

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, SEPTEMBER 14, 2017

PRESENT: MICHAEL FULLER, CHAIRMAN
FRED KNAUER, MEMBER
SAM SAIDIAN, MEMBER

ALSO PRESENT: PHILIP BUTLER, VILLAGE ATTORNEY
DON SIOSS, VILLAGE ENGINEER
JOANNE RECCA, SECRETARY

Chairman Fuller opened the meeting at 7:35 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. Chairman Fuller made a motion to grant the adjournment. The motion was seconded by Member Knauer. The motion was passed by a vote of 3-0.

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. The application had been approved in the July Planning Board meeting on the condition that the revised plans met the zoning requirements of the Great Neck Village Code and were approved by the Building Superintendent. Upon review, the Building Superintendent found an issue with front lot coverage. The issue was addressed with revised plans. Member Knauer made a motion to pass the amended resolution. The motion was seconded by Member Saidian. The Board voted 3-0 to pass the amended resolution.

Chairman Fuller called third item on the agenda, **SP132, 3 PARK CIRCLE**, also known as **Section 1, Block 126, Lot 40** on the Nassau County Land and Tax Map. The applicant, Albert Moghaddam, representing Alen Moghaddam, architect, appeared on behalf of the owner Abraham Shaer to present a site plan for a new two story dwelling.

Chairman Fuller asked if there were plans to remove a dead tree on the right side of the property and replace the tree. Mr. Moghaddam stated that the tree would be replaced. Chariman Fuller asked if any members of the board had questions. No board members had questions.

Chairman Fuller asked if any members of the public wished to speak on this matter.

Anthony Carbone of 2 Park Circle, asked to speak. Mr. Carbone noted that the plans for the new home showed a ramp going down to a basement level garage. He stated that only one other house in the area has such a garage and was concerned about the appearance. Chairman Fuller informed Mr. Carbone that matters of aesthetics would be addressed in the meeting of the Architectural Review Committee.

Chairman Fuller then proposed the following resolution:

WHEREAS, an application has been made to the Planning Board of the Village of Great Neck by Albert Moghaddam, on behalf of the owner, Abraham Shaer, for approval for demolition of an existing single-family dwelling and construction of a new single family dwelling at # Park Circle in Residence B District in the Village of Great Neck, also known as Section 1, Blk. 126, Lots 40 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 (hereafter referred to as the "Approved Plans") in connection with the application:

1. An architectural survey of Section 1, Blk. 126, Lots 40 prepared by Neil Grange, Licensed Land Surveyor P.O. Box 893, Syosset, N.Y. dated 12-2-2016
2. An application for Site Plan Review, Dated 8-10-2017
3. A Short Environmental Assessment Form dated 8-10-2017
4. The following plans prepared by OU Architecture, 9 Helmsley Lane, Great Neck NY 11023 with a date of 1-15-2017:
 - a. Drawing number A-001-00, Plot Plan & Zoning Analysis dated 6-26-2017
 - b. Drawing number A-002-00, Foundation and First Floor Plan, dated 1-15-2017
 - c. Drawing number A-003-00, Second and Roof Floor Plan, dated 1-15-2017
 - d. Drawing number A-004-00, Section A-A, Section B-B, dated 1-15-2017
 - e. Drawing number A-005-00, Front and Rear Site Elevations, dated 1-15-17
 - f. Drawing number A-006-00, Wall Section Plumbing and Gas Riser Diagram, dated 1-15-2017
 - g. Drawing number A-007-00, Schedule Windows and Door and Legend, dated 1-15-2017
 - h. Drawing number A-008-00, Notes and Details, 1-15-2017
 - i. Drawing number A-009-00, Notes, 1-15-2017
 - j. Drawing number A-010-00, General Note, 1-15-2017

Prepared by ALEN Moghaddam., with an original date of 1-2-2017 and having a final revision date of 6-26-17.

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 B Zoning District, in which the subject property is located; and

2. The proposed demolition and construction of the 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 Alen Moghaddam is hereby **GRANTED**, subject to the following conditions:

1. The subject property at 4 Park Circle shall be improved in accordance with the Approved 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 Member Saidian, the foregoing resolution was adopted by a vote of 3 to 0 of the Planning Board members taken at a regular meeting of the Planning Board on September 14, 2017.

Voting

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

Chairman Fuller motioned to adopt the minutes from the Planning Board meeting held on July 20, 2017. The motion was seconded by Member Knauer and approved by all board members present.

The meeting was adjourned at 7:50 pm.