Board of Trustees Meeting
VILLAGE OF GREAT NECK
November 3, 2026
Agenda

I. PLEDGE OF ALLEGIANCE

II. DEPARTMENTAL REPORTS

III. OLD BUSINESS

A. Request to Reduce Fees - 5 Bernard St

IV. PUBLIC HEARING

A. Public Hearing to Add Section 575-170.11 to the Village Code
B. Public Hearing to Amend Village Code § 391 Noise

V. NEW BUSINESS

A. 613-615 MNR Facade Review & Sign Permit Request
B. New Village Hall - Change Order Request
C. Amnesty Program - Closing Permits
D. Executive Session

VI. MINUTES

A. Minutes of 10/20/26 Meeting

VII. ABSTRACTS

A. Abstract 11-06-26

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

IX. FOR YOUR INFORMATION

X. ADJOURNMENT

ITEM TITLE:

Request to Reduce Fees - 5 Bernard St

ATTACHMENTS:

	Description	Type
🗋	BOT Review Letter	Backup Material

Village of Great Neck

BUILDING DEPARTMENT

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

Plan Review Comments

Owner: Farhad Kohan fredko52@yahoo.com
Design Professional: HN Engineering, P.C.
Contact: Isaac Reihanian / Hooshang Nejathiam PE – NYS-074902
isaac.rei@gmail.com
Contractor: Eastview Development Corp / SUBMIT CONTRACT TO D.O.B.
Contact: Firooz "Fred" Dilmanian
NCHIL: H18H5930000
Cc: Michael Sweeney, Building Department - msweeney@greatneckvillage.gov
Matthew J. D'Amico, Building Inspector - mdamico@greatneckvillage.gov

Date: 10.27.2026

Re: Garage to be Legalized. Not in Original Scope of Work.
Address: 5 Bernard Street, Great Neck New York 11023
Section: 001 Block: 051 Lot(s) 002-028
Building Zone District: RES C
Variances / Approvals Required: N/A
New Utility (Utilitarian): N/A

Dear Applicant,
We are in receipt of your initial application filed on 09.12.2025 for a new roof and gutters – emergency repair of garage roof and As-Built drawings filed on 08.14.2026.
The following requirements are needed for Building Department filing, approval(s) submittals and outstanding fees:

Administrative:

1. Half of the permit fees need to be submitted at the beginning of the plan review, per https://ecode360.com/6309216 . Please, verify the square footage and calculations and ensure that half is submitted for the areas of desired work.
   The Building Permit fees are as follows:
   $200.00 (Building Permit Application Fee) + [($2/SF • 516.00 SF • 3 *Legalization Multiple*)] = $3,296.00.
   The Building Department is in receipt of $230.00 for the Building Permit Application via check #2013 on 09.12.2025.
   The Building Department is in receipt of $60.00 for the Building Permit Application via CASH on 11.03.2025.
   Outstanding Balance: $3,006.00
2. Submit a new and genuine Building Permit Application. The previous application submitted is incomplete and does not reflect the current scope of work.
3. As per the architecturals, no paving, masonry, or exterior flatwork is to be performed / legalized.
4. As per the architecturals, no plumbing work is to be performed / legalized.
5. As per the architecturals, no mechanical work is to be performed / legalized.

6. Provide the Building Department with the Design Professional(s), and General Contractors information on the Building Permit Application to be notarized. To obtain a Building Permit, the following five items must be submitted on the forms specified, naming the Village of Great Neck as Additional Insured and Certificate holder:
    a. Liability – Commercial General Liability – ACCORD 25 Form
    b. Disability – Certificate of Insurance Coverage under the NYS Disability Benefits Law – form DB120.1 or Certificate of Exemption – Form CE-200
    c. Workers' Compensation – Form U-26.3
    d. Nassau County Home Improvement License
    e. Submit Contract of Work Agreement between Contractor and Homeowner.
7. An Electrical UL Certification inclusive to the garage will be required to be submitted to the Building Department upon completion of the project.
8. A final survey will be required to be submitted to the Building Department upon completion of the project showing all modifications and changes to the residence. For this application, it is required by the Building Department to provide spot elevations / topographical heights on the survey.

Plan Review Comments:

1. As per this dated letter, there are no further Plan Review Comments.

Should you have any questions, concerns, or comments, please do not hesitate to call extension x116. If you would like to discuss anything on the plan review submission, please call Ms. Sandra Licata at extension x118 and schedule an appointment for review.

Very Truly Yours,

Matthew J. D'Amico
Building Inspector – Village of Great Neck
mdamico@greatneckvillage.gov
(516) 482 – 2000 x116

ITEM TITLE:

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

ATTACHMENTS:

	Description	Type
🗋	Proposed Local Law	Backup Material
🗋	Letter of Support	Backup Material

Bill No. 5 of 2026

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 is prohibited.

(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 at.

§ 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.

From: Phillip Tran
To: Abraham Cohan
Cc: Legal
Subject: Light Trespass Legislation
Date: Friday, October 16, 2026 10:58:57 AM

Dear Abraham,

I am a resident of the Village of Great Neck at 18 Bernard St., writing regarding the proposed light-trespass legislation referenced on the October 20, 2026, Board of Trustees agenda. Because I cannot attend, I respectfully ask that this letter and the attached photographs be included in the public record and circulated to all Board members.

A floodlight at the neighboring property, 11 Bernard St., shines directly into our home and bedroom windows at night, severely disrupting our entire family's ability to sleep. This is more than an inconvenience, it is affecting our well-being, our ability to rest in our own home, and our quality of life.

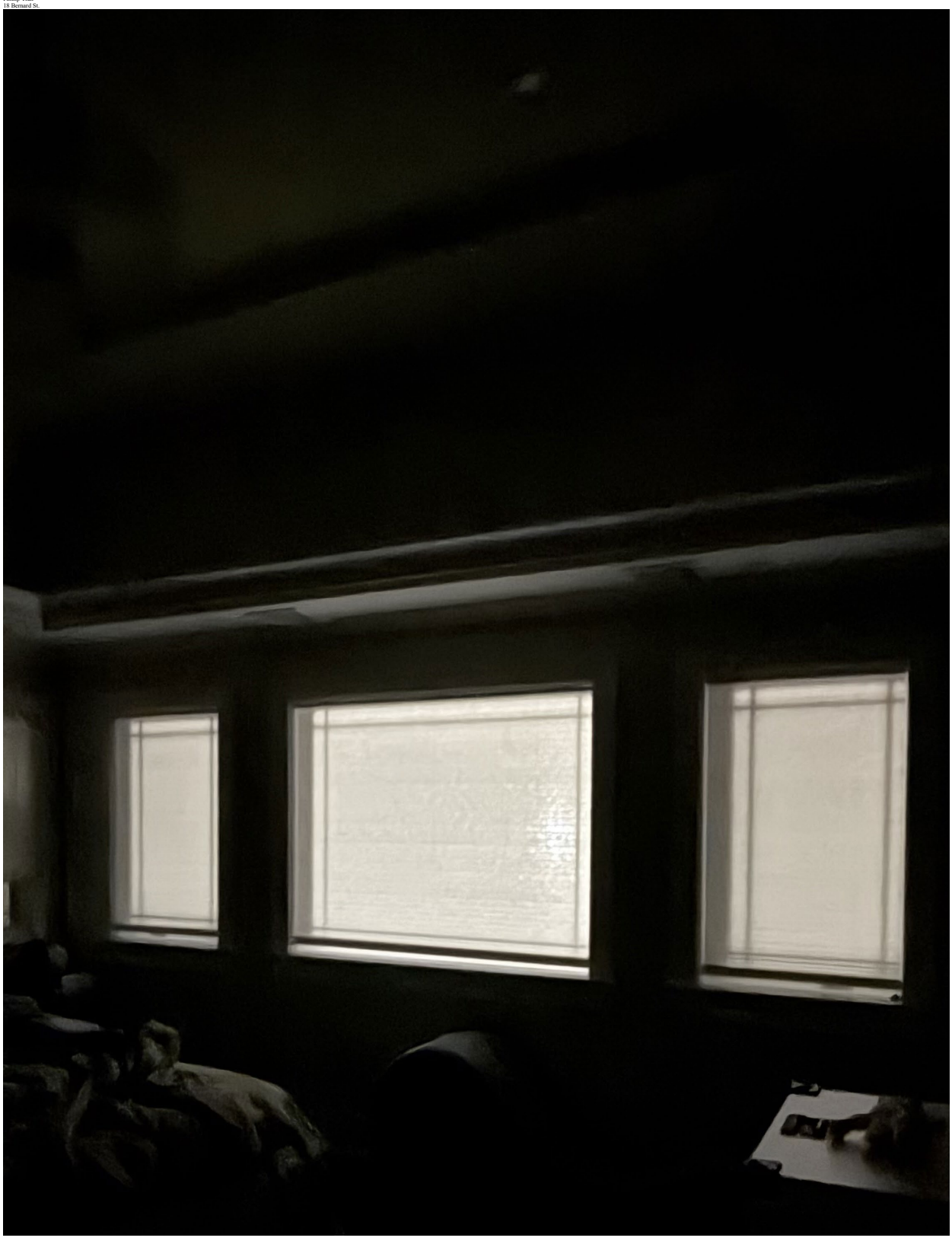
The attached photographs show the floodlight at 11 Bernard St. and its impact from inside our bedrooms at 18 Bernard St. They demonstrate how light crossing a property line can substantially affect residents, even when the source is located on another property.

I urge the Board to adopt meaningful, enforceable protections against unreasonable light trespass, particularly when outdoor lighting enters neighboring homes and bedrooms during nighttime hours. The legislation should address light crossing property lines, provide residents with a practical way to seek relief, and give the Village clear authority to investigate complaints and require corrective measures against intrusive lighting.

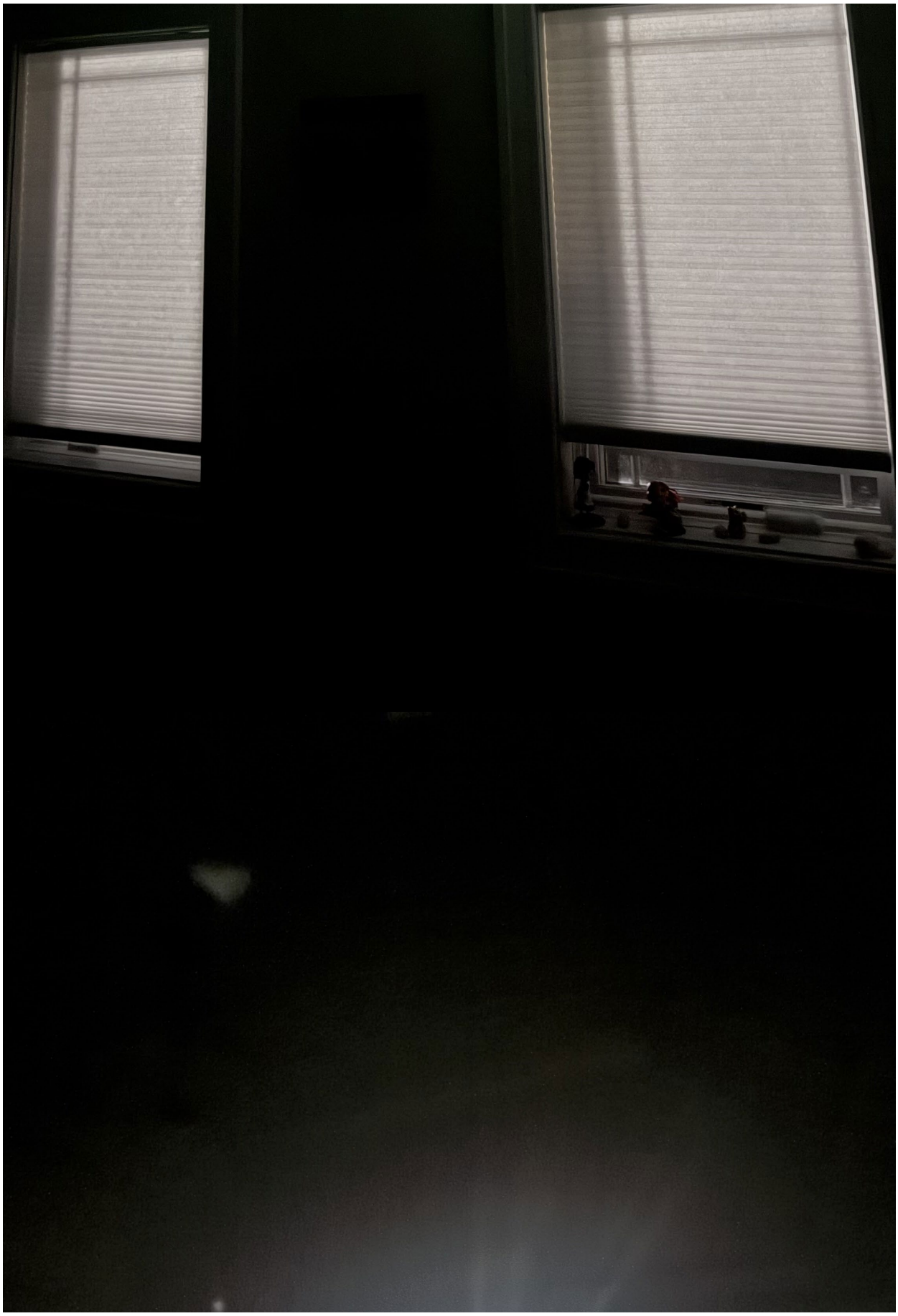
Thank you for ensuring that residents who cannot attend in person have an opportunity to be heard. I hope the Village will adopt protections that prevent other families from experiencing the disruption mine is currently enduring.

Sincerely,

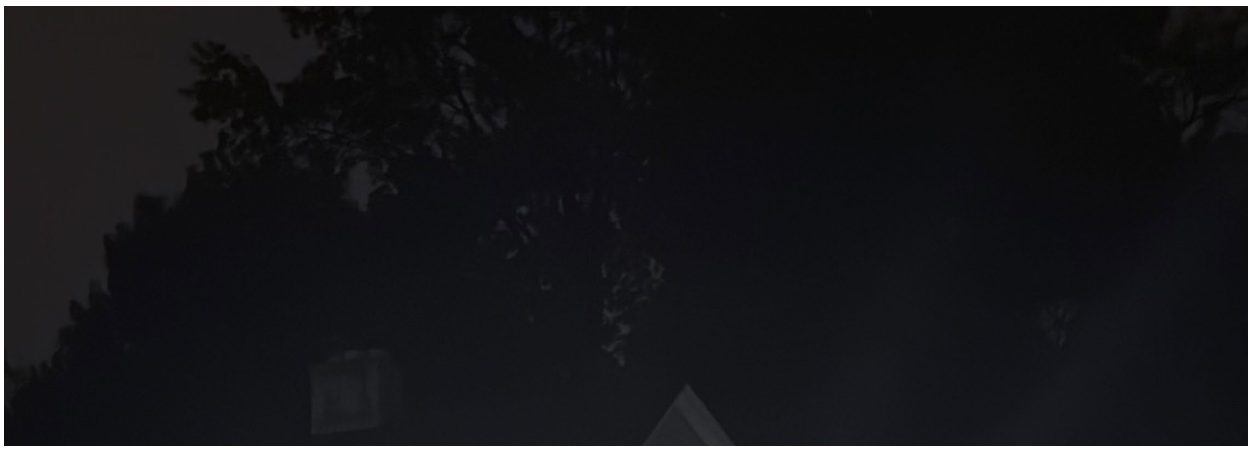
Phillip Tran
18 Bernard St.













ITEM TITLE:
Public Hearing to Amend Village Code § 391 Noise

SUBJECT:

ATTACHMENTS:

	Description	Type
🗋	Village Code	Backup Material
🗋	Local Law	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 (Hz)	Octave Band Sound Pressure Level (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 (Hz)	Octave Band Sound Pressure Level (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 (Hz)	Octave Band Sound Pressure Level (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.

Bill No. 6 of 2026

INCORPORATED VILLAGE OF GREAT NECK
BOARD OF TRUSTEES

Local Law No. 6 of 2026

A LOCAL LAW TO AMEND ARTICLE I OF CHAPTER 391 OF THE VILLAGE CODE CONCERNING PROHIBITED NOISES

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

Section 1. Article I of Chapter 391 entitled "Noise" concerning "Prohibited noises enumerated" shall be amended as follows (items in bold are added):

§ 391-2. Prohibited noises enumerated

T. 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 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.

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

ITEM TITLE:
613-615 MNR Facade Review & Sign Permit Request

ATTACHMENTS:

	Description	Type
🗋	Plans	Backup Material
🗋	Application	Backup Material

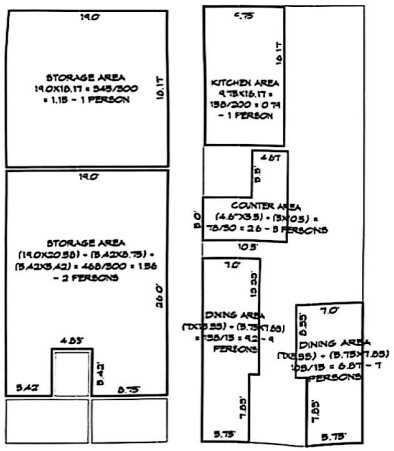
GENERAL NOTES

ADMINISTRATION:

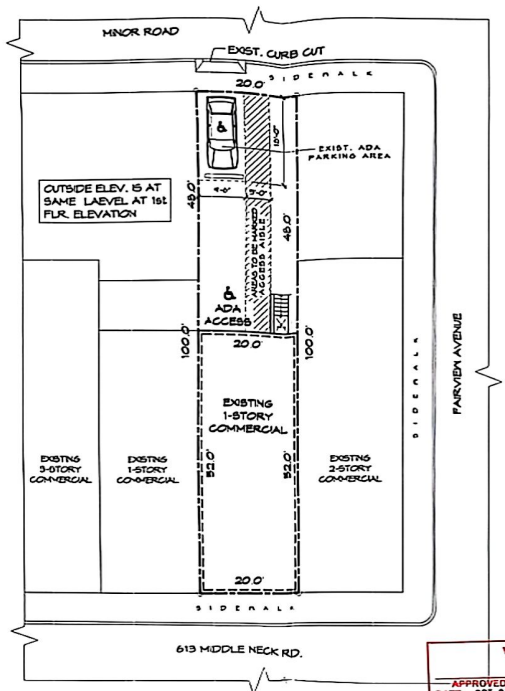
1. THESE DRAWINGS AND GENERAL NOTES CONFORM TO BASIC REQUIREMENTS OF THE LATEST NEW YORK CITY BUILDING CODE AND ALL APPLICABLE LAWS AND BUILDING ORDINANCES.
2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL CONFORM TO THE STANDARD ELECTRICAL CODE, LOCAL CODES, LATEST AMENDMENTS AND AUTHORITIES HAVING JURISDICTION OVER THE WORK.
3. ARCHITECT FILING APPLICATION WITH DEPARTMENT OF BUILDINGS FOR THIS PROJECT IS NOT RETAINED TO SUPERVISE CONSTRUCTION OR TO PERFORM ANY INSPECTION REQUIRED BY THE NEW YORK CITY BUILDING CODE UNLESS OTHERWISE SPECIFICALLY PROVIDED IN LETTER OF AGREEMENT AND IN APPLICATION FILED.
4. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR IS REQUIRED TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE AGAINST APPROVED PLANS. CONTRACTOR IS TO IMMEDIATELY REPORT ANY DISCREPANCY TO ARCHITECT. FAILURE TO DISCLOSE OR NOTIFY OF SUCH SITUATION OR COORDINATE APPROPRIATELY WITH ARCHITECT SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR CORRECTING SUCH DISCREPANCY.
5. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SUPERSEDE SCALED DRAWINGS.
6. PRIOR TO THE COMMENCEMENT OF WORK, CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, APPLICATIONS, ETC. AS REQUIRED BY STATE OR LOCAL CODES AND PROVIDE ALL NECESSARY INSURANCE FOR CONSTRUCTION. CONTRACTOR SHALL PAY ALL WORK PERMIT FEES, GIVE ALL NOTICES AND ARRANGE FOR ALL INSPECTIONS
7. ALL CONSTRUCTION WORK INCLUDING LABOR, ASSEMBLIES, MATERIAL AND EQUIPMENT SHALL CONFORM TO THE LATEST STANDARD BUILDING CODE AS IT IS APPLICABLE AND THEY SHALL BE FULLY FURNISHED BY CONTRACTOR.
8. CONTRACTOR SHALL TAKE ADEQUATE SAFETY PRECAUTIONS AT THE CONSTRUCTION SITE AND HAVE RESPONSIBILITY FOR THE PROTECTION OF THE WORKERS AND THE GENERAL PUBLIC DURING THE WORK.
9. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ITEMS TO REMAIN AND SHALL BE REQUIRED TO REPAIR AND PATCH ANY AREAS THAT ARE ALTERED OR DAMAGED DURING THE WORK AND/OR AS CALLED FOR ON DRAWINGS.
10. THESE DRAWINGS, AS INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH IT WAS MADE IS EXECUTED OR NOT.
11. OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES

SMOKE AND CARBON MONOXIDE DETECTORS:

1. DWELLING UNITS SHALL BE EQUIPPED WITH APPROVED TYPE SMOKE AND CARBON MONOXIDE DETECTING DEVICE RECEIVING THEIR PRIMARY POWER FROM THE BUILDING WIRING AND THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.
2. ALL SMOKE AND CARBON MONOXIDE DETECTING DEVICES REQUIRED TO BE PROVIDED AND INSTALLED EITHER BE ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER, APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR BE LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY THAT MAINTAINS PERIODIC INSPECTIONS OR PRODUCTION OF LISTED EQUIPMENT AND WHOSE LIST STATES THAT THE EQUIPMENT MEETS NATIONALLY RECOGNIZED STANDARDS.
3. NO DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE UNLESS IT IS OF EITHER THE IONIZATION CHAMBER OF PHOTO ELECTRIC TYPE. SUCH DEVICE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF REFERENCE STANDARDS RS 17-1.
4. SMOKE AND CARBON MONOXIDE DETECTORS MUST BE INSTALLED WITHIN 15'-0" OF THE ENTRANCE OF ANY SLEEPING ROOM, WALL OR CEILING MOUNTED AS INDICATED ON PLANS
5. A CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE DETECTORS MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT, H.P.D. 10DAYS AFTER INSTALLATION (M.D. ONLY)
6. BATTERY-OPERATED DEVICES ARE PERMITTED WHERE THERE IS NO CHANGE IN THE USE OF THE STRUCTURE AND WHERE THE ALTERATION COST IS LESS THAN 150,000 DOLLARS PER DWELLING UNIT.
7. HARDWIRED CARBON MONOXIDE DETECTORS COMPLYING WITH 11-13 AND INSTALLED IN ACCORDANCE WITH 17-14 SHALL BE APPROVED FOR EVERY DWELLING UNIT WITHIN 15-0"OF THE PRIMARY ENTRANCE TO EACH BEDROOM AND ALSO IN MECHANICAL ROOMS OVER 75 SQ. FT. IN GROSS FLOOR AREA.
8. AS PER LL 7/2004, APPROVED CARBON MONOXIDE DETECTORS MUST BE MARKED 'UL 2034. FOR EXISTING BUILDINGS, CARBON MONOXIDE DETECTORS CAN BE BATTERY OPERATED OR CAN PLUG INTO AN ELECTRICAL OUTLET AS LONG AS IT HAS A BATTERY BACK-UP IN CASE OF POWER INTERRUPTION.



FLOOR AREA DIAGRAM



SITE PLAN

NOT TO SCALE

EMERGENCY LIGHTING:

1. ALL ASSEMBLY SPACES SHALL BE PROVIDED WITH EMERGENCY LIGHTING FACILITIES SUFFICIENT TO PROVIDE AT LEAST 5 FOOT-CANDLES OF ILLUMINATION AT THE FLOOR LEVEL AS PER NYC BC 27-542.
2. UNITS SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM GENERAL LIGHTING, EXIT LIGHTING AND ANY OTHER POWER CIRCUITS, EITHER TAKEN OFF AHEAD OF THE MAIN SWITCH OR CONNECTED TO A SEPARATE EMERGENCY LIGHTING POWER SOURCE.
3. UNITS SHALL BE ARRANGED TO OPERATE AUTOMATICALLY IN THE EVENT OF POWER FAILURE.
4. UNITS SHALL BE MOUNTED 8'-0" ABOVE THE FINISHED FLOOR AND SPACED NOT MORE THAN 25'-0" APART ON CENTER AND LOCATED SO THAT LIGHT BEAMS ARE NOT BLOCKED.
5. UNITS SHALL BE BATTERY-OPERATED TYPE WITH 1-1/2 HR. CAPACITY EQUIPPED WITH TWO(2) OR THREE(3) 25 WATTS FLOOD TYPE BULBS(12V).
6. UNITS SHALL BE PROVIDED PER C26-801-610 AND DIRECTIVE 5/19.

MEANS OF EGRESS

1. ALL EXITS MUST BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES
2. LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS, PLACED IF REQUIRED, AT AN ANGLE WITH EXIT OPENINGS.
3. EXIT SIGNS SHALL CONFORM TO NYC BC 27-541. SIGNS MEETING THE REQUIREMENTS OF SUBCHAPTER OF THIS CHAPTER AND SUBDIVISION (e) OF SECTION 27-534 OF THIS ARTICLE SHALL BE PROVIDED IN ALL ASSEMBLY SPACES TO INDICATE THE LOCATION OF EXITS AND, WHERE NECESSARY, THE DIRECTION TO THE EXITS.
4. ILLUMINATION OF AT LEAST 5 FOOT-CANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY, DURING OCCUPANCY, IN ALL EXITS AND THEIR ACCESS FACILITIES
5. EXIT LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH.
6. EXIT LIGHTED SIGN SHALL BE MOUNTED 7'-0" ABOVE DOOR AND LOCATED SO THAT VISIBILITY IS NOT BLOCKED FROM ALL PARTS OF THE ASSEMBLY SPACES.
7. EXIT SIGNS SHALL BE INTERNALLY LIGHTED IN ALL ASSEMBLY SPACES, HAVING INITIAL BRIGHTNESS OF 25 FOOT-LAMBERTS AND BE LIGHTED AT ALL TIMES DURING OCCUPANCY.
8. LETTERS TO BE BLOCK LETTERING, AT LEAST 6" HIGH WITH 5/16" RED STROKES ON WHITE BACKGROUND.
9. DIRECTIONAL SIGNS SHALL BE INSTALLED TO SERVE AS GUIDES FROM ALL PORTIONS OF THE CORRIDOR OR FLOOR AND BE PLACED SO THEY ARE CLEAR AND VISIBLE.

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: OCT 23 2025
VILLAGE BOARD: BOT
X
PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

PROJECT INFORMATION:

613 MIDDLE NECK ROAD
GREAT NECK, NY 11023

Construction Classification:	Occupancy Classification:
I-3: 2-hr Protected Wood (non-combustible)	B: business

Project: INTERIOR RENOVATION OF EXISTING EATING & DINING ESTABLISHMENT (U.G.6). REPLACEMENT OF EXISTING STOREFRONT AND CANOPY SIGNAGE.

NOTE:
THERE IS NO EXISTING SPRINKLER SYSTEM IN THIS PROJECT

SCOPE OF WORKS:

EXTERIOR RENOVATION:
1. RELOCATE AND REPLACE THE ENTRANCE DOOR WITH DOUBLE SWING GLASS DOOR.
2. MODIFICATION ON THE EXISTING STOREFRONT.
3. INSTALL THE FIXED WINDOW BEHIND THE WOOD CLADDING WITH THE SIGNAGE.
4. RELOCATION OF THE GRANITE ENTRANCE STEPS.
5. INSTALL WAINSCOT PANEL PAINTED FINISH IN THE STOREFRONT SILL.

INTERIOR RENOVATION:
1. DEMOLITION OF INTERIOR PARTITION AND DOOR.
2. INSTALLATION OF PORCELAIN TILES
3. PAINTING ON WALLS AND CEILINGS.
4. INSTALLATION OF EMERGENCY LIGHT AND EXIT LIGHT.

GAS WORKS:
1. REPLACE EXISTING GAS PIPING AND SHUT-OFF VALVE.
2. INSTALLATION OF NEW FRYER

LEGEND:

- ITEMS TO BE REMOVED OR DEMOLISHED
- COMBINATION HARD-WIRED SMOKE & CARBON MONOXIDE DETECTOR
- EXISTING DOOR
- EXISTING WINDOW
- WATER METER
- ELECTRICAL METER
- GAS METER
- PORTABLE FIRE EXTINGUISHER
- CEILING MOUNTED LED LIGHTING
- $ SINGLE POLE SWITCH
- $3 THREE-WAY SWITCH
- EXTERIOR LIGHTING
- EMERGENCY LIGHT
- EXIT EMERGENCY LIGHT WITH EXIT SIGN
- ELECTRICAL LINES
- 101 FINISH SCHEDULE

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
NOV 21 2025
RECEIVED

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS OR PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

no.	date	description

Jared & Associates Consulting LLC
ARCHITECTS ENGINEERS
65-71 113rd STREET FLUSH ING, NEW YORK
TEL (347) 887-4887 / Cell. (347) 267-8178 / FAX. (718) 762-2388

Sound Capability Experience
SOUTHERN CONSULTING ENGINEERING, PC
STRUCTURAL & FOUNDATION ENGINEERING
20-39 129th Street
College Point, NY 11356
Tel. 718-502-9461
Fax 718-502-9462
glanger2006@yahoo.com

project:

RENOVATION OF EXISTING EATING & DRINKING EST. (U.G.6A)

location:

613 Middle Neck Road, Great Neck, NY 11023

owner:

drawing title:

PROJECT INFORMATION
GENERAL NOTES
SITE PLAN
SCOPE OF WORKS

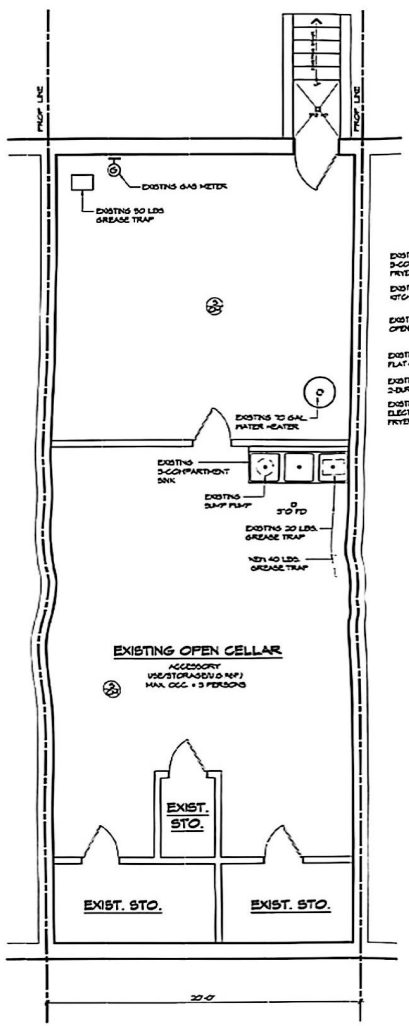
DOB job no:

DOB Stamp/Approval

Applicant's Seal:

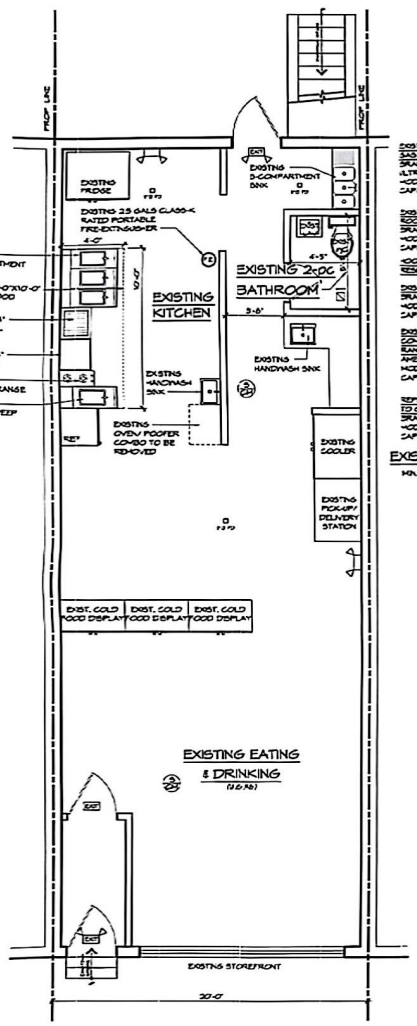
STATE OF NEW YORK * JOSEPH JEFFREY LANGER * LICENSED PROFESSIONAL ENGINEER 070976

job no.:	119-GA-22	dwg. no:	
date:	11/13/25		A-001.00
scale:	AS NOTED		
dwn. by:	RAYCHELE		
chk'd. by:	G.J.L. P.E.		1 OF 5



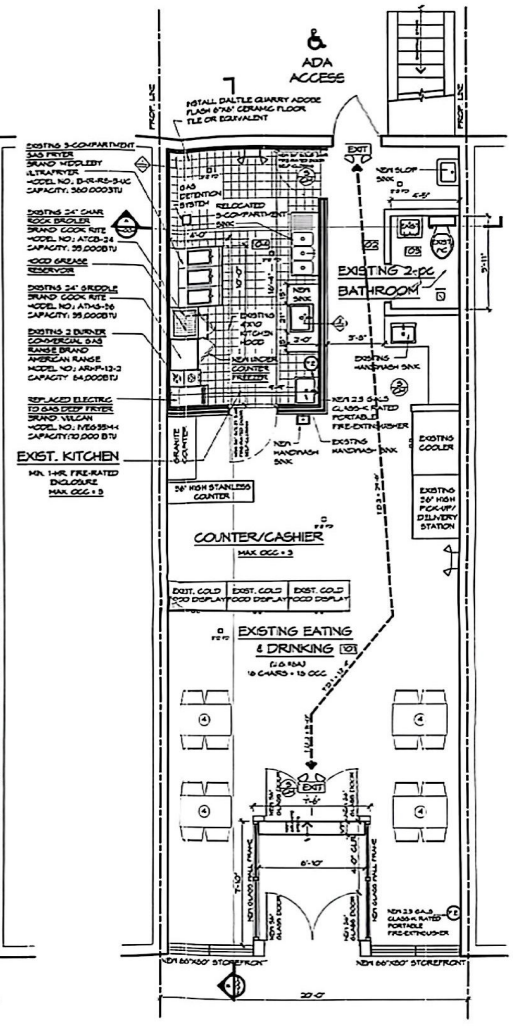
EXISTING CELLAR PLAN

1/4" = 1'-0"



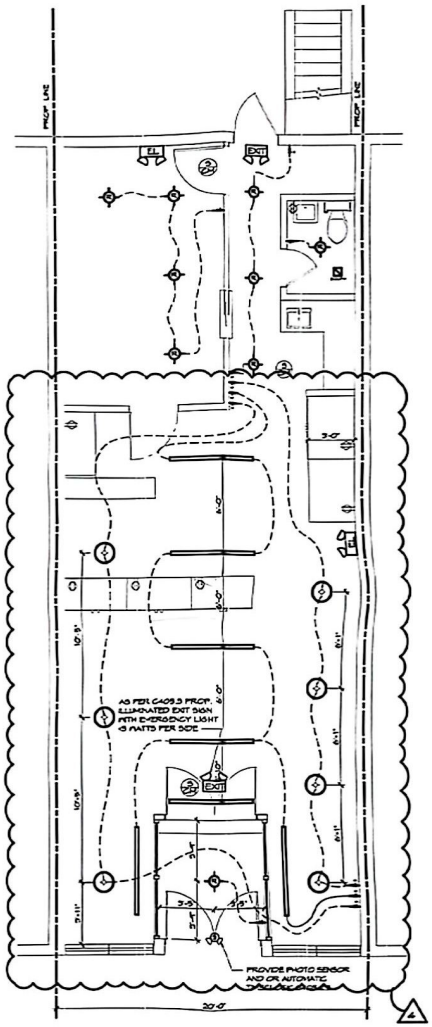
EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"



PROPOSED LAYOUT PLAN

1/4" = 1'-0"

(ALL CONDITIONS AS SHOWN ON ALL FLOORS ARE EXISTING UNLESS OTHERWISE NOTED)

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: OCT 23 2025
VILLAGE BOARD: BOT
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
NOV 24 2025
RECEIVED

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no.	date	description
1	11-13-25	REVISED LIGHTING LAYOUT

Jared & Associates Consulting LLC
ARCHITECTS ENGINEERS
63-71 113rd STREET FLUSHING, NEW YORK
TEL.(347) 824-4387 / FAX. (866) 510-1353 / FAX. (718) 740-2351

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Fax 718-582-5442
glanger2006@yahoo.com

project:

RENOVATION OF EXISTING EATING & DRINKING EST. (U.G.6A)

location:

613 Middle Neck Road, Great Neck, NY 11023

owner:

drawing title:

PLANS

DOB job no:

DOB Stamp/Approval

Applicant's Seal:

STATE OF NEW YORK GLEN JEFFREY LANGER LICENSED PROFESSIONAL ENGINEER 070829

job no.:	113-GA-22	dwg no.:	
date:	11/13/25		
scale:	AS NOTED		A-002.04
dwn. by:	RAYCHELE		
chk'd. by:	G.L. P.E.		2 OF 5

LIGHTING SCHEDULE:

SYMBOL	MANUFACTURE CATALOG	WATTAGE (W)	LUMEN (lm)	QTY	EFFICACY (lm/W)	VOLTAGE (V)	TOTAL WATTS	LOCATION	DESCRIPTION	LISTING
	INTERIOR LIGHTING									
FIRST FLOOR										
	LOWES LIGHTING MODEL NO.: FDL-170-15M	15	800	25	53.3	120	375	DINING, KITCHEN, BATHROOM, HALLWAY	DIMMABLE LED WHITE 5000K SURFACE MOUNTED FIXTURE	UL E347181
	EXTERIOR LIGHTING									
	MAG LIGHTING - LED FLOODLIGHT MODEL NO.: MP-LED335	35	2070	2	59.14	120	70	ALL ENTRANCES & EXITS	DIMMABLE LED WHITE 5000K OUTDOOR LIGHT	UL E347181
	EMERGENCY AND EXIT LIGHTING									
EXIT	ATLITE - SURFACE EDGE-LIT LED EXIT SIGN MODEL NO.: RED/3	5.2	-	2	-	120	0.4	HALLWAY, DINING	DOUBLE FACE	UL E347181
EL	ATLITE - LED COMBINATION EMERGENCY LIGHT & EXIT SIGN MODEL NO.: RCD-LED	11	-	2	-	120	22	DINING HALL	TWO LAMP HEADS WITH EXIT SIGN	UL E347181

LIGHTING CONTROLS NARRATIVE:

ROOM	TYPE OF CONTROL	NARRATIVE	NYCECC OR ASHRAE	SUPPORTING DOCUMENTATION
	INTERIOR LIGHTING CONTROL			
FIRST FLOOR				
EATING & DRINKING	LIGHTING REDUCTION CONTROL	MANUAL CONTROL THAT ALLOWS THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD IN A REASONABLY UNIFORM ILLUMINATION PATTERN BY AT LEAST 30%	C405.2.2.2	EN-001.00
KITCHEN, HALLWAY & ADA BATHROOM	OCCUPANT SENSOR CONTROL	AUTOMATICALLY TURNS LIGHT ON, WHEN MOTION IS DETECTED AND OFF WITH 20 MINS. OF ALL OCCUPANTS LEAVING THE SPACE.	C405.2.1	EN-001.00
	EXTERIOR LIGHTING CONTROL			
ALL ENTRANCE & EXIT	PHOTO SENSOR AND OR AUTOMATIC TIMECLOCK	EXTERIOR LIGHTING AT ENTRY AREA SHALL BE PROVIDED WITH CONTROL THAT AUTOMATICALLY TURN OFF THE POWER WHEN DAYLIGHT IS AVAILABLE.	C405.2.3	EN-001.00

LIGHTING POWER ALLOWANCES:

AREA	FLOOR AREA (ft^2)	LPD (w/ft^2)	ALLOWED WATTS/ft^2	REDUCED LIGHTING POWER DENSITY 2016 NYECC - C405.3	PROPOSED WATTS/ft²
	INTERIOR LIGHTING CONTROL				
FIRST FLOOR					
DINING & HALLWAY	580	0.86	499	449	300
KITCHEN	306	1.21	370	333	60
2-PC BATHRM.	45.5	0.90	45	40.5	15
TOTAL					375
	EXTERIOR LIGHTING CONTROL				
AREA	DOOR WIDTH (ft)	LPD (w/ft)	ALLOWED WATTS/F	REDUCED LIGHTING POWER DENSITY 2016 NYECC - C405.3	PROPOSED WATTS/F
ENTRANCE & EXITS	4	20	100	180	20

EXTERIOR LIGHTING ZONES: 2016 NYECC - Table C405.6.2(1)

LIGHTING ZONE	DESCRIPTION
2	AREAS PREDOMINANTLY CONSISTING OF RESIDENTIAL ZONING NEIGHBORHOOD BUSINESS DISTRICTS, LIGHT INDUSTRIAL WITH LIMITED NIGHTTIME USE AND RESIDENTIAL MIXED USE AREAS

INTERIOR LIGHTING POWER ALLOWANCES: 2016 NYECC - Table C405.5.2(2) - SPACE BY SPACE METHOD

BUILDING SPECIFIC SPACE-BY-SPACE TYPES	LPD (w/ft^2)
DINING AREA IN BAR/LOUNGE OR LEISURE DINING	0.86
COMMON SPACE-BY-SPACE TYPES	**LPD (w/ft^2)**
FOOD PREPARATION	1.21
RESTROOM	0.98

INDIVIDUAL LIGHTING POWER ALLOWANCES FOR BUILDING EXTERIORS: 2016 NYECC - Table C405.6.2(2)

ZONE 2	ALLOWED WATTS
BASE SITE	600W
BUILDING ENTRANCES AND EXITS	
MAN ENTRIES	20W/LINEAR FOOT OF DOOR WIDTH
OTHER DOORS	20W/LINEAR FOOT OF DOOR WIDTH

EXIT SIGNS C405.3	PROPOSED
EXIT SIGN WITH EMERGENCY LIGHTS 5 WATTS PER SIDE	LITONIA 5.3 WATT

COMMERCIAL LIGHTING SYSTEMS: C408.3

LIGHTING SYSTEMS HAVE BEEN TESTED TO ENSURE PROPER CALIBRATION, ADJUSTMENT, PROGRAMMING AND OPERATION

(TABLE 1006.2.1) SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

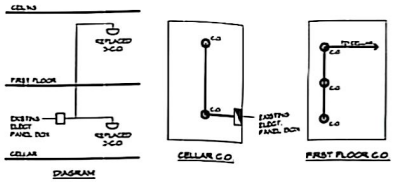
EXIT NO.	T.D. NO.	DISTANCE	TOTAL
EXIT 1 (MAIN)	1	20'-4"	44'-4"
EXIT 2 (ADA ACCESS)	2	24'-0"	

OCC. GROUP	(EC 1005.1) EGRESS WIDTH	
	MINIMUM	PROPOSED
B	25 X 0.2 = 4.8 INCHES	36 INCHES X NO. OF DOORS 36 INCHES X 2 = 72 INCHES > 4.2 INCHES THEREFORE COMPLY

BUILDING CODE REQUIREMENTS 2014

(TABLE 1004.1.1) MAXIMUM FLOOR AREA ALLOWANCES/OCCUPANT

OCCUPANCY	NET F.A./SPACE	REQ'D NET F.A./OCCUPANT	MAX. OCCUPANTS/SPACE
OCCUPANT LOAD PER 27-955 (1)			
KITCHEN (COMMERCIAL)	16'-11" X 9'-5" = 158 SQ.FT.	200 GROSS	158 / 200 = 0.79 = 1 MAX. OCC. = 1 PERSON 1 PERSONS
EATING & DRINKING AREA	(12'-0.33") = (7.033X5.312) = (12'-5.33") = 241 SQ.FT.	UNCONCENTRATED (TABLES & CHAIRS) 15 NET	241 / 15 = 16 MAX. OCC. = 16 PERSONS = 16 PERSONS
COUNTER AREA	(4.67X5.5) = (3X10.5) = 70 SQ.FT.	100 GROSS	70 / 100 = .70 MAX. OCC. = 1 PERSON = 1 PERSON
STORAGE	(10'-0.17") = (13'-0.58") = (5.42X5.75) = (5.42X5.42) = 545 = 466 = 813 SQ.FT.	300 GROSS	813 / 300 = 2.71 = 3 MAX. OCC. = 3 PERSONS = 3 PERSONS
TOTAL OF OCCUPANTS PER SEC 27-955 (2). 25 PERSONS			

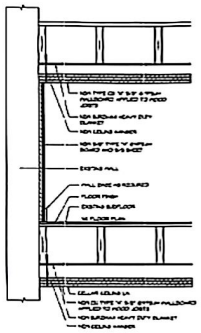


CARBON MONOXIDE ALARM HANDWIRING & CONNECTIONS

FINISH SCHEDULE

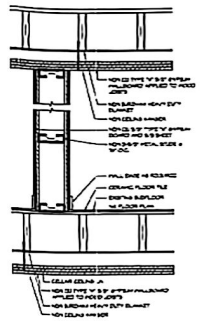
STYLES/COLORS AS SELECTED & APPROVED BY OWNER

SYMBOL	ROOM	WALLS	FLOOR	CEILING	MOLDING	REMARKS
101	DINING AREA	PAINT ON GYPSUM BOARD/CERAMIC TILES BET. CAB. & COUNTERS	HARDWOOD	PAINT ON GYPSUM BOARD	PREPAB WOOD	WALLS & CEILING: PRIME & 2 COATS OF PAINT FLOORS: PREFABRICATED & PREFINISHED AREA OR PULL CARPETING OPTIONAL. TO BE SELECTED & APPROVED BY OWNER
102	HALLWAY					
103	KITCHEN					
104	2-PC BATHROOM	PAINT ON GYPSUM BOARD & 4'-0" MANSCOT PORCELAIN TILE	PORCELAIN TILE		CERAMIC TILE	



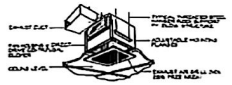
WALL DETAIL - 1
NEW 5/5 SHEET OVER EXISTING WALL (2-HR. FIRE-RATED WALL)

NOT TO SCALE



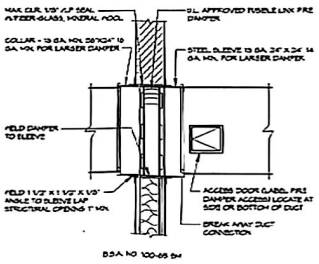
WALL DETAIL - 2
NEW KITCHEN WALL DETAIL (2-HR. FIRE-RATED WALL)

NOT TO SCALE



CEILING EXHAUST FAN DETAIL

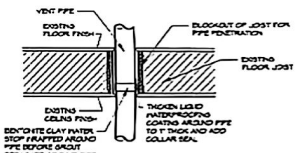
N.T.S.



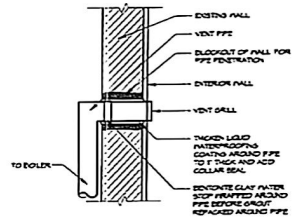
FIRE/SMOKE DAMPER DETAIL

BSA NO 100-05 SM

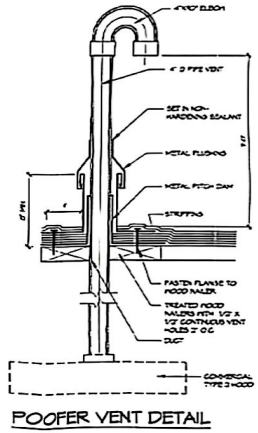
NOTES:
1. ALL BRANCH DUCTS SHALL BE PROVIDED WITH MANUALLY OPERATED VOLUME DAMPERS FOR BALANCING AIR SYSTEMS. THESE DAMPERS SHALL BE SEPARATE AND INDEPENDENT OF DAMPERS FURNISHED WITH DIFFUSERS AND REGISTERS, WHICH SHALL ONLY BE UTILIZED FOR FINAL BALANCING PERIOD IF GENERATING NOISE.
2. FOR DUCTS WIDER THAN 48" USE MULTIPLE SINGLE LEAF DAMPERS OR OPPOSED ACTION MULTI-BLADE DAMPERS EACH WITH LOCKING QUADRANT REGULATOR



FLOOR



WALL



POOFER VENT DETAIL

VENT PIPE PENETRATION DETAIL

NOT TO SCALE

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: OCT 23 2025
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
NOV 24 2025
RECEIVED

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

no.	date	description

Jared & Associates Consulting LLC
ARCHITECTS ENGINEERS
45-71 193rd STREET FLUSHING, NEW YORK
TEL.(347) 201-4887/(516) 367-1233 FAX. (718) 701-2388

Sound Capability Experience
SOUTHERN CONSULTING ENGINEERS, PC
STRUCTURAL & FOUNDATION ENGINEERS
25-33 129th Street
College Point, NY 11356
Tel 718-502-5481
Fax 718-502-5482
glanger2006@yahoo.com

project:

RENOVATION OF EXISTING EATING & DRINKING EST. (U.G.6A)

location:

613 Middle Neck Road, Great Neck, NY 11023

owner:

drawing title:

PROPOSED & EXISTING ELEVATION
OCCUPANT LOAD COMPUTATON
EGRESS COMPUTATION
WALL DETAILS
LIGHTING SCHEDULE
VENT PIPE PENETRATION DETAIL

DOB job no:

DOB Stamp/Approval

Applicant's Seal:

STATE OF NEW YORK — GLEN GEOFFREY LANGER — LICENSED PROFESSIONAL ENGINEER — 070976

job no.:	119-GA-22	dwg. no.	A-003.01
date:	11/13/25		
scale:	AS NOTED		
dwn. by:	RAYCHELE		
chk'd. by:	G.L. P.E.		5 OF 5

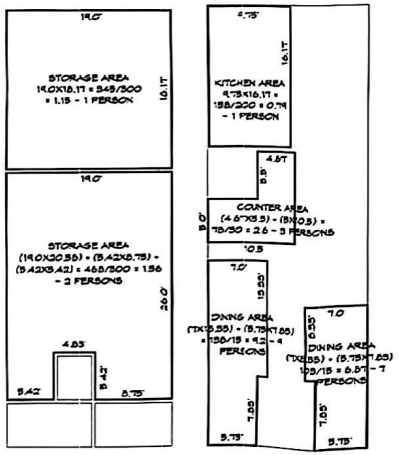
GENERAL NOTES

ADMINISTRATION:

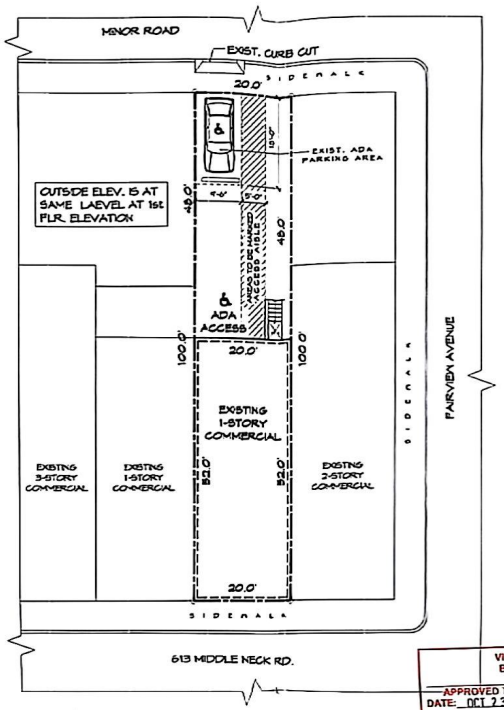
1. THESE DRAWINGS AND GENERAL NOTES CONFORM TO BASIC REQUIREMENTS OF THE LATEST NEW YORK CITY BUILDING CODE AND ALL APPLICABLE LAWS AND BUILDING ORDINANCES.
2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL CONFORM TO THE STANDARD ELECTRICAL CODE. LOCAL CODES, LATEST AMENDMENTS AND AUTHORITIES HAVING JURISDICTION OVER THE WORK.
3. ARCHITECT FILING APPLICATION WITH DEPARTMENT OF BUILDINGS FOR THIS PROJECT IS NOT RETAINED TO SUPERVISE CONSTRUCTION OR TO PERFORM ANY INSPECTION REQUIRED BY THE NEW YORK CITY BUILDING CODE UNLESS OTHERWISE SPECIFICALLY PROVIDED IN LETTER OF AGREEMENT AND IN APPLICATION FILED.
4. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR IS REQUIRED TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE AGAINST APPROVED PLANS. CONTRACTOR IS TO IMMEDIATELY REPORT ANY DISCREPANCY TO ARCHITECT. FAILURE TO DISCLOSE OR NOTIFY OF SUCH SITUATION OR COORDINATE APPROPRIATELY WITH ARCHITECT SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR CORRECTING SUCH DISCREPANCY.
5. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SUPERSEDE SCALED DRAWINGS
6. PRIOR TO THE COMMENCEMENT OF WORK, CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, APPLICATIONS, ETC. AS REQUIRED BY STATE OR LOCAL CODES AND PROVIDE ALL NECESSARY INSURANCE FOR CONSTRUCTION. CONTRACTOR SHALL PAY ALL WORK PERMIT FEES, GIVE ALL NOTICES AND ARRANGE FOR ALL INSPECTIONS
7. ALL CONSTRUCTION WORK INCLUDING LABOR, ASSEMBLIES, MATERIAL AND EQUIPMENT SHALL CONFORM TO THE LATEST STANDARD BUILDING CODE AS IT IS APPLICABLE AND THEY SHALL BE FULLY FURNISHED BY CONTRACTOR.
8. CONTRACTOR SHALL TAKE ADEQUATE SAFETY PRECAUTIONS AT THE CONSTRUCTION SITE AND HAVE RESPONSIBILITY FOR THE PROTECTION OF THE WORKERS AND THE GENERAL PUBLIC DURING THE WORK.
9. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ITEMS TO REMAIN AND SHALL BE REQUIRED TO REPAIR AND PATCH ANY AREAS THAT ARE ALTERED OR DAMAGED DURING THE WORK AND/OR AS CALLED FOR ON DRAWINGS.
10. THESE DRAWINGS, AS INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH IT WAS MADE IS EXECUTED OR NOT.
11. OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES.

SMOKE AND CARBON MONOXIDE DETECTORS:

1. DWELLING UNITS SHALL BE EQUIPPED WITH APPROVED TYPE SMOKE AND CARBON MONOXIDE DETECTING DEVICE RECEIVING THEIR PRIMARY POWER FROM THE BUILDING WIRING AND THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.
2. ALL SMOKE AND CARBON MONOXIDE DETECTING DEVICES REQUIRED TO BE PROVIDED AND INSTALLED EITHER BE ACCEPTED PURSUANT TO RULES AND RESULATIONS PROMULGATED BY THE COMMISSIONER, APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR BE LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY THAT MAINTAINS PERIODIC INSPECTIONS OR PRODUCTION OF LISTED EQUIPMENT AND WHOSE LIST STATES THAT THE EQUIPMENT MEETS NATIONALLY RECOGNIZED STANDARDS.
3. NO DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE UNLESS IT IS OF EITHER THE IONIZATION CHAMBER OR PHOTO ELECTRIC TYPE. SUCH DEVICE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF REFERENCE STANDARDS RS 17-L
4. SMOKE AND CARBON MONOXIDE DETECTORS MUST BE INSTALLED WITHIN 15'-0" OF THE ENTRANCE OF ANY SLEEPING ROOM, HALL OR CEILING MOUNTED AS INDICATED ON PLANS
5. A CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE DETECTORS MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT, N.P.D. 10DAYS AFTER INSTALLATION (M.D. ONLY)
6. BATTERY-OPERATED DEVICES ARE PERMITTED WHERE THERE IS NO CHANGE IN THE USE OF THE STRUCTURE AND WHERE THE ALTERATION COST IS LESS THAN 150,000 DOLLARS PER DWELLING UNIT.
7. HARDWIRED CARBON MONOXIDE DETECTORS COMPLYING WITH 17-13 AND INSTALLED IN ACCORDANCE WITH 17-14 SHALL BE APPROVED FOR EVERY DWELLING UNIT WITHIN 15-0"OF THE PRIMARY ENTRANCE TO EACH BEDROOM AND ALSO IN MECHANICAL ROOMS OVER 75 SQ. FT. IN GROSS FLOOR AREA.
8. AS PER LL. 7/2004, APPROVED CARBON MONOXIDE DETECTORS MUST BE MARKED 'UL 2034. FOR EXISTING BUILDINGS, CARBON MONOXIDE DETECTORS CAN BE BATTERY OPERATED OR CAN PLUG INTO AN ELECTRICAL OUTLET AS LONG AS IT HAS A BATTERY BACK-UP IN CASE OF POWER INTERRUPTION.



FLOOR AREA DIAGRAM



SITE PLAN

NOT TO SCALE

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: OCT 23 2025
VILLAGE BOARD: BOT
X
PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

EMERGENCY LIGHTING:

1. ALL ASSEMBLY SPACES SHALL BE PROVIDED WITH EMERGENCY LIGHTING FACILITIES SUFFICIENT TO PROVIDE AT LEAST 5 FOOT-CANDLES OF ILLUMINATION AT THE FLOOR LEVEL AS PER NYC BC 27-542
2. UNITS SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM GENERAL LIGHTING, EXIT LIGHTING AND ANY OTHER POWER CIRCUITS, EITHER TAKEN OFF AHEAD OF THE MAIN SWITCH OR CONNECTED TO A SEPARATE EMERGENCY LIGHTING POWER SOURCE.
3. UNITS SHALL BE ARRANGED TO OPERATE AUTOMATICALLY IN THE EVENT OF POWER FAILURE.
4. UNITS SHALL BE MOUNTED 8'-0" ABOVE THE FINISHED FLOOR AND SPACED NOT MORE THAN 25'-0" APART ON CENTER AND LOCATED SO THAT LIGHT BEAMS ARE NOT BLOCKED.
5. UNITS SHALL BE BATTERY-OPERATED TYPE WITH 1'-1/2 HR. CAPACITY EQUIPPED WITH TWO(2) OR THREE(3) 25 WATTS FLOOD TYPE BULBS(12V).
6. UNITS SHALL BE PROVIDED PER C26-801-610 AND DIRECTIVE 5/19.

MEANS OF EGRESS:

1. ALL EXITS MUST BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
2. LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS, PLACED IF REQUIRED, AT AN ANGLE WITH EXIT OPENINGS.
3. EXIT SIGNS SHALL CONFORM TO NYC BC 27-541. SIGNS MEETING THE REQUIREMENTS OF SUBCHAPTER OF THIS CHAPTER AND SUBDIVISION (e) OF SECTION 27-534 OF THIS ARTICLE SHALL BE PROVIDED IN ALL ASSEMBLY SPACES TO INDICATE THE LOCATION OF EXITS AND, WHERE NECESSARY, THE DIRECTION TO THE EXITS.
4. ILLUMINATION OF AT LEAST 5 FOOT-CANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY, DURING OCCUPANCY, IN ALL EXITS AND THEIR ACCESS FACILITIES.
5. EXIT LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH.
6. EXIT LIGHTED SIGN SHALL BE MOUNTED 7'-0" ABOVE DOOR AND LOCATED SO THAT VISIBILITY IS NOT BLOCKED FROM ALL PARTS OF THE ASSEMBLY SPACES
7. EXIT SIGNS SHALL BE INTERNALLY LIGHTED IN ALL ASSEMBLY SPACES, HAVING INITIAL BRIGHTNESS OF 25 FOOT-LAMBERTS AND BE LIGHTED AT ALL TIMES DURING OCCUPANCY.
8. LETTERS TO BE BLOCK LETTERING, AT LEAST 8" HIGH WITH 6/16" RED STROKES ON WHITE BACKGROUND.
9. DIRECTIONAL SIGNS SHALL BE INSTALLED TO SERVE AS GUIDES FROM ALL PORTIONS OF THE CORRIDOR OR FLOOR AND BE PLACED SO THEY ARE CLEAR AND VISIBLE.

PROJECT INFORMATION:

613 MIDDLE NECK ROAD
GREAT NECK, NY 11023

Construction Classification:	Occupancy Classification:
I-3: 2-hr Protected Wood (non-combustible)	B: business

Project: INTERIOR RENOVATION OF EXISTING EATING & DRINKING ESTABLISHMENT (U.G.6). REPLACEMENT OF EXISTING STOREFRONT AND CANOPY SIGNAGE.

NOTE:

THERE IS NO EXISTING SPRINKLER SYSTEM IN THIS PROJECT

SCOPE OF WORKS:

EXTERIOR RENOVATION:

1. RELOCATE AND REPLACE THE ENTRANCE DOOR WITH DOUBLE SWING GLASS DOOR.
2. MODIFICATION ON THE EXISTING STOREFRONT.
3. INSTALL THE FIXED WINDOW BEHIND THE WOOD CLADDING WITH THE SIGNAGE.
4. RELOCATION OF THE GRANITE ENTRANCE STEPS.
5. INSTALL WAINSCOT PANEL PAINTED FINISH IN THE STOREFRONT SILL.

INTERIOR RENOVATION:

1. DEMOLITION OF INTERIOR PARTITION AND DOOR.
2. INSTALLATION OF PORCELAIN TILES.
3. PAINTING ON WALLS AND CEILINGS.
4. INSTALLATION OF EMERGENCY LIGHT AND EXIT LIGHT.

GAS WORKS:

1. REPLACE EXISTING GAS PIPING AND SHUT-OFF VALVE.
2. INSTALLATION OF NEW1 FRYER.

LEGEND:

- ITEMS TO BE REMOVED/DEMOLISHED
- COMBINATION HARD-WIRED SMOKE & CARBON MONOXIDE DETECTOR
- EXISTING DOOR
- EXISTING WINDOW
- WATER METER
- ELECTRICAL METER
- GAS METER
- PORTABLE FIRE EXTINGUISHER
- CEILING MOUNTED LED LIGHTING
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- EXTERIOR LIGHTING
- EMERGENCY LIGHT
- EXIT — EMERGENCY LIGHT WITH EXIT SIGN
- ELECTRICAL LINES
- 101 — FINISH SCHEDULE

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
NOV 24 2025
RECEIVED

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no.	date	description

Jared & Associates Consulting LLC
ARCHITECTS ENGINEERS
45-71 11th STREET FLUSHING, NEW YORK
TEL(516) 882-4887/FAX (516) 747-1012/CELL (718) 763-2361

Sound Capability Experience
SOUTHERN CONSULTING ENGINEERING, PC
STRUCTURAL & FOUNDATION ENGINEERING
20-39 129th Street
College Point, NY 11354
Tel. 718-502-3451
Fax 718-502-2442
glanger2006@yahoo.com

project:

RENOVATION OF EXISTING EATING & DRINKING EST. (U.G.6A)

location:

613 Middle Neck Road, Great Neck, NY 11023

owner

drawing title:

PROJECT INFORMATION
GENERAL NOTES
SITE PLAN
SCOPE OF WORKS

DOB job no

DOB Stamp/Approval

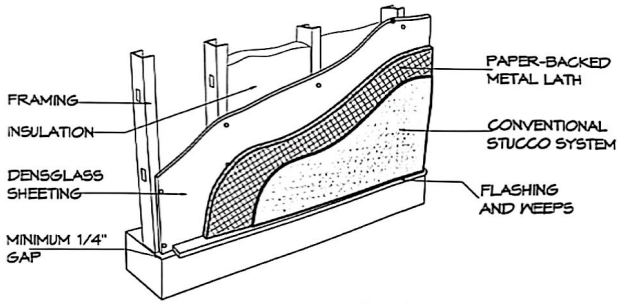
Applicant's Seal

STATE OF NEW YORK * GLEN JEFFREY LANGER * LICENSED PROFESSIONAL ENGINEER 070875

job no.:	113-GA-22	dwg. no	
date:	11/13/25		A-001.00
scale:	AS NOTED		
dwn. by:	RAYCHELE		
chk'd. by:	G.L., P.E.		1 OF 5

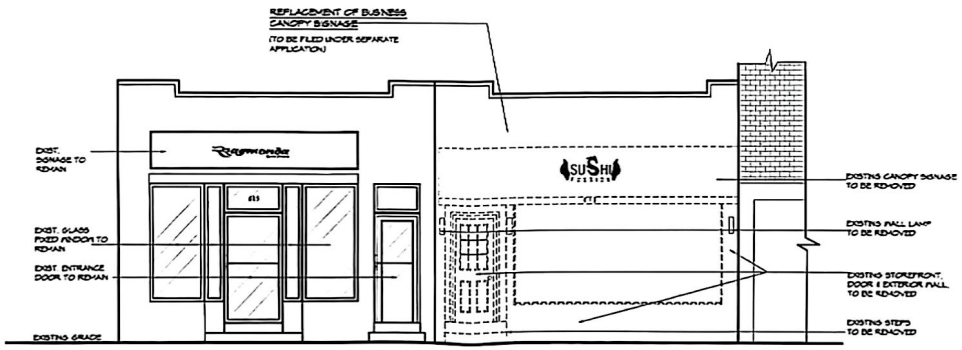


EXTERIOR PERSPECTIVE
NOT TO SCALE



WALL DETAIL - 3
STUCCO APPLICATION
NOT TO SCALE

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: OCT 23 2025
VILLAGE BOARD
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:



STOREFRONT DEMOLITION
1/4" = 1'-0"



PROPOSED STOREFRONT
1/4" = 1'-0"

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
NOV 24 2025
RECEIVED

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no.	date	description
1	03-06-24	REVISED ELEVATION
2	11-12-25	REPLACEMENT OF SIGNAGE COLOR

Jared & Associates Consulting LLC
ARCHITECTS ENGINEERS
48-21 11302 STREET FLUSHING, NEW YORK
TEL (212) 229 -2027 / CELL (646) 567 - 2222 FAX: (718) 762 - 2222

Sound Capability Experience
SOUTHERN CONSULTING ENGINEERING, PC
STRUCTURAL & FOUNDATION ENGINEERING
20-23 120th Street
College Point, NY 11356
Tel. 718-502-9461
Fax: 718-502-9462
glanger2006@yahoo.com

project:

RENOVATION OF EXISTING EATING & DRINKING EST. (U.G.6A)

location:

613 Middle Neck Road, Great Neck, NY 11023

owner:

drawing title:
EXTERIOR PERSPECTIVE
WALL DETAIL - 3
STOREFRONT DEMOLITION
PROPOSED STOREFRONT

DOB job no:

DOB Stamp/Approval:

Applicant's Seal:

STATE OF NEW YORK * GLEN JEFFREY LANGER * 070976 LICENSED PROFESSIONAL ENGINEER

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date:	11/13/25
scale:	AS NOTED
dwn. by:	RAYCHELE
chk'd. by:	G.JL, P.E

dwg. no:

A-004.02

603 TOILET AND BATHING ROOMS

603.1 GENERAL. TOILET AND BATHING ROOMS SHALL COMPLY WITH 603

603.2 CLEARANCE. CLEARANCES SHALL COMPLY WITH 603.2.

603.2.1 **TURNING SPACE.** TURNING SPACE COMPLYING WITH 304 SHALL BE PROVIDED WITHIN THE ROOM.

603.2.2 **OVERLAP.** REQUIRED CLEAR FLOOR SPACES, CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP.

603.2.3 **DOOR SWING.** DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS SHALL BE PERMITTED TO SWING INTO THE REQUIRED TURNING SPACE.

EXCEPTIONS: WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH 305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.

603.3 MIRRORS. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1015 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES (890 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

ADVISORY 603.3 MIRRORS. A SINGLE FULL-LENGTH MIRROR CAN ACCOMMODATE A GREATER NUMBER OF PEOPLE, INCLUDING CHILDREN. IN ORDER FOR MIRRORS TO BE USABLE BY PEOPLE WHO ARE AMBULATORY AND PEOPLE WHO USE WHEELCHAIRS, THE TOP EDGE OF MIRRORS SHOULD BE 74 INCHES (1880 MM) MINIMUM FROM THE FLOOR OR GROUND.

603.4 COAT HOOKS AND SHELVES. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 308. SHELVES SHALL BE LOCATED 40 INCHES (1015 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR.

604 WATER CLOSETS AND TOILET COMPARTMENTS.

604.1 GENERAL. WATER CLOSETS AND TOILET COMPARTMENTS SHALL COMPLY WITH 604.2 THROUGH 604.8.

604.2 **LOCATION.** THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 18 INCHES (460 MM) MINIMUM TO 19 INCHES (485 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES (430 MM) MINIMUM AND 19 INCHES (485 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN 604.8.2. WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-HAND APPROACH.

604.3 **CLEARANCE.** CLEARANCES AROUND WATER CLOSETS AND IN TOILET COMPARTMENTS SHALL COMPLY WITH 604.3.

604.3.1 **SIZE.** CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1525 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1420 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.

604.3.2 **OVERLAP.** THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

EXCEPTION: IN RESIDENTIAL DWELLING UNITS, A LAVATORY COMPLYING WITH 606 SHALL BE PERMITTED ON THE REAR WALL 18 INCHES (455 MM) MINIMUM FROM THE WATER CLOSET CENTERLINE WHERE THE CLEARANCE AT THE WATER CLOSET IS 66 INCHES (1675 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.

ADVISORY 604.3.2 OVERLAP. WHEN THE DOOR TO THE TOILET ROOM IS PLACED DIRECTLY IN FRONT OF THE WATER CLOSET, THE WATER CLOSET CANNOT OVERLAP THE REQUIRED MANEUVERING CLEARANCE FOR THE DOOR INSIDE THE ROOM.

604.4 **SEATS.** THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES (430 MM) MINIMUM AND 19 INCHES (485 MM) MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRING TO RETURN TO A LIFTED POSITION.

EXCEPTIONS: IN RESIDENTIAL DWELLING UNITS, THE HEIGHT OF WATER CLOSETS SHALL BE PERMITTED TO BE 15 INCHES (380 MM) MINIMUM AND 19 INCHES (485 MM) MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE SEAT.

604.5 **GRAB BARS.** GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH 609. GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL.

EXCEPTIONS: IN RESIDENTIAL DWELLING UNITS, GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN TOILET OR BATHROOMS PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS COMPLYING WITH 609.

ADVISORY 604.5 GRAB BARS EXCEPTION 2. REINFORCEMENT MUST BE SUFFICIENT TO PERMIT THE INSTALLATION OF REAR AND SIDE WALL GRAB BARS THAT FULLY MEET ALL ACCESSIBILITY REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, REQUIRED LENGTH, INSTALLATION HEIGHT, AND STRUCTURAL STRENGTH.

604.5.1 **SIDE WALL.** THE SIDE WALL GRAB BAR SHALL BE 42 INCHES (1065 MM) LONG MINIMUM, LOCATED 12 INCHES (305 MM) MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES (1370 MM) MINIMUM FROM THE REAR WALL.

604.5.2 **REAR WALL.** THE REAR WALL GRAB BAR SHALL BE 36 INCHES (915 MM) LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES (305 MM) MINIMUM ON ONE SIDE AND 24 INCHES (610 MM) MINIMUM ON THE OTHER SIDE.

EXCEPTIONS: THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 INCHES (610 MM) LONG MINIMUM, CENTERED ON THE WATER CLOSET, WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 INCHES (915 MM) MINIMUM DUE TO THE LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.

604.6 FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

604.7 DISPENSERS. TOILET PAPER DISPENSERS SHALL COMPLY WITH 309.4 AND SHALL BE 7 INCHES (180 MM) MINIMUM AND 9 INCHES (230 MM) MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES (380 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

606 LAVATORIES AND SINKS

606.1 GENERAL. LAVATORIES AND SINKS SHALL COMPLY WITH 606.

ADVISORY 606.1 GENERAL. IF SOAP AND TOWEL DISPENSERS ARE PROVIDED THEY MUST BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN 308. LOCATE SOAP AND TOWEL DISPENSERS SO THAT THEY ARE CONVENIENTLY USABLE BY A PERSON AT THE ACCESSIBLE LAVATORY.

606.2 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED.

EXCEPTIONS:

1. A PARALLEL APPROACH COMPLYING WITH 305 SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED AND TO PET BARS.
2. IN RESIDENTIAL DWELLING UNITS, CABINETRY SHALL BE PERMITTED UNDER LAVATORIES AND KITCHEN SINKS PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
   (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE.
   (B) THE FINISH FLOOR EXTENDS UNDER THE CABINETRY, AND
   (C) THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
3. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.
4. NO MORE THAN ONE BOWL OF A MULTI-BOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.

606.3 **HEIGHT.** LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE RIM OR COUNTER SURFACE 34 INCHES (865 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTIONS: IN RESIDENTIAL DWELLING UNIT KITCHENS, SINKS THAT ARE ADJUSTABLE TO VARIABLE HEIGHTS, 29 INCHES (735 MM) MINIMUM AND 36 INCHES (915 MM) MAXIMUM, SHALL BE PERMITTED WHERE ROUGH-IN PLUMBING PERMITS CONNECTION OF SUPPLY AND DRAIN PIPES FOR SINKS MOUNTED AT THE HEIGHT OF 29 INCHES (735 MM).

606.4 **FAUCETS.** CONTROLS FOR FAUCETS SHALL COMPLY WITH 309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

606.5 **EXPOSED PIPES AND SURFACES.** WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

609 GRAB BARS.

609.1 GENERAL. GRAB BARS IN TOILET FACILITIES AND BATHING FACILITIES SHALL COMPLY WITH 609.

609.2 CROSS SECTION. GRAB BARS SHALL HAVE A CROSS SECTION COMPLYING WITH 609.2.1 OR 609.2.2.

609.2.1 **CIRCULAR CROSS SECTION.** GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1¼ INCHES (32 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM.

609.2.2 **NON-CIRCULAR CROSS SECTION.** GRAB BARS WITH NON-CIRCULAR CROSS SECTIONS SHALL HAVE A CROSS-SECTION DIMENSION OF 2 INCHES (51 MM) MAXIMUM AND A PERIMETER DIMENSION OF 4 INCHES (100 MM) MINIMUM AND 4.8 INCHES (120 MM) MAXIMUM.

609.3 **SPACING.** THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1½ INCHES (38 MM). THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1½ INCHES (38 MM) MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 INCHES (305 MM) MINIMUM.

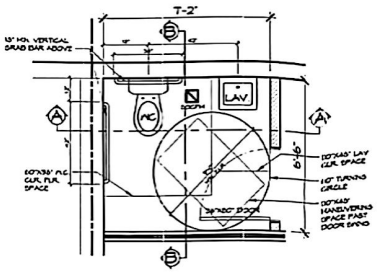
EXCEPTION: THE SPACE BETWEEN THE GRAB BARS AND SHOWER CONTROLS, SHOWER FITTINGS, AND OTHER GRAB BARS ABOVE SHALL BE PERMITTED TO BE 1½ INCHES (38 MM) MINIMUM.

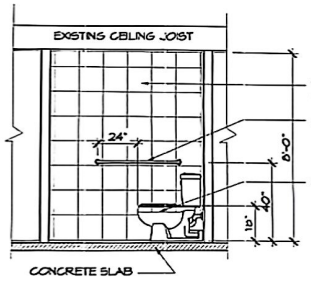
609.4 **POSITION OF GRAB BARS.** GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES (840 MM) MINIMUM AND 36 INCHES (915 MM) MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE, EXCEPT THAT AT WATER CLOSETS FOR CHILDREN'S USE COMPLYING WITH 604.9, GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION 18 INCHES (455 MM) MINIMUM AND 21 INCHES (685 MM) MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE. THE HEIGHT OF THE LOWER GRAB BAR ON THE BACK WALL OF A BATHTUB SHALL COMPLY WITH 607.4.1.1 OR 607.4.2.1.

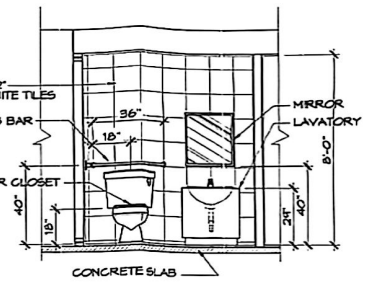
609.5 **SURFACE HAZARDS.** GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.

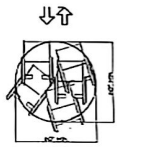
609.6 FITTINGS. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

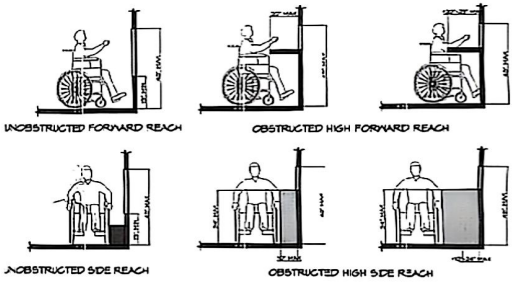
609.7 **INSTALLATION.** GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE SPECIFIED LOCATIONS AND THAT DOES NOT OBSTRUCT THE REQUIRED CLEAR FLOOR SPACE.

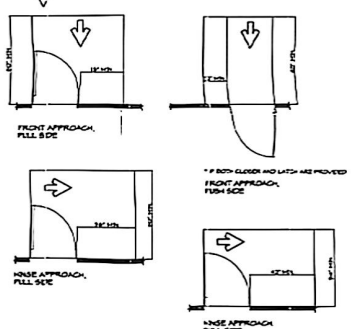


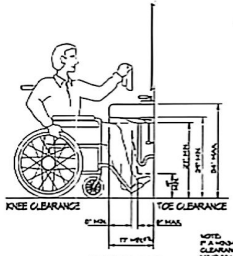


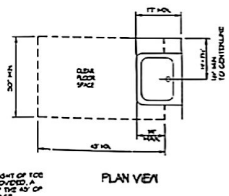


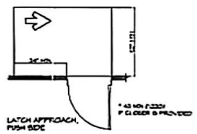

60-in (1525-mm) - DIAMETER SPACE



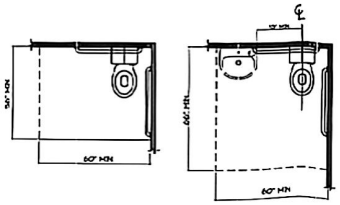


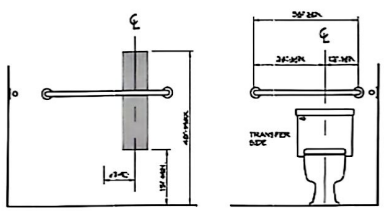






MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS







THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

no.	date	description

Jared & Associates Consulting LLC
ARCHITECTS ENGINEERS
45-71 193rd STREET FLUSHING, NEW YORK
TEL (347) 889-4387 / Cell (347) 267-2222 * FAX (718) 762-2228

Sound Capability Experience
SOUTHERN CONSULTING ENGINEERING, PC
STRUCTURAL & FOUNDATION ENGINEERS
20-35 120th Street
College Point, NY 11356
Tel 718-502-9461
Fax 718-502-9462
glarger2006@yahoo.com

project:

RENOVATION OF EXISTING EATING & DRINKING EST. (U.G.6)

location:

613 Middle Neck Road, Great Neck, NY 11023

owner:

drawing title:

ADA NOTES
ADA BATHROOM DETAILS
ADA DETAILS

DOB job no:

DOB Stamp/Approval:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: OCT 23 2025
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
NOV 24 2025
RECEIVED

Applicant's Seal

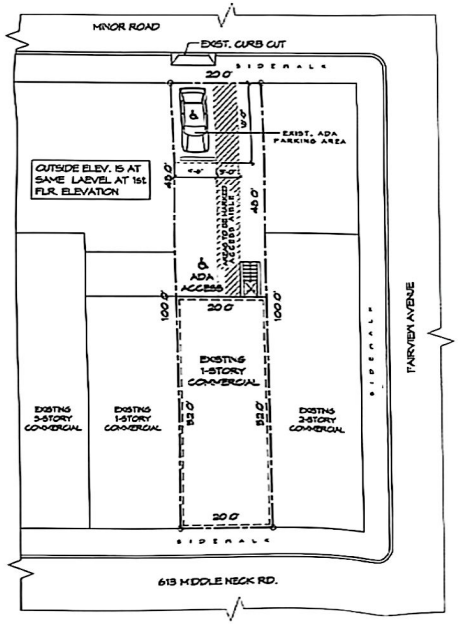
STATE OF NEW YORK
GLEN JEFFREY LARGER
070876
LICENSED PROFESSIONAL ENGINEER

job no.:	113-GA-22	dwg. no.	
date:	11/13/25		ADA-001.00
scale:	AS NOTED		
dwn. by:	RAYCHELE		
chk'd. by:	G.L. P.E.		5 OF 5

GENERAL NOTES

ADMINISTRATION:

1. THESE DRAWINGS AND GENERAL NOTES CONFORM TO BASIC REQUIREMENTS OF THE LATEST NEW YORK CITY BUILDING CODE AND ALL APPLICABLE LAWS AND BUILDING ORDINANCES.
2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL CONFORM TO THE STANDARD ELECTRICAL CODE, LOCAL CODES, LATEST AMENDMENTS AND AUTHORITIES HAVING JURISDICTION OVER THE WORK.
3. ARCHITECT FILING APPLICATION WITH DEPARTMENT OF BUILDINGS FOR THIS PROJECT IS NOT RETAINED TO SUPERVISE CONSTRUCTION OR TO PERFORM ANY INSPECTION REQUIRED BY THE NEW YORK CITY BUILDING CODE UNLESS OTHERWISE SPECIFICALLY PROVIDED IN LETTER OF AGREEMENT AND IN APPLICATION FILED.
4. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR IS REQUIRED TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE AGAINST APPROVED PLANS. CONTRACTOR IS TO IMMEDIATELY REPORT ANY DISCREPANCY TO ARCHITECT. FAILURE TO DISCLOSE OR NOTIFY OF SUCH SITUATION OR COORDINATE APPROPRIATELY WITH ARCHITECT SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR CORRECTING SUCH DISCREPANCY.
5. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SUPERSEDE SCALED DRAWINGS.
6. PRIOR TO THE COMMENCEMENT OF WORK, CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, APPLICATIONS, ETC. AS REQUIRED BY STATE OR LOCAL CODES AND PROVIDE ALL NECESSARY INSURANCE FOR CONSTRUCTION. CONTRACTOR SHALL PAY ALL WORK PERMIT FEES, GIVE ALL NOTICES AND ARRANGE FOR ALL INSPECTIONS
7. ALL CONSTRUCTION WORK INCLUDING LABOR, ASSEMBLIES, MATERIAL AND EQUIPMENT SHALL CONFORM TO THE LATEST STANDARD BUILDING CODE AS IT IS APPLICABLE AND THEY SHALL BE FULLY FURNISHED BY CONTRACTOR.
8. CONTRACTOR SHALL TAKE ADEQUATE SAFETY PRECAUTIONS AT THE CONSTRUCTION SITE AND HAVE RESPONSIBILITY FOR THE PROTECTION OF THE WORKERS AND THE GENERAL PUBLIC DURING THE WORK.
9. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ITEMS TO REMAIN AND SHALL BE REQUIRED TO REPAIR AND PATCH ANY AREAS THAT ARE ALTERED OR DAMAGED DURING THE WORK AND/OR AS CALLED FOR ON DRAWINGS.
10. THESE DRAWINGS, AS INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH IT WAS MADE IS EXECUTED OR NOT.
11. OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES.



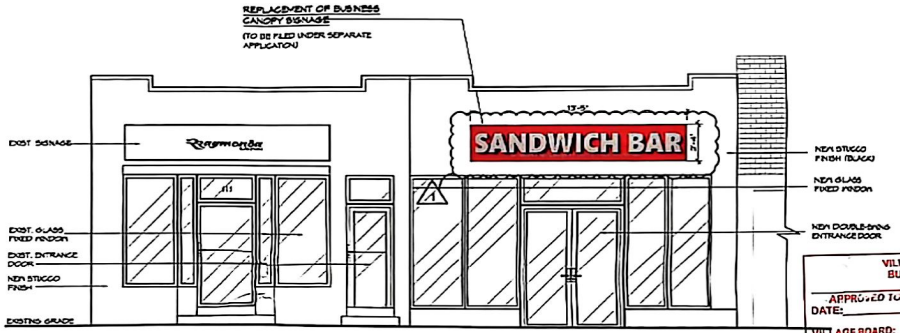
SITE PLAN

NOT TO SCALE



EXISTING STROREFRONT

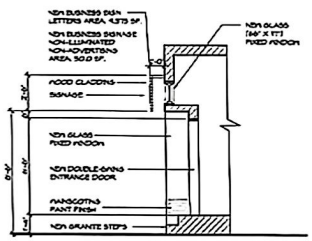
1/4" = 1'-0"



PROPOSED STOREFRONT

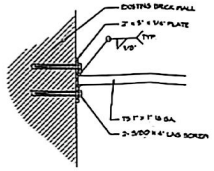
1/4" = 1'-0"

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: OCT 23 2025
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:



SECTION

1/4" = 1'-0"



NOTE:
CONTRACTOR TO VERIFY STABILITY OF EXISTING STEEL FRAME. REPAIR OR REPLACE AS REQUIRED.

WALL ANCHORAGE DETAIL

NOT TO SCALE



EXTERIOR PERSPECTIVE

NOT TO SCALE

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
NOV 24 2025
RECEIVED

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

no.	date	description
1	11-13-25	REPLACEMENT OF SIGNAGE COLOR

Jared & Associates Consulting LLC
ARCHITECTS ENGINEERS
69-71 183rd STREET FLUSHING, NEW YORK
TEL.(718) 359 -0987 / CELL (917) 567 - 0333 / FAX. (718) 762 - 2388

Sound Capability Experience
SOUTHERN CONSULTING ENGINEERING, PC
STRUCTURAL & FOUNDATION ENGINEERING
20-39 129th Street
College Point, NY 11356
Tel. 718-502-9451
Fax 718-502-9452
glanger2006@yahoo.com

project:

REPLACEMENT OF EXISTING CANOPY SIGNAGE

location:

613 Middle Neck Road, Great Neck, NY 11023

owner:

drawing title:

GENERAL NOTES
SITE PLAN
EXISTING STOREFRONT ELEVATION
PROPOSED STOREFRONT ELEVATION
SECTION
WALL ANCHORAGE DETAIL

DOB job no:

DOB Stamp/Approval:

Applicant's Seal:

STATE OF NEW YORK
GLEN JEFFREY LANGER
LICENSED PROFESSIONAL ENGINEER
070976

job no.:	113-GA-22	dwg. no.
date:	11/13/25	A-001.01
scale:	AS NOTED	
dwn. by:	RAYCHELE	
chk'd. by:	G.L. P.E.	1 OF 1

Village of Great Neck

BUILDING DEPARTMENT

RECEIVED
OCT 13 2026
VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPLICATION FOR SPECIAL PERMIT BY BOARD OF TRUSTEES

DATE: Oct - 13 - 26 Section: _____ Block: _____ Lot: _____ Zone: _____

APPLICANT NAME: 609 MNR LLC / FELORIA ASHER

HOME ADDRESS: 27 BELLINGHAM LANE GREAT NECK, N.Y. 11023

CELL NUMBER: 516-728-0109 EMAIL: danielasher181818@gmail.com

SITE LOCATION: 615 Middle Neck Road

ARCHITECT NAME: _____

CELL NUMBER: _____ EMAIL: _____

CURRENT USE OF SITE: Hair Salon

PROPOSED USE OF THE SITE (Note section of code): Amendment to application submitted to the BOT on April-16-2024

Feloria Asher
SIGNATURE OF OWNER

Oct-13-26
DATE

Daniel Asher
SIGNATURE OF APPLICANT IF DIFFERENT THAN OWNER

PLEASE TAKE NOTICE THAT, Feloria Asher has made an application to the Board of Trustees for a **Façade Permit in the Façade Review District per Article XXX of the Village Code,** for the premises in the Business A District in the Village of Great Neck.

Brief Description of Proposed Project: Change in façade.

Premises Street Location: 615 Middle Neck Road

Owners Name: 609 MNR, LLC

Described on the Nassau County Land & Tax Map as:

Section 1, Block 88, Lot(s) 38

A public meeting will be held by the Board of Trustees on this application in accordance with the procedures described in §575-193, §575-274, Article XXX and Article XVIII of the Village Code at the

Village of Great Neck
Village Hall
767 Middle Neck Road, Great Neck

on November 3, 2026, at 7:30 P.M.

This notice is sent to you by mail in accordance with the provisions of the Code of the Village of Great Neck and Village Law of the State of New York, including, but not limited to Section 7-725-A and Section 7-725-B.

The application and associated documentation are available for inspection, upon request, at Village Hall.

ITEM TITLE:

New Village Hall - Change Order Request

SUBJECT:

The proposal addresses plumbing drawing revisions, including changes to drainage routing, sink rough-in, and breakroom venting. Hirsch identifies the labor charges as net additional hours consistent with the prior conference discussion.

Net Change: $27,584.03

ATTACHMENTS:

	Description	Type
🗋	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: Hirsch Plumbing
Date:

CHANGE ORDER INFORMATION:
Change Order Number: CO3
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)*
Hirsch & CO. LLC
PO Box 2012, Shelter Island, NY 11964

THE CONTRACT IS CHANGED AS FOLLOWS: PLUMBING REVISIONS
(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	$	790,000.00
The net change by previously authorized Change Orders	$	10,309.76
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	$	800,309.76
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of	$	27,584.03
The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be	$	827,893.79
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.

ARCHITECT *(Firm name)*	CONTRACTOR *(Firm name)*	OWNER *(Firm name)*
Mojo Stumer Associates	Hirsch Plumbing	Village Of Great Neck
SIGNATURE	SIGNATURE	SIGNATURE
Mark Stumer, Architect		
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
11.02.26		
DATE	DATE	DATE

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(3B9ADA37)

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 28, 2026
From:	Paul Campoverde	**Pages:**	3(emailed)
Re:	Village of Great Neck- Village Hall (SC)- Change Order Letter No.3rev4 FROM Hirsch	**CC:**	Abraham Cohan

☐ **Urgent** X **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Comments:

Gio,

Attached is the Change Order recommendation Change order NO3 Rev4 from Hirsh for Village of Great Neck If you have any questions, I can be reached at 347-626-9745.

Paul Campoverde
Triton Construction

TRITON CONSTRUCTION

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

October 28, 2026

Re: Site Contract at Village of Great Neck – Village Hall

Building Permit #16157

Plumbing CO #3 – Revision 4: Plumbing Drawing Revisions
Contractor: Hirsch & Co. LLC
Proposal Date: October 27, 2026

Scope of Work:

Provide labor and materials for plumbing modifications associated with revisions to drawings P100, P101, and P102.

The scope includes:

- Relocate the cellar sewage ejector piping to accommodate conflicts with concrete footings, at no additional cost.
- Modify first-floor RD-3 piping; first-floor RD-2 remains unchanged.
- Provide rough-in piping to accommodate the second-floor hand sink.
- Revise second-floor piping associated with RD-2, RD-3, and RD-6.
- Provide additional breakroom vent piping.
- Revise piping associated with roof drains RD-9, RD-10, RD-11, RD-17, and RD-21.
- Credit original contract materials as itemized in the proposal.

Basis for Change:

The proposal addresses plumbing drawing revisions, including changes to drainage routing, sink rough-in, and breakroom venting. Hirsch identifies the labor charges as net additional hours consistent with the prior conference discussion.

Supporting Pricing:

The following pricing retains Hirsch's application of **10% overhead, 5% profit, and 2% bond on each item**, applied sequentially. Only arithmetic and rounding corrections have been made.

Item	Description	Net labor and materials	Overhead 10%	Profit 5%	Bond 2%	Corrected total
1	Cellar sewage ejector relocation	$0.00	$0.00	$0.00	$0.00	$0.00
2	First-floor RD-3 modifications	$3,846.70	$384.67	$211.57	$88.86	$4,531.80
3	Second-floor hand-sink rough-in	$3,063.65	$306.37	$168.50	$70.77	$3,609.29
4	Second-floor RD-2 modifications	$2,970.47	$297.05	$163.38	$68.62	$3,499.52
5	Second-floor RD-3 and RD-6 modifications	$5,306.95	$530.70	$291.88	$122.59	$6,252.12
6	Breakroom venting	$1,050.76	$105.08	$57.79	$24.27	$1,237.90
7	RD-9, RD-10, RD-11, RD-17, and RD-21 modifications	$787.20	$78.72	$43.30	$18.18	$927.40
	Subtotal	**$17,025.73**	**$1,702.59**	**$936.42**	**$393.29**	**$20,058.03**

Field Supervision, Coordination, and Layout:
40 hours at $188.15/hour: **$7,526.00**.

Arithmetic Corrections:

- **Item 6:** The summary incorrectly carries **$1,296.83** instead of the detailed amount of **$1,237.89**. After correcting markup rounding, the item total is **$1,237.90**.
- **Item 7:** Eight 4-inch 45-degree bends at $24.33 each equal **$194.64**, rather than $97.32. The corrected material credit is **$7,890.55**, reducing the net material cost to **$787.20**. With the existing markup percentages recalculated, the item total is **$927.40**.
- **Item 7 insulation:** The existing **$540.00 credit** is retained. For 150 feet, this extension corresponds to **$3.60 per foot**, rather than the printed $0.60 per foot.
- **Items 2–5:** Markup rounding corrections increase these items by **$0.06 combined**.

Final Pricing:

Description	Amount
Submitted proposal total	$27,757.54
Item 6 correction	($58.93)
Item 7 correction	($114.64)
Rounding corrections to Items 2–5	$0.06
Corrected proposal total	**$27,584.03**
Net reduction	**$173.51**

Schedule Impact: No specific contract-time adjustment is stated in this revision.

Status: Arithmetic review completed. Corrected proposal amount: **$27,584.03**, including the existing per-item overhead, profit, and bond charges and the separately stated general conditions.

As discussed at our meeting, **the additional core-drilling charges were not approved**. Hirsch was notified with sufficient time to install the required sleeves before the concrete placement but did not complete the installation. Core-drilling costs are therefore excluded from this change order approval.

Parapet wall carpentry	**Hirsch3rev4**	$ 27,584.03		$ 27,584.03
				$ -
Sub Total Amount of Change Orders			$ -	$ -
Total Amount of Change Orders		$ 27,584.03		$ 27,584.03

Please initiate Change Order #3 REV 4 From Hirsch.

Sincerely,

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

HIRSCH & CO. LLC

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Plumbing Contractor ◆ Licensed Plumbers

October 27th, 2026

Triton Construction Company
767 Middle Neck Road
Great Neck, NY 11024

Attention: Mr. Paul Campoverde

Village of Great Neck
RE: New Town Hall
Contract P – Plumbing
Plumbing C.O. Proposal #3 Revision 4
Plan Rev. 5,6, 7, & 8

Gentlemen,

Pursuant to our conference call pertaining to the above, the following is both a Credit/Add proposal for base contract drawing added and 4-18-25 and revisions 4,5,6,7 and 8 dated 6-4-26 and 6-15-26.

1) **Drawing P100 Cellar Floor Plan**

Sew. Ejector Pump has changed location due to conflict with Concrete Footings; there is some additional piping but not enough to warrant a change in cost.

2) **Drawing P101 First Floor Plan Rev. (8)**

R-D-2 NO CHANGE

R-D-3 Materials add

4 – Lengths – 4" NHCI Pipe	@ $230.02	$920.08
2 – 4" NHCI L.T.T.Y's	@ $83.72	$167.44
2 – 4" NHCI Sweeps	@ $79.52	$159.04
1 – 4" NHCI 45° Bend	@ $28.63	$28.63
2 – 4" NHCI Clean outs	@ $124.60	$249.20
2 – 4" NHCI 90° Bends	@ $39.06	$78.12
25 – 4" NHCI Husky Couplings	@ $28.11	$702.75
5 – 4" Clevis Hanger Assemblies	@ $22.00	$110.00
40 ft – 4" Insulation and Fittings Wrap @ $4.01pft.		$160.40
Total Materials Add		**$2,575.66**

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NET Labor Add

2 – Plumber (Foreman) @ 8 Hrs. ea. @ $177.76 phr.	$2,844.16
RD – 3 Combined Labor & Material Add Subtotal	$5,419.82

Drawing P101 First Floor Plan Base Contract

Materials Credit

2 – Lengths – 4" NHCI Pipe	@ $195.51	$391.02
2 – 4" NHCI L.T.T.Ys	@ $71.16	$142.32
2 – 4" NHCI 45° Bends	@ $24.33	$48.66
2 – 4" NHCI Clean outs	@ $105.91	$211.82
2 – 4" NHCI Sweeps	@ $67.60	$135.20
2 – 4" NHCI 90° Bends	@ $33.20	$66.40
20 – 4" NHCI Husky Couplings	@ $22.48	$449.60
3 – 4" Clevis Hanger Assemblies	@ $18.70	$56.10
20 ft. – 4" Insulation and Fitting Wrap @ $3.60		$72.00
Total Material Credit		**$1,573.12**

Base Contract Material Credit	$1,573.12
Combined Labor and Material Add Subtotal	$5,419.82
Material Credit Subtotal	$1,573.12
Sub Total Cost Difference	$3,846.70
Overhead @ 10%	$ 384.67
	$4,231.37
Profit @ 5%	$ 211.56
	$4,442.93
Bond Prem @ 2%	$ 88.86
Total Cost	**$4,531.79**

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3) Drawing P101 First Floor Plan Rev (6)

Roughing to accommodate 2nd Floor Hand Sink

	Material Add	
1 – Length 2: NHCI Pipe	@ $128.17	$128.17
2 – Lengths – ¾" Type "L" Copper Pipe	@ $97.10	$194.20
2 – 2" NHCI 90° Bends	@ $18.97	$37.94
4 – ¾" COP x COP 90° Bends	@ $9.83	$39.32
2 – ¾" COP x COP Tees	@ $12.88	$25.76
1 – 4" x 2" NHCI L.T.T.Y	@ $83.72	$83.72
2 – 4" NHCI Husky Couplings	@ $28.11	$56.22
10 – 2" NHCI Husky Couplings	@ $15.33	$153.30
4 – ¾" COP x COP Couplings	@ $4.91	$19.64
2 – 2" Clevis Hanger Assemblies	@ $16.00	$32.00
4 – ¾" Clevis Hanger Assemblies	@ $5.05	$20.20
Assorted Hardware, Solder, Flux	@ $6.00	$60.00
2 – ¾" COP x COP Ball Valves	@ $40.03	$80.06
Total Material Add		**$930.53**
	NET Labor Add	
2 – Plumber (Foreman) @ 6 Hrs. ea.	@ $177.76	$2,133.12
Combined Labor and Material Add Sub Total		$3,063.65

Drawing P101 Base Contract NO Credit

Note P-17 sink indicated at Cols. 8 & 8-2

Drawing P101 1st Floor Plan Rev (8):

Note P-17 Sink still shown at same location

Overhead @ 10%	$ 306.36
	$3,370.01
Profit @ 5%	$ 168.50
	$3,538.51
Bond Prem @ 2%	$ 70.77
Total Cost	**$3,609.28**

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4) Drawing P102 Second Floor Plan Rev (8)

RD – 2 Material Add

3 – Lengths – 4" NHCI Pipe	@ $230.02	$690.06
4 – 4" NHCI 90° Bends	@ $39.06	$156.24
2 – 9" NHCI 45° Bends	@ $28.63	$57.26
20 – 4" NHCI Husky Couplings	@ $28.11	$562.20
5 – 4" NHCI Hanger Assemblies	@ $22.00	$110.00
30ft – 4" Insulation and Fittings Wrap @ $4.01		$120.30
Total Material Add		**$1,696.06**

NET Labor Add

2 – Plumber (Foreman) @ 6Hrs. ea. @ $177.76 Phr.	$2,133.12
Combined Labor and Material Add Subtotal	$3,829.18

Drawing P102 Second Floor Plan Base Contract

RD – 2 Material Credit

1 – Lengths 4" NHCI Pipe	@ $195.51	$195.51
4 – 4" NHCI 90° Bends	@ $33.20	$132.80
4 – 4" NHCI 45° Bends	@ $24.33	$97.32
16 – 4" NHCI Husky Couplings	@ $22.48	$359.68
2 – 4" Clevis Hanger Assemblies	@ $18.70	$37.40
10ft – 4" Insulation and Fitting Wrap @ $3.60		$36.00
Total Material Credit		**$858.71**

Material Credit Base Contract	**$858.71**
Combined Labor and Material Add Subtotal	$3,829.18
Material Credit Sub Total	$ 858.71
Sub Total Cost Difference	$2,970.47
Overhead @ 10%	$ 297.04
	$3,267.51
Profit @ 5%	$ 163.37
	$3,430.88
Bond Prem @ 2%	$ 68.61
Total Cost	**$3,499.49**

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5) Drawing P102 2nd Floor Plan Rev (8)

RD-3 & RD-6 Material Add

6 – Lengths – 4" NHCI Pipe	@ $230.02	$1,380.12
2 – 4" NHCI L.T.T.Ys	@ $83.72	$167.44
2 – 4" NHCI 45° Bends	@ $28.63	$57.26
4 – 4" NHCI Sweeps	@ $79.52	$318.08
30 – 4" NHCI Husky Couplings	@ $28.11	$843.30
8 – 4" Clevis Hanger Assemblies	@ $22.00	$176.00
60 ft – 4" Insulation and Fittings Wrap	@ $4.01	$240.60
Total Material Add		**$3,182.80**

NET Labor Add

2 – Plumber (Foreman) @ 12Hrs.ea. @ $177.76 Phr.	$4,266.24
Combined Labor and Material Sub Total Add	$7,449.04

Drawing P102 Second Floor Base Contract

RD-3 & RD-6 Material Credit

3 – Lengths – 4" NHCI Pipe	@ $195.51	$586.53
3 – 4" NHCI L.T.T.Ys	@ $71.16	$213.48
2 – 4" NHCI 45° Bends	@ 24.33	$48.66
4 – 4" NHCI Sweeps	@ $67.60	$270.40
2 – 4" NHCI 90° Bends	@ $33.20	$66.40
2 – 4" NHCI Clean Outs	@ $105.91	$211.82
25 – 4" NHCI Husky Couplings	@ $22.48	$562.00
4 – 4" Clevis Hanger Assemblies	@ $18.70	$74.80
30ft – 4" Insulation and Fitting Wrap	@ $3.60	$108.00
Total Material Credit		**$2,142.09**

Material Sub Total Credit	$2,142.09
Combined Labor and Material Add Sub Total	$7,449.04
Material Credit Sub Total	$2,142.09
Sub Total Cost Difference	$5,306.95
Overhead @ 10%	$ 530.69
	$5,837.64
Profit @ 5%	$ 291.88
	$6,129.52
Bond Prem @ 2%	$ 122.59

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Total Add Cost	**$6,252.11**

6) Drawing P102 Second Floor Plan Rev (8)

Breakroom Venting

		Material Add
1 – Length 2" NHCI Pipe	@ $128.17	$128.17
3 – 2" NHCI 90° Bends	@ $18.97	$56.91
8 – 2" NHCI Husky Coupling	@ $15.33	$122.64
2 – 2" Clevis Hanger Assemblies	@ $16.00	$32.00
Total Material Add		**$339.72**

	NET Labor Add
1 – Plumber (Foreman) @ 4hrs @ $177.76 Phr.	$711.04
Combined Labor and Material Add Subtotal	$1,050.76
Overhead @ 10%	$ 105.07
	$1,155.83
Profit @ 5%	$ 57.79
	$1,213.62
Bond Prem @ 2%	$ 24.27
Total Cost	**$1,237.89**

7) Drawing P102 Second Floor Plan Rev (8)

		Material Add
15 Lengths – 4" NHCI Pipe	@ $230.02	$3,450.30
6 – 4 " NHCI L.T.T.Ys	@ $83.72	$502.32
6 – 4" NHCI 45° Bends	@ $28.63	$171.78
10 – 4" NHCI Sweeps	@ $79.52	$795.20
4 – 4" NHCI Cleanouts	@ $124.60	$498.40
75 – 4" NHCI Husky Couplings	@ $28.11	$2,108.25
25 – 4" Clevis Hanger Assemblies	@ $22.00	$550.00
150 ft – 4" Insulation & Fitting Wrap	@ $4.01	$601.50
Total Material Add		$8,677.75

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Drawing P102 Second Floor Plan Base Contract

RD's 9,10,11,17 & 21

	Material Credit	
15 – Lengths – 4" NHCI Pipe	@ $195.51	$2,932.65
8 – 4" NHCI L.T.T.Y.s	@ $71.16	$569.28
8 – 4" NHCI Sweeps	@ $67.60	$540.80
8 – 4" NHCI Cleanouts	@ $105.91	$847.28
8 – 4" NHCI 45° Bends	@ $24.33	$97.32
80 – 4" NHCI Husky Couplings	@ $22.48	$1,798.40
25 – 4" Clevis Hanger Assemblies	@ $18.70	$467.50
150ft – 4" Insulation & Fitting wrap	@ $.60	$540.00
Total Material Credit		**$7,793.23**
Materials Credit Sub Total		$7,793.23
Materials Add Subtotal		$8,677.75
Sub Total Cost Difference		$ 884.52
Overhead @ 10%		$ 88.45
		$ 972.97
Profit @ 5%		$ 48.64
		$1,021.61
Bond Prem @ 2%		$ 20.43
Total Cost		**$1,042.04**

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SUMMARY

Item No.1) Dwg P100 Sewage Ejector No Upcharge	
Item No.2) Dwg. P101 1st Floor (8) RD 2 & RD 3 Add	*$4,531.79*
Item No.3) Dwg P101 1st Floor (6) Sink Relocation Add	*$3,609.28*
Item No. 4) Dwg P102 2nd Floor (8) RD 2 Add	*$3,499.49*
Item No. 5) Dwg P102 2nd Floor (8) RD 3 & RD 6 Add	*$6,252.11*
Item No. 6 Dwg P102 2nd Floor (8) Breakroom Vent Add	*$1,296.83*
Item No. 7) Dwg P102 2nd Floor (8) RDs 9.10,11,17, & 21 Add	*$1,042.04*
Sub Total Cost Proposal	*$20,231.54*

General Conditions

Field Supervision, Coordination, Layout 40 Hours @ $188.15 Per Hr.	$7,526.00
Total Proposal	**$27,757.54**

It should be noted that per our last conference meeting it was agreed that we would submit a NET labor increase only.

It should also be noted that any necessary core drilling of slabs will be done on a T&M basis with the material costs for core bits be factored into the overall cost.

see respond on page 4 triton

Thank you.

Vincent Seddio

Vincent Seddio

Cc: Mr. George Leeman (Triton)

Cc: Mr. Steve Murphy (Hirsch)

Cc: Mr. Nico Seddio (Hirsch)

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 January 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
NOVEMBER 03, 2026

PERMIT #	LOCATION	NATURE OF PERMITTED WORK	C/C OR C/O STATUS
BP #7803	32 FRANKLIN PLACE GREAT NECK NY 11024	BELGIUM BLOCK WALL NEEDS: BOT ENEWAL	MPS INSPECTED GOOD FOR C OF C
BP #10828	803-809 MNR GREAT NECK NY 11024	ARTICLE IV REPAIRS NEEDS: BOT RENEWAL	MJD INSPECTED GOOD FOR C OF C
BP #12484	101 FAIRVIEW AVENUE GREAT NECK NY 11023	ROOF NEEDS: BOT RENEWAL	MJD INSPECTED GOOD FOR C OF C
BP #12536	29 CARRIAGE ROAD GREAT NECK NY 11024	DRIVEWAY NEEDS: BOT RENEWAL	MJD INSPECTED GOOD FOR C OF C
BP #12895	4 CARRIAGE ROAD GREAT NECK NY 11024	ROOF NEEDS: BOT RENEWAL	MJD INSPECTED GOOD FOR C OF C
BP #12910	29 BERKSHIRE ROAD GREAT NECK NY 11024	FENCE NEEDS: BOT RENEWAL	MJD INSPECTED GOOD FOR C OF C NO SURVEY REQUIRED
BP #13570	803-809 MNR GREAT NECK NY 11024	OIL TANK EXCHANGE NEEDS: BOT RENEWAL WORK TO BE DONE PER PERMIT PLUMBER OF RECORD IS AWARE.	MJD INSPECTED 2-TWO ABOVE GROUND 275 GAL TANKS IFO STORE ON MNR ARE TO BE REPLACED WITH NEW AND RELOCATED TO CELLAR. **PERMIT TO REMAIN OPEN NEEDS TO FILE WITH NCDOH FOR TEMP TANKS TO BE REMOVED IFO SAID STORE**
BP #13680	12 MORRIS LANE GREAT NECK NY 11024	SIDING NEEDS: BOT RENEWAL	MJD INSPECTED GOOD FOR C OF C
BP #13698	22 BELLINGHAM LANE GREAT NECK NY 11023	INTERIOR ALTS NEEDS: BOT RENEWAL	MJD WILL INSPECT 11.09 AT 11AM
BP #13963	803-809 MNR GREAT NECK NY 11024	OIL TO GAS NEEDS: BOT RENEWAL WORK NEVER DONE	MJD INSPECTED PERMIT TO BE CANCELLED
BP #13966	12 APPLETREE LANE GREAT NECK NY 11024	ROOF NEEDS: BOT RENEWAL	MJD INSPECTED GOOD FOR C OF C
BP #14440	803-809 MNR GREAT NECK NY 11024	ROOF REPAIRS NEEDS: BOT RENEWAL	MJD INSPECTED GOOD FOR C OF C

ITEM TITLE:
Executive Session

ITEM TITLE:
Minutes of 10/20/26 Meeting

ATTACHMENTS:

	Description	Type
🗋	Minutes	Backup Material

Board of Trustees Meeting
VILLAGE OF GREAT NECK
October 20, 2026
Minutes

I. PLEDGE OF ALLEGIANCE

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

Board Members Present:
Mayor Pedram Bral (arrived at 7:59 pm)
Deputy Mayor Barton Sobel
Trustee Steven Hope
Trustee Eli Kashi (arrived at 8:08 pm)
Trustee Anne Mendelson

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

II. DEPARTMENTAL REPORTS

A. NCPD Report - August 2026

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

B. Buildings Department September 2026 Report

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

Village Superintendent of Buildings Michael Sweeney noted the increased number of violations issued is a direct result of notices for non-compliance of the sanitation section of the Village Code.

Deputy Mayor Sobel stated the increase in number clearly reflects enforcement is community-wide rather than personal, addressing previous complaints from residents. Mr. Sweeney explained the Building Department is reviewing areas of the Village one at a time and issuing violations accordingly.

C. Department of Public Works September 2026 Report

Village Clerk-Treasurer Cohan stated Village Superintendent of Public Works James Neubert was absent this evening because he is attending NYCOM Public Works Training School.

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

III. OLD BUSINESS

A. Façade Review & Extension of Vestibule - 533 MNR

Gad Ashoori, of 47 Appletree Lane in Roslyn Heights, represented the applicant, Everfresh Supermarket, located at 533 Middle Neck Road, requesting an extension of the existing vestibule as well as a facade review.

Mr. Ashoori stated that he appeared at the August 18, 2026, Board of Trustees meeting with illustrations of a proposed facade and extended vestibule. The Board, Mr. Ashoori said, requested an aesthetically appealing structure and suggested combining the two tents, which would change the shape to appear as one structure, as well as changing the color of the tent. Mr. Ashoori presented various modified renderings of the extended vestibule, with different colors as per the Board's previous request.

Deputy Mayor Sobel asked for clarification of the purpose of the tent and Mr. Ashoori explained the tent is used during the holidays as well as throughout the year for storing goods and merchandise that require a temperature controlled environment. Mr. Ashoori stated the proposed extension encroaches onto a portion of Village property. Village Counsel Stephen Martir said a license agreement is needed for liability purposes and Village Clerk-Treasurer Abraham Cohan stated the monthly rental fee would be $100 which aligns with parking fees for one stall.

Village Clerk-Treasurer Cohan commented on the newly proposed rendering that displayed a lamp post and platform and stated currently, there is no lamp post or platform at the location and inquired if the applicant was looking to install both. Mr. Ashoori stated the rendering displayed was not correct and he had previously advised the architect to remove it and assured Mr. Cohan that there would be no lamp post or platform with raised a curb added.

Deputy Mayor Sobel commented on the "Welcome to Everfresh" sign above the tent entrance on the rendering and stated he did not think it was necessary. Village Superintendent of Buildings Michael Sweeney agreed and said it was redundant. Mr. Ashoori stated the sign would not be installed above the tent.

Upon the motion of Trustee Hope, seconded by Deputy Mayor Sobel, and unanimously carried, the Board approved the extension of the tent in forest green color, for a one year license, effective January 1, 2027 through December 31, 2027, at a monthly fee of $100, and authorized the Mayor to sign the agreement on the Village's behalf.

Village Counsel Stephen Martir stated he would prepare the agreement for the Mayor's signature at the November 3, 2026 Board of Trustees meeting.

Ayes: Hope, Mendelson, Sobel

Absent: Bral, Kashi

IV. PUBLIC HEARING

A. Public Hearing to Add Section 575-170.11 to the Village Code

Mayor Bral made a motion to open the Public Hearing to add a new Section 575-170.11 to the Village Code entitled "LIGHTING", which was seconded by Trustee Mendelson, and unanimously carried.

Village Clerk-Treasurer Cohan presented the proposed Local Law and explained this would be a new section

to the Village Code to regulate lighting within the Village.

Village Counsel Stephen Martir asked if there were any comments from the public. No comments were made from the public.

Mayor Bral asked for clarification regarding the legislative intent of the proposed local law, specifically if it referred to lights in front and rear yards of properties. Deputy Mayor Sobel explained if a resident upgrades lighting around their home, for example landscape lighting, the proposed code would prevent the lighting from shining directly through a neighbor's window.

Mayor Bral asked Village Superintendent Sweeney who and how would the Village determine if a resident is non-compliant with the potential Village code. Village Superintendent Sweeney stated the Village Building Department would ascertain if a light leaving a property projects on another property. As the Village Board of Zoning & Appeals approve more projects, Mr. Sweeney explained, the zoning density of the Village increases, permitting residents to live in closer proximity of one another. Mr. Sweeney said while an active interior light may be visible and create neighbor awareness, it should be fully contained within the structure and not project onto an adjacent property. Village Superintendent Sweeney emphasized the word "project" in his statement.

Deputy Mayor Sobel stated lighting codes are established and active in thousands of communities throughout the country. Village Clerk-Treasurer Cohan explained the potential local law consists of a detailed definition of light fixtures, light trespass and fully shielded fixtures. He continued stating the local law also delineates restrictions, including height, exemptions, enforcement and penalties.

Mayor Bral stated that not all neighbors act with the same level of courtesy and expressed deep concern with the potential law being abused as a personal retaliation toward a neighbor. He believed the word "shine" should be changed because it was too vague. Deputy Mayor Sobel and Village Superintendent Sweeney agreed and suggested "project" or "illuminate" should be used instead. Mayor Bral disagreed with the word "shine" when referring to "shine beyond the boundaries of the property". The Board, Mr. Sweeney and Mr. Cohan continued a lengthy discussion on the proposed local law.

Village Clerk-Treasurer Cohan presented the Board with emails he received from residents in support of the proposed local law.

The Board suspended the Public Hearing to the November 3, 2026 Board of Trustees meeting.

B. Public Hearing to Amend Village Code § 391 Noise

Mayor Bral made a motion to open the Public Hearing to amend Village Code § 391 entitled "NOISE", which was seconded by Trustee Hope, and unanimously carried.

Village Clerk-Treasurer Cohan explained Village Code § 391-2, under "Prohibited Noises Enumerated" currently ends at item "S". The proposed local law, Mr. Cohan said, would add subsection "T", entitled "Exterior Sound Amplification By Commercial Establishments" and presented it to the Board.

Village Counsel Stephen Martir asked if there were any comments from the public. No comments were made from the public.

Mayor Bral asked for clarification regarding the legislative intent of the proposed amendment to the local law. Deputy Mayor Sobel stated there are commercial properties that have installed speakers on the exterior of their businesses. He said music is projected throughout all hours of day and, at times, through the evening, regardless if there are customers present. The music carries into the residential areas, Deputy Mayor stated. Mayor Bral questioned if the proposed amendment referred solely to music and Deputy Mayor Sobel affirmed such.

Mayor Bral inquired about existing and upcoming establishments with outdoor dining capacity and the potential opportunity for providing ambient music. Deputy Mayor Sobel emphasized any establishment

containing outdoor dining capacity should not be permitted to project music if it is located adjacent to a residential area. Village Superintendent of Buildings Sweeney stated nothing should be audible past the property line. Mayor Bral said he understands why the Code may need to be amended as the music could be a nusciance, especially if there are no patrons present; however, he is hesitant on prohibiting it.

Deputy Mayor Sobel suggested the Code contain location paramenters for outdoor speakers as well as a requirement for a permit for outdoor ambient music. The Board discussed several alternatives, including enforceability of the new Code. The responsibility for permit approval was also discussed with potentially leaving approval at the Board of Trustees discretion.

The Board suspended the Public Hearing to the November 3, 2026 Board of Trustees meeting.

V. NEW BUSINESS

A. Request to Reduce Fees - 5 Bernard St

Farhad & Sanaz Kohan, residents of 5 Bernard Street, addressed the Board requesting a reduction in fees.

Mr. Kohan stated that the garage roof was damaged due to a fallen tree and he filed an application for emergency repair with the Village Building Department and a permit was issued on November 12, 2025, with a validity of one year. He explained that he hired a contractor, Eastview Development Corp. located at 94 Hampshire Road, who discovered upon review of the garage an infestation of termites. Mrs. Kohan stated they contracted pest control services for termite eradication, who cautioned the applicant upon completion of assessment that there was advanced termite damage that undermined the structural integrity. Eastview Development Corp. advised the applicant that the roof and garage itself was severely damaged and beyond repair and removed the garage and replaced it with a newly constructed garage, utilizing the original garage door.

Deputy Mayor Sobel deferred to Village Superintendent of Buildings Michael Sweeney, who explained in November 2025, the applicant submitted 2 pictures of the partially damanged garage roof. The Village Building Inspector assessed the site, Mr. Sweeney said, and reported damage to roof line, fascia and gutter system and as a result, the Village Building Department issued the permit to a Eastview Development Corp.

Mr. Sweeney stated in February 2026 he went to the resident's dwelling to inspect the repair at the applicant's request and observed the original one car garage had been completely removed and replaced with a two car garage. Mr. Sweeney explained Eastview Development Corp. and the homeowners were issued a Notice of Violation for expanding the scope of work and issued permit with triple the amount of the original fees. He stated the Village has made numerous attempts to move forward and speak with Eastview Development Corp., in support of the residents, however Eastview Development Corp. has ceased communication with the Village. Mayor Bral asked if the project was fully completed when inspected in February and Mr. Sweeney affirmed it was.

Superintendent Sweeney said the applicant submitted revised plans in August but has not yet filed an application to reflect the change in scope of work. Deputy Mayor Sobel advised the applicant to file an application for the completed work. Village Superintendent Sweeney explained the applicant had the option to either amend the current application, which has not yet expired, or submit a new application. He said the current fees are not accurate and cannot be calculated with the original application.

Village Superintendent of Buildings advised the applicant to have their architect contact the Village Building Department to ensure the application is filed properly. Deputy Mayor Sobel stated once the application is completed, and it has been reviewed and approved by the Village Building Department, fees will be re-calculated and the applicant can then present their request to reduce fees to the Board.

No further action was taken on this agenda item.

B. Appointment of Board Member for Great Neck Housing Authority

This item was tabled to the November 3, 2026 Board of Trustees meeting.

C. Resolution Pursuant to §2019-a of the New York Uniform Justice Court Act

Village Clerk-Treasurer Cohan presented a resolution pursuant to §2019-a of the New York Uniform Justice Court Act.

Mr. Cohan explained the financial statements for Village Court for the year ending May 31, 2025, has been audited. He stated this an annual resolution that requires the Board's acceptance in order to be filed with New York State Unified Court System, Division of Internal Audit Services.

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

WHEREAS, section 2019-a of the Uniform Justice Court Act required the Village Justice to present his records and docket to the auditing board of this Village, and such records to be then examined or audited with fact of the same being entered in the minutes of the Board's proceedings, and

WHEREAS, the Village Justice has previously so presented his records and docket to this Board of Trustees, and

WHEREAS, this Bord has so presented such records and docket to the firm of Satty & Partners, CPAs, P.C., which the firm has been dully examined and now presented this Board with its report thereon,

NOW, THEREFORE, IT IS RESOLVED by the Board of Trustees of the Village of Great Neck that said report has been examined by it; and accepts that the fines therein collected have been turned over to the proper officials of the Village as required by law; and

IT IS FURTHER RESOLVED, that a copy of the examination report and a copy of the within resolution shall be transmitted by the Village Clerk to the New York State Unified Court System, Division of Internal Audit Services.

Ayes: Hope, Kashi, Mendelson, Sobel

Absent: Bral

D. Amnesty Program - Closing Permits

Village Clerk-Treasurer Cohan re-introduced the "Amnesty Program", which has been presented at previous Board of Trustees meetings, most recently at the October 6, 2026 meeting.

Upon the motion of Trustee Hope, seconded by Deputy Mayor Sobel, and unanimously carried, the Board approved the Amnesty Program for inspections and permit applications as presented and extended the time to close the expired permits through January 31, 2027.

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 January 31, 2027.

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").

PERMIT #	LOCATION	NATURE OF PERMITTED WORK	C/C OR C/O STATUS
BP #12274	1 BELLINGHAM LANE GREAT NECK NY 11023	OIL TO GAS NEEDS: ALL CARDS	NEEDS ALL CARDS AND INSPECTION.
BP #12529	39 BRAMPTON LANE GREAT NECK NY 11023	DRIVEWAY NEEDS: BOT RENEWAL	MPS INSPECTED – CONF DIRECT REPLACEMENT C OF C TO BE ISSUED POST BOT RENEWAL
BP #12859	22 BAKER HILL ROAD GREAT NECK NY 11023	OIL TO GAS NEEDS: CHIMNEY LINER CONF. FINAL INSPECTION	MPS INSPECTED – PERMIT REC ALL CARDS C OF C TO BE ISSUED POST BOT RENEWAL

Ayes: Hope, Kashi, Mendelson, Sobel

Absent: Bral

E. Executive Session

The Board went into an Executive Session at 9:29 pm, which ended at 10:20 pm.

VI. MINUTES

A. Minutes of 10/06/26 Meeting

Upon the motion of Deputy Mayor Sobel, seconded by Trustee Hope, and unanimously carried, the minutes

of the October 6, 2026 meeting were approved.

Mayor Bral was not in attendance during the vote.

Ayes: Hope, Kashi, Mendelson, Sobel

Absent: Bral

VII. ABSTRACTS

A. Abstract 10-23-26

Upon the motion of Trustee Mendelson, seconded by Trustee Hope, and unanimously carried, the abstract for October 23, 2026 was approved.

Mayor Bral was not in attendance during the vote.

Ayes: Hope, Kashi, Mendelson, Sobel

Absent: Bral

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

Village Clerk-Treasurer addressed the Board, and explained there was a resident in attendance who believed he was on this evening's agenda; however, as a result of a miscommuniction he was not.

Ramin Sharga, of 35 Kings Point Road, addressed the Board requesting a reduction in fees. He explained that he had received a fine for installing six air conditioning units and claimed financial hardship. Mr. Sharga explained an application has been submitted, a permit was issued by the Village Building Department and he may have to hire an electrician, which would require an additional expense. Deputy Mayor Sobel stated unfortunately, penalties are not based on an applicant's financial circumstance as it is statutory.

Mayor Bral deffered to Village Superintendent Sweeney who stated Mr. Sharga is working on legalizing the units with the Village Builidng Deparment. Mr. Sweeney explained the application fee is $100 and $150 per air conditioning unit; however, as a result of lack of a permit, the fees are tripled to $450 per air conditioning unit, totalling $2,700.

Mayor Bral asked when the air conditioners were installed and who had had installed them. Mr. Sharga explained they were installed two years ago and he did not maintain any records of who installed them. Mayor Bral said local contractors are expected to understand and follow the Village Code and non-compliant operators should be barred from working in the Village. Mr. Sweeney clarified that any contractor operating without a valid permit is issued a violation and prohibited from working within the Village.

Village Superintendent Sweeney suggested that the Board should delay a decision on a possible reduction or waiver of fees at this time, as Mr. Sharga needs to be scheduled to appear in front of the Architectual Review Board, as required by the Village Code. Mr. Sweeney explained a number of the air conditioning units were installed on both side yards of the property, in violation of the Village Code and Mr. Sharga may not receive the Architectual Review Board's approval, which could result in having to remove the units, at which point his request is irrelevant.

Mayor Bral advised Mr. Sharga to return to the Board of Trustees after a determination is made by the Architectual Review Board.

The following commented from the public regarding the closure of North Road and traffic on along Hicks

Lane:

Kourash Arjhang, 38 North Road
Ronald Campbell, 20 Forest Row
Rebecca Gillard, 15 Hicks Lane

IX. FOR YOUR INFORMATION

X. ADJOURNMENT

A. Adjournment

Upon return from the Executive Session, with nothing further to discuss, Mayor Bral adjourned the meeting a 10:20 pm.

ITEM TITLE:
Abstract 11-06-26

ATTACHMENTS:

	Description	Type
🗋	Abstract	Backup Material

VILLAGE OF GREAT NECK

Voucher Summary Report

Voucher No. / Cash Account	Vendor Cd / Vendor Name	Invoice No. / Stub- Description	Inv. Date	Voucher Amt.	Disc. Amt. / Taxable	Check ID	Period / PO No.	Year / Due/Check Date	Check No.	Account No.	Amount
47114	0000004243	1019517205-001	11/06/2026	52.94	0.00	00001	11	2027		A.1640.0451	52.94
0200.0000	ABC SUPPLY INTERIORS INC.	SHOVEL						11/06/2026			
Total Vouchers For Vendor Name ABC SUPPLY INTERIORS INC.: 1			**Total Amount:**		**52.94**						
47109	0000004175	591120	11/06/2026	225.00	0.00	00001	11	2027		A.5182.0451	225.00
0200.0000	ALBERTSON ELECTRIC INC.	REPAIRS						11/06/2026			
Total Vouchers For Vendor Name ALBERTSON ELECTRIC INC.: 1			**Total Amount:**		**225.00**						
47112	0000004029	1NMHLT1C1VQD	11/06/2026	28.49	0.00	00001	11	2027		A.1640.0410	28.49
0200.0000	AMAZON CAPITAL SERVICES	PHONE CASE						11/06/2026			
Total Vouchers For Vendor Name AMAZON CAPITAL SERVICES: 1			**Total Amount:**		**28.49**						
47106	0000004173	73838	11/06/2026	8,546.00	0.00	00001	11	2027		A.8560.0496	8,546.00
0200.0000	AMERICAN WHOLESALE NURSERIES, INC.	TREES						11/06/2026			
Total Vouchers For Vendor Name AMERICAN WHOLESALE NURSERIES, : 1			**Total Amount:**		**8,546.00**						
47107	0000003933	CW35254	11/06/2026	1,438.08	0.00	00001	11	2027		A.1680.0480	1,438.08
0200.0000	ATLANTIC P.C. INC.	AGREEMENT FULL SUPPORT 11/26						11/06/2026			
Total Vouchers For Vendor Name ATLANTIC P.C. INC.: 1			**Total Amount:**		**1,438.08**						
47126	0000003637	9/26 PART 1	11/06/2026	76.30	0.00	00002	11	2027		T.0000.9350.2448	76.30
0200.0000	CHASE CARD SERVICES	MAIL T..9350.2611						11/06/2026			
47127	0000003637	9/26 PART 2	11/06/2026	1,542.58	0.00	00001	11	2027		A.1210.0450	153.14
										A.1325.0410	63.66
										A.5110.0430	227.86
										A.5110.0410	1,097.92
0200.0000	CHASE CARD SERVICES	CONFERENCE, MISC SUPPLIES						11/06/2026		**Total Dist.**	**1,542.58**
Total Vouchers For Vendor Name CHASE CARD SERVICES: 2			**Total Amount:**		**1,618.88**						
47116	0000003663	1906544767	11/06/2026	330.00	0.00	00001	11	2027		A.1640.0410	330.00
0200.0000	CINTAS CORP. # 780	GLOVES						11/06/2026			
Total Vouchers For Vendor Name CINTAS CORP. # 780: 1			**Total Amount:**		**330.00**						
47091	0000003176	5369822612	11/06/2026	104.72	0.00	00001	11	2027		A.9089.0802	104.72
0200.0000	CINTAS FIRST AID & SAFETY	FIRST AID 10/29/26						11/06/2026			
47108	0000003176	536982264	11/06/2026	377.11	0.00	00001	11	2027		A.9089.0802	377.11
0200.0000	CINTAS FIRST AID & SAFETY	FIRST AID 10/29/26						11/06/2026			
Total Vouchers For Vendor Name CINTAS FIRST AID & SAFETY: 2			**Total Amount:**		**481.83**						

Voucher No. / Cash Account	Vendor Cd / Vendor Name	Invoice No. / Stub- Description	Inv. Date	Voucher Amt.	Disc. Amt. / Taxable	Check ID	Period / PO No.	Year / Due/Check Date	Check No.	Account No.	Amount
47104	0000004223	#9	11/06/2026	80,673.81	0.00	00001	11	2027		A.1620.0102.0006	80,673.81
0200.0000	CONSTRUCTION CONSULTANTS LI, INC.	9TH PAYMENT						11/06/2026			
47105	0000004223	#10	11/06/2026	205,641.56	0.00	00001	11	2027		A.1620.0102.0006	205,641.56
0200.0000	CONSTRUCTION CONSULTANTS LI, INC.	#10 PAYMENT						11/06/2026			
Total Vouchers For Vendor Name CONSTRUCTION CONSULTANTS LI, I: 2			**Total Amount:**	**286,315.37**							
47089	0000000313	240-50 MNR- MILLBROOK	11/06/2026	47.00	0.00	00001	11	2027		A.1420.0402	47.00
0200.0000	CUTTERMILL MAILROOM	PLANS CONVERTED TO PDF						11/06/2026			
Total Vouchers For Vendor Name CUTTERMILL MAILROOM: 1			**Total Amount:**	**47.00**							
47087	0000003827	1962355	11/06/2026	451.04	0.00	00001	11	2027		A.9055.0800	451.04
0200.0000	EQUITABLE FINANCIAL LIFE INS CO	MONTHLY PREMIUM 11/26						11/06/2026			
Total Vouchers For Vendor Name EQUITABLE FINANCIAL LIFE INS C: 1			**Total Amount:**	**451.04**							
47093	0000888888	C76768	11/06/2026	1,000.00	0.00	00002	11	2027		T.0000.0030.0236	1,000.00
0200.0000	HAZAN, MICHAEL	TREE BOND REFUND T..0030.4717						11/06/2026			
Total Vouchers For Vendor Name HAZAN: 1			**Total Amount:**	**1,000.00**							
47115	0000001127	385800	11/06/2026	2,353.65	0.00	00001	11	2027		A.1640.0451	2,353.65
0200.0000	HOLBROOK PIPE SUPPLY INC.	SUPPLIES						11/06/2026			
Total Vouchers For Vendor Name HOLBROOK PIPE SUPPLY INC.: 1			**Total Amount:**	**2,353.65**							
47110	0000001123	09/26	11/06/2026	1,154.52	0.00	00001	11	2027		A.1640.0410	369.79
										A.1640.0451	784.73
0200.0000	HOME DEPOT CREDIT SERVICES	MISC. SUPPLIES						11/06/2026		**Total Dist.**	**1,154.52**
Total Vouchers For Vendor Name HOME DEPOT CREDIT SERVICES: 1			**Total Amount:**	**1,154.52**							
47117	0000003308	0094696-00	11/06/2026	1,521.07	0.00	00001	11	2027		A.5650.0410	1,521.07
0200.0000	INDEPENDENT EQUIPMENT CORP.	SIGNS, FREIGHT						11/06/2026			
Total Vouchers For Vendor Name INDEPENDENT EQUIPMENT CORP.: 1			**Total Amount:**	**1,521.07**							
47102	0000001166	2027 12/31/26-12/31/27	11/06/2026	205.00	0.00	00001	11	2027		A.1920.0400	205.00
0200.0000	INTERNATIONAL INSTITUTE O	MEMBERSHIP- COHAN						11/06/2026			
Total Vouchers For Vendor Name INTERNATIONAL INSTITUTE O: 1			**Total Amount:**	**205.00**							
47103	0000004210	2502054	11/06/2026	153.85	0.00	00001	11	2027		A.1110.0410	2.21

Voucher No. / Cash Account	Vendor Cd / Vendor Name	Invoice No. / Stub- Description	Inv. Date / Taxable	Voucher Amt. / PO No.	Disc. Amt.	Check ID	Period	Year / Due/Check Date	Check No.	Account No.	Amount
47103	0000004210									A.1325.0410	77.56
										A.3620.0410	74.08
0200.0000	LDI CONNECT	PHOTOCOPIES						11/06/2026		**Total Dist.**	**153.85**
Total Vouchers For Vendor Name LDI CONNECT: 1			**Total Amount:**	**153.85**							
47122	0000003989	2020-041-023	11/06/2026	10,000.00	0.00	00001	11	2027		A.1620.0102.0006	10,000.00
0200.0000	MOJO STUMER ASSOCIATES	CONSTRUCTION ADMIN, ADDITIONAL S'						11/06/2026			
Total Vouchers For Vendor Name MOJO STUMER ASSOCIATES: 1			**Total Amount:**	**10,000.00**							
47095	0000003739	10/28/26	11/06/2026	750.00	0.00	00001	11	2027		A.1110.0491	750.00
0200.0000	MUHLSTOCK, GARY	VILLAGE PROSECUTOR 10/28/26 COUR	A					11/06/2026			
Total Vouchers For Vendor Name MUHLSTOCK, GARY: 1			**Total Amount:**	**750.00**							
47100	0000004123	S2026-97	11/06/2026	1,400.00	0.00	00001	11	2027		A.1355.0490	1,400.00
0200.0000	MUNICIPAL VALUATION SERVICES, INC.	ASSESSMENT SVCS 11/26						11/06/2026			
Total Vouchers For Vendor Name MUNICIPAL VALUATION SERVICES, : 1			**Total Amount:**	**1,400.00**							
47090	0000004014	DRAINAGE PLANS	11/06/2026	14.25	0.00	00001	11	2027		A.1420.0402	14.25
0200.0000	NISSAN, JACQUELINE	DRAINAGE PLANS- 240-250 MNR0 SENT						11/06/2026			
47124	0000004014	10/22/26	11/06/2026	36.10	0.00	00002	11	2027		T.0000.9360.0633	36.10
0200.0000	NISSAN, JACQUELINE	46 CROYDEN,50 BEACH AND 36 ELLIOT :						11/06/2026			
Total Vouchers For Vendor Name NISSAN, JACQUELINE: 2			**Total Amount:**	**50.35**							
47101	0000001620	10/1-9/3027	11/06/2026	75.00	0.00	00001	11	2027		A.1920.0400	75.00
0200.0000	NYS ASSOCIATION OF	ANNUAL DUES- COHAN						11/06/2026			
Total Vouchers For Vendor Name NYS ASSOCIATION OF: 1			**Total Amount:**	**75.00**							
47092	0000888888	C69901	11/06/2026	2,000.00	0.00	00002	11	2027		T.0000.0030.0236	2,000.00
0200.0000	OHR HAEMTH	TREE BOND REFUND T..0030.4624						11/06/2026			
Total Vouchers For Vendor Name OHR HAEMTH: 1			**Total Amount:**	**2,000.00**							
47113	0000001881	149722	11/06/2026	187.50	0.00	00001	11	2027		A.8160.0457	187.50
0200.0000	PLANET EARTH RECYC. INC.	USED OIL P/U FOR DIESEL						11/06/2026			
Total Vouchers For Vendor Name PLANET EARTH RECYC. INC.: 1			**Total Amount:**	**187.50**							
47088	0000003673	9/15-10/14/26	11/06/2026	50.48	0.00	00001	11	2027		A.1420.0402	50.48
0200.0000	PSEGLI	STREET LIGHTS						11/06/2026			
Total Vouchers For Vendor Name PSEGLI: 1			**Total Amount:**	**50.48**							

VILLAGE OF GREAT NECK

Voucher Summary Report

Voucher No. / Cash Account	Vendor Cd / Vendor Name	Invoice No. / Stub- Description	Inv. Date / Taxable	Voucher Amt.	Disc. Amt.	Check ID	Period / PO No.	Year / Due/Check Date	Check No.	Account No.	Amount
47094	0000888888	C72790	11/06/2026	1,000.00	0.00	00002	11	2027		T.0000.0030.0236	1,000.00
0200.0000	RAYNOR, AVITAL H	TREE BOND REFUND T..030.4726						11/06/2026			
Total Vouchers For Vendor Name RAYNOR: 1		**Total Amount:**		**1,000.00**							
47123	0000888888	C72982	11/06/2026	5,000.00	0.00	00002	11	2027		T.0000.9360.0633	5,000.00
0200.0000	ROKA CAPITAL, LLC	DEMO BOND T..9360.0072						11/06/2026			
Total Vouchers For Vendor Name ROKA CAPITAL, LLC: 1		**Total Amount:**		**5,000.00**							
47099	0000004178	3780117	11/06/2026	499.00	0.00	00001	11	2027		A.7550.0400	499.00
0200.0000	SCHNEPS MEDIA	STREET FAIR 6/5AND 6/26						11/06/2026			
Total Vouchers For Vendor Name SCHNEPS MEDIA: 1		**Total Amount:**		**499.00**							
47119	0000002121	29167 9/26	11/06/2026	48,274.00	0.00	00001	11	2027		A.8160.0478	48,274.00
0200.0000	SOLID WASTE MANAGEMENT	TIPPING FEES 09/26						11/06/2026			
Total Vouchers For Vendor Name SOLID WASTE MANAGEMENT: 1		**Total Amount:**		**48,274.00**							
47097	0000003363	7011702021	11/06/2026	154.72	0.00	00001	11	2027		A.1325.0410	111.78
										A.1620.0410	42.94
0200.0000	STAPLES ADVANTAGE	MISC. SUPPLIES						11/06/2026		**Total Dist.**	**154.72**
47098	0000003363	7011777233	11/06/2026	16.27	0.00	00001	11	2027		A.1325.0410	16.27
0200.0000	STAPLES ADVANTAGE	MISC. SUPPLIES						11/06/2026			
Total Vouchers For Vendor Name STAPLES ADVANTAGE: 2		**Total Amount:**		**170.99**							
47125	0000003848	11-26	11/06/2026	972.63	0.00	00001	11	2027		A.9055.0800	972.63
0200.0000	SUN LIFE AND HEALTH INS CO	MONTHLY PREMIUM						11/06/2026			
Total Vouchers For Vendor Name SUN LIFE AND HEALTH INS CO: 1		**Total Amount:**		**972.63**							
47086	0000004025	10/23-11/22/26	11/06/2026	46.18	0.00	00001	11	2027		A.1640.0470	46.18
0200.0000	VERIZON	DPW LINES 10/23-11/22/26						11/06/2026			
47120	0000004025	10/13-1/12/26 MAIN	11/06/2026	138.29	0.00	00001	11	2027		A.1620.0470	138.29
0200.0000	VERIZON	FAX LINES						11/06/2026			
Total Vouchers For Vendor Name VERIZON: 2		**Total Amount:**		**184.47**							
47096	0000001094	10/27/29	11/06/2026	68.10	0.00	00001	11	2027		A.3620.0457	68.10
0200.0000	VILLAGE OF GREAT NECK-	GASOLINE REIMBURSEMENT						11/06/2026			
47121	0000001094	10/21/26	11/06/2026	84.89	0.00	00001	11	2027		A.1130.0461	84.89
0200.0000	VILLAGE OF GREAT NECK-	CAR WASH- PARKING ENFORCER VEHIC						11/06/2026			
Total Vouchers For Vendor Name VILLAGE OF GREAT NECK-: 2		**Total Amount:**		**152.99**							

VILLAGE OF GREAT NECK

Voucher Summary Report

Voucher No. / Cash Account	Vendor Cd / Vendor Name	Invoice No. / Stub- Description	Inv. Date	Voucher Amt.	Disc. Amt. / Taxable	Check ID	Period / PO No.	Year / Due/Check Date	Check No.	Account No.	Amount
47118	0000003126	9/26	11/06/2026	144.52	0.00	00001	11	2027		A.1640.0463	106.22
										A.1620.0463	38.30
0200.0000	WATER AUTHORITY OF	WATER 9/26						11/06/2026		**Total Dist.**	**144.52**
Total Vouchers For Vendor Name WATER AUTHORITY OF: 1			**Total Amount:**		**144.52**						
47111	0000003628	115885175	11/06/2026	22,984.09	0.00	00001	11	2027		A.3620.0457	808.45
										A.1130.0457	759.79
										A.5110.0457	13,920.30
										A.8160.0457	5,353.96
										A.8170.0457	2,141.59
0200.0000	WEX BANK	GASOLINE AND DIESEL						11/06/2026		**Total Dist.**	**22,984.09**
Total Vouchers For Vendor Name WEX BANK: 1			**Total Amount:**	**22,984.09**							

Total Vouchers reported: 42

Total GL Detail Reported	399,818.74
Total Amount All Vouchers	399,818.74

Fund / Cash Item			Regular	Prepaid	Wire Transfer	Direct Pay Outstanding	Direct Pay Paid	Total
A - GENERAL FUND								
0200.0000		GREATNECK	390,706.34	0.00	0.00	0.00	0.00	390,706.34
	Fund Total		390,706.34	0.00	0.00	0.00	0.00	390,706.34
T - TRUST AND AGENCY								
0200.0000		GREATNECK	9,112.40	0.00	0.00	0.00	0.00	9,112.40
	Fund Total		9,112.40	0.00	0.00	0.00	0.00	9,112.40
Grand Totals			399,818.74	0.00	0.00	0.00	0.00	399,818.74
Grand Total Regular, Prepaid, Wire Transfer and Direct Pay			399,818.74					

Fund		Regular	Prepaid	Wire Transfer	Direct Pay Outstanding	Direct Pay Paid	Total
A - GENERAL FUND	GREATNECK	390,706.34	0.00	0.00	0.00	0.00	390,706.34
T - TRUST AND AGENCY	GREATNECK	9,112.40	0.00	0.00	0.00	0.00	9,112.40
Grand Totals		399,818.74	0.00	0.00	0.00	0.00	399,818.74

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			

			- - - - - - - - Direct Pay - - - - - - - -		
Fund	Regular	Prepaid	Wire Transfer	Outstanding	Paid	Total
Grand Total Regular, Prepaid, Wire Transfer and Direct Pay	399,818.74					