

**Meeting of the of Planning Board
Held in the Board Room at
318 Lakeville Road, Great Neck, NY 11020
At 8:00 pm on October 16, 2014**

Present:

Daniel Axinn, Chairman
Elliot Browar
Joseph Burachio
Peter Chang
Lawrence Farkas
Robert Bonnie, Building Inspector
Alan Mindel, Board Liaison
Steve Fellman, Village Architect
Peter Mineo, Village Attorney

Chairman Axinn called the meeting to order at 8:00 pm.

Mr. & Mrs. Jin – 2 Fieldstone Lane

This application is for a circular driveway. The planting will include street planting of Elm trees. Approval has been received from LSPD and LSDPW. On motion of Elliot Browar, seconded by Peter Chang, this application was unanimously approved. The final landscaping requires the approval of Bob Bonnie.

Mrs. Charlotte Chiu – 9 Paddock Lane

This applicant proposes a first floor addition. The materials will match the existing. At the board's request, the upper deck and railing have been eliminated and the pitch of the flat roof from the upper deck will be raised.

Architectural Review

Applicant proposes a one story addition on the rear of the existing dwelling. The massing and fenestration are nicely done and should look like it has always been there. The one item that seems out of place is the railing that extends beyond the new second floor roof deck, The railing with the deck is well done but then it steps up to a different height and runs along the rest of the roof where there is no deck.

On motion by Daniel Axinn, seconded by Elliot Browar, this application was unanimously approved as amended.

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Mr. & Mrs. Quing – 80 Meadow Woods Road

This application is a resubmission from September 18, 2014. While revising the initial drawings submitted to the board, the homeowner decided to redesign the entire house. The existing foundation will remain except for the rear house addition. The exterior will be 2" limestone and due to the excessive weight Mr. Bonnie requires the foundation and footings be exposed for inspection prior to applying. The board suggested using the limestone as a base and an alternative veneer for the remainder of the house. In conclusion, the board members felt there were significant changes made and requested a model and material samples be presented at the December meeting.

Architectural Review

Applicant has revised the design of a previously submitted application where the board expressed concerns with the geometry of the front elevation as well as the assortment of windows and the appearance of the front portico. The revised design is certainly better as far as the front elevation is concerned. The entry portico and window selections are more cohesive and pleasing to the eye. The roof still seems too flat relative to the size of the two story walls and the window selections on both side elevations continue to be a random assortment of styles and locations.

BK at Lake Success, LLC – North Service Road of the LIE

This application is for new construction of a two story assisted living facility. This review is strictly to make a recommendation to the Board of Trustees. Peter Mineo recused himself from hearing this application.

The board was concerned with a possible traffic hazard at the driveway entrance because it appears to be too close to the expressway curb. The original driveway proposal was in the rear of the property. Jason Horowitz, legal counsel for the applicant, said the Village and DOT met on this application and discussed many of these issues. The minutes of that meeting have not been distributed as of yet.

Chairman Axinn questioned the kitchenette in each unit which contains a refrigerator, microwave, and sink. The applicant stated this is a NYS requirement. Chairman Axinn requested that the NYS building code be clarified concerning the installation of a kitchenette.

Trustee Mindel informed the board members that the Board of Trustees is holding a Public Hearing on this project on October 27, 2014 and suggested they attend.

Architectural Review

Applicant proposes a new two story Assisted Living complex on the North Service Road of the LIE. The proposed design has been severely toned down in scale and height from the original proposal.

The new elevations have a very nice massing and fenestration with some well-crafted trim packages for architectural detailing. The siding is a combination of stone, clapboard, and perfection cut shingles. The materials and colors are not specified. The building has an Adirondack resort feeling to it that is well done for such a big building.

In conclusion, Chairman Axinn made a motion to forward the following memorandum to the board of trustees.

The Planning Board has met with the developer and his attorney this evening and expressed concern over several items.

Item 1 – On the site plan there is a possible traffic hazard at the entrance to the facility due to the fact that the entrance is apparently no further than 20' to 25' off of the curb of the expressway.

Item 2 – Cooking is not a desired activity for patients in this facility and the plans indicate cooking facilities in each of these rooms including a refrigerator, microwave, and sink. We request an opinion of counsel to clarify what regulations bind the applicant to the kitchenette.

Item 3 - We do not have enough information to make an informed recommendation to the Board of Trustees from the Planning Board as to the final approval of this structure. The Planning Board has worked diligently for years with many developers and normally we see a full set of drawings, a complete list and samples of materials used and a model of the structure, none of which was presented to us.

Therefore this board is unable to make a recommendation to the Board of Trustees to move forward without any of this information. However, we have been informed by our Liaison that this matter is on the agenda for the next Board of Trustees meeting. This Board will make itself available at that meeting to make any recommendations and informed suggestions so that the Board of Trustees can make an informed decision.

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This motion was seconded by Elliot Browar and unanimously approved by all board members present.

On call of the roll:

Daniel Axinn	Aye
Elliot Browar	Aye
Joseph Burachio	Aye
Peter Chang	Aye
Lawrence Farkas	Aye

On motion of Daniel Axinn, seconded by Elliot Browar, the minutes of September 18, 2014 were unanimously approved.

The meeting adjourned at 9:30 pm.

Respectfully submitted,

Janet A. Carman
Secretary