**Board of Trustees Meeting**
**VILLAGE OF GREAT NECK**
**December 1, 2026**
**Agenda**

**I. PLEDGE OF ALLEGIANCE**

**II. DEPARTMENTAL REPORTS**

**III. OLD BUSINESS**

A. Presentation of Plans - 112 Steamboat Road

**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. New Village Hall - Change Order Request
B. Amnesty Program - Closing Permits
C. Executive Session

**VI. MINUTES**

A. Minutes of 11/03/26 Meeting
B. Minutes of 11/17/26 Meeting

**VII. ABSTRACTS**

A. Abstract 12-04-26

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

**IX. FOR YOUR INFORMATION**

**X. ADJOURNMENT**

**ITEM TITLE:**
Presentation of Plans - 112 Steamboat Road

## 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.

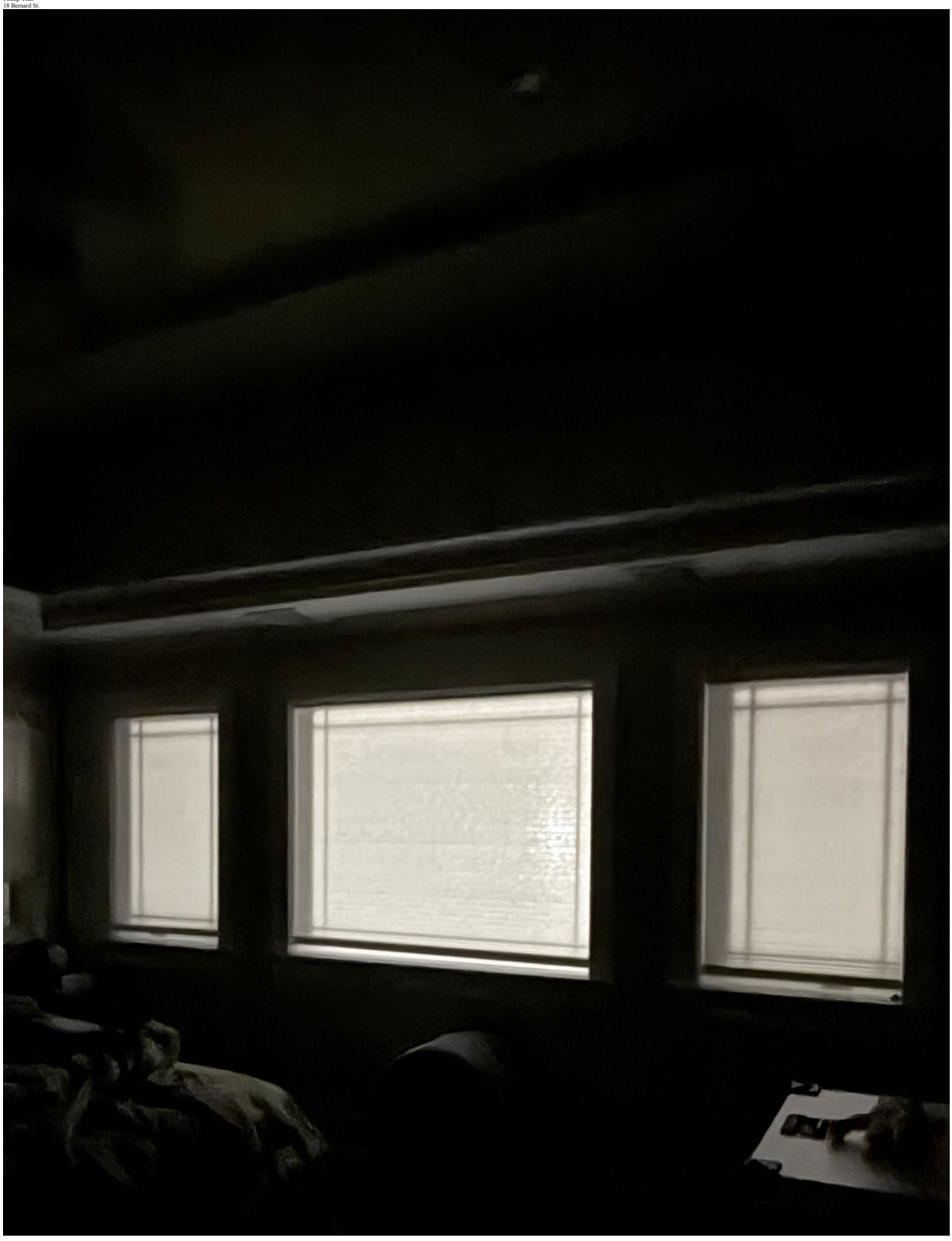
The attached photographs show the floodlight at 11 Bernard St. and its impact from inside our bedrooms at 18 Bernard St. They demonstrate how light crossing a property line can substantially affect residents, even when the source is located on another property.

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.

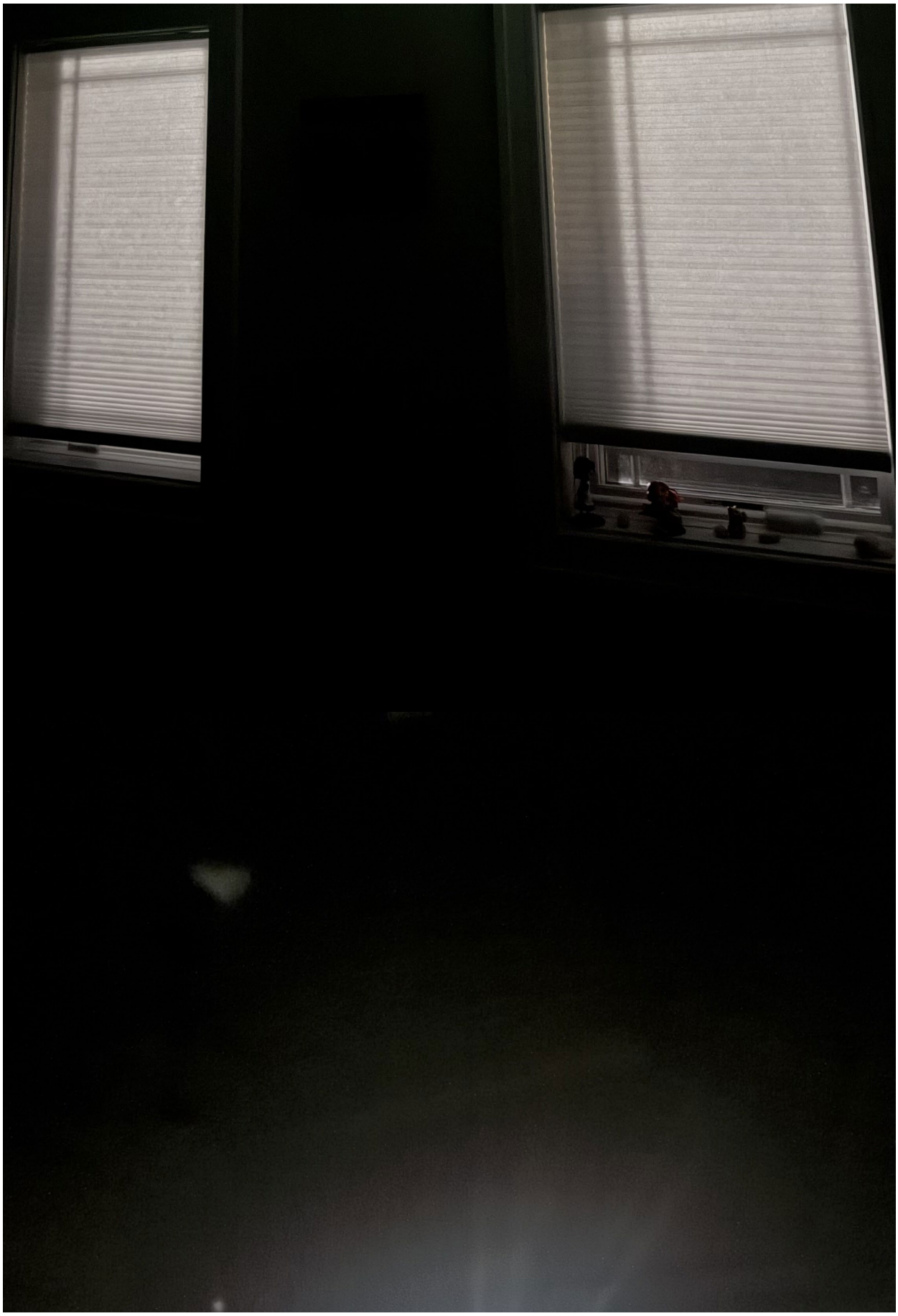
Thank you for ensuring that residents who cannot attend in person have an opportunity to be heard. I hope the Village will adopt protections that prevent other families from experiencing the disruption mine is currently enduring.

Sincerely,

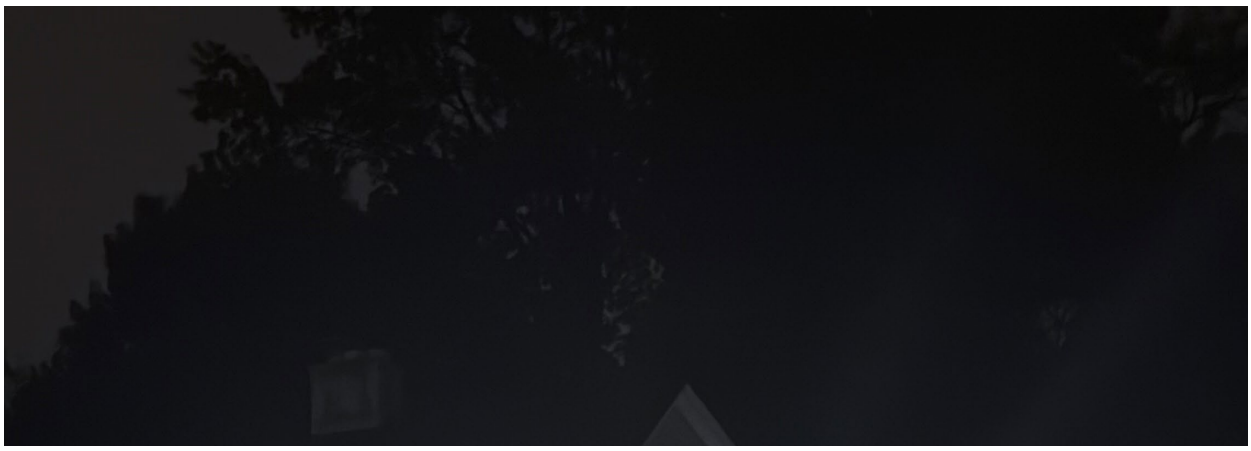
Phillip Tran
18 Bernard St.













## 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:**
New Village Hall - Change Order Request

**SUBJECT:**

Accumulated Changes to Date: $465,052

## 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").

**ITEM TITLE:**
Executive Session

**ITEM TITLE:**
Minutes of 11/03/26 Meeting

ATTACHMENTS:

| | Description | Type |
|---|---|---|
| 🗋 | Minutes | Backup Material |

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

## I. PLEDGE OF ALLEGIANCE

Deputy Mayor Sobel called the meeting to order at approximately 7:34 pm and led the Board and the public in reciting the Pledge of Allegiance.

Board Members Present:
Deputy Mayor Barton Sobel
Trustee Steven Hope
Trustee Anne Mendelson

Mayor Bral and Trustee Kashi were not in attendance.

Others Present:
Village Clerk-Treasurer Abraham Cohan
Village Deputy Clerk Maria Guercia

Deputy Mayor Sobel welcomed everyone to the meeting and stated he hoped everyone voted today.

## II. DEPARTMENTAL REPORTS

## III. OLD BUSINESS

A. Request to Reduce Fees - 5 Bernard St

Village Clerk-Treasurer Cohan presented a request for a reduction of fees from the applicants, Farhad & Sanaz Kohan, residents of 5 Bernard Street.

Mr. Cohan stated the applicant had addressed the Board at the October 20, 2026 Board of Trustees meeting; however, the fees could not be properly determined due to the actual scale of the completed project. The correct plans have now been submitted to the Village Building Department, said Mr. Cohan, along with necessary certificates and a new application. He presented the Village Building Department's final review letter to the Board. Mr. Cohan explained the newly built garage is 516 square feet and the standard is calculated at $2 a square foot. However, Mr. Cohan said, because the true scope of the project was not properly disclosed on the original application, and the work was completed without a permit, Village Code mandates triple the original fees, resulting in a $2,064 penality.

Deputy Mayor Sobel asked if Mayor Bral had made a suggestion for a reduction of penalties. Mr. Cohan stated Mayor Bral had recommended the penality be a minimum of 50% of the total amount of fines due.

Upon the motion of Trustee Hope, seconded by Trustee Mendelson, and unanimously carried, the Board reduced the penalties by 50%, resulting in a $1,032 reduction of fees.

Ayes: Hope, Mendelson, Sobel

Absent: Bral, Kashi

## IV. PUBLIC HEARING

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

The Public Hearing to add Section 575-170.11 entitled Lighting, to the Village Code was suspended to the November 17, 2026 Board of Trustees meeting.

B. Public Hearing to Amend Village Code § 391 Noise

The Public Hearing to amend Village Code § 391 entitled Noise was suspended to the November 17, 2026 Board of Trustees meeting.

## V. NEW BUSINESS

A. 613-615 MNR Facade Review & Sign Permit Request

Daniel Asher, of 27 Bellingham Lane, represented the applicant, the landlord of 613-615 Middle Neck Road, requesting approval of an amended facade application.

Prior to addressing the Board, Village Clerk-Treasurer Cohan provided the history of the applicant's facade and sign application. Mr. Cohan explained that the applicant had presented a different storefront facade at the January 3, 2023 Board of Trustees meeting, which was approved by the Board. At the February 7, 2023 Board meeting, Mr. Cohan said, the Board approved a sign application; however, several months later, a different sign was installed.

Deputy Mayor Sobel asked about the previously approved facade and Clerk Cohan explained it displayed a floor to ceiling glass facade and the "Sandwich Bar" sign was intended to be installed above the facade, not on the facade above the door entrance, where it has been installed. Additionally, Mr. Cohan stated the originally approved sign was a different color.

Mr. Asher explained the existing facade is stucco and will be primed and painted black for unification and comformity of the adjacent businesses. Deputy Mayor Sobel asked when the "Sandwich Bar" sign would be removed as it still remains vacant and unaltered for more than two years. Village Clerk-Treasure Cohan directly asked Mr. Asher if the proprietor planned on completing the renovation and moving in. Deputy Mayor Sobel asked if the proprietor was up-to-date on rent payments and Mr. Asher stated the proprietor is 7 months behind in rent payments.

Clerk Cohan displayed the amended application and a copy of the meeting noticification published in the local newspaper as per Village Code. He explained although this is not a public hearing it is a hearing with the public present and the Board may want to ask if there are any comments from the public. Deputy Mayor asked if there were any comments from the public and there were no comments from the public made.

Upon the motion of Trustee Hope, seconded by Trustee Mendelson, and unanimously carried, the Board approved the amended plan and black stucco facade as presented.

Ayes: Hope, Mendelson, Sobel

Absent: Bral, Kashi

B. New Village Hall - Change Order Request

Clerk-Treasurer Cohan presented a Change Order Request by Hirsch Plumbing & Co. LLC, located in Shelter Island, in the amount of $27,584.03.

Mr. Cohan stated that the change order is at the request of the Board and the proposal contains plumbing layout alterations, including changes to drainage routing, sink rough-in, and breakroom venting. The change, Mr. Cohan said, includes removal of some previoulsy ordered material and the purchase and installation of new material. He said these were necessary changes to enhance roof drainage, add a sink in the breakroom as well as a seating area for Village employees in the basement.

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

Ayes: Hope, Mendelson, Sobel

Absent: Bral, Kashi

C. 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 20, 2026 meeting.

Village Clerk-Treasurer Cohan commented when the Building Department implemented the amnesty program, there were over 300 outstandng applications that had never been closed and that number has been dramatically reduced to less than 100.

Upon the motion of Trustee Mendelson, seconded by Trustee Hope, 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").

32 Franklin Place
803-809 Middle Neck Road
101 Fairview Avenue
29 Carriage Road
4 Carriage Road
29 Berkshire Road
12 Morris Lane
22 Bellingham Lane
12 Appletree lane

Ayes: Hope, Mendelson, Sobel

Absent: Bral, Kashi

D. Executive Session

At 8:12 pm the Board went into an Executive Session.

## VI. MINUTES

A. Minutes of 10/20/26 Meeting

Upon the motion of Deputy Mayor Sobel, seconded by Trustee Hope, and unanimously carried, the minutes of the October 20, 2026 Board of Trustees meeting were approved.

Ayes: Hope, Mendelson, Sobel

Absent: Bral, Kashi

## VII. ABSTRACTS

A. Abstract 11-06-26

Upon the motion of Trustee Mendelson, seconded by Trustee Hope, and unanimously carried, the abstract for November 6, 2026 was approved.

Ayes: Hope, Mendelson, Sobel

Absent: Bral, Kashi

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

The following members from the public commented, against the North Road closure:

Ron Campbell, 20 Forest Row
Kevin Campbell, 25 Ellard Avenue
Ron Georgalis, 16 North Road

Clerk Cohan presented a large number of emails he has received, as well as a petition with more than 100 signatures, from residents throughout the Village, in opposition of closing North Road. He explained the Board decided to re-open North Road as a result of the heavy traffic discruption. Mr. Cohan and Deputy Mayor Sobel stated North Road will remain open pending a joint traffic study with Nassau County.

Deputy Mayor Sobel stated speed bumps are one of the options the Board is considering; however, no decisions can be made without further information. MR. Cohan said implementing a traffic study at this time would be premature and recommended holding it off until construction project at 733 MIddle Neck Road is completed and the complex has tenants. Deputy Mayor Sobel said it appears the current construction is causing more traffic than that of future building residents, as seen in previous development projects througout the Village.

## IX. FOR YOUR INFORMATION

## X. ADJOURNMENT

A. Adjournment

Upon return from the Executive Session at 8:33 pm, where no decisions were made, and with no further items to discuss, Deputy Mayor Brall adjouned the meeting.

**ITEM TITLE:**
Minutes of 11/17/26 Meeting

**ITEM TITLE:**
Abstract 12-04-26