

Minutes of the Special Meeting of the Board of Trustees  
held in the Board Room of the Community Building,  
318 Lakeville Road, Great Neck, NY  
Thursday, April 28, 2014 at 7:30 P.M.

PRESENT: Mayor Ronald Cooper  
Deputy Mayor Stephen Lam  
Trustee Paul Glantz  
Trustee Adam Hoffman  
Trustee Gene Kaplan  
Trustee David Milner  
Patrick E. Farrell, Village Administrator  
Village Attorney, Peter Mineo

ABSENT: Trustee Fred Handsman

Mayor Cooper called the Public Hearing of the Board of Trustees to order at 7:30 p.m. and called upon John Spellman to lead in the Pledge of Allegiance. This was a continuation from the April 7, 2014 meeting to consider the petition of BK at Lake Success, LLC for a Special Use Permit for an Assisted Living Facility. (a verbatim transcript annexed hereto)

Mayor Cooper seconded by Trustee Glantz moved the following Resolution:

**RESOLUTION SUPPORTING THE ADOPTION OF A SEQRA NEGATIVE  
DECLARATION AND DETERMINATION OF NON-SIGNIFICANCE IN  
CONNECTION WITH THE PROPOSED BK AT LAKE SUCCESS MEMORY CARE  
ASSISTED LIVING FACILITY, SPECIAL PERMIT**

**Incorporated Village of Lake Success**

**WHEREAS**, the Incorporated Village of Lake Success (hereafter "Village") Board of Trustees received a petition of BK At Lake Success, LLC for a Special Permit to establish a memory care assisted living facility on a 2.59-acre site (hereafter "Proposed Action"), which is located within an overall 21.36-acre area, recently established by the Village Board of Trustees as a Senior Living Overlay District and Incentive Bonus Overlay District (hereafter "Overlay Districts");

**WHEREAS**, the Village Board of Trustees previously conducted an environmental review in accordance with Article 8 of the New York State Environmental Quality Review Act (SEQRA) in 2013 for the then proposed local law amendments establishing the two Overlay Districts in the Lake Success Code, which included an evaluation of an 80-bed memory care assisted living facility on the subject 2.59- acre site in connection with a pending petition of BK At Lake Success, LLC and for which a SEQRA Negative Declaration was adopted in November 2013;

**WHEREAS**, a Special Permit application was submitted in December 2013 by BK At Lake Success, LLC for a senior assisted living development of similar size and yield as the facility previously evaluated for the subject 2.59-acre site during the SEQRA review conducted for

the Overlay Districts, with certain modifications to the building size/design and a request for eight additional beds; and

**WHEREAS**, the proposed action is classified as a Type I Action for which the Incorporated Village of Lake Success, Village Board of Trustees, is the lead agency for the purposes of environmental review in connection with the proposed action; and

**WHEREAS**, the Village Board of Trustees in accordance with Article 8 of the New York State Environmental Quality Review Act (SEQRA), has reviewed the provisions of SEQRA as related to the Proposed Action, including the review of the information contained in the SEQRA documentation consisting of a Part 1, 2 and 3 Environmental Assessment Forms dated April 2014, prepared by Nelson, Pope & Voorhis, LLC; Traffic Impact Analysis prepared by RMS Engineering dated March 2014, and other information in the record with respect to the Proposed Action; and

**WHEREAS**, the potential impacts and the magnitude and importance of potential impacts and benefits have been considered by the Village Board of Trustees and a recommendation for adoption of a Negative Determination has been made as the Proposed Action will not have a significant adverse environmental impact requiring the preparation of a Draft Environmental Impact Statement ("DEIS"); and

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Board of Trustees hereby declares itself Lead Agency in the review of the Proposed Action for the Village of Lake Success, County of Nassau, State of New York and classifies the Proposed Action as a Type I Action.

**BE IT FURTHER**

**RESOLVED**, that the Village Board of Trustees hereby adopts the annexed SEQRA Negative Declaration pursuant to the State Environmental Quality Review Act.

Mayor Cooper called a vote on the motion. Trustee Paul Glantz voting aye; Trustee Fred Handsman absent for vote; Trustee Adam Hoffman voting aye; Trustee Gene Kaplan voting aye; Deputy Mayor Stephen Lam voting aye; Trustee David Milner voting aye; Mayor Ronald Cooper voting aye.  
The resolution was thereupon declared duly adopted.

On motion by Mayor Cooper seconded by Trustee Glantz and without objection, the Public Hearing to consider the petition of BK at Lake Success, LLC for a Special Permit to an Assisted Living Facility was closed at 8:15 p.m.

Mayor Cooper reconvened the meeting of the regular agenda of the Board of Trustees at 8:15 p.m.

On motion by Deputy Mayor Lam seconded by Trustee Kaplan moved to approve payment to Rocon Plumbing & Heating Corp. (Application No. 4) in the amount of \$24,690.80 for the Community Building Renovation. The motion was unanimously approved by those present. Trustee Handsman was absent for vote.

On motion by Deputy Mayor Lam seconded by Trustee Kaplan, moved to approve payment to J. Anthony Enterprises (Contract No. 1) Application #6 in the amount of \$195,320.00 for Community Building Renovation pending approval

from building committee. The motion was unanimously approved by those present. Trustee Handsman was absent for vote.

On motion by Trustee Milner seconded by Trustee Hoffman moved to approve Mario Ranieri as an interim Member of the Park Commission to expire October 2014 to replace Scott Fishbein who resigned. The motion was unanimously approved by those present. Trustee Handsman was absent for vote.

On motion by Mayor Cooper, seconded by Deputy Mayor Lam the Board moved into Executive Session at 8:20 p.m. for the purpose of discussing contractual matters. Mayor Cooper reconvened the meeting at 9:15 p.m. and reported that no action had been taken during executive session, therefore, there are no minutes.

Mayor Cooper reconvened the meeting of the special agenda at 9:15 p.m.

Mayor Cooper seconded by Trustee Hoffman moved to approve a 3% salary increase for all Non-Union staff including all full and part time hourly staff as of June 1, 2014. The annual salary for the Chief of Police will be \$227,000 and the Police Lieutenant will be \$212,000 as of June 1, 2014. The motion was unanimously approved by those present. Trustee Handsman was absent for vote.

On motion by Mayor Cooper seconded by Trustee Hoffman, the meeting was adjourned at 9:17 p.m.

Respectfully submitted,

Patrick Farrell  
Village Administrator