

**Meeting of the of Planning Board
Held in the Board Room at
318 Lakeville Road, Great Neck, NY 11020
At 8:00 pm on May 22, 2014**

Present:

Daniel Axinn, Chairman
Elliot Browar
Alan Mindel
Robert Raphael
Robert Bonnie, Building Inspector
Paul Glantz, Board Liaison
Peter Mineo, Village Attorney

Absent:

Peter Chang, Alternate Board Member
Steve Fellman, Village Architect

Village Consultants:

Gail Pesner, VHB Engineering
Kevin Loyst, FPM Group
Jeff Lazarczyk, RMS Engineering

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

The first item on the agenda was Mr. & Mrs. Tae Lee of 6 Wilshire Drive with an appeal of the Village Arborist's denial of a tree removal permit. There was no one in attendance on behalf of this applicant and therefore this item was tabled until the June 19th meeting.

i.park – 1111 Marcus Avenue

William DiConza, legal council for the applicant presented a modification to the approved site plan drawings that are referenced in the Third Amended SEQR Findings which was accepted by the Board on January 9, 2014. This application applies for a modification that would allow the installation of 96 spaces along the Marcus Avenue buffer as well as around the "eyebrow" which is the old entrance into the building on Marcus Avenue. The Village denied this application because the spaces are located in the 150 foot setback requirement for the front of the property.

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In addition, Robert Bonnie pointed out that parking installed over a decade ago marked as areas “A” and “G” on this map were not required to obtain zoning approval at that time. Those spaces are also within that 150 foot set back. The natural berm which exists at Marcus Avenue blocks the view of the cars from the street. The Board members asked Mr. DiConza to research how many existing spaces there are and who installed them.

This application will go before the Board of Zoning & Appeals for the proposed parking spaces and to maintain the existing spaces. Peter Mineo explained that the applicant is here tonight prior to receiving a variance from the BZA because the Planning Board is the Lead Agency. This presentation is for informational use for the board and the Village’s consultants.

Alan Mindel suggested that while locating parking spaces the road at the “eyebrow” area should be redesigned because it leads to a coned area instead of the anticipated exit. The board asked that this applicant come back with a complete and final parking plan instead of a few spaces at a time.

JAIN CENTER OF AMERICA, INC., North Service Road of the LIE

On motion of Daniel Axinn, seconded by Alan Mindel a resolution is made to adopt the SEQR Findings for the Jain Center of America.

On call of the roll;	Daniel Axinn	Yes
	Elliot Browar	Yes
	Alan Mindel	Yes
	Robert Raphael	Abstain

On motion of Alan Mindel, seconded by Elliot Browar, the minutes of April 24, 2014 were unanimously approved.

The meeting adjourned at 9:00 pm.

Respectfully submitted,

Janet A. Carman, Secretary