



**Board of Trustees Meeting  
VILLAGE OF GREAT NECK  
April 22, 2025  
Minutes**

**I. PLEDGE OF ALLEGIANCE**

Mayor Bral called the meeting to order at approximately 7:39 pm and led the Board and the public in reciting the Pledge of Allegiance.

Board Members Present:

Mayor Pedram Bral

Deputy Mayor Barton Sobel (arrived at 7:50 pm)

Trustee Eli Kashi

Trustee Anne Mendelson

Trustee Steven Hope was not in attendance.

Others Present:

Village Superintendent of Buildings Michael Sweeney

Village Superintendent of Department of Public Works James Neubert

Village Clerk-Treasurer Abraham Cohan

Village Deputy Clerk Maria Guercia

Village Counsel Stephen Martir

Mayor Bral opened the meeting wishing Village Superintendent of Department of Public Works James Neubert a happy birthday, followed by the Board and those present doing the same.

Mayor Bral expressed his satisfaction with the new Court Room trailer, which is double in size, and stated the removal of the former trailer, and installation of the new trailer, was a successful transition as a result of the collaboration between the Building Department, Department of Public Works and the Deputy Clerk.

**II. DEPARTMENTAL REPORTS**

**A. NCPD Report - Feb 2025**

The Nassau County Police Report for the month of February 2025 was accepted and ordered placed on file.

Mayor Bral addressed the residents in attendance and inquired if they see a routine police presence throughout the Village and they advised the Mayor they did.

Mayor Bral expressed his concern with speeding along Middle Neck Road and asked Village Clerk-Treasurer Cohan if a speed radar gun had been obtained and Mr. Cohan advised the Mayor a speed radar gun was budgeted for purchase in the 2025/2026 budget.

**B. Department of Public Works March 2025 Report**

The Department of Public Works Report for the month of March 2025 was accepted and ordered placed on file.

Village Superintendent of Department of Public Works James Neubert stated that the Department of Public Works had completed all spring clean up, cleared debris from the median along Middle Neck Road, completed tree removal and started planting.

Mr. Neubert said the Department of Public Works began planting replacement trees from south to north on Middle Neck Road and had completed planting a total of 8 trees. Over the past two weeks, the Department of Public Works began watering the Middle Neck Road median and are in the process of placing slow release watering bags around the trees.

Mayor Bral asked Superintendent Neubert if additional soil was needed when planting the new trees. Mr. Neubert stated additional soil was not needed for the replacement of the trees, however in the areas where the sidewalk is thicker than 6 inches, soil was added to keep the sidewalks safe and level. Superintendent Neubert advised the Board that he is waiting for a mason's estimate, who has a

contract with the Town of Hempstead, and would use the estimated amount to apply for a grant with New York State.

Village Clerk-Treasurer Cohan presented a brochure of various pavers and tree grates. Mayor Bral suggested, and Mr. Neubert concurred, the Village could purchase pavers directly from the manufacturer and the Department of Public Works would install them. Village Clerk-Treasurer Cohan recommended the job be put out for bid, because other contractors may bid a lower price. The Board tabled selecting the pavers and tree grates.

Superintendent Neubert informed the Board that he and Alexa Friend, of LVF Landscape Architects, are scheduled for a final walk through of the Middle Neck Road medians on Friday. Mr. Neubert explained that the 2 year warranty on the new plants along the Middle Neck Road median was about to expire and those plants that did not flourish would be replaced by the contractor at no cost to the Village.

C. Buildings Department March 2025 Report

The Building Department Report for the month of March 2025 was accepted and ordered placed on file.

Village Superintendent of Buildings Michael Sweeney informed the Board that he would like to meet with Alert Engine Hook Ladder and Hose, located at 555 Middle Neck Road, sometime in the future to discuss creating a registry containing all solar-ready homes, ie: solar panels, Tesla connection, and Tesla battery packs. Mr. Sweeney explained that many residents have been installing battery packs, in lieu of generators, as a back-up for their electricity. He further that the battery packs requires a permit and is mounted on the side or back of the home, and is approximately 5-6 feet in height and 6-8 inches in width. Superintendent Sweeney stated providing Alert with a list would ensure they are well prepared, and remain safe, should they need to respond.

### III. OLD BUSINESS

### IV. PUBLIC HEARING

A. Public Hearing to Amend Section 184 of the Village Code

Village Clerk-Treasurer Cohan stated the Public Hearing to Amend Section 184 of the Village Code was opened at the April 8, 2025 Board of Trustees meeting but was suspended for further clarification of the wording of the Local Law.

Mayor Bral made a motion to reopen the Public Hearing to Amend Section 184 of the Village Code concerning Subdivision of Land, amending Section 184-33 relating to Parks, which was seconded by Trustee Mendelson, and unanimously carried.

Village Counsel Steven Martir explained that the wording of the amendment presented at the April 8, 2025 Hearing stated creating a Community Benefit Fund, in addition to the Park Fund.

Village Clerk-Treasurer Cohan explained that the Community Benefit Fund is a subsection of the General Fund and there are no restrictions on the use at the discretion of the Board as to where the money is appropriated. Village Counsel Martir emphasized the General Fund is not a Reserve Fund.

Public comments were made from the following residents:

Jean Pierce, 44 Arrandale Avenue  
David Zielenziger, of 15 Beach Road

Deputy Mayor Sobel made a motion to close the Public Hearing, seconded by Mayor Bral, and unanimously carried.

Mayor Bral moved to adopt the Local Law No. 3 of 2025, seconded by Trustee Mendelson, and unanimously carried.

### **Bill No. 3 of 2025**

#### **INCORPORATED VILLAGE OF GREATNECK BOARD OF TRUSTEES**

Local Law No. 3 of 2025

A LOCAL LAW TO AMEND CHAPTER 184 OF THE VILLAGE CODE  
CONCERNING SUBDIVISION OF LAND AMENDING SECTION 184-33  
RELATED TO PARKS

**WHEREAS**, over the last five years, the Board of Trustees has evaluated recent proposed and potential multifamily residential developments in the Village, and throughout the Great Neck Peninsula. The greater number of these apartment units have been rental developments;

**WHEREAS**, it is apparent to the Board of Trustees that there is a need for ownership options within the Village, other than single-family homes, i.e. condominium ownership; and

**WHEREAS**, a condominium development is a subdivision the requires the approval of the Village Planning Board; and

**WHEREAS**, the Village Code provides for the ability of the Planning Board to impose a Park Fee, except where parkland can be suitably located on the property to be subdivided. This fee is based upon the increase in value of the individual property following the granting of a subdivision and, historically, does not involve the creation of more than one to two new single-family lots; and

**WHEREAS**, as a result of the developed nature of the Village, only a sparse number of subdivisions of a greater number has been possible; and

**WHEREAS**, a property being developed as a multi-family rental is not subject to a Park Fee; however, one that is proposed as a condominium is the subject of a Park Fee and could include multiple individual 'properties' or 'units' in a single development; and

**WHEREAS**, the current Village Zoning Map and Code permits multi-family developments in overlay/incentive building zones; and

**WHEREAS**, when granting a multi-family development that is subject to, and receives zoning incentives, the applicants are required to propose an Incentive Fee. This could be an improvement for the benefit of the community as a whole or a payment of a sum in lieu thereof; and

**WHEREAS**, condominium developments provide both ownership options for the purchasers and generate greater tax revenues for all the County Taxing Authorities. For these projects to be approved, the applicant/developer is obligated to pay to the Village an Incentive Fee in addition to a Park Fee for each individual unit in a single condominium project; and

**WHEREAS**, in an effort to encourage development of for-sale versus rental multi-family projects within the Village, the Board of Trustees has decided to restructure the fees and costs that can be imposed by the Planning Board (Park Fee); and

**WHEREAS**, when there are five (5) or more residential condominium units proposed as part of a single project that also seeks Incentives from the Board of Trustees, the Incentive Fee imposed by the Board of Trustees shall be in lieu of any Park Fee or parkland dedication that would have been imposed by the Planning Board; and

**WHEREAS**, the Village waiver of a separate Park Fee, that would be in addition to an Incentive Fee, provides the Village with greater flexibility to utilize such Incentive for the needs and betterment of the Village. This restructure will also serve as a financial incentive to developers encourages property ownership possibilities. Condominium units will greatly increase the taxable revenue for General, School, and Village Taxes compared to rental units based upon the assessment methodology utilized by the taxing entities. The continuing additional taxable revenue collected will far exceed any loss resulting from the one-time waiver of the Park Fee or parkland dedication. Such waiver also enhances the flexibility the Board of Trustees to create improvements and programs to enhance the quality of life for its constituents; and

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

**Section 1.** Section 33 entitled "Parks" of Chapter 184 of the Village Code, entitled "Subdivision of Land" is hereby amended to add a new Section D as follows:

**§184-33 Parks.**

**D. Residential Condominium Subdivisions**

There shall be no Park Fee imposed by the Planning Board where there is a subdivision of real property within the Village of a residential condominium development of five (5) or more units in a single project. This waiver of a Park Fee shall only apply to multi-family condominium (for sale) projects that have been granted a Development Incentive benefit from the Board of Trustees and such Development Incentive benefit exceeds the amount of the park fee that would have been otherwise imposed pursuant to this Chapter.

**Section 2.** This local law is determined to be a TYPE II action under the NY State Environmental Quality Review Act ("SEQRA").

**Section 3.** This local law shall take effect immediately upon filing with the Office of the Secretary of State.

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Further, Village Counsel Martir stated that there was no change to the presentation from the April 8, 2025 Board of Trustees meeting regarding the Hearing to Amend Chapter 184 of the Village Code, concerning Subdivision of Land, amending Section 184-33 relating to parks. Mr. Martir explained Local Law 4 would permit applicants subject to the Park Fund with an alternative option for incentive fees for condominiums of 5 or more units. Park Fees would not exceed 4% of the fair market value while General Funds would not exceed 3% of the fair market value.

Deputy Mayor Sobel made a motion to open the Public Hearing to Amend Section 184 of the Village Code concerning Subdivision of Land, amending Section 184-33 relating to Parks, which was seconded by Trustee Mendelson, and unanimously carried.

Public comments were made from the following residents:

Jean Pierce, 44 Arrandale Avenue

David Zielenziger, of 15 Beach Road

Mayor Bral stated the Park Fund is very limited to where the money can be spent. Village Counsel Martir explained Villages without a Park Districts are able to allocate money to subsidize activities however the Village of Great Neck is unique from other Village's because it has its own Park District.

Mayor Bral expressed the importance of approving this Local Law for all Village residents, current and future, and explained condominium owners would also be responsible for their share of Village taxes, alleviating the potential of extreme increases in Village taxes.

Trustee Kashi made a motion to close the Public Hearing, seconded by Deputy Mayor Sobel, and unanimously carried.

Deputy Trustee Sobel moved to adopt the Local Law No. 4 of 2025, seconded by Mayor Bral, and unanimously carried.

#### **Bill No. 4 of 2025**

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

Local Law No. 4 of 2025

#### **A LOCAL LAW TO AMEND CHAPTER 184 OF THE VILLAGE CODE CONCERNING SUBDIVISION OF LAND AMENDING SECTION 184-33 RELATED TO PARKS**

**WHEREAS**, the Village wishes to update its provisions related to contributing to the Park Fund so that the Planning Board has additional flexibility in imposing a fee where it finds that a proper case exists in a subdivision application for requiring a park, but a suitable park cannot be located properly within the subdivision; and

**WHEREAS**, if the Planning Board finds that a proper case exists in a subdivision application for requiring a park, but a suitable park cannot be located properly within the subdivision, the applicant shall be required to pay a sum of money to the Village's Park Fund, in no event to exceed four percent of the value of the total area within and after the subdivision; and

**WHEREAS**, the Village wishes permit applicants subject to the Park Fund an alternative option to contribute to the Village in lieu of contributing to the Park Fund;

**WHEREAS**, the purpose of the payment in lieu of contributing to the Park Fund shall be to provide funds to benefit the residents of the Village by providing for landscaping, beautification, maintenance, and safety of Village Property, and to otherwise enhance the operations and services of the Village for the benefit of the residents of the Village; and

**WHEREAS**, an applicant, if he/she chooses to contribute to the Village in lieu of paying to the Park Fund, will receive a savings of one percent (1%) of the fee that would have been otherwise imposed by the Planning Board and contributed to the Park Fund; and

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

**Section 1.** Section 33 entitled "Parks" of Chapter 184 of the Village Code, entitled "Subdivision of Land" is hereby amended revised Section C and to add a new Section E as follows (items in ~~strikeout~~ are deleted and **bolded/underlined** are added):

#### **§184-33 Parks.**

C. Contributing to the Park Fund, when appropriate.

However, when the Planning Board finds that a proper case exists in a subdivision application for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the Village, and a suitable park or parks of adequate size to meet the necessary requirements cannot be properly located within such subdivision, the applicant shall be required to pay a sum of money to the Village's Park Fund, a trust fund to be used by the Village exclusively for park, playground, or other recreational purposes, including the acquisition of property. In no event shall such sum exceed ~~three~~ **four** percent of the fair market value of all of the parcels within the subdivision, based upon their value after the granting of the subdivision application. Such sums paid by developers of subdivisions, who do not provide for additional park and recreational facilities within their proposed subdivisions, will enable the Village to plan for the recreational needs of the Village residents in new subdivisions and ameliorate the additional strain that the new residents in those subdivisions will place on the already limited park and recreational facilities of the Village.

#### **E. Payment In Lieu Of Park Fees**

##### **1. Purpose Of Payment In Lieu Of Park Fees.**

**The purpose of the payment in lieu of contributing to the Park Fund shall be to provide funds to benefit the residents of the Village by providing for landscaping, beautification, maintenance, and safety of Village Property, and to otherwise enhance the operations and services of the Village for the benefit of the residents of the Village.**

2. Uses Of Payment In Lieu Of Park Fees.

The Board of Trustees shall have the sole authority to determine the uses of the payment in lieu of Park Fees.

3. Fees For Payment In Lieu Of Park Fees.

In addition to such other fees as may be required for the granting of a subdivision application, except as provided in Section 184-33(D), every grant of a subdivision shall include the option of the applicant/developer to contribute to the Park Fund (4%), as set forth above, or in lieu thereof, make a payment in lieu of Park Fees to the Village in the amount of three percent (3%) of the fair market value of all of the lots within the subdivision, based upon their value after the granting of the subdivision application.

4. Determination Of Fee.

In the event that the applicant for the subdivision does not agree with the Planning Board's determination of said fair market value, then, and in that event, at the option of the applicant, to be exercised within fifteen (15) days after the Planning Board's determination of said fair market value, the applicant may request, in writing, to the Village Clerk that the Planning Board engage an independent appraiser, at the applicant's sole cost and expense, to be chosen by the Planning Board, to provide the Planning Board with an appraisal to assist it in its determination of said fair market value. If said request is not received by the Village Clerk, in writing, within said fifteen (15) day period, the applicant's option to obtain said appraisal shall be deemed waived.

**Section 2.** This local law is determined to be a TYPE II action under the NY State Environmental Quality Review Act ("SEQRA").

**Section 3.** This local law shall take effect immediately upon filing with the Office of the Secretary of State.

B. Public Hearing to Amend Article I of Chapter 111 of the Village Code

Village Clerk-Treasurer Cohan announced a Public Hearing to amend Article I of Chapter 111 of the Village Code, which most recently was presented at the April 8th, 2025 Board of Trustees meeting where the Board directed Village Clerk-Treasurer Cohan to re-publish the Public Hearing one last time.

Mayor Bral made a motion to open the Public Hearing to Amend Article I of Chapter 111 of the Village Code, relating to Terms of Office, which was seconded by Trustee Mendelson, and unanimously carried.

Village Counsel Martir stated the proposed local law would amend Village Trustee and Village Justice office terms from two year terms to four year terms, to commence with the 2025 General Village Election. He explained the 2026 General Village Election's successful incumbents would serve a one time five year term enabling future General Village Elections for such offices to be held biennially in odd-numbered years.

Public comments were made from the following residents:

Jean Pierce, 44 Arrandale Avenue  
David Zielenziger, of 15 Beach Road

Village Clerk-Treasurer was asked if he received any feedback from the public and he advised the Board when the Public Hearing to amend Article I of Chapter 111 was first presented in October 2024, he had received a total of 7 emails against the proposed amendment and 1 phone call stating indifference and has received nothing else since that time.

Mayor Bral stated this amendment has been on the agenda numerous times and each time no members of the public were present. He continued, stating he has been thinking about this difficult decision as there are many plus and minuses, and had asked members of the Board to speak with the constituents for feedback. Mayor Bral explained based on the Board's study, most Villages in New York State had 4 year terms of office and the Village of Great Neck was one of a few that had 2 year terms of office. Mayor Bral stated a 4 year term provided more stability governing the Village and would also be a cost saving measure, as the expense of yearly elections is approximately \$10,000. Mayor Bral said those he spoke with are indifferent on the subject.

Deputy Mayor Sobel stated the residents he spoke with are indifferent on the change of terms of office and residents were weary of having to vote on a yearly basis. He stated obtaining signatures on petitions, and the effort and time spent by Village staff to run the election annually, was demanding. Deputy Mayor Sobel emphasized many elections, such as school, library, sewer, etc., take place throughout the year and residents grow tiresome of having to come out to vote.

Trustee Mendelson stated she received the same feedback from residents she spoke with as they too are indifferent about the length of office terms, and had grown weary of voting yearly. She said residents may make a concerted effort to vote with four year office terms, increasing voter turnout.

Trustee Kashi stated he spoke with many throughout the Village who felt indifferent about amending office terms. He stated residents felt yearly voting was monotonous and tended not to vote.

The Board members unanimously agreed they had no preference to the length of the terms of office, as their dedication to the well being of the residents, and the future of the Village of Great Neck remains the same. Mayor Bral mentioned that several years ago, the

current Board of Trustees wanted to implement a change in the zoning code, and 150 residents attended the Board of Trustees meeting to express their resistance and concern. He said although the Board won the mandate, the Board took into consideration the opposing feedback from the residents and decided to "let it be". Mayor Bral referred to this instance to reiterate the Board's selfless interest for the Village residents, and the community.

Village Clerk-Treasurer Cohan advised the Board this Local Law is subject to permissive referendum. He stated effective tomorrow, April 23, 2025, anyone who is against this Local Law has 30 days to submit a petition with a required number of signatures, a minimum of 20% of the total number of registered voters in the Village as of the last Election, June 2024, approximately 6,400 registered voters. If submitted, the petition would force a referendum on this change to be placed on the ballot on the June 17, 2025 Election.

Mayor Bral made a motion to close the Public Hearing, seconded by Deputy Mayor Sobel, and unanimously carried.

Deputy Mayor Sobel moved to adopt the Local Law No. 5 of 2025, seconded by Mayor Bral, and unanimously carried.

#### **Bill No. 5 of 2025**

### **INCORPORATED VILLAGE OF GREAT NECK BOARD OF TRUSTEES Local Law No. 5 of 2025**

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

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

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

#### **§ 111-1 Terms of Office.**

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

B. Mayor: The terms of office of all mayors elected after 2003 2024 shall be two four years.

C. Trustee: The terms of office of all trustees elected after 2003 2024 shall be two four years.

**D. Notwithstanding the provisions of Chapter 111-2 of this section and pursuant to the provisions of Village Law § 3-302(7) (a) and (c), the terms of office for the Mayor, Trustees and Village Justice to be elected at the 2025 general Village election shall be four years each, and the terms of office of the Trustees to be elected at the 2026 general Village election shall be five years. Thereafter, the successors to each such office shall be in accordance with sub-chapter C of this chapter**

#### **§ 111-2 Annual General Village Elections.**

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

The general Village elections shall be held annually. **Commencing with the 2025 general Village election, elections shall be held for the offices of Mayor, Trustees and Village Justice for terms of four years each, and elections for such offices thereafter shall be held biennially in odd-numbered years.**

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

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

C. 2026 Budget Public Hearing

A motion was made to open the 2026 Budget Public Hearing by Mayor Bral, seconded by Trustee Kashi, and unanimously carried.

Village Clerk-Treasurer Cohan presented the Annual Budget for the fiscal year commencing on June 1, 2025 through May 31, 2026.

Village Clerk-Treasurer Cohan explained that the Board has decided not to increase the levy. He further explained that base proportions, for the first time in many years, has shifted from Homestead to Non-Homestead, and this would reduce the total levy allocated to the Homestead class, which in return would reduce the class tax amount. Mayor Bral explained that the PILOT program does not waive taxes on a property forever, and emphasized that it would only reduce a portion of taxes for finite number of years.

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

Upon the motion of Mayor Bral, seconded by Trustee Kashi, and unanimously carried, the Board adopted the 2026 Village of Great Neck Budget as presented and approved the following resolutions:

**Resolution #1:**

**Resolved**, pursuant to Section 5-508 of the New York Village Law, the tentative budget of estimated revenues and expenditure and the base proportions for homestead (87.7138%) and non-homestead (12.2862%) classes of the Village of Great Neck for the fiscal year June 1, 2025 to May 31, 2026, be and the same hereby is approved and adopted as filed.

**Resolution #2:**

**Resolved**, pursuant to section 1420 of the Real Property Tax Law, the following funds necessary to meet the obligations of the village of Great Neck for the fiscal year June 1, 2025 to May 31, 2026 be raised by levy of tax on all taxable property in the Village as set forth on the 2025 assessment roll of the Village:

- |      |  |              |
|------|--|--------------|
| i.   | Total amount of budget for fiscal year June 1, 2025 to and including May 31, 2026 as adopted by the Board of Trustees following the Public Hearing thereon which concluded on April 22, 2025 | \$13,146,870 |
| ii.  | LESS: Appropriated Surplus   | \$3,490,914  |
| iii. | LESS: Estimated Revenues for 25/26   | \$2,204,165  |
| iv.  | Leaving a Balance to be raised by Tax Levy of  | \$7,451,791  |

and that the tax rate for the collection of said Village Tax Levy be fixed at 2.07896048 for Homestead Class properties and 3.27798828 for Non-Homestead Class properties per \$1,000 of assessed valuation on such taxable property; and further that the Mayor be and he hereby is authorized to execute and deliver to the Village Clerk a warrant directing him to proceed with the collection of such taxes, as provided in Article 14 of the Real Property Tax Law.

**Resolution #3:**

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

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

**V. NEW BUSINESS**

**A. Resident Concern Regarding School Zone Signs**

Trustee Mendelson presented a request from a concerned resident regarding school zone signs on Old Mill Road.

Trustee Mendelson explained the resident was exiting the North Shore Hebrew Academy Middle School parking lot, and was attempting to make a left hand turn, going west, her car was hit. She stated although the double yellow line needs to be crossed to travel west on Old Mill Road, the resident was deemed at fault and responsible for the accident, even though the driver that hit her car was texting at the time of the accident.

Trustee Mendelson said the resident suggested to install school zone signs, as there are three schools in that vicinity.

The Board discussed this at length with Superintendent of Public Works Neubert and reserved decision on this matter.

**B. Mr. Softee #1483 Ice Cream Peddler's Permit**

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

Mr. Cohan informed the Board that required insurances, as well as a permit from the Department of Health, were submitted and are up to date.

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

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

**C. Amnesty Program - Closing of Expired Permits**

Village Superintendent of Buildings Michael Sweeney re-introduced the "Amnesty Program", which was presented at several previous Board of Trustees meetings.

Village Superintendent Sweeney explained that the Building Department is in the process of cleaning outstanding files and while doing so, discovered existing permit applications that are expired and/or were never closed by the applicants. Letters were mailed advising the applicants affected the requirements needed to close the permit(s). He stated with this program applicants are responsible for 50% of the renewal fees with no penalty fees. To facilitate the process Village Superintendent Sweeney stated submitting these requests in volume to the Board, as done at previous Board of Trustees meetings, effectively minimizes the amount of time spent of having each resident individually requesting an extension before the Board.

Upon the motion of Trustee Mendelson, seconded by Mayor Bral, and unanimously carried, the Board approved the Amnesty Program for the permit applications presented to the Board and extended the time to close the expired permits through July 31, 2025

**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 July 31, 2025.

**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
BP#12069	5 DUXBURY	DIRECT REPLACEMENT OF ASPHALT DRIVEWAY
BP#13254	56 POLO	INTERIOR WORK
#10446	5 DUXBURY	BACK UP GEN INSTALL
BP#13648	11 CRAMPTON AVENUE	AC COMPRESSOR INSTALL
BP #12250	39 CARY ROAD	DRIVEWAY REPLACE/ENLAR. STOOP AND WALK
BP#12289	1 SOUTH STREET	PAVING
#12455	579B Middle Neck Road	KIT HOOD AND SINK INSTALL
#9797	6 Orchard Street	FUEL – OIL TO GAS CONVERSION
BP #10830	855 Middle Neck Road	FENCE INSTALLATION
#10153	6 Baker Hill Road	FUEL – OIL TO GAS CONVERSION
BP #10113	5 Weybridge Road	DUCTLESS MINI-SPLIT SYSTEM
BP #10933	299 East Shore Road	Stucco Repair
BP #14995	40 Radnor Road	New Roof

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

D. Village Election - June 17

Village Clerk-Treasurer Cohan presented a Resolution identifying the polling place, district and the hours, per Election Law 15-104(3) (b) for the annual Village Election. Mr. Cohan announced that the Village General Election will be held on Tuesday June 17, 2025, from 7:00 a.m. to



9:00 p.m. and polling would take place at the Great Neck House, located at 14 Arrandale Avenue.

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

**WHEREAS**, there is to be held a General Village Election on June 17, 2025,

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

**BE IT FURTHER RESOLVED**, that the hours for voting shall be set forth as 7:00 a.m. to 9:00 p.m. prevailing time.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

E. Bidding Documents - 22 Spring Lane

Village Clerk-Treasurer Cohan presented the bidding document to construct street runoff collection at 22 Spring Lane at the intersection of Ellard Avenue and Floyd Place, which would then be connected to the storm main at Spring Lane in the Village of Kings Point.

Mr. Cohan explained that the bidding document needs to be published and requires a closing date for submission of bids, which will then be reviewed by H2M Architects & Engineers, located at 538 Broad Hollow Road in Melville.

Upon the motion of Deputy Mayor Sobel, seconded by Trustee Kashi, and unanimously carried, the Board approved the publication to take place on May 1, 2025 with all bids submitted by 11:00 am on June 4, 2025.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

F. Executive Session - Personnel Matter

At 10:00 pm, Mayor Bral motioned for an Executive Session, seconded by Deputy Mayor Sobel, and unanimously carried. The Board returned from the Executive Session at approximately 10:08 pm. No decision was made during the session.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

## **VI. MINUTES**

A. Minutes of 03/18/25 Meeting

Upon the motion of Deputy Mayor Sobel, seconded by Mayor Bral, and unanimously carried, the minutes of the March 18, 2025 meeting were approved.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

B. Minutes of 04/08/2025 Meeting

Upon the motion of Deputy Mayor Sobel, seconded by Mayor Bral, and unanimously carried, the minutes of the April 8, 2025 meeting were approved.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

## **VII. ABSTRACTS**

A. Abstract 04-25-25

Upon the motion of Trustee Mendelson, seconded by Deputy Mayor Sobel, and unanimously carried, the abstract for April 25, 2025 was approved.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

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

Public comments were made from the following resident:

David Zielenziger, of 15 Beach Road

**IX. FOR YOUR INFORMATION**

**X. ADJOURNMENT**

A. ADJOURNMENT

With no further items to discuss, Mayor Bral adjourned the meeting at approximately 10:08 pm.