Board of Trustees Meeting
VILLAGE OF GREAT NECK
March 10, 2026
Minutes

I. PLEDGE OF ALLEGIANCE

Mayor Bral called the meeting to order at approximately 7:43 pm and led the Board and the public in reciting the Pledge of Allegiance.

Board Members Present:
Mayor Pedram Bral
Deputy Mayor Barton Sobel
Trustee Eli Kashi
Trustee Anne Mendelson

Trustee Steven Hope was not in attendance.

Others Present:
Village Superintendent Buildings Department Michael Sweeney
Village Clerk-Treasurer Abraham Cohan
Village Counsel Stephen Martir

Mayor Bral stated that prior to the start of the meeting, the Board had heard from residents who complained about receiving a summons for failing to shovel snow in front of their property. He said the snow was very heavy and it was challenging for the Village Department of Public Works to clear the streets and keep them clear. Mayor Bral explained it is the Village's responsibility to ensure the streets are safe and remain unobstructed for emergency vehicle access.

Mayor Bral said it is the responsibility of the homeowner to clear their sidewalks and fire hydrants abutting their home to enable emergency personnel access should it be necessary. He explained that pedestrians need to be able to walk safely on the sidewalks and avoid walking in the street. Mayor Bral said the large amount of snow piles partially blocking street corners precipitates poor visibility and is dangerous for both the pedestrians and the motorists.

Mayor Bral stated he is aware a lot of summonses were issued and explained that the Village Code states sidewalk, hydrants, and walkways must be cleared within 24 hours after the cessation of the snow. He had asked the Building Department not to issue summons for an additional 24 hours after the storm, giving everyone ample time to clear the snow which was difficult to remove because of the weight. Mayor Bral explained there are a large number of students who walk to school using the sidewalks and ample time was given to clear the sidewalks prior to school re-opening on Wednesday. He said he, along with Village Hall employees, received numerous complaints that sidewalks were not shovelled and it was hazardous walking in the street. Mayor Bral emphatically stated summonses were issued for the safety of the residents of the Village as per Village Code and not punitive to generate revenue for the Village.

Mayor Bral said he understands shovelling may be difficult for many people for various hardships and encouraged those who were unhappy or believed they were unfairly treated, to go to the Village Court and present their case where the Village Justice would determine the fine, if any. He further reiterated that the Village enforced the Code, and unless the Board wants to change the Village Code, there is no recourse.

Village Superintendent of Building Department, Michael Sweeney, stated there are regulations and property maintenance codes that need to be followed. Mr. Sweeney said Nassau County as well as the Town of North Hempstead have their own ordinances and the Village has several thoroughfares that are in our community that belong to them and a changing of our legislation is not realistic.

Village Clerk-Treasurer Cohan stated a portion of the summons issued were for properties that hadn't shovelled from the first storm three weeks prior to issuance of summonses. In response to rumors about the amount of fine imposed, Clerk stated that maximum fine that can be imposed is $350, per Village Code, and not $5,000 as some residents quoted.

Deputy Mayor Sobel stated that two members of the Board also received summonses. Trustee Mendelson asked why a warning wasn't given prior to issuing summons. Village Superintendent Sweeney explained a violation (warning) is sent via United States Post Service to homeowners and businesses which takes approximately one week for them to receive the letter. He said if the violation is ignored then a summons is issued via mail; an additional week now added to the initial violation. Mr. Sweeney said this now becomes a life safety hazard that effects the community. Deputy Mayor Sobel stated over the past several months 2 people had been hit by a vehicle on Hicks Lane.

Mayor Bral asked for public comments and the following commented:
Sabra Zaroovabli, 232 Steamboat Road
Ms. Goltche, 21 Ellard Avenue
Jean Pierce, 44 Arrandale Avenue

A resident stated that she agreed with enforcing the Village Code and summons being issued as she is concerned for all residents, especially school aged children walking in the streets because sidewalks have not been cleared. Another residents stated the first snow storm was immediately followed with a major drop in temperature and the snow turned to ice, making it very difficult to shovel.

Upon conclusion of public comments, Mayor Bral emphasized that the Village enforced the Code to ensure the safety and well-being of Village residents and if anyone disagrees with the summons they received, they have the option to attend Village Court to plead their case.

II. DEPARTMENTAL REPORTS

III. OLD BUSINESS

A. Request for Extension of Time for Building Permit - 240-250 MNR

Village Clerk-Treasurer Cohan presented a request on behalf of the applicant, Northshore Millbrook LLC, for an extension of time for building permits for property located at 240-250 Middle Neck Road.

Village Clerk-Treasure Cohan explained the applicant is in the process of obtaining funding as well as seeking support from Nassau County Industrial Development Agency. He stated the request is for a 12 month extension of the last approved resolution, which expired on June 3, 2025. Village Superintendent of Buildings Sweeney confirmed plans have been submitted and approved by the Building Department and suggested a 12 month extension would bring the expiration date to June 3, 2026 and suggested to extend approval to September 1, 2026 to ensure all requirements are met.

Upon the motion of Deputy Mayor Sobel, seconded by Trustee Mendelson, and unanimously carried, the Board approved the extension to September 1, 2026.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

IV. PUBLIC HEARING

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

This item was adjourned to the April 14, 2026 Board of Trustees meeting.

V. NEW BUSINESS

A. Sign Permit Request - 509 MNR

Village Clerk-Treasurer Cohan presented a sign permit request on behalf of the applicant, Michael Kohengadol, proprietor of Paradise Pizza located at 509 Middle Neck Road and displayed an illustrations of the sign.

Upon the motion of Trustee Kashi, seconded by Trustee Mendelson, and unanimously carried, the Board approved the request as presented.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

B. Demolition Permit Request - 157 Steamboat Rd

Village Clerk-Treasurer Cohan presented a request on behalf of the applicant, Iranian American Jewish Federation, for demolition of 2 structures located at 157 Steamboat Road.

Village Superintendent of Building Department Michael Sweeney explained that both structures are dilapidated and in disrepair. He stated the first property was originally a single family home which was then repurposed for storage and the property behind it was a pool cabana for a now non-existent pool club. Mr. Sweeney said there is access to both properties which has become a potential liability to the Village and members of the public.

Village Clerk-Treasurer Cohan explained a Demolition Permit cannot be issued without a Building Permit; however, the Village Code § 237-7N(1)(e) waives this requirement if approved by the Board.

Upon the motion of Trustee Kashi, seconded by Deputy Mayor Sobel, and unanimously carried, the Demolition Permit under provision § 237-7N(1)(e) was granted.

WHEREAS, the Iranian American Jewish Federation (the "Applicant"), has made an application for a Demolition Permit for certain structures, debris, trees and shrubs on its property at 157 Steamboat Road pursuant to certain plans on file with the Building Department; and

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

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

WHEREAS, the Applicant has demonstrated unnecessary hardship to this Board for the unique

circumstances of its application;

NOW, THEREFORE IT IS RESOLVED, that this Board hereby grants a waiver to the Applicant from the provisions of § 237-7N otherwise preventing the issuance of Demolition Permit(s); and

IT IS FURTHER RESOLVED, that said waiver is conditioned upon the Applicant posting security, satisfactory to the Village Building Superintendent and Village Counsel, per permit on the basis of this waiver, to secure in each instance the construction of replacement structures (to the point of the issuance of a Certificate of Occupancy) pursuant to plans to be filed with the Building Department; and

IT IS FURTHER RESOLVED, that said waiver is further conditioned upon such terms and conditions as may reasonably be imposed by the Superintendent of Buildings in issuing the Demolition Permit(s).

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

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

Upon the motion of Trusteed Kashi, seconded by Mayor Bral, and unanimously carried, the Board scheduled a Public Hearing to Amend Article I of Section 237 of the Village Code on April 14, 2026 at 7:45 pm.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

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

Upon the motion of Trustee Kashi, seconded by Mayor Bral, and unanimously carried, the Board scheduled a Public Hearing to Amend Article XXIV of Section 575 of the Village Code to be held on April 14, 2026 at 7:45 pm.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

E. Schedule a Public Hearing - 2027 Budget

Upon the motion of Trustee Kashi, seconded by Mayor Bral, and unanimously carried, the Board scheduled a Public Hearing for the 2027 Village Budget to be held on April 14, 2026 at 7:45 pm.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

F. Resolution on Conflicting State Building and Village Code

Village Counsel Stephen Martir explained that New York State, empowered through the executive law, passed a uniform property building code. He stated there is an exception that permits local municipalities to override it with a more stringent building code; however, it must be sent to New York State's Code Counsel for review and adoption, along with supporting evidence. Mr. Martir stated that Superintendent Sweeney

verified with New York State that the Village never submitted resolutions for approval of a Village building code to supersede New York State's building code.

Village Superintendent of Buildings Michael Sweeney stated that licensed architects, contractors, etc., are cognizant with New York State Building Code, however, may not be aware of Village Code and amending the Village Code would potentially avoid conflicts and delays with the execution of projects. Both Village Superintendent Sweeney and Village Counsel Martir confirmed this would only affect Village Building Code and not the zoning.
Village Counsel Martir stated this resolution temporarily suspends Village Building Codes that are more stringent than New York State Building Codes. Mr. Martir explained that this resolution directs Village Superintendent Sweeney in conjunction Village Counsel to review the Village Code and make the determination as to which are in conflict with each other. Village Counsel Martir stated that upon completion, he will compile an omnibus code revision and implement it into one local law for a Public Hearing.

Upon the motion of Mayor Bral, seconded by Trustee Kashi, and unanimously carried, the Board approved the following Resolution:

RESOLUTION SUSPENDING ANY PROVISION OF THE VILLAGE ZONING CODE THAT CONFLICTS WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE

WHEREAS, the State of New York has adopted the New York State Uniform Fire Prevention and Building Code pursuant to the New York Executive Law Article 18, which establishes "minimum standards for fire protection and construction, maintenance and use of materials in buildings" in New York State (Executive Law § 371); and

WHEREAS, municipalities are required to administer and enforce the Uniform Code locally, and any local law, ordinance, or regulation that is inconsistent with the Uniform Code is preempted and unenforceable; and

WHEREAS, the Board of Trustees of the Village of Great Neck desires to ensure that the Village's zoning regulations do not conflict with the Uniform Code; and

WHEREAS, the Board of Trustees recognizes that certain provisions of the Village Zoning Code may conflict with the requirements of the Uniform Code or other applicable provisions of the State Building Code; and

WHEREAS, the Board of Trustees finds it to be in the best interest of the Village to conduct a comprehensive review of the Village Zoning Code to identify and amend any provisions that may conflict with the Uniform Code; and

NOW, THEREFORE, BE IT RESOLVED, that to the extent any provision of the Village Zoning Code, or any rule or regulation adopted pursuant thereto, conflicts with or is inconsistent with the requirements of the New York State Uniform Fire Prevention and Building Code, such provision shall be deemed suspended and of no force or effect solely to the extent of such conflict; and

BE IT FURTHER RESOLVED, that the requirements of the New York State Uniform Fire Prevention and Building Code shall control and govern in the event of any inconsistency with the Village Zoning Code; and

BE IT FURTHER RESOLVED, that the Village Building Inspector/Code Enforcement Officer, and any other official charged with administering the Village Code are authorized and directed to apply and enforce the provisions of the New York State Uniform Fire Prevention and Building Code notwithstanding any conflicting local provision; and

BE IT FURTHER RESOLVED, that the Superintendent of Buildings, in conjunction with the Village Attorney, shall review the Village Code and recommend amendments necessary to ensure compliance with

state law; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

G. Resolution Supporting Increased Aid to Municipalities

Village Clerk-Treasurer Cohan presented a suggested resolution supported by New York State Conference of Mayors for approval. The resolution supports increased Aid to Municipalities by the State government. Mr. Cohan stated the distribution of aid is based on the population of each municipality and the Village would potentially receive approximately $5,000.

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

RESOLUTION SUPPORTING INCREASED AID TO MUNICIPALITIES AND STRENGTHENING NEW YORK'S STATE-LOCAL PARTNERSHIP

WHEREAS, Governor Kathy Hochul released her 30-day amendments to the Executive Budget, which include an additional $100 million in Temporary Municipal Assistance (TMA) to be allocated in the same manner as in the past two years; and

WHEREAS, these additional investments reflect a recognition that New York's strength begins in its cities, villages, and towns, and that a strong state-local partnership is essential to delivering the services, infrastructure, public safety, and quality of life that residents expect and deserve; and

WHEREAS, local governments across New York continue to face mounting fiscal pressures driven by inflation, increased service demands, infrastructure needs, and rising operational costs, while striving to provide relief to taxpayers amid a rising cost of living; and

WHEREAS, NYCOM Executive Director Barbara Van Epps, along with mayors from across the State, testified at the Local Government Joint Budget Hearing in Albany, advocating for increased unrestricted aid and a strengthened state-local partnership; and

WHEREAS, the additional $100 million in TMA will offer meaningful assistance to many municipalities statewide, helping to address fiscal challenges and maintain essential services for residents;

NOW, THEREFORE, BE IT RESOLVED, that the Village of Great Neck applauds Governor Hochul for recognizing the importance of investing in local governments and for reaffirming her commitment to strengthening New York's cities and villages; and

BE IT FURTHER RESOLVED, that the Village of Great Neck urges the New York State Legislature to include, at a minimum, this additional $100 million in Temporary Municipal Assistance in the adopted state budget; and

BE IT FURTHER RESOLVED, that the Village of Great Neck calls upon the Governor and the State Legislature to develop a more permanent and predictable solution for unrestricted municipal aid to ensure long-term fiscal stability for New York's local governments; and

BE IT FURTHER RESOLVED, that copies of this resolution be transmitted to the Governor, the Temporary President of the Senate, the Speaker of the Assembly, and the members of the State Legislature representing the Village of Great Neck.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

H. Return of Tax Roll and Warrant for the Collection of Taxes

Village Clerk-Treasurer Cohan returned to the Board the warrant for the collection of taxes for the fiscal year ending May 31, 2026,

Village Clerk-Treasurer Cohan stated he was commanded to receive and collect the sum of $7,451,791, of which $7,356,867 (98.73%) was collected and credited. Unpaid taxes as of March 10, 2026, is $94,924.

Village Clerk-Treasurer proposed to set the tax lien sale date for Friday April 10, 2026 at 10 a.m. and suggested that the Village bid in the liens.

Upon the motion of Mayor Bral, seconded by Trustee Kashi, and unanimously carried, the proposal was accepted as presented.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

VI. MINUTES

A. Minutes of 02/17/26 Meeting

Upon the motion of Deputy Mayor Sobel, seconded by Trustee Mendelson, and unanimously carried, the minutes of the February 17, 2026 meeting were approved.

Ayes: Bral, Kashi, Mendelson, Sobel

Absent: Hope

VII. ABSTRACTS

A. Abstract 03-13-26

Upon the motion of Trustee Mendelson, seconded by Trustee Kashi, and unanimously carried, the abstract for March 13, 2026 was approved.

Ayes: Bral, Kashi, Sobel

Absent: Hope

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

Prior to public comments, Mayor Bral addressed those in attendance stating the Board, along with the Village Clerk's Office and Building Department, received many complaints about summonses issued for obstructed sidewalks that were not cleared of snow. He encouraged anyone with concerns or questions to attend Village Court and speak with the judge.

Mayor Bral explained it is the Village's responsibility to ensure all roadways are passable and safe and commended the Village Department of Public Works for the excellent work done clearing them. He

reiterated it is the homeowners responsibility to ensure their sidewalks are cleared and passable for pedestrians and he had suspended summonses being issued for an additional 24 hours, until Wednesday when schools opened, giving homeowners ample time. Mayor Bral said anyone who violated the Code received a summons, including two members of the Board.

The following members of public commented:

Ebrahim Gohari, 21 Kings Place
Farshad Namdar, 101 Hampshire Road
Jean Pierce, 44 Arrandale Avenue

IX. FOR YOUR INFORMATION

X. ADJOURNMENT

A. Adjournment

With no further business to discuss, Mayor Bral adjourned the meeting at 9:20 pm.