

REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF GREAT NECK HELD AT THE VILLAGE HALL, 61 BAKER HILL ROAD, GREAT NECK, NEW YORK ON THURSDAY, JULY 20, 2017

PRESENT: MICHAEL FULLER, CHAIRMAN
 FRED KNAUER, MEMBER
 SAM SAIDIAN, MEMBER (Absent)
 ARON GOYKADOSH, MEMBER (Arrived 7:50pm)
 MEERA KARWAL, MEMBER
 CALVIN WONG, ALTERNATE

ALSO PRESENT: KEN GRAY, VILLAGE ATTORNEY
 DON SIOSS, VILLAGE ENGINEER
 JOANNE RECCA, SECRETARY

Chairman Fuller opened the meeting at 7:15 P.M.

Chairman Fuller called for the first item on the agenda, SBD112, 33 Duxbury Road, also known as Section 1, Block 187, Lots 12-13. This is an application for subdivision. The applicant, Edna Guilor, of Guilor Architects P.C representing the owners, 33 Duxbury LLC, requested an adjournment. The adjournment was granted. The case will be heard in September.

Chairman Fuller called for the second item on the agenda, returning case **SP135, 35A Croyden Avenue, also known as Section 1, Block 51-1, Lots 1-3**. The site plan was for a single residential dwelling. Charles D'Alessio, architect, appeared on behalf of the owner, Croyden Group LLC.

Chairman Fuller summarized as follows: The applicant was asked to revise the drawings submitted during the Planning Board meeting held on June 15, 2017 in order to address community concerns regarding the placement of the curb cut on East Park Place. The applicant was asked to move the curb cut to Croyden Avenue.

Mr. D'Alessio stated that they redesigned the driveway in order to put the curb cut on Croyden Avenue. Preliminary plans were submitted to the Village Engineer, who raised concerns regarding the turning radius, and to the Building Superintendent, who stated that the curb cut was too close to the intersection. They now have adequate parking and adequate access to the home while still maintaining the living space.

Chairman Fuller asked the Village Engineer for comments. Mr. SioSS stated that the turning radius is tight and that there is more asphalt than there would normally be. He would prefer the entry be on East Park Place. Mr. SioSS and Mr. Fuller asked if the amount of lot coverage would be permissible under the Village Code.

Chairman Fuller asked if anyone from the public would like to speak. Flora Rubenfeld of 61 Essex Road asked for clarification on the driveway entrance location. The Chairman confirmed that the entrance would be on Croyden Avenue and asked Mr. D'Alessio to review the plans with Mrs. Rubenfeld.

Chairman Fuller then proposed the following resolution:

WHEREAS, an application has been made to the Planning Board of the Village of Great Neck by Charles D'Alessio, architect, on behalf of the Croyden Group LLC, for approval of a site plan for construction of a single family dwelling at 35A Croyden Avenue, in Residence C district of the Village of Great Neck, also known as Section 1, Blk. 51-1, Lots 1-3 on the Nassau County Land and Tax Map; and

WHEREAS, this Board has considered the application and the site plan and the revisions thereto, and all statements and data submitted to the board with respect to them; and

WHEREAS, the proposed action is classified as a Type II Action for purposes of the State Environmental Quality Review Act, and its implementing regulations (SEQRA), and, accordingly, no further environmental review is required; and

WHEREAS, the members of this Board have inspected the property and the surrounding area; and

WHEREAS, this Board has duly conducted a hearing with respect to said application at which all parties interested in speaking with respect to the application were given an opportunity to be heard; and

WHEREAS, the Board reviewed and considered the following plans and materials in connection with the application:

1. An architectural survey of Section 1, Block 51-1, Lots 1-6 prepared by A&B Engineering and Land Surveying P.C., Professional land Surveyor, 150-18 Hillside Avenue, Jamaica, NY 11432 dated 5-27-16.
2. An application for Site Plan Review, Dated 5-22-17
3. A Short Environmental Assessment Form dated 5-22-17
4. The following plans prepared by D'Alessio Architects, 31 East Main Street, Huntington, NY 11743 with an original date of 10-10-16 and final revision date of 7-19-17:
 - a. Sheet SK1, Drawing Site Plan, Drawing List, dated 7-19-17
 - b. Sheet SK1-A, Drawing Landscape Key Map, Signatures, date 7-19-17
 - c. Sheet SK2, First Floor Plan, Second Floor Plan, dated 6-30-17
 - d. Sheet SK3, Drawing Elevations, dated 6-30-17
 - e. Sheet SK4, Landscape and Drainage information, dated 7-19-17
 - f. Sheet SK5, Drawing Area Calculations, dated 6-30-17
 - g. Sheet SK6, Drawing Lot 35A Sections, dated 6-30-17

NOW THEREFORE, the Village of Great Neck Planning Board hereby makes the following findings of fact:

1. The proposed single-family dwelling use is consistent with the neighborhood and the uses permitted as of right within the Residence C Zoning District; and
2. The proposed demolition and construction of a single-family dwelling is a Type II Action, as defined in the State Environmental Quality Review Act and its implementing regulations (SEQRA), 6 N.Y.C.R.R. §617.5(c)(9), and accordingly, no further environmental review is required; and

3. All outstanding comments and questions from the Board and its consultants have been answered to the satisfaction of the Board.

NOW THEREFORE, BE IT RESOLVED, by the Village of Great Neck Planning Board that the application of Croyden Group LLC is hereby **GRANTED**, subject to the following conditions:

1. The subject property at 35A Croyden Avenue shall be improved in accordance with the approved site plans listed above.
2. No building permit shall be issued for the project until the Village Clerk, Planning Board Chair and Engineer have signed the requisite number of sets of the approved site plans.

WHEREUPON, on motion by Member Knauer, seconded by Alternate Member Wong, the foregoing resolution was adopted by a vote of 4 to 0 of the Planning Board members taken at a regular meeting of the Planning Board on July 20, 2017.

Voting

Michael Fuller, Chairman:	Aye
Aron Goykadosh:	Absent
Meera Karwal:	Aye
Fred Knauer:	Aye
Samuel Saidian:	Absent
Calvin Wong:	Aye

Chairman Fuller called third item on the agenda, **SP133, 261 EAST SHORE ROAD**, also known as **Section 2, Block 181, Lots 214, 216, 236** on the Nassau County Land and Tax Map, This application is for site plan review for a proposed addition of 1675 sq. ft. of retail space to an existing 2704 sq. ft. retail store. Mr. Paul Bloom, of Harris, Bloom and Archer, appeared before the board to represent the owner, Yaghoob Farzan Kashani.

This case was presented to the Mayor and the Board of Trustees for Master Site plan approval at the Board of Trustees meeting held on July 18, 2017. Mr. Bloom stated that the Board of Trustees approved the master plan with relief from the 15 foot front and side yard setbacks required in the Mixed Use zone. The Board of Trustees reserved the right of Architectural Review of the property after the site plan has been approved by the Planning Board.

Mr. Bloom presented background information on the history of the property. He then addressed points raised in the H2M report of 6/14/2017 as follows:

1. Drainage is adequate
2. In the matter of the driveway easement, the driveway is owned by Mr. Kashani and the easement was granted to the lumber yard so they would have access to the back of the building. Nothing is being done with respect to that driveway.
3. No new soil borings were done as this is a problematic site for water. The site has been reviewed by H2M in the past, going back to the 1990's and earlier. There are currently five drywells on the property. Two are being removed and a new well to be installed to take up the capacity of the two wells being lost.

4. The plan shows parking stalls that are on the portion zoned as Residence B. This was permitted by the Zoning Board of Appeals resolution on case #2189, dated 9-10-1998 which established the area as a “make ready” zone and storage area for cars. The proposed use of this area for retail space is of lesser use, and one more appropriate to the area as it is now.
5. The fenced in area listed as asphalt parking located in the northwest corner of the site is also in Residence B. This is also addressed by the Zoning Board of Appeals resolution. They do not intend to use this area at the present time.

Chairman Fuller asked who is using the parking in the adjacent area. Mr. Bloom replied that the parking is mostly for the lumberyard. Mr. Kashani stated that the on site parking is currently being used by Tower Ford. Member Knauer remarked that there is a workshop in the building along with the dry cleaners. Mr. Bloom explained that the project requires architectural review as they are going to have a new façade for the entire area. It will all be for retail use. This was confirmed by the owner. Chairman Fuller asked about the lease for the existing dry cleaner and Mr. Kashani replied that the dry cleaner has ten years left on his lease.

Mr. Bloom summarized the application thusly:

- The applicant is requesting site plan review
- He is requesting the parking stalls be striped and appropriately marked
- He is requesting permission to install a new drywell
- He is requesting to return to the Board of Trustees for architectural review.

Chairman Fuller asked if any trees will be removed in conjunction with this project. No trees are being removed. The chairman asked the Village Engineer if all issues in his evaluation had been addressed. Mr. Sioss replied they had.

Chairman Fuller asked if any board members had questions. Member Karwal asked about a specific tree shown in a photo provided by Mr. Bloom. Mr. Bloom replied that the photo was old and the tree in the photo was no longer there.

Chairman Fuller asked if any members of the public wished to speak. No one wished to speak.

Chairman Fuller then proposed the following resolution:

WHEREAS, an application has been made to the Planning Board of the Village of Great Neck by Hooshang Nejathaim, architect, on behalf of the owner, Yaghoob Farzan Kashani, for approval of an addition of a 1675 square foot retail store to existing 2704 retail space, in the Mixed Use district of the Village of Great Neck, also known as Section 2, Blk. 181, Lots 214, 216, 236 on the Nassau County Land and Tax Map; and

WHEREAS, this Board has considered the application and the site plan and the revisions thereto, and all statements and data submitted to the board with respect to them; and

WHEREAS, the proposed action is classified as a Type II Action for purposes of the State Environmental Quality Review Act, and its implementing regulations (SEQRA), and, accordingly, no further environmental review is required; and

WHEREAS, the members of this Board have inspected the property and the surrounding area;
and

WHEREAS, this Board has duly conducted a hearing with respect to said application at which all parties interested in speaking with respect to the application were given an opportunity to be heard; and

WHEREAS, the Board reviewed and considered the following plans and materials in connection with the application:

1. An architectural survey of Section 2, Blk. 181, Lots 214, 216, 236 prepared by Leonard J. Strandberg and Associates, Consulting Engineers and Land Surveyors P.C., 32 Smith Street, Freeport, NY 11520, dated 1-13-17
2. An application for Site Plan Review, Dated 5-02-17
3. A Short Environmental Assessment Form dated 5-02-17
4. The following plans prepared by AL_M Design and Development, 9 Helmsley Lane, Great Neck NY 11023 with a date of 1-19-17:
 - a. Drawing number A-001-00, Plot Plan & Zoning Analysis, General Notes, dated 1/19/17
 - b. Drawing number A-002-00, First Floor Plan and Legend, dated 1/19/17
 - c. Drawing number A-003-00, Front & Rear Elevation & Wall Legend, dated 1/19/17
 - d. Drawing number A-004-00, Section A-A, Section B-B Details. Dated 1/19/17

WHEREUPON, on motion by Member Knauer, seconded by Member Karwal, the foregoing resolution was adopted by a vote of 5 to 0 of the Planning Board members taken at a regular meeting of the Planning Board on July 20, 2017.

Voting

Michael Fuller, Chairman:	Aye
Aron Goykadosh:	Aye
Meera Karwal:	Aye
Fred Knauer:	Aye
Samuel Saidian:	Absent
Calvin Wong:	Aye

Chairman Fuller motioned to approve the minutes from the Planning Board meeting held on June 15, 2017. The motion was seconded by Member Knauer and approved by all board members present.

The meeting was adjourned at 8:00 pm.