

**Meeting of the of Planning Board
Held in the Board Room at
318 Lakeville Road, Great Neck, NY 11020
At 8:00 pm on March 6, 2014**

Present:

Daniel Axinn, Chairman
Robert Raphael
Elliot Browar
Alan Mindel
Peter Chang, Alternate Board Member
Peter Mineo, Village Attorney

Absent:

Ira Levine, Vice Chairman
Robert Bonnie, Building Inspector
Steve Fellman, Village Architect
Paul Glantz, Board Liaison

Village Consultants:

Carrie O'Farrell, Nelson, Pope & Voorhis
Terri Elkowitz, VHB Engineering
Wayne Muller, RMS Engineering

Alan Mindel called the meeting to order at 8:00 p.m. Daniel Axinn chaired the meeting upon his arrival at 8:15pm.

**JAIN CENTER OF AMERICA, INC., North Service Road of the LIE
Public Hearing** for Site plan approval and approval of a house of worship.

Peter Mineo brought the Planning Board up to date on this application. The public hearing was closed at the January meeting however there were some open items that will be discussed at the time. One item was the height and number of spires on the temple. Another item was the proposed berm and landscaping. Therefore, this evening is not for a presentation by the applicant or by any other interested parties as it is for the board and it's consultants to discuss the next step which is preparation of the SEQR findings.

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Alan Mindel addressed the applicant and Village consultants inviting them to make any additional comments regarding items that were discussed at the January 9, 2014 meeting. The applicant had no comments to add. Wayne Muller addressed the board regarding the site plan that was approved by the BZA and the latest site plan submitted by the applicant on January 7, 2014.

Mr. Muller explained that changes to the site plan were made in response to comments made by other property owners. The northwestern area of the site was previously composed to provide grass pavers for parking. The spaces were removed to allow for a berm to be constructed. Some parking spaces were relocated but still the number of spaces is only 255 instead of the relief granted of 273 spaces by the Board of Zoning & Appeals. The Planning Board members concluded that the new site plan is not detailed enough for review at this time. The shortage of 18 parking spaces is going to have to be rectified either by re-working the site plan or returning to the Board of Zoning & Appeals.

The board members again asked for rationale for the height of the spires which are 56 ½ feet high at the front elevation and 63 feet in the rear. The members asked for the height from the curb.

Bruce Migatz, legal representation for Fresh Meadow Country Club (FMCC) addressed the board to clarify that the berm is not the reason for the lost parking spaces it was the setback requirements. The added planting is sufficient to FMCC to block the building and parking lot. The FMCC groundskeeper suggested gradually sloping the berm down onto the club's property which will allow the height of the berm to exceed the proposed 2-4 feet in height. FMCC would maintain the part of the berm on their property.

Mr. Axinn requested from the applicant, a cross section of the proposed berm to clarify how much is it encroaching from the rear property line into what is available for parking.

Mr. Axinn informed the applicant that the Planning Board will continue to review this application at the April 24 meeting.

BK at Lake Success – 69 North Service Road of the LIE

This application is for a proposed Memory Care Assisted Living Facility.

Peter Mineo recused himself from this application because of a prior relationship with the applicant.

John Spellman introduced himself to the Planning Board members. Mr. Spellman was special council to the Village Board of Trustees in the adoption of two local laws; **“Senior Living Overlay District”** and the **“Development Incentive Bonuses”**.

Carrie O’Farrell, Nelson, Pope, & Voorhis is the environmental consultant to the Village and Wayne Muller, RMS Engineering is the traffic consultant.

Jason Horowitz of Sahn Ward Coschignano & Baker, PLLC addressed the board on behalf of BK at Lake Success, LLC. This application dates back to January 2013 when an application was submitted to the Board of Trustees for zoning approval.

The proposed use is an assisted living facility that specializes in dementia, Alzheimer’s, and cognitive care and will house 88 residents. Mr. Horowitz distributed a conceptual site plan and elevations to the board members. There will be approximately twenty employees per shift (off rush hour). The applicant will contract with a private ambulance service.

The initial hearing with the Board of Trustees was September 9, 2013. The Board of Trustees issued a negative declaration on November 12, 2013 and referred the application to the Nassau County Planning Commission. The NC Planning Commission issued a resolution recommending a local determination. The Board of Trustees adopted the local laws on December 9, 2013.

This application was scheduled on January 9, 2014 Planning Board Agenda. The applicant requested a postponement until March 6, 2014. In the meantime the applicant made revisions to the drawings based upon the January architectural review;

Application is for a new assisted living facility. The architecture is attractive but the heights of the proposed roofs make the massing too large. The main ridge line appears to be 50 feet high and the center cupola appears to be over 60 feet in height.

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The siding material selections are well done as is the architectural detailing. The long roof on the right side of the front elevation could use a couple of dormers to break up the massing.

Moseley Architects gave a brief overview of the proposed building. Access to the property is off the North Service Road. The goal is to make the building look more like a home than an institution. The proposed materials are siding, shakes, and cultured stone, a complete material list will be submitted at a later date. The drawings are concept plans and architectural drawings will be submitted once the applicant receives a special use permit from the Board of Trustees.

Chairman Axinn asked Mr. Spellman to draft a memorandum to the Board of Trustees saying the conceptual plans are acceptable, well thought out, and with the exception of possibly eliminating the Cupola because of the height and its impact on adjoining and adjacent properties, the Planning Board members feel that a special use permit should be issued.

On motion of Alan Mindel, seconded by Daniel Axinn the minutes of January 9, 2014 were unanimously approved.

The meeting adjourned at 9:45 pm.

Respectfully submitted,

Janet A. Carman, Secretary