit and other permits are required in order to erect, enlarge or structurally alter any building or other structure within the Village and a Certificate of Occupancy, or a Certificate of Completion, is required, depending on the type of work and type of permit required, once all work permitted by the building permit (and other permits) is completed; and

WHEREAS, pursuant to Chapter 237, Section 237-9(A)(1), building permits, except for demolition permits, shall be deemed abandoned for any project for which an expired permit has not been extended or that is otherwise not completed within the extension period or periods, not to exceed two years from the date of the issuance of the permit; and

WHEREAS, pursuant to Chapter 237, Section 237-9, the Board of Trustees is empowered to grant additional time to complete a project for which a permit has expired, in its sole discretion, based upon a showing of good cause for the delay; and

WHEREAS, the Superintendent of Buildings has undertaken a review of expired permits and has determined that several permits have expired and the underlying projects have not been issued a Certificate of Occupancy, or a Certificate of Completion, through no fault of the homeowner; and

WHEREAS, the Superintendent of Buildings wishes to close out several of these projects and issue a Certificate of Occupancy, or a Certificate of Completion and has requested the Board of Trustees issue extensions for such permits so that such Certificates may be issued; and

WHEREAS, the Board is desirous of issuing such extensions, subject to the homeowners paying all required permit fees; and

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Great Neck, as follows:

Section 1. Subject to the homeowner paying all necessary permit fees, the attached listing of expired permits shall be granted an extension of time pursuant to Section 237-9 of the Village Code, until December 31, 2026.

Section 2. The fees set forth in Section A583-6 shall not be waived pursuant to this resolution and shall be payable by the homeowner.

Section 3. All permits requiring approval by the Board of Trustees, Board of Appeals, Planning Board,

and/or Architectural Review Board must still be approved by the applicable governing board. All supporting documentation and fees associated with an application to the various Boards must be submitted with the application and must meet all requirements under the code of the Village of Great Neck.

NOW THEREFORE, BE IT FURTHER RESOLVED, this action is determined to be a TYPE II action under the NY State Environmental Quality Review Act (“SEQRA”).

ATTACHMENTS:

	Description	Type
▣	List	Backup Material

PERMIT RENEWAL PROGRAM
OCTOBER 06, 2026

PERMIT #	LOCATION	NATURE OF PERMITTED WORK	C/C OR C/O STATUS
BP #12317	117 MAPLE STREET GREAT NECK NY 11023	PAVING NEEDS: BOT RENEWAL FINAL TITLE SURVEY	COFC TO BE AWARDED AFTER SURVEY IS SUBMITTED.
BP #12455	579B MNR GREAT NECK NY 11023	MECH KITCHEN HOOD NEEDS: BOT RENEWAL NCFM REQUIREMENTS F.I.	COFC TO BE AWARDED POST NCFM SIGN OFFS. NO E/U/C REQUIRED
BP #12768	16 NORTHGATE ROAD GREAT NECK NY 11023	MECH OIL TO GAS NEEDS: BOT RENEWAL, E/U/C, F.I.	NEEDS F.I.
BP #13676	579B MNR GREAT NECK NY 11023	MECH – ACs HVAC PRO SOL INC NEEDS: BOT RENEWAL NCFM REQUIREMENTS F.I.	COFC TO BE AWARDED AFTER FI IS REQUIRED. MATT TO GO ON ROOF. NO E/U/C/ REQUIRED



ITEM TITLE:

Minutes of 09/15/26 Meeting

ATTACHMENTS:

	Description	Type
	Minutes	Backup Material



**Board of Trustees Meeting
VILLAGE OF GREAT NECK
September 15, 2026
Minutes**

I. PLEDGE OF ALLEGIANCE

Deputy Mayor Sobel called the meeting to order at approximately 7:35 pm and led the Board and the public in reciting the Pledge of Allegiance:

Board Members Present:

Mayor Pedram Bral (arrived at 8:11 pm)

Deputy Mayor Barton Sobel

Trustee Steven Hope

Trustee Eli Kashi

Trustee Anne Mendelson

Others Present:

Village Superintendent Department of Public Work James Neubert

Village Clerk-Treasurer Abraham Cohan

Village Deputy Clerk Maria Guercia

II. DEPARTMENTAL REPORTS

A. NCPD Report - July 2026

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

Clerk-Treasurer Cohan highlighted that the accidents listed on the report are at the same reoccurring locations along Middle Neck Road.

Deputy Mayor Sobel discussed the email, and final draft of the traffic report study that was received through email on prior day from the Community Planning Workshop Program at Rutgers University, located in New Jersey. Mr. Cohan noted the study proposed narrowing Middle Neck Road, which he has suggested on numerous occasions. Deputy Sobel explained an official study is needed to effectively engage Nassau County, as they had previously recommended the Village retain an engineer to evaluate the feasibility of installing a traffic circle.

Village Superintendent of Department of Public Works James Neubert stated he had thoroughly reviewed the report which recommends having a professional traffic study for the intersections of Middle Neck Road and Hicks Lane and Arrandale Avenue, as these locations are outside of their scope of services. He explained the report appears to imply Nassau County should retain an engineering firm who can evaluate the options for the existing site conditions. Mr. Neubert stated that the other areas of concern are discussed and suggestions are included in the report.

If the Board is in agreement with the report findings and recommendations, Mr. Neubert explained, the Village can proceed with the grant application process that could potentially fund the project. Deputy Mayor Sobel noted that the report is crucial for securing these grants. Village Superintendent Neubert stated the report along with grant applications will optimize potential funding and ultimately assist in securing Nassau County to execute the project.

Deputy Mayor Sobel instructed Village Deputy Clerk Maria Guercia to reply to the email from Rutgers University advising the final draft has been reviewed and approved by the Board and to move forward with finalizing the report.

B. Buildings Department Aug 2026 Report

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

C. Department of Public Works July 2026 Report

The Department of Public Works report for the month of August 2026 was accepted and ordered placed on file.

Village Superintendent of Public Works James Neubert reported that August was a highly productive month for the department. He said that crews are currently finalizing drainage work and asphalt projects, which must be completed before the asphalt plant closes in November.

Mr. Neubert provided the Board with an update on the new sanitation trucks that have now been in operation for approximately a year. He stated the trucks performance has been fantastic and there have been no issues. The Village has a collaborative partnership with Gabrielli Trucks. He stated they have been responsive and supportive and promptly address any minor concerns brought to their attention.

Village Superintendent Neubert explained they have been able to eliminate multiple weekly dump runs to the Town as a result of the high compaction trucks. He said currently the monthly average of Village waste is 450 tons; however, there has been a steady growth year-over-year.

Mr. Neubert discussed the process for a special pick-up request and explained that residents have two options. They can either call the Department of Public Works and leave a voicemail or they can submit a request through the online form, which is received by the Village Deputy Clerk Guercia who forwards via email to Department of Public Works. Mr. Neubert stated that this process has been working well. He stated the number of special pick-ups varies day by day, and on some days the volume can be as high as 20-30 stops along the route. Mr. Neubert said residents occasionally reach out to the Board when do not receive a follow-up call and/or believe the item(s) have not been picked up in a timely manner, and asked that the Board refer the resident directly to the Department of Public Works. He said the Department of Public Works receives a large number of special pick-up calls on a daily basis, and the team does not have the manpower to return these calls.

Deputy Mayor Sobel agreed with Village Superintendent Neubert and stated the Village consists of 3,000 parcels with approximately 11,000 residents and the Department of Public Works has a minimal number of staff and a return call confirming the special pick-up is not warranted.

Trustee Mendelson asked if there was an improvement with residents discarding trash properly, as discussed at the August 18, 2026, Board of Trustees meeting. Village Superintendent Neubert stated that the Village Superintendent of Buildings Sweeney and Inspector Matthew D'Amico have been working closely with his Department and have been very receptive to any of their complaints. He said the Village Building Department has been issuing Notices of Violation as a warnings to those not complying with Village Code.

Clerk Treasurer Cohan stated Nicole Amelines, the newly hired part-time employee, accompanies Mr. Sweeney on rounds throughout the Village. She uses a pre-printed Notice of Violation template, places the notice in an envelope and leaves it on the door of the residence, and then records the entry into a tracking

database. He explained the database will be used to issue summons to repeat offenders following the upcoming holidays.

Village Superintendent Neubert brought to the Board's attention that the price of diesel fuel has tremendously increased over the past several months, compared to past year's cost.

Mr. Neubert stated the Board had previously requested that he look into various options for additional holiday lighting decorations. He presented the Board with a proposal from MC Holiday Lighting, located in Lindenhurst, who install holiday lighting in several other municipalities including Great Neck Plaza. Mr. Neubert explained the proposal is for installation of lighting, similar to snowballs, on 35 trees along the main corridor of Middle Neck Road. The installation would occur prior to Thanksgiving and will be removed prior to Valentine's Day. Mr. Neubert stated the Village would be responsible for ensuring available functioning outlets. He further stated that the Department will continue to install the decorations the Village owns, as they have as they do every year.

Deputy Mayor Sobel noted MC Holiday lighting is a third party vendor and the Village would be responsible for payment on a seasonal basis. Village Clerk-Treasurer Cohan said they have all the equipment and need to submit their liability insurance to the Village.

The Board took no further action with regards to this item.

Village Superintendent Neubert requested the Board's approval to purchase a pay loader, which was already included in the budget. The Board, Village Clerk-Treasurer Cohan and Village Superintendent Neubert discussed it at length and decided to table this item until later in the meeting with Mayor Bral was in attendance.

III. OLD BUSINESS

IV. PUBLIC HEARING

V. NEW BUSINESS

VI. MINUTES

A. Minutes of 08/04/26 Meeting

Prior to voting on the August 4, 2026, a large group of residents entered the court room and handed Deputy Mayor Sobel a letter with several signatures. Upon quick review of the letter, Deputy Mayor Sobel explained their concerns were not on the official agenda; however, they could speak during the public comments portion of the meeting

Upon the motion of Trustee Mendelson, seconded by Deputy Mayor Sobel, and unanimously carried, the minutes of the August 4, 2026 meeting were approved.

Mayor Bral and Trustee Hope were not in attendance at the August 4, 2026 Board of Trustees meeting.

Trustee Hope abstained from voting. Mayor Bral was not in attendance during the vote.

Ayes: Kashi, Mendelson, Sobel

Abstain: Hope

Absent: Bral

B. Minutes of 08/18/26 Meeting

Upon the motion of Trustee Mendelson, seconded by Trustee Kashi, and unanimously carried, the minutes of the August 18, 2026 meeting were approved.

Deputy Mayor Sobel abstained from voting as he was not in attendance at the August 18, 2026 Board of Trustees meeting.

Mayor Bral was not in attendance during the vote.

Ayes: Hope, Kashi, Mendelson

Abstain: Sobel

Absent: Bral

C. Minutes of 09/01/26 Meeting

Upon the motion of Trustee Mendelson, seconded by Trustee Kashi, and unanimously carried, the minutes of the September 1, 2026 meeting were approved.

Trustee Kashi abstained from voting as he was not in attendance at the September 1, 2026 Board of Trustees meeting.

Mayor Bral was not in attendance during the vote.

Ayes: Hope, Mendelson, Sobel

Abstain: Kashi

Absent: Bral

VII. ABSTRACTS

A. Abstract 09-18-26

Upon the motion of Trustee Mendelson, seconded by Trustee Hope, and unanimously carried, the abstract for September 18, 2026 was approved.

Ayes: Hope, Kashi, Mendelson, Sobel

Absent: Bral

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

The following from the public commented:

Harriet Bessaleli, of 11 North Road

Jack Ezrahian, of 15 North Road

Babak, Mehdizadeh, of 9 North Road

Michael Salamatbad, of 42 Forest Row

Kamyar Zar, of 13 North Road

Michael Salamatbad, of 42 Forest Row, addressed the Board, referring to the letter he presented earlier to Deputy Mayor Sobel. He, as well as those residents present, stated that they have traffic and safety concerns on North Road. Mr. Salamatbad explained North Road continues to be used as thorough-way by many motorists to avoid the light at the intersection of Hicks Lane and Middle Neck Road. He said the 60 unit apartment complex, located at 733-741 Middle Neck Road, which is currently under construction, continues to further increase the flow of traffic on North Road, and their request is to close the road to all traffic on

North Road.

Village Clerk-Treasurer Cohan stated the request and concerns have been addressed with the Board on several prior Board of Trustees meetings and the Mayor agreed to reevaluate the request once the building was completed and at full occupancy.

Ms. Bessaleli, along with several other residents, questioned the timing of the traffic study for this project and stated that she believes the study was done in 2020 during the COVID-19 Pandemic and at the time, traffic was at minimum.

Mayor Bral joined the meeting at 8:11 pm, during Public Comments.

Mayor Bral addressed the residents and stated this request has been previously addressed and it had been agreed that the Board would review this once construction was complete and the building was occupied. Mayor Bral and Deputy Mayor Sobel gave examples of multi-family units throughout the Village, including Avalon at 240 East Shore Road, and stated with confidence that traffic from the building would not dramatically affect the overall traffic in the Village.

Mayor Bral, along with the Board, emphasized that they would once again review the concerns present this evening and look into potential short-term options.

IX. FOR YOUR INFORMATION

X. ADJOURNMENT

A. Adjournment

Prior to adjourning the meeting, with Mayor Bral now in attendance, Village Superintendent Department of Public Works presented the proposal from MC Holiday Lighting, located in Lindenhurst, for installation of holiday lighting along Middle Neck Road. The Board tabled this item.

Mayor Bral asked for an update on the purchase of public garbage cans to be placed throughout the Village. Clerk-Treasurer Cohan stated since the cost is more than \$35,000, a bid is required. Mayor Bral stated they will be purchased by a grant which the Village received.

Village Superintendent Neubert submitted his request for approval for purchase of a Hitachi payloader from All Island Equipment Corp., located at 39 Jersey Street in West Babylon, in the amount of \$245,750.97. Deputy Mayor Sobel stated a new payloader is needed prior to the winter months. Village Superintendent Neubert explained the department currently operates two payloaders. The oldest unit will be traded in for \$7,500, with the proceeds allocated toward the purchase of a new payloader. Clerk-Treasurer Cohan stated the Board needs to approve the source funding for the purchase.

Upon the motion of Trustee Hope, seconded by Deputy Mayor Bral, and unanimously carried, the Board approved the purchase of the payloader in an amount not to exceed \$250,000 to be funded from the General Fund.

With no further items to discuss, Mayor Bral adjourned the meeting at 8:59 pm.



ITEM TITLE:

Abstract 10-09-26

ATTACHMENTS:

	Description	Type
	Abstract	Backup Material

VILLAGE OF GREAT NECK

Voucher Summary Report

Voucher No. Cash Account	Vendor Cd Vendor Name	Invoice No.	Inv. Date Stub- Description	Voucher Amt.	Disc. Amt. Taxable	Check ID PO No.	Period	Year	Check No. Due/Check Date	Account No.	Amount
46998	0000004243	1019230723-001	10/09/2026	17.01	0.00	00001	10	2027		A.1640.0451	17.01
0200.0000	ABC SUPPLY INTERIORS INC.	PINE BOARD						10/09/2026			
46999	0000004243	1019238668-001	10/09/2026	156.72	0.00	00001	10	2027		A.1640.0451	156.72
0200.0000	ABC SUPPLY INTERIORS INC.	SUPPLIES						10/09/2026			
47003	0000004243	1019254251-001	10/09/2026	239.96	0.00	00001	10	2027		A.5112.0212	239.96
0200.0000	ABC SUPPLY INTERIORS INC.	LUMBER						10/09/2026			
Total Vouchers For Vendor Name ABC SUPPLY INTERIORS INC.: 3				Total Amount:	413.69						
47012	0000004175	59088	10/09/2026	935.00	0.00	00001	10	2027		A.5182.0451	935.00
0200.0000	ALBERTSON ELECTRIC INC.	REPAIR LIGHTS						10/09/2026			
Total Vouchers For Vendor Name ALBERTSON ELECTRIC INC.: 1				Total Amount:	935.00						
46969	0000004029	1X6G-H3N4-DQCH	10/09/2026	102.67	0.00	00001	10	2027		A.1620.0410	102.67
0200.0000	AMAZON CAPITAL SERVICES	MISC. SUPPLIES						10/09/2026			
46974	0000004029	10/26	10/09/2026	129.00	0.00	00001	10	2027		A.1325.0410	129.00
0200.0000	AMAZON CAPITAL SERVICES	MEMBERSHIP FEE						10/09/2026			
46990	0000004029	1977-QWKD-CTKD	10/09/2026	560.66	0.00	00001	10	2027		A.5110.0451	322.67
										A.1640.0451	229.00
										A.1640.0451	8.99
0200.0000	AMAZON CAPITAL SERVICES	MISC. SUPPLIES						10/09/2026		Total Dist.	560.66
46991	0000004029	1Y1P-LDKG-Y4MD	10/09/2026	91.88	0.00	00001	10	2027		A.1640.0451	91.88
0200.0000	AMAZON CAPITAL SERVICES	TOOL						10/09/2026			
46992	0000004029	1DDN-VHJQ-3NJV	10/09/2026	1,207.64	0.00	00001	10	2027		A.1640.0451	1,207.64
0200.0000	AMAZON CAPITAL SERVICES	TALL METAL LOCKERS						10/09/2026			
46993	0000004029	111Y-M3RK-4Y1N	10/09/2026	53.18	0.00	00001	10	2027		A.1640.0451	53.18
0200.0000	AMAZON CAPITAL SERVICES	PARTS						10/09/2026			
46994	0000004029	1YKY-9XCY-6T9T	10/09/2026	28.49	0.00	00001	10	2027		A.5110.0451	28.49
0200.0000	AMAZON CAPITAL SERVICES	PART						10/09/2026			
47006	0000004029	1QTK13DXDNLD	10/09/2026	23.73	0.00	00001	10	2027		A.5110.0451	23.73
0200.0000	AMAZON CAPITAL SERVICES	CAR PART						10/09/2026			
47007	0000004029	1NJXHRJTFCGM	10/09/2026	13.99	0.00	00001	10	2027		A.5110.0451	13.99
0200.0000	AMAZON CAPITAL SERVICES	SUPPLIES						10/09/2026			
Total Vouchers For Vendor Name AMAZON CAPITAL SERVICES: 9				Total Amount:	2,211.24						
47014	0000003933	CW34956NCW33239 .50	10/09/2026	1,438.58	0.00	00001	10	2027		A.1680.0480	1,438.58
0200.0000	ATLANTIC P.C. INC.	AGREEMENT FULL SUPPORT						10/09/2026			

VILLAGE OF GREAT NECK

Voucher Summary Report

Voucher No. Cash Account	Vendor Cd Vendor Name	Invoice No.	Inv. Date Stub- Description	Voucher Amt.	Disc. Amt. Taxable	Check ID PO No.	Period	Year	Check No. Due/Check Date	Account No.	Amount
Total Vouchers For Vendor Name ATLANTIC P.C. INC.: 1 Total Amount: 1,438.58											
46996 0200.0000	0000003713 AUTOMOTIVE UNLIMITED	408089,408193,408303	10/09/2026 PARTS	493.58	0.00	00001	10	2027	10/09/2026	A.5110.0451	493.58
Total Vouchers For Vendor Name AUTOMOTIVE UNLIMITED: 1 Total Amount: 493.58											
46997 0200.0000	0000003512 BARNWELL HOUSE OF TIRES	2092143	10/09/2026 TIRES	492.28	0.00	00001	10	2027	10/09/2026	A.5110.0456	492.28
Total Vouchers For Vendor Name BARNWELL HOUSE OF TIRES: 1 Total Amount: 492.28											
46986 0200.0000	0000003738 BEE READY FISHBEIN HATTER & DONOVAN	79409	10/09/2026 TAX CERT 749 MNR LLC	130.00	0.00	00001	10	2027	10/09/2026	A.1420.0402	130.00
46987 0200.0000	0000003738 BEE READY FISHBEIN HATTER & DONOVAN	79408	10/09/2026 TAX CERT - THE WINNING SPIRIT LLC	195.00	0.00	00001	10	2027	10/09/2026	A.1420.0402	195.00
Total Vouchers For Vendor Name BEE READY FISHBEIN HATTER & DO: 2 Total Amount: 325.00											
46970 0200.0000	0000888888 BETTER, MARSHA	C73767	10/09/2026 TREE BOND REFUND T0030.4716 5 BEN	1,000.00	0.00	00002	10	2027	10/09/2026	T.0000.0030.0236	1,000.00
Total Vouchers For Vendor Name BETTER: 1 Total Amount: 1,000.00											
47025 0200.0000	0000004162 BORG INSURANCE AGENCY AND ASSOCIATE	19030	10/09/2026 AUTO AUDIT 2025-2026 POLICY PERIOD	4,452.00	0.00	00001	10	2027	10/09/2026	A.1910.0400	4,452.00
Total Vouchers For Vendor Name BORG INSURANCE AGENCY AND ASSO: 1 Total Amount: 4,452.00											
47005 0200.0000	0000004208 CHOICE DISTRIBUTIONS INC. PART	972398	10/09/2026	184.55	0.00	00001	10	2027	10/09/2026	A.1640.0451	184.55
Total Vouchers For Vendor Name CHOICE DISTRIBUTIONS INC.: 1 Total Amount: 184.55											
47001 0200.0000	0000003663 CINTAS CORP. # 780	1906479567	10/09/2026 GLOVES	330.00	0.00	00001	10	2027	10/09/2026	A.1640.0410	330.00
Total Vouchers For Vendor Name CINTAS CORP. # 780: 1 Total Amount: 330.00											
47017 0200.0000	0000000027 GENERAL CODE, LLC	GC00136886	10/09/2026 ECODE 360 ANNUAL MAINT.	1,295.00	0.00	00001	10	2027	10/09/2026	A.1325.0452	1,295.00
Total Vouchers For Vendor Name GENERAL CODE, LLC: 1 Total Amount: 1,295.00											
47031	0000003970	RBU26000269	10/09/2026	558.50	0.00	00001	10	2027		A.1110.0490 A.1110.0480	533.00 25.50

Report Date: 10/06/2026

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Prepared By: NANCYF

Voucher No. Cash Account	Vendor Cd Vendor Name	Invoice No.	Inv. Date Stub- Description	Voucher Amt.	Disc. Amt.	Check ID	Period PO No.	Year Due/Check Date	Check No.	Account No.	Amount
0200.0000	GTECHNA		REVENUE RECOVERY SVCS, DMW FEE					10/09/2026		Total Dist.	558.50
Total Vouchers For Vendor Name GTECHNA: 1 Total Amount: 558.50											
47015	0000001131	299744	10/09/2026	559.73	0.00	00001	10	2027		A.1440.0400	559.73
0200.0000	H2M ARCHITECTS & ENGINEERS		GRNK 2660- 2026-27 RETAINER					10/09/2026			
Total Vouchers For Vendor Name H2M ARCHITECTS & ENGINEERS: 1 Total Amount: 559.73											
46972	0000003985	11432	10/09/2026	583.50	0.00	00001	10	2027		A.1620.0451	583.50
0200.0000	JAN-PRO GREATER OF NEW YORK		REG. JANITORIAL SVC 9/26					10/09/2026			
Total Vouchers For Vendor Name JAN-PRO GREATER OF NEW YORK: 1 Total Amount: 583.50											
46983	0000004210	2488303	10/09/2026	97.91	0.00	00001	10	2027		A.1110.0410	5.41
										A.1325.0410	44.29
										A.3620.0410	48.21
0200.0000	LDI CONNECT		PHOTOCOPIES					10/09/2026		Total Dist.	97.91
47021	0000004210	1/25/26	10/09/2026	70.23	0.00	00001	10	2027		A.1110.0410	7.51
										A.1325.0410	25.01
										A.3620.0410	37.71
0200.0000	LDI CONNECT		PHOTOCOPIES					10/09/2026		Total Dist.	70.23
Total Vouchers For Vendor Name LDI CONNECT: 2 Total Amount: 168.14											
46971	0000888888	C72376	10/09/2026	1,250.00	0.00	00002	10	2027		T.0000.0030.0236	1,250.00
0200.0000	MAHGEREFTEH, YOSEF		TREE BOND REFUND T0030.4705 8 BERK					10/09/2026			
Total Vouchers For Vendor Name MAHGEREFTEH: 1 Total Amount: 1,250.00											
47000	0000001354	74044	10/09/2026	301.03	0.00	00001	10	2027		A.1640.0451	301.03
0200.0000	MARSH INDUSTRIAL		MISC. SUPPLIES					10/09/2026			
47004	0000001354	74354	10/09/2026	2,750.00	0.00	00001	10	2027		A.1640.0451	2,750.00
0200.0000	MARSH INDUSTRIAL		COMPUTERIZED WHEEL BALANCER					10/09/2026			
Total Vouchers For Vendor Name MARSH INDUSTRIAL: 2 Total Amount: 3,051.03											
46988	0000003989	2020-041-22	10/09/2026	8,355.97	0.00	00001	10	2027		A.1620.0102.0006	8,355.97
0200.0000	MOJO STUMER ASSOCIATES		CONST. ADMIN, FEDEX AND PLOTTING					10/09/2026			
Total Vouchers For Vendor Name MOJO STUMER ASSOCIATES: 1 Total Amount: 8,355.97											
46984	0000003739	9/16/26 2 SESSIONS	10/09/2026	1,500.00	0.00	00001	10	2027		A.1110.0491	1,500.00
0200.0000	MUHLSTOCK, GARY		VILLAGE PROSECUTOR -2 SESSIONS- 9/ A					10/09/2026			
Total Vouchers For Vendor Name MUHLSTOCK, GARY: 1 Total Amount: 1,500.00											

VILLAGE OF GREAT NECK

Voucher Summary Report

Voucher No. Cash Account	Vendor Cd Vendor Name	Invoice No.	Inv. Date Stub- Description	Voucher Amt.	Disc. Amt. Taxable	Check ID	Period PO No.	Year	Check No. Due/Check Date	Account No.	Amount
46968	0000004123	A2026-90 10/26	10/09/2026	1,400.00	0.00	00001	10	2027		A.1355.0490	1,400.00
0200.0000	MUNICIPAL VALUATION SERVICES, INC.		ASSESSMENT SVCS						10/09/2026		
46977	0000004123	A2026-366	10/09/2026	185.00	0.00	00001	10	2027		A.1950.0490	185.00
0200.0000	MUNICIPAL VALUATION SERVICES, INC.		NISSIMIHA 28 POLO RD 1/25/7-9,11 RES.						10/09/2026		
46978	0000004123	A2026.364	10/09/2026	185.00	0.00	00001	10	2027		A.1950.0490	185.00
0200.0000	MUNICIPAL VALUATION SERVICES, INC.		RES. CERT SETTLEMENT KASHI, 11 POF						10/09/2026		
46980	0000004123	A.2026-365	10/09/2026	185.00	0.00	00001	10	2027		A.1950.0490	185.00
0200.0000	MUNICIPAL VALUATION SERVICES, INC.		RES. CERT. SETTLEMENT- SPRING LN P						10/09/2026		
47018	0000004123	A.2026-364	10/09/2026	185.00	0.00	00001	10	2027		A.1950.0490	185.00
0200.0000	MUNICIPAL VALUATION SERVICES, INC.		RES CERT SETTLEMENT LABARTER 829						10/09/2026		
47019	0000004123	A2026-368	10/09/2026	740.00	0.00	00001	10	2027		A.1950.0490	740.00
0200.0000	MUNICIPAL VALUATION SERVICES, INC.		RES CERT. SETTLEMENTS BEN SHEL R						10/09/2026		
Total Vouchers For Vendor Name MUNICIPAL VALUATION SERVICES, :				6	Total Amount:		2,880.00				
46989	0000003301	9/16-10/15/26	10/09/2026	185.00	0.00	00001	10	2027		A.1620.0410	185.00
0200.0000	OPTIMUM		1 GIG, INTERNET, MODEM/ GATEWAY S						10/09/2026		
47028	0000003301	10/26	10/09/2026	124.39	0.00	00001	10	2027		A.1640.0410	124.39
0200.0000	OPTIMUM		INTERNET AND TV						10/09/2026		
Total Vouchers For Vendor Name OPTIMUM:				2	Total Amount:		309.39				
46966	0000003670	767-1,2,MEETING	10/09/2026	1,724.13	0.00	00001	10	2027		A.1620.0465	1,724.13
0200.0000	P S E G L I		3 TRAILERS- ELECTRIC						10/09/2026		
46976	0000003670	8/14-9/15/26	10/09/2026	428.60	0.00	00001	10	2027		A.1620.0465	428.60
0200.0000	P S E G L I		ELECTRIC- NEW VILLAGE HALL						10/09/2026		
Total Vouchers For Vendor Name P S E G L I:				2	Total Amount:		2,152.73				
46982	0000004095	9/16/26	10/09/2026	1,000.00	0.00	00001	10	2027		A.1670.0424	1,000.00
0200.0000	PITNEY BOWES BANK INC.		ADD POSTAGE #173751114						10/09/2026		
	RESERVE ACCT										
Total Vouchers For Vendor Name PITNEY BOWES BANK INC. RESERVE:				1	Total Amount:		1,000.00				
46985	0000004080	1030113270	10/09/2026	152.67	0.00	00001	10	2027		A.1620.0410	152.67
0200.0000	PITNEY BOWES INC		INK						10/09/2026		
Total Vouchers For Vendor Name PITNEY BOWES INC:				1	Total Amount:		152.67				
46967	0000004062	9/23/26	10/09/2026	115.93	0.00	00001	10	2027		A.3620.0410	38.64

VILLAGE OF GREAT NECK

Voucher Summary Report

Voucher No. Cash Account	Vendor Cd Vendor Name	Invoice No.	Inv. Date Stub- Description	Voucher Amt.	Disc. Amt. Taxable	Check ID PO No.	Period	Year	Check No. Due/Check Date	Account No.	Amount
46967	0000004062									A.1110.0410	38.64
										A.1325.0410	38.65
0200.0000	PRIMO BRAND		WATER						10/09/2026	Total Dist.	115.93
Total Vouchers For Vendor Name PRIMO BRAND: 1 Total Amount: 115.93											
47030	0000003673	09/26	10/09/2026	4,210.32	0.00	00001	10	2027		A.5182.0415	4,210.32
0200.0000	PSEGLI		STREET LIGHTS						10/09/2026		
Total Vouchers For Vendor Name PSEGLI: 1 Total Amount: 4,210.32											
47011	0000001922	11581908	10/09/2026	121.83	0.00	00001	10	2027		A.1640.0410	121.83
0200.0000	QUENCH USA INC.		WATER 10/1-12/31/26						10/09/2026		
Total Vouchers For Vendor Name QUENCH USA INC.: 1 Total Amount: 121.83											
47032	0000888888	C72851	10/09/2026	1,000.00	0.00	00002	10	2027		T.0000.0030.0236	1,000.00
0200.0000	RAHMANIM, KIA		TREE BOND REFUND T.0030.4723 11 OLI						10/09/2026		
Total Vouchers For Vendor Name RAHMANIM: 1 Total Amount: 1,000.00											
47008	0000002050	83536	10/09/2026	1,089.70	0.00	00001	10	2027		A.5112.0212	1,089.70
0200.0000	RASON ASPHALT		HOT MIX ASPHALT		M				10/09/2026		
47022	0000002050	84063	10/09/2026	554.19	0.00	00001	10	2027		A.5112.0212	554.19
0200.0000	RASON ASPHALT		HOT MIX ASPHALT		M				10/09/2026		
Total Vouchers For Vendor Name RASON ASPHALT: 2 Total Amount: 1,643.89											
47016	0000004090	6024	10/09/2026	544.17	0.00	00001	10	2027		A.1460.0400	544.17
0200.0000	SEERY SYSTEMS GROUP. INC.		STORAGE OF BOXES 10/26						10/09/2026		
Total Vouchers For Vendor Name SEERY SYSTEMS GROUP. INC.: 1 Total Amount: 544.17											
47024	0000888888	C72567	10/09/2026	1,000.00	0.00	00002	10	2027		T.0000.0030.0236	1,000.00
0200.0000	SETAREH, SHAINA & URIEL		TREE BOND REFUND T..0030.4712						10/09/2026		
Total Vouchers For Vendor Name SETAREH: 1 Total Amount: 1,000.00											
47020	0000003363	7011423951	10/09/2026	377.17	0.00	00001	10	2027		A.1325.0410	155.85
										A.1110.0410	110.66
										A.1110.0410	110.66
0200.0000	STAPLES ADVANTAGE		MISC. SUPPLIES						10/09/2026	Total Dist.	377.17
Total Vouchers For Vendor Name STAPLES ADVANTAGE: 1 Total Amount: 377.17											
47029	0000001789	8/26	10/09/2026	341.00	0.00	00001	10	2027		A.0000.0631	341.00
0200.0000	STATE COMPTROLLER -		STATE SHARES 08/26						10/09/2026		

VILLAGE OF GREAT NECK

Voucher Summary Report

Voucher No. Cash Account	Vendor Cd Vendor Name	Invoice No.	Inv. Date Stub- Description	Voucher Amt.	Disc. Amt. Taxable	Check ID PO No.	Period	Year	Check No. Due/Check Date	Account No.	Amount
Total Vouchers For Vendor Name STATE COMPTROLLER -: 1 Total Amount: 341.00											
46973 0200.0000	0000003848 SUN LIFE AND HEALTH INS CO	10/26	10/09/2026 MONTHLY PREMIUM	846.05	0.00	00001	10	2027	10/09/2026	A.9055.0800	846.05
Total Vouchers For Vendor Name SUN LIFE AND HEALTH INS CO: 1 Total Amount: 846.05											
47013 0200.0000	0000004085 SUTTON & SMYTH, LLP	860	10/09/2026 REVIEW AND ANALYZE	24.75	0.00	00001	10	2027	10/09/2026	A.1930.0400	24.75
Total Vouchers For Vendor Name SUTTON & SMYTH, LLP: 1 Total Amount: 24.75											
47023 0200.0000	0000004172 TRITON CONSTRUCTION	1411-02-013 09/26	10/09/2026 CONSULTANT- VILLAGE HALL 09/26	25,682.00	0.00	00001	10	2027	10/09/2026	A.1620.0490.0006	25,682.00
Total Vouchers For Vendor Name TRITON CONSTRUCTION: 1 Total Amount: 25,682.00											
46995 0200.0000	0000003853 ULINE	212759728	10/09/2026 RACK BEAMS	1,974.02	0.00	00001	10	2027	10/09/2026	A.1640.0451	1,974.02
Total Vouchers For Vendor Name ULINE: 1 Total Amount: 1,974.02											
46975 0200.0000	0000004025 VERIZON	9/13-10/12/26	10/09/2026 FAX LINES	135.35	0.00	00001	10	2027	10/09/2026	A.1620.0470	135.35
46981 0200.0000	0000001739 VERIZON	212NY30030926	10/09/2026 SEMI ANNUAL BILLING FOR POLE ATTACH	698.18	0.00	00001	10	2027	10/09/2026	A.5182.0415	698.18
47002 0200.0000	0000004025 VERIZON	9/2-10/22/26 DPW	10/09/2026 DPW LINES	45.09	0.00	00001	10	2027	10/09/2026	A.1640.0470	45.09
Total Vouchers For Vendor Name VERIZON: 3 Total Amount: 878.62											
47009 0200.0000	0000003126 WATER AUTHORITY OF	8/4-9/1/26	10/09/2026 WATER	144.52	0.00	00001	10	2027	10/09/2026	A.1640.0463 A.1620.0463 Total Dist.	106.22 38.30 144.52
47026 0200.0000	0000003126 WATER AUTHORITY OF	7/1-9/30/26 FIRE HYDRANTS	10/09/2026 FIRE HYDRANTS	40,394.15	0.00	00001	10	2027	10/09/2026	A.3410.0473	40,394.15
Total Vouchers For Vendor Name WATER AUTHORITY OF: 2 Total Amount: 40,538.67											
43255 0200.0000	0000003843 WEST SIDE ENGINEERING, PC	3112 3/22/24	10/09/2026 3/22/24-ENG SVC FOR STORMWATER PF	810.00	0.00	00001	10	2027	10/09/2026	A.1440.0400	810.00
47027 0200.0000	0000003843 WEST SIDE ENGINEERING, PC	4185	10/09/2026 ENG SVC FOR STORMWATER PROGRA	585.00	0.00	00001	10	2027	10/09/2026	A.1440.0400	585.00

VILLAGE OF GREAT NECK
Voucher Summary Report

Voucher No.	Vendor Cd	Invoice No.	Inv. Date	Voucher Amt.	Disc. Amt.	Check ID	Period	Year	Check No.	Account No.	Amount
Cash Account	Vendor Name	Stub- Description			Taxable		PO No.		Due/Check Date		
Total Vouchers For Vendor Name WEST SIDE ENGINEERING, PC: 2 Total Amount: 1,395.00											
47010	0000003628	115235406	10/09/2026	9,570.29	0.00	00001	10	2027		A.3620.0457	227.67
										A.1130.0457	103.46
										A.5110.0457	6,005.45
										A.8160.0457	2,309.79
										A.8170.0457	923.92
0200.0000	WEX BANK	GAS AND DIESEL							10/09/2026	Total Dist.	9,570.29
Total Vouchers For Vendor Name WEX BANK: 1 Total Amount: 9,570.29											

Total Vouchers reported: 67

Total GL Detail Reported126,356.29

Total Amount All Vouchers126,356.29

		----- Direct Pay -----						
Fund	Cash Item		Regular	Prepaid	Wire Transfer	Outstanding	Paid	Total
A - GENERAL FUND								
	0200.0000	GREATNECK	122,106.29	0.00	0.00	0.00	0.00	122,106.29
		Fund Total	122,106.29	0.00	0.00	0.00	0.00	122,106.29
T - TRUST AND AGENCY								
	0200.0000	GREATNECK	4,250.00	0.00	0.00	0.00	0.00	4,250.00
		Fund Total	4,250.00	0.00	0.00	0.00	0.00	4,250.00
Grand Totals			126,356.29	0.00	0.00	0.00	0.00	126,356.29
Grand Total Regular, Prepaid, Wire Transfer and Direct Pay			126,356.29					
		----- Direct Pay -----						
Fund			Regular	Prepaid	Wire Transfer	Outstanding	Paid	Total
A - GENERAL FUND		GREATNECK	122,106.29	0.00	0.00	0.00	0.00	122,106.29
T - TRUST AND AGENCY		GREATNECK	4,250.00	0.00	0.00	0.00	0.00	4,250.00
Grand Totals			126,356.29	0.00	0.00	0.00	0.00	126,356.29
Grand Total Regular, Prepaid, Wire Transfer and Direct Pay			126,356.29					