

**INC. VILLAGE OF RUSSELL GARDENS  
BOARD OF TRUSTEES MONTHLY MEETING  
APRIL 16, 2026 at 7:00 P.M.  
LOCATION: VILLAGE HALL  
MINUTES**

**PRESENT:** Mayor David M. Miller, Deputy Mayor Lawrence Chaleff, Trustee Ron Nahum, Trustee Andrew Rouchou, Trustee Matthew Ellis and Clerk Treasurer Melissa Mandelbaum

**ABSENT:** None

**SCHEDULED PUBLIC HEARING –**

Mayor David Miller opened the Public Hearing at 7:02 PM regarding Scheduling a Public Hearing to introduce **Bill 2-2026 To AMEND RUSSELL GARDENS CODE, Chapter §A65-5 entitled “Zoning Board of Appeals: Rules and Regulations.”**

“Section Two. Russell Gardens Code Chapter A65 entitled “Zoning Board of Appeals: Rules and Regulations” is hereby amended to add subsection “B” entitled “Alternate Members”

**PUBLIC COMMENTS:** Ted Goodman (24 Linford), Shawn Liu (11 Merrivale), Savas Konstantinides (10 Merrivale), Ruby Balter (15 Linford) asked questions regarding to process, special qualifications, restrictions, selection process.

**ADDED PUBLIC COMMENTS BEFORE CLOSE OF THE REGULAR MEETING at 7:44PM:** Eric Freeman (3 Darley) asked questions regarding to what this new amendment will entail and why.

**RESOLUTION 26-26**

A Motion was made by Lawrence Chaleff and seconded by Matthew Ellis to schedule a Public Hearing on May 7, 2026 to amend RUSSELL GARDENS CODE, Chapter §A65-5 entitled “Zoning Board of Appeals: Rules and Regulations.”

“Section Two. Russell Gardens Code Chapter A65 entitled “Zoning Board of Appeals: Rules and Regulations” is hereby amended to add subsection “B” entitled “Alternate Members”

**VOTE OF THE BOARD OF TRUSTEES:**

**AYE: DAVID MILLER, LAWRENCE CHALEFF, ANDREW ROUCHOU, MATTHEW ELLIS, RON NAHUM**

**NAY: NONE**

**PUBLIC HEARING was closed at 7:12 PM**

**REGULAR MEETING** was opened at 7:12PM by Mayor Miller.

**RESOLUTION 26-27**

**THE NEXT MEETING OF THE BOARD OF TRUSTEES WILL TAKE PLACE ON THURSDAY,  
MAY 7, 2026 at 7PM.**

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A motion was made by Lawrence Chaleff and seconded by Matthew Ellis to accept the minutes of the Board of Trustees Meeting on March 5, 2026, Treasurers Report ending March 31, 2026, and Building Inspector's Report and Maintenance Report for the month of March 2026.

**VOTE OF THE BOARD OF TRUSTEES:**

**AYE: DAVID MILLER, LAWRENCE CHALEFF, ANDREW ROUCHOU, MATTHEW ELLIS, RON NAHUM**  
**NAY: NONE**

**PUBLIC COMMENT:** Savas Konstantinides (10 Merrivale), gave a letter to the Board of Trustees at the March 5, 2026 meeting and was read ALOUD by Clerk Treasurer Melissa Mandelbaum April 16, 2026, "Good evening, Mayor and members of the Board.

First, I would like to thank the Village for the February 13 letter and for the steps taken to restore DPW staffing and purchase the new equipment intended to help clear sidewalks again. Residents appreciate the clarification that the Village plans to reinstate the courtesy of having the DPW clear the Village sidewalks once the equipment is fully operational.

As we move forward, our goal is simply to work together with the Village to keep sidewalks safe and passable for everyone. It may also be helpful to continue the conversation about how sidewalk conditions—particularly those affected by Village-owned trees—can be addressed, and how communication with residents can remain clear and consistent.

We appreciate the Board's efforts and look forward to working together on a practical path forward. Thank you.

Savas "

**RESOLUTION 26-28**

A motion was made by Lawrence Chaleff and seconded by Matthew Ellis to approve \$138,408.62 total disbursements from the Village's General Fund Checking Account at Connect One Bank, for invoices paid in the amount of \$96,100.67 in March 2026, Check # 1772-1801 and Electronic Transfers E0076 – E0086 and 2 Payroll disbursements of \$42,307.95

**VOTE OF THE BOARD OF TRUSTEES:**

**AYE: DAVID MILLER, LAWRENCE CHALEFF, ANDREW ROUCHOU, MATTHEW ELLIS, RON NAHUM**  
**NAY: NONE**

**RESOLUTION 26-29**

A motion was made by Lawrence Chaleff and seconded by Matthew Ellis to authorize the Mayor to hire **American Secured Fencing Corp** Located at 2190 Reeds Mill Lane, Bronx, New York 10475, to replace and install the fence on the Joyce Cohn Pathway and Tain Drive along the property of Russell Gardens in the estimated amount of \$4,995

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**NAY: NONE**

**RESOLUTION 26-30**

A motion was made by Lawrence Chaleff and seconded by Matthew Ellis to authorize the Mayor to hire Davey Resource Group Inc. for the Treekeeper Software in the estimated amount of \$4,000.

**PUBLIC COMMENTS:** Weidong Shen (10 Carlton) Anastasio Sarbanes(56 Tain) – asking what it is for and a wonderful idea. Keep and Catalogue of approximately 700 Village Trees.

**VOTE OF THE BOARD OF TRUSTEES:**

**AYE: DAVID MILLER, LAWRENCE CHALEFF, ANDREW ROUCHOU, MATTHEW ELLIS, RON NAHUM**

**NAY: NONE**

**POSTPONED UNTIL MAY 7, 2026 BOT MEETING**

**VILLAGE ELECTION**

**RESOLVED** that **Sanford Caplan** of 8 Avalon Rd., Great Neck, NY and **Albert Defalco** of 25 Park Place, Great Neck, NY are hereby appointed Election Inspectors on **June 16, 2026**, at Village Hall between the hours of Noon and 9:00 P.M. for the purpose of a Village Election.

**PUBLIC COMMENTS:** Ted Goodman (26 Linford) questioned if new resolution to appoint non residents of the Village inspectors is needed.

**RESOLUTION 26-31**

A motion was made by Lawrence Chaleff and seconded by Matthew Ellis to authorize payments for reduced assessments to seven properties for a total amount of \$1,809.83, for village tax refunds resulting from small claim assessment hearings for the tax year 2025-2026.

**VOTE OF THE BOARD OF TRUSTEES:**

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**NAY: NONE**

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**RESOLUTION 26-32**

A motion was made by Ron Nahum and seconded by Lawrence Chaleff to grant a permit extension for Building Permit #2954, for William Shen located at 10 Chester Dr. 3 months granted with an additional 3 months if needed. Permit # 2654 will expire on October 16, 2026.

**VOTE OF THE BOARD OF TRUSTEES:**

**AYE: DAVID MILLER, LAWRENCE CHALEFF, ANDREW ROUCHOU, MATTHEW ELLIS, RON NAHUM**

**NAY: NONE**

**ANNOUNCEMENTS Made by Mayor Miller:**

1. Village taxes were due April 1<sup>st</sup>, any payment made after this date will receive a penalty charge of 5% for April and 1% charge for each month after. Interest is not compounded.
2. Village Election for 2 Trustees and 1 Village Justice will be held on June 16, 2026 at Village Hall, 6 Tain Drive, Great Neck NY, 11021 from 12:00 Noon until 9PM.
3. Next Board of Trustees Meeting will take place on Thursday May 7<sup>th</sup>, 2026 at 7PM at Village Hall, 6 Tain Drive, Great Neck NY, 11021.

MOTION to adjourn made by Matthew Ellis and seconded by Lawrence Chaleff at 8:00PM.

**VOTE OF THE BOARD OF TRUSTEES:**

**AYE: DAVID MILLER, LAWRENCE CHALEFF, ANDREW ROUCHOU, MATTHEW ELLIS, RON NAHUM**

**NAY: NONE**

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