

**Meeting of the of Lake Success Planning Board
Held in the Board Room at
318 Lakeville Road, Great Neck, NY 11020
At 8:00 pm on November 17, 2015**

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

Absent: Peter Chang

Chairman Axinn called the meeting to order at 8:00 pm and asked everyone to join him in a moment of silence to remember those that lost their lives in the Paris terrorist attack last week.

NSLIJ, 600 Community Drive

Michael Sahn, Sahn Ward Coschignano, PLLC appeared before the board as legal representation for North Shore University Hospital, 600 Community Drive, Village of North Hills. This application is for a two unit condominium sub-division. Because this property is within 300' of the Village boundary line the applicant is required to appear before the Village as the adjoining municipality. Mr. Sahn presented a letter from the NC Planning Commission dated November 13, 2015 indicating that the NC Planning Commission made an exception from the normal filing requirements because the building was built and occupied prior to 1987. The Village of North Hills also granted a waiver from filing.

The Planning Board waived any and all further jurisdiction over the Premises and waived the filing requirements. A copy of the resolution is attached to these minutes.

Dr. & Mrs. Daniel Schwartz – 6 Paddock Lane

This application is a resubmission of 20 Solar panels – roof mounted.

Architectural Review

Applicant proposes 20 roof mounted solar panels on the existing dwelling. The panels will be mounted flush with the roof and on the rear portions of the roof which is best case scenario.

On motion of Ira Levine, seconded by Elliot Browar this application was unanimously approved as submitted.

Planning Board Meeting
November 17, 2015
Page two

Dr. & Mrs. Jean Claude Compas – 10 Wilshire Drive

This application is for installation of 25 Solar roof panels.

Architectural Review

Applicant proposes 25 roof mounted solar panels. The goal is to make the panels unobvious graphically, therefore, the panels should be located so they are centered on the roof.

On motion of Ira Levine, seconded by Elliot Browar this application was unanimously approved providing that the panels are centered.

Mr. & Mrs. David Wu – 2 Bridle Path Lane

This application is for the installation of 23 Solar roof panels.

Architectural Review

Applicant proposes 23 roof mounted solar panels. The panels will be mounted flush with the roof which is important aesthetically. The one concern is that the panels on the front roof skip a panel because of a plumbing roof vent which throws off the geometry of the solar array. The plumbing vent should be relocated so the panels can be mounted in a symmetrical pattern.

On motion of Elliot Browar, seconded by Joseph Burachio this application was unanimously approved providing that the vent is removed, and the panels are reversed from vertical to horizontal and centered. Revised drawings will be submitted to the building dept.

Dr. & Mrs. Nakul Karkare – 12 Vanderbilt Drive

This applicant proposes first and second floor additions. The existing first floor is brick and the new additions will be siding. The trim is white with composite columns and Anderson windows.

Architectural Review

Applicant proposes first floor additions as well as a full second floor addition. The massing and fenestration are well done with the siding being a combination of existing brick and new Certainteed shingle siding. All colors and materials have been committed to. The one missing piece is a piece of roof over the new rear patio doors for weather protection and architectural character.

On motion of Daniel Axinn, seconded by Elliot Browar this application was unanimously approved with the addition of small roof over the door in the rear.

Planning Board Meeting
November 17, 2015
Page three

Mr. & Mrs. Jin Ming Zhang – 2 Market Lane

This applicant proposes new construction of a two story dwelling.

Architectural Review

This applicant proposes a new two story residence with the design rooted in Baroque Architecture. The massing, fenestration and architectural detail is impeccably done. Limestone siding, slate roofs, ornate trim packages. One of our concerns is that the architecture not be too dissimilar but this design is so well done it does not matter. NIFTY!

On motion of Ira Levine, seconded by Elliot Browar this application was unanimously approved.

Mr. & Mrs. Chabilall Deochand – 22 Vanderbilt Drive

This applicant proposes first and second floor additions

Architectural Review

Applicant proposes major alterations to the existing dwelling. The proposed massing and fenestrations are well done. Siding is a nice combination of brick and Hardiplank with Azak trim boards. The roofing will be certain Teed architectural asphalt shingles. The tricky part will be trying to match the existing brick with new brick. The roof dormers add architectural character.

On motion of Daniel Axinn, seconded by Ira Levine this application was unanimously approved.

Friends of Chabad of Lake Success – 218 Lakeville Road

This applicant made an informational presentation with preliminary drawings proposing to convert an existing strip store on Lakeville Road to a Chabad. Rabbi David Ezagui, Edna Guilor, and Robert Schaufeld appeared before the board.

Peter Mineo gave a brief summary of the application process for this project and the Village Boards involved.

The Board of Zoning & Appeals is required to grant variance for established insufficient front yard, insufficient parking, and the building height.

The Planning Board is the lead agency and will conduct an environmental review before reviewing the site plan and exterior appearance and make a recommendation to the Board of Trustees for change of use.

This application will also require a recommendation from the Nassau County Planning Commission.

Planning Meeting
November 17, 2015
Page three

On motion of Ira Levine, seconded by Elliot Browar the minutes of October 15, 2015 were unanimously approved.

The meeting adjourned at 9:30 pm.

Respectfully submitted,

Janet A. Carman, Secretary

INCORPORATED VILLAGE OF LAKE SUCCESS

PLANNING BOARD RESOLUTION WHEREAS, the Application of 600 Community Drive Grantor Trust (“Applicant”), has come before this Board for approval to subdivide the building located at 600 Community Drive, Manhasset, New York, and designated on the Nassau County Land and Tax Map as Section 3, Block 205 and Lot 32 (“Premises”) into two office condominium units, with an undivided interest in the common area and land, or in the alternative for a waiver of subdivision requirements pursuant to *Real Property Law* §334-a and

WHEREAS, the Premises is located entirely within the Incorporated Village of North Hills (“North Hills”), but is within 300 feet of the boundary of the Incorporated Village of Lake Success (“Lake Success”), and

WHEREAS, pursuant to *Nassau County Charter* §1610 (b), Lake Success has concurrent subdivision jurisdiction over the Premises, and

WHEREAS, the Premises is situated on the east side of Community Drive and does not abut, nor is it adjacent to, any property in Lake Success, and

WHEREAS, the only means of vehicular access to the Premises is by Community Drive, which is an existing street and outside of the boundaries of Lake Success, and

WHEREAS, the Applicant proposes only to subdivide the existing building into condominium units, which will not change the configuration of either the Premises or the building, and

WHEREAS, this Board finds that the North Hills Planning Board is the appropriate body to review and act on the application, and

WHEREAS, this Board finds that deference to the North Hills Planning Board will adequately protect the interests of Lake Success and its residents, and

WHEREAS, the North Hills Planning Board referred the application to the Nassau County Planning Commission, and

WHEREAS, the Nassau County Planning Commission recommended local determination, and

WHEREAS, on November 4, 2015, after a public hearing was held and concluded, the North Hills Planning Board granted a waiver pursuant to *Real Property Law* §334-a, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED, that this Board hereby waives any and all further jurisdiction over the Premises and waives the filing requirements pursuant to *Real Property Law* §334-a and of all other filing requirements of the *Lake Success Code*, provided that the Applicant comply with the conditions imposed by the North Hills Planning Board set forth in its November 4, 2015 Resolution.

VOTING:

AYES:

Daniel Axinn, Chairman
Ira Levine, Deputy Chairman
Elliot Browar
Lawrence Farkas
Joseph Burachio

NOES: None

ABSTAIN: None

ABSENT: Peter Chang

DATED: November 19, 2015

FILED IN THE VILLAGE CLERK'S OFFICE ON NOVEMBER 20, 2015