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VILLAGE OF GREAT NECK PLAZA
MEETING OF THE BOARD OF TRUSTEES
WEDNESDAY, MAY 17, 2023 - 7:00 P.M.

B E F O R E : HON. TED ROSEN,
MAYOR OF GREAT NECK PLAZA

A P P E A R A N C E S :

- DEPUTY MAYOR PAM MARKSHEID
- DEPUTY MAYOR LAWRENCE KATZ
- TRUSTEE MICHAEL DeLUCCIA
- TRUSTEE ALEX AU
- RICHARD GABRIELE, ESQ.,
village Counsel
- PATRICIA O'BYRNE,
Clerk-Treasurer
- RICHARD BELZITI,
Comm. of Public Works

Jennifer Sampugno, RPR
Official Court Reporter

JS

AGENDA

1		
2	<u>Public Hearings as Advertised (Cont'd or New)</u>	<u>Page</u>
3	Consider the application by JS Barstow, LLC,	7
4	ES Barstow, LLC and Elgrand Barstow, LLC for	
5	site plan approval, a conditional use permit	
6	and a permit of compliance to construct a	
7	multi-story mixed use building with 57	
8	rental units plus retail space on the property	
9	within the village located at 15 Barstow	
10	(a/k/a 16 Linden Place)(Section 2, Block 83,	
11	Lots 17, 19, 20 and 22) (New)	
12		
13	Consider a Local Law amending Chapter 114 of the	82
14	Village Code (Fire Prevention and Protection) and	
15	Chapter 185 of the Village Code (streets and	
16	sidewalks) to incorporate provisions prohibiting	
17	on public streets, sidewalks and adjacent areas	
18	certain uses which increase fire risk, impede	
19	pedestrian traffic and/or otherwise diminish	
20	the quality of life in the village (New)	
21		
22	<u>Conditional Use Permits:</u>	<u>Page</u>
23	Smile Studio, Dental Office, 1 Barstow Road (New)	84
24		
25		

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1 Noah, please come up.

2 Erica Chong and her son Kyle Chong.

3 Please turn around so everyone can see
4 the beautiful children. We are delighted that
5 you, your children participated in this program.
6 Presumably the children had a learning
7 experience, but I think the adults in the room
8 also had a learning experience, and we would
9 encourage all of our children artist to keep up
10 their artwork and to find ways to improve
11 sustainability.

12 Let's give them a big round of
13 applause. Congratulations.

14 * * * *

15 MAYOR ROSEN: Now, the next item, I
16 would like to take a moment as we do from time to
17 time in the village meetings, a moment of good
18 and welfare to recognize today, May 17th, as the
19 birthday of a long time village resident.

20 So I would like to offer on behalf of
21 the entire village a very happy birthday greeting
22 to Nancy Rosen, my wife. Happy birthday Nancy.

23 * * * *

24 MAYOR ROSEN: The first item on the
25 agenda tonight is to consider the application by

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1 JS Barstow LLC, ES Barstow, LLC and Elgrand
2 Barstow, LLC for site plan approval, a
3 conditional use permit and a permit of compliance
4 to construct a multi-story mixed use building
5 with 57 rental units plus retail space on the
6 property within the village located at 15
7 Barstow, (a/k/a 16 Linden Place) (Section 2,
8 Block 83, Lots 17, 19, 20 and 22).

9 This is on tonight for the first time
10 before us. The applicant's attorney is here.

11 Mr. Bloom, please come up and introduce
12 yourself.

13 MR. BLOOM: First if I may, Mr. Mayor,
14 there is a saying which I will probably mutilate,
15 but it goes something like, you don't want to be
16 on after children or dogs, and I thank you for
17 having the children.

18 TRUSTEE DeLUCCIA: Can you speak up and
19 can you face us?

20 MAYOR ROSEN: Just so everyone
21 understands, Mr. Bloom on behalf of his clients
22 will make a presentation. After the presentation
23 members of the Board may have questions. If you
24 do, at that time we will open the floor for
25 comments.

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1 We're going to limit comments by each
2 person speaking, whether it's for or against or
3 mutual to the application, we're going to limit
4 comments to two minutes a piece, okay.

5 I want to tell you that this matter is
6 on for the first time. There are a number of
7 hearings on this application that will take place
8 hereafter.

9 So the matter is not going to be
10 decided tonight. There is not going to be a vote
11 tonight. There is a number of procedural and
12 legal requirements that we have to address. So I
13 anticipate that this matter will be on our
14 calendar for maybe not every meeting, but for a
15 number of meetings to come. So no decision is
16 going to be made tonight.

17 Please proceed.

18 MR. BLOOM: Mr. Mayor, Paul Bloom,
19 Harris, Bloom & Archer, 445 Broadhollow Road,
20 Melville, New York appearing on behalf of
21 applicants.

22 As the notice indicated, this is 15
23 Barstow. It also has an address for Linden
24 Place, but if we can to be consistent, we will
25 continue to refer to the property as 15 Barstow,

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1 section 2, block 83, lot 17, 19, 20 and 22.

2 It is located within a business B zone
3 within the village that permits by conditional
4 use and consideration of this Board for a mixed
5 use to be built upon this property.

6 The property is in a decaying
7 situation. It has minimal rental income. It has
8 been many, many things through the years and its
9 had its interesting moments such as a roof over
10 the pool caving in on the occupants.

11 There have been numerous attempts to
12 try to revitalize this property which is actually
13 within the heart of your village. And we are
14 proposing this evening a four-story mixed use
15 building a little over 72,000 square feet. It
16 will have 57 units, 23 of them will be
17 one-bedroom units, 34 of them will be two-bedroom
18 units.

19 The retail space will consist of
20 approximately 38, 3,900 square feet. The parking
21 on site will be 110 provided for this particular
22 building.

23 Board members, those people who are
24 here this evening, we're all aware of this
25 property. I will call it an island. It is a

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1 three quarter acre, .76 acre property that is an
2 island to this extent.

3 It has Linden Place to the north,
4 Barstow to the west. It has what is referred to
5 as Eighth Street or Canterbury Street to the east
6 and yet another, quote, unquote, right-of-way,
7 and that right-of-way is the Long Island railroad
8 to our south.

9 There is nothing else around it. It in
10 fact has four front yards and that's something
11 else that we'll discuss because we don't know how
12 the village Building Department is going to
13 calculate where there is a front yard, where
14 there is a side yard, where there is a rear yard.
15 There are definitively two front yards.

16 I will say with respect to the plan
17 that we have prepared we meet those requirements
18 with respect to setbacks on those two street
19 frontages.

20 The surrounding property -- and I might
21 also point out because of its unique location, it
22 is as classic a transportation oriented property
23 as you will ever find. You are literally and I
24 was thinking about this before, I don't want to
25 kid about it, but if you're living on the third

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1 floor, if you jump far enough you'll be on the
2 train. It is that close.

3 You are right across the street from an
4 entrance to the Great Neck railroad station, Long
5 Island railroad station. You are a number of
6 steps away from what would be the bus or terminal
7 point for the bus going both the loop around
8 Great Neck, and also heading both east and west.

9 The property itself is located across
10 the street on Linden Place from two office
11 buildings. It is located to what would be the
12 northwest by a hotel. The front of -- in front
13 of it to the west is a parking lot and the train
14 station. Behind us is the, I believe, the park
15 district's parking lot, again, for commuters.

16 This project has gone through numerous
17 modifications and changes through the years. I
18 agree with you, this is our first formal meeting
19 with an application filed, and we are prepared to
20 go forward through those numerous meetings and
21 months that are ahead of you with respect to
22 providing to this Board that which it needs to
23 feel comfortable to grant what we are asking for.

24 It is a conditional use pursuant to
25 section 22563 of the code, and we will

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1 definitively for some items also require Zoning
2 Board variances to be granted.

3 I truly cannot say this evening what
4 those variances might be. It might relate to the
5 height of the building. It might relate to the
6 setbacks of the building. And I'm not talking
7 about the setbacks on the upper floors, I'm
8 talking about the front yard, side yard and rear
9 yard setbacks. We don't know because we don't
10 know how the Building Department is going to view
11 this.

12 We may need an FAR variance. Again, do
13 not understand at this point how the Building
14 Department is going to review and comment upon
15 these items, but it should be noted that what we
16 are proposing complies more closely to what the
17 code requires than those things that will require
18 variances.

19 The size of the units as prescribed on
20 the code are totally in conformance. The lot
21 coverage is under less than the maximum lot
22 coverage that we are permitted to have.

23 There are setbacks not only on the
24 fourth floor setback which is anywhere between 12
25 and 16 feet set back from the streets, but there

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1 are also setbacks in the lower floors of the
2 building.

3 And so we heard the comments of the
4 community when we were here on informal meetings
5 and talking about how this is going to be too
6 much bulk, it looks too big, et cetera, and so we
7 addressed that.

8 In fact, we are complying with not only
9 the setback of the floors of the building, but we
10 are also with respect to the architecture, with
11 respect to facades, breaks, articulation of the
12 units themselves, each one so that there's not a
13 flat plain that you're looking at at any portion
14 of this building.

15 And then of course there are setbacks
16 that I noted not only on the fourth floor which
17 has a very large setback, but that's a setback
18 from setbacks.

19 And you'll see on the plan if you
20 haven't looked at it, we do have some renderings
21 that what in fact we are proposing complies if we
22 were to have a scale, more on what is required
23 under the code than those things which are not.

24 I'll get into the other unique aspects
25 and the difficulties in trying to develop this

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1 site, but at this point I would like to have our
2 architect who has some renderings to show give a
3 brief overview of the building itself has been
4 designed and what they have done to try to
5 respond to those comments that were made in prior
6 non-official, informal hearings or I should say
7 meetings that were here.

8 The one item I do want to leave on the
9 table before I turn it over to Dan, we are
10 providing not only a hundred percent parking
11 on-site, we actually have been able to squeeze
12 out an extra one. So we exceed the parking
13 requirements.

14 One of the variances that we may
15 require does not include parking. We are parking
16 on-site for the entire building, both the retail
17 portion of the building and the residential
18 portion of the building based upon what is
19 required under the village code.

20 Dan, if you could come up and identify
21 yourself.

22 MR. SCHIC: Last name is Schic,
23 S-C-H-I-C. First name is Dan. I am partner at
24 Manhattan Bay Office called C3D Architecture. We
25 have already done 15 Bond Street in Great Neck,

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1 so if you have experienced that.

2 we did speak on the phone during Covid
3 explaining this. So should I turn the renderings
4 to you first?

5 This view is really looking down Linden
6 towards Barstow. As you can see we tried to
7 listen to the trustees and their comments. The
8 comments was that the building was too tall. So
9 we really show the adjacent on the other side and
10 you can really compare, these buildings are
11 matching in height. We really tried to match it
12 in height.

13 As you can see this is really one, two,
14 three, four-story building with a setback. So if
15 you walk down the street you don't really see
16 this at all. This is realtime picture in the
17 sense of scale.

18 So if you have a person walking on the
19 street, this is what you would see really. This
20 is --

21 MAYOR ROSEN: Please, if you cannot see
22 it we will adjust it, but please no calling out.

23 MR. SCHIC: This is looking down Linden
24 towards the train station. So the entrance to
25 the building would be on the side street and you

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1 would have a parking entrance from this side and
2 from Barstow as well. Two entrances to the
3 garage.

4 Do you understand had where this
5 building is now? I don't know where the hotel
6 is.

7 MAYOR ROSEN: This is looking from the
8 lot down towards Barstow Road, right?

9 DEPUTY MAYOR KATZ: It's looking west.

10 MR. SCHIC: Yes. Let me just say a
11 couple of things. The original -- we are the
12 original architects for 15 Bond Street. We were
13 advised by the ownership and by the other people
14 and the lawyers obviously that city of -- village
15 of Great Neck and people in Great Neck really
16 like the finish there. And the finish which we
17 are using there is Portuguese limestone. It has
18 this very nice color, it looks smooth and
19 therefore we use the same finish on this
20 building.

21 It's two inches thick Portuguese
22 limestone, natural stone, very expensive. It's
23 been hung with special stainless steel anchors.
24 It's called air facade where the air goes behind
25 it and as you can see, it's semi-classical, it's

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1 not modern at all.

2 style is not modern, but it has some
3 modern features as well. Like the size of the
4 windows, the type of the windows has reflective
5 glass. The frames are darker frames. That would
6 be one view.

7 Let me go to another view. This is
8 looking at the opposite way. This is looking
9 from Barstow towards Linden. Last time we were
10 standing here looking this way, now they are
11 looking on the opposite side.

12 You can see the size of the building.
13 The train station is right here. I mean it's
14 self-explanatory. It's very uniform facade.
15 Consists of these columns, and we have also
16 recesses to make a shadow on the facade so it's
17 semi-classical building. I think it could be
18 really nice addition to the village of Great
19 Neck.

20 Now this is looking -- there is an
21 overpass over the train right here. This would
22 be one entrance to the garage of Barstow. This
23 would be commercial space here which could be any
24 type of views. It could be drinking coffee. And
25 this part of the retail space really goes into

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1 the garage as well, but this is double height.

2 we do have sections, we have elevations
3 in the package as well, but this shows you the
4 idea of what it is.

5 MR. BELZITI: The Board doesn't have
6 that photo. It wasn't in the packet that you
7 gave.

8 MR. SCHIC: So the bridge is right
9 there of the train. This would be the entrance
10 to the garage, that's where the retail space is.
11 These are adjacent buildings. We are matching
12 the heights of the adjacent buildings. We did
13 decrease the height from previous application.

14 MAYOR ROSEN: Please no interruptions,
15 no questions. People will have a chance to
16 speak.

17 MR. SCHIC: This is unique site where
18 the site drops tremendously. This is not
19 considered a story, this is considered cellar,
20 believe it or not. So you really count it from
21 here.

22 This is really frontal view. I don't
23 know if you have this one.

24 MAYOR ROSEN: Yes -- no.

25 MR. SCHIC: It's very similar to the

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1 other one and shows from the front how the
2 building would look like.

3 As you can see Linden, it's almost I
4 think 15 feet taller than this point. We are
5 just taking advantage of the site and we are
6 creating -- this is not additional floor, it's
7 really garage. We do have entrance to garage
8 from the other side as well.

9 We have tremendous number of parking
10 spots here so we split the garage in two. Also
11 save timing of when people go in and out. I mean
12 this facade is self-explanatory. I really don't
13 have too much to say about it. As you can see we
14 have these recesses, we have these extra bend
15 here to create additional shadow.

16 windows are thermal windows as required
17 by energy code. They are reflective. I don't
18 know if you've seen 15 Bond. It's very similar
19 to 15 Bond. So overall I think this building is
20 actually looks very similar to 15 Bond.

21 MR. BLOOM: Thank you, Dan.

22 As indicated, this is a unique parcel
23 of land within the village for many reasons. One
24 of them Dan just pointed out there is an
25 elevation differential when you are on Barstow

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1 from what would be the north corner at the corner
2 of Linden as it goes to the railroad tracks.

3 There's a 15-foot differential in
4 elevation. More so there is a 20-foot elevation
5 differential from what is the extension of
6 Canterbury, Eighth Street as you go in a westerly
7 direction to Barstow.

8 our height of the building is
9 determined by the average grade. well, as it
10 turns out the average grade runs through the
11 building. It happens to be on the grade in the
12 easterly portion of the property, but because the
13 property slopes down at 20 feet differential and
14 then another 15 foot differential, the average
15 grade determination here puts the average grade
16 line.

17 You can see it on the plan, I believe
18 it's shown on the plans that you have, that goes
19 through the garage. Actually the garage which is
20 two levels is underground at Canterbury. It's
21 two levels of parking underground at Canterbury.
22 But because of the elevation differential when
23 you get to Barstow, that underground garage
24 becomes that one story in the front of the
25 building.

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1 We have only four habitable stories
2 where there are apartments that are going to be
3 located. Only four. And when you stand on
4 Canterbury or in the park district parking lot or
5 anything in that portion you're looking at a
6 four-story building, fourth floor setback.

7 When you stand on Barstow what you are
8 seeing is two underground levels which now have
9 popped out of the ground and you have the four
10 levels of habitable space right behind it.

11 The height of the building, as I said
12 there's four stories. The absolute height of the
13 building depending upon where you measure from is
14 either 43 feet which is under the 44 foot
15 maximum, but is actually at 49 feet because when
16 you put in the elevation of the average grade and
17 you measure from that point there's an extra five
18 foot differential.

19 That is one thing that we will be going
20 to the Zoning Board for a variance. It's
21 approximately a five-foot differential.

22 MR. BELZITI: Excuse me, Paul, I don't
23 want to interrupt you either. You never
24 calculated the bulkhead, I did.

25 MR. BLOOM: We did not. I'm agreeing

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1 with you.

2 MR. BELZITI: That's considered height
3 and story.

4 MR. BLOOM: The bulkhead I do not
5 believe under the code.

6 MR. BELZITI: It's definitely going to
7 be height.

8 MR. GABRIELE: Let me make a statement.
9 Because of the shape of this property, the
10 Village code specifies how the number of stories
11 are calculated and what the height is and what
12 has to be concluded in making those calculations.

13 I think what will end up happening is
14 that the Building Department and myself and
15 Mr. Bloom will be going over the regulations and
16 we'll be determining exactly -- I mean Mr. Bloom
17 has said it's 49 feet and 43 feet and four
18 stories.

19 I think the best way of proceeding is
20 that Mr. Bloom and Mr. Belziti and myself will
21 sit down and make a calculation under the code as
22 to what the height and number of stories are of
23 the building, and hopefully we can come to some
24 consensus.

25 The only really importance of that is

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1 to determine what variances this building might
2 need if it's approved from the Zoning Department.
3 It's not going to affect what you see. So it
4 seems to be unproductive at this point to get
5 into a discussion of how we calculate the height
6 and how we calculate the number of stories
7 because that's going to depend on a technical
8 reading of the code.

9 what's important right now is whether
10 it's four stories in the back and six stories in
11 the front or five stories in the back and seven
12 stories in the front is that you get a picture of
13 physically of what you will see regardless of how
14 it's characterized in terms of the number of
15 stories or feet.

16 MR. BLOOM: Thank you, I appreciate
17 that.

18 with respect to the building itself, it
19 is well within the character of where the
20 building is sited. It is sited next to two --
21 across the street from two office buildings. It
22 is sited diagonally across the street from a
23 hotel. It is sited to an apartment building
24 which is on the south side of that. I think it's
25 36 South Station Road.

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1 The elevation, let's put aside whether
2 it's 49 feet, 70 feet, whatever. The elevation
3 to the top of the roof is at elevation 168.
4 That's to the top of the roof.

5 The average height of the three
6 buildings that are immediately across the street
7 is 166, elevation 166. We're at elevation 168 to
8 the top of the roof. That's comparing apples to
9 apples.

10 If you include the property at 36 South
11 Station, the average height elevation is at 171.
12 We are under the average height based upon
13 elevation. And that's most important when you're
14 looking at this as what is the degree of variance
15 that we are proposing.

16 If I say to you that this building has
17 a height of 40 feet, but it is located nextdoor
18 and has its first floor or average grade 15 feet
19 above ours, what is the character of the
20 neighborhood? What are you saying? You're not
21 seeing the stories and number of -- height of
22 that building in absolute numbers, you're looking
23 at what does that roof look like to that roof.
24 Let's compare apples to apples.

25 So we are well within the height that

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1 is prescribed with respect to character of the
2 neighborhood. Not as it says under the code, but
3 within the character of the neighborhood.

4 We have behind us a parking lot. There
5 is no impact whatsoever. You want to shadow
6 study, we'll show you whether or not there is a
7 shadow that goes on the cars that are parked
8 there for eight hours during the day. We'll show
9 you the shadows as it affects the other
10 properties around us and you will see that in
11 fact that shadow study is going to show that
12 there is no perceivable impact, negative impact
13 as a result of the height of the building because
14 the buildings surrounding us are either -- or I
15 should say the properties surrounding us are
16 either open lots with cars parked in them or
17 buildings of similar height or in some cases
18 significantly more height than ours.

19 So with that I will finish what I'm
20 presenting now, answer any questions that the
21 Board may have of me and ask the Board to move
22 the process forward.

23 I look forward to having the meeting
24 with Richard and Richard so that we can actually
25 hone in and identify the issues that will not be

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1 decided by this point, but will be decided by the
2 Zoning Board.

3 This Board in granting the conditional
4 use that we are asking for must take into the
5 consideration things such as height as it relates
6 to what approvals this Board will grant. So it's
7 not that we're going to say, hey, let's hide and
8 not look at these height issues or the impacts
9 that this Board must hear as part of your own
10 code.

11 Whether or not the Zoning Board at some
12 point in time will grant the variances that we
13 are asking for, that's only to be seen, but we
14 have to hone in. And I appreciate the
15 recommendation that we have this conversation so
16 that this Board will be able to have what will be
17 a consensus of what we are asking for in terms of
18 things that do not conform to the code and what
19 you should be considering which is part of the
20 code as you grant the relief that we are seeking
21 here.

22 You do have the ability to grant a
23 conditional use for four stories which is what
24 we're asking for. It does say there that it
25 should have setbacks in your code, and so we

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1 followed that requirement.

2 And it also puts a height limitation as
3 far as I'm concerned, and I understand your code,
4 to the roof deck of 44 feet. We exceed the
5 44 feet which is measured from the average grade.

6 We believe that because of the unique
7 circumstances associated with this property with
8 the elevation differential of 15 feet in one
9 direction and 20 feet in another direction, that
10 what we're asking for this Board to consider and
11 what we will be asking the Zoning Board to
12 consider is very reasonable in terms of the
13 amount of difference between what the code
14 provides for and what we are asking for.

15 I thank you for your attention.

16 MAYOR ROSEN: Thank you, Mr. Bloom. At
17 this point I will ask my colleagues on the Board
18 if they have any questions to ask Mr. Bloom or
19 the architect.

20 DEPUTY MAYOR MARKSHEID: Thank you,
21 Mr. Bloom for your presentation and thank you all
22 for coming out today. We appreciate hearing from
23 you in a short time as well.

24 So, Linden is a one-way street and my
25 concern is that when we have all of this excess

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1 additional traffic on Linden and they will be
2 turning in front of 15 Canterbury Road which is
3 an apartment building, and that is the only way
4 they can go because at the end of that street if
5 they didn't make that left turn they would be
6 going into the parking lot of the park district
7 which you are not allowed, it is not a through
8 street, you are not allowed to do that.

9 MR. BLOOM: Don't tell anybody I do
10 that all the time.

11 DEPUTY MAYOR MARKSHEID: That's one of
12 my concerns. My concern is Linden being one way,
13 all these cars that are parking in the second
14 garage in the back will be going down Linden,
15 swinging into that driveway and parking there.
16 Visitors or other people might be going down
17 Linden, turning in front of 15 Canterbury and
18 creating a problem for the people who live at
19 Canterbury. That's my first concern.

20 My second concern if you don't mind my
21 giving you both and then you can address them is,
22 we've had a building come in front of us before
23 that said that they were going to be putting in
24 some stores in the front. They promised us they
25 had a signed contract with that person and as it

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1 turned out it didn't happen so it wasn't stores
2 that people could use it was a business that went
3 into that building. This is on Grace Avenue.

4 So it was very deceptive to us to tell
5 us one thing and to do another one. What
6 guarantee do you have that that retail space will
7 be used or utilized by stores or coffee shops or
8 whatever that actually will be there with
9 contracts signed to move in once this building is
10 built?

11 Take whichever question you want first.

12 MR. BLOOM: I will take your last
13 question and the answer there is, we have 35 --
14 4,000 square feet of retail space. The financial
15 of program that has been prepared takes into
16 consideration rental income from that retail
17 space.

18 Can I tell you today who it is? Do we
19 have leases? This is our first meeting and as
20 I've just been reminded since we've been through
21 something like this before there's going to be
22 months of meetings such as this.

23 Once it is approved then there is going
24 to be months of period of time when the plans,
25 engineered plans are going to be approved, and

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1 then there will be construction to begin.

2 The building is not going to be built
3 overnight. There's going to be another 18 months
4 plus or minus for the building to be built.

5 I think we're a little premature. If
6 you're asking whether or not ultimately as a
7 condition of the approval that in fact these
8 stores must be rented as, quote, unquote, retail
9 space, I can say to you that every effort,
10 financial effort on the part of the owners is to
11 have that space occupied.

12 It may be occupied as a gym and that
13 gym may be ultimately open to the public, but
14 with special consideration with respect to fees
15 for the residents as an amenity to the residents.

16 You have a gym there. I think you
17 still have a gym there. I'm not sure what they
18 are doing there. You've got a couple of doctors.
19 I think they may still be there. Then again I
20 don't even know that. It's a dying building. It
21 is to our advantage to have that space occupied.

22 The benefit of having this retail space
23 in that location is that you have a lot of foot
24 traffic. Retail relies on foot traffic. And I
25 notice, I keep putting the foot traffic and the

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1 foot in the front. You say traffic and all of a
2 sudden people are looking at 70 cars that are
3 coming down the street at one time.

4 How you have a viable downtown, and I
5 say to you as much difficulty as everybody is
6 having, especially this village being in what is
7 the retail section of the entire peninsula of
8 trying to keep and maintain tenants is going to
9 be an issue and a problem.

10 what we're seeing now, and I'm sure
11 you're seeing it, it services businesses that are
12 going to come in. You're not going to find too
13 many dress stores or electronic stores where I
14 can go on the internet and buy that and get it
15 the next day. It's I think a matter of the past.

16 And so we will be looking for suitable
17 tenants. But isn't it a great situation to say
18 to a protective tenant, you're across the street
19 from the railroad? Every day thousands of people
20 come and go on the railroad.

21 By the way, if you have a store there
22 that will sell milk, bread or whatever and
23 somebody can go quickly run in there, a coffee
24 shop, but it's going to be a service type of
25 operation, at least in my opinion.

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1 If somebody comes in and says they want
2 to open a branch of Macy's in our 4,000 square
3 foot building, we'll take their money very, very
4 quickly.

5 The answer to your question is, I
6 cannot tell you. We will be willing to accept a
7 condition that in fact the retail space has to be
8 used for retail purposes. And I don't know if
9 that answers your question, the second question.

10 DEPUTY MAYOR MARKSHEID: I appreciate
11 your answer, however unfortunately we do have
12 some downtown stores that are empty. So I know
13 you would make every attempt to rent it, but we
14 hired an advocate to go out there and bring in
15 other stores and there are some that are across
16 the street from the railroad as we speak. So
17 that is a benefit being near the railroad, but
18 it's not a guarantee. That might be one of the
19 conditions. It's something that the Board
20 certainly will consider.

21 I thought your building does have
22 amenities. It does not intend to have a gym in
23 it right now?

24 MR. BLOOM: well, the gym that you will
25 have in a building such as this is going to be in

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1 a limited space in terms of square footage.
2 Having a large gym such as something close to
3 3,000 plus square feet or even 2,500 square foot
4 gym is something that we would be looking at as
5 being a backup to it, with, like I say, in a
6 lease with that operator saying if in fact they
7 are a tenant of the building they can get X
8 percent reduction in joining the gym. There's
9 just so much equipment you can put in a small
10 building gym as an amenity.

11 You have a large gym in a large space
12 then you have the ability to put in more
13 equipment and have greater occupancy. I'm not
14 telling you that is what it is, but those are the
15 thought processes that we have been going
16 through.

17 What are we going to do with this
18 space, being very conscious of the fact that
19 there are empty stores up and down Middle Neck
20 Road.

21 I will say that there are fewer on a
22 percentage basis empty stores in the Village of
23 Great Neck Plaza than there are as you go north
24 into the other villages. And there are many more
25 unoccupied spaces. Some of them will never be

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1 occupied again. They're too far up on the
2 peninsula. They've got to be destination points,
3 not something that you drive by and say, oh gee
4 wiz, I think I ought to stop here before I go
5 home.

6 The village has been very proactive in
7 doing what you have been doing over the past I
8 don't know how many years in trying to reach out
9 and assist people, the owners, in finding tenants
10 for their locations. I'm a little cynical
11 because when I take a look at it I see a
12 turnover, a significant turnover --

13 MAYOR ROSEN: Can I ask you, Paul, to
14 go on to the other question, the traffic.

15 MR. BLOOM: The traffic, yes. Linden
16 is one direction one way and it goes in an
17 eastern direction. If you know the property now,
18 there's a curb cut on Barstow. There are curb
19 cuts in the back at Canterbury entrance. We
20 intend to use those existing curb cuts.

21 As was mentioned by Dan there is an
22 entrance to a garage on Barstow and there's an
23 entrance to a garage from the Canterbury. And so
24 what we are providing for is splitting the
25 traffic created by this building in those that

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1 are going to be entering and exiting on Barstow
2 and those that will be entering and exiting on --
3 Dan, just one question. Is it 50/50?

4 MR. SCHIC: Almost, yes.

5 MR. BLOOM: What you are doing is
6 you're taking the hundred spaces that we are
7 providing, and 50 of those hundred is going to be
8 utilizing the entrance on Barstow. That
9 immediately for a building of this size and the
10 number of stalls cuts your impart of the traffic
11 in half.

12 Don't take my word for it. You will be
13 provided with a traffic and parking study.

14 TRUSTEE DeLUCCIA: I have a question.
15 Barstow, did you say there is going to be an
16 entrance to the parking garage on Barstow? Where
17 is it on Barstow, the parking entrance?

18 MR. BLOOM: It is at the south end of
19 the building.

20 DEPUTY MAYOR MARKSHEID: Next to the
21 retail.

22 DEPUTY MAYOR KATZ: There is a little
23 parking lot there right now.

24 MR. BLOOM: That is correct. That is
25 where it will be located.

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1 TRUSTEE DeLUCCIA: This is a very high
2 traffic area with the bridge and the roundabout
3 and just high traffic area. That is a concern
4 that I have and especially if people are pulling
5 in and out of Barstow, the retail space is going
6 to be facing Barstow.

7 MR. BLOOM: That is correct.

8 TRUSTEE DeLUCCIA: Where is the retail?
9 You said there is enough parking for retail. Are
10 there going to be any outside spots?

11 MR. BLOOM: Designated inside spots --

12 TRUSTEE DeLUCCIA: So if you are going
13 to open up a coffee shop people are going to have
14 to go into the garage or if they are going to
15 pick up something or if it's a convenience store
16 they are going to have to go into the garage and
17 go upstairs to get into the store.

18 MR. BLOOM: Actually they don't have to
19 go upstairs, it's on that same level. And there
20 are designated stalls which are calculated in the
21 parking requirements that are associated with the
22 retail space.

23 TRUSTEE DeLUCCIA: So is there going to
24 be a lock on the garage or is it going to open up
25 when anybody pulls in?

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1 MR. BLOOM: I don't -- at this point I
2 don't think that's been determined, but obviously
3 on a practical basis if in fact those stores are
4 for retail they have to be accessible.

5 DEPUTY MAYOR MARKSHEID: Can we go
6 back -- are you done, Mike?

7 TRUSTEE DeLUCCIA: Yes.

8 DEPUTY MAYOR MARKSHEID: I looked at
9 the plans that we got a month and-a-half ago and
10 I was looking at the parking stalls that were
11 designated, and a great many of them, I don't
12 know if it's half, but a great many of them are
13 designated for small cars.

14 If you look at the picture you have
15 some slots for regular cars, B and then you have
16 A or C that is for small cars.

17 Have you driven in Great Neck lately?
18 People do not have small cars. Everybody has
19 SUVs or normal cars and I'm a little bit
20 concerned that the drawing does not really
21 represent the reality of what type of cars are
22 going to be coming into that building.

23 MR. BLOOM: I believe and I could be
24 wrong on this, and so I am going to make a
25 statement. I believe that the allocations of the

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1 size of stalls is provided for in the code. And
2 so if in fact the code says you can have X number
3 of compact stalls and Y number of full size
4 stalls, what the parking plan provides for is
5 what your code asks us to do.

6 DEPUTY MAYOR MARKSHEID: That's
7 something that we will have to look in the code
8 for.

9 MR. BELZITI: When I briefly looked
10 over it they satisfied the building and that was
11 even -- I don't remember how many compact cars
12 you had, but I think it's in the code too. I
13 didn't review. It's a lot to review, but the
14 specifics we will get into.

15 MAYOR ROSEN: Other questions from
16 members of the Board?

17 MR. GABRIELE: Kind of related to Pam's
18 question. In making your parking calculations,
19 the number of spaces that are required for
20 residential units are specific, they're pretty
21 clear, but the number of spaces that are required
22 for retail uses may vary depending on the retail
23 use, if it's a place of public assembly versus if
24 it's a clothing cloth stores versus some other
25 use.

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1 Do you know how you made that
2 calculation?

3 MR. BLOOM: I believe it was done on
4 the basis of retail, not for public assembly.

5 MAYOR ROSEN: Was there any variation
6 in the type of retail?

7 MR. BELZITI: I don't know what the --

8 MR. GABRIELE: Coffee shop or
9 restaurant.

10 MR. BELZITI: Retail might be one with
11 200, a restaurant might be one with 250 or vice
12 versa, I didn't really get into that.

13 MR. GABRIELE: But a restaurant or a
14 coffee shop would be a place of public assembly.

15 MR. BELZITI: Yes.

16 MR. GABRIELE: That might be higher.

17 MR. BELZITI: Only if our code calls
18 out for it, but yes, our code would have to say
19 restaurant.

20 MR. GABRIELE: If it only says place of
21 public assembly.

22 You had represented that the number of
23 spots satisfied the code, but again depending on
24 exactly what kind of retail use goes in, there
25 may or may not.

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1 MR. BLOOM: It may or may not. And
2 there is definitively a difference between the
3 parking requirements for a sitdown restaurant as
4 it is for a takeout restaurant. And so we are
5 going to be guided by that which we are
6 requesting.

7 And so, yes, it may limit the scope of
8 the types of retail that we will be able to
9 provide for, but, again, we are bound by the
10 code.

11 MAYOR ROSEN: Any other questions from
12 the Board?

13 DEPUTY MAYOR KATZ: Just to add for the
14 parking and the retail. I mean practically
15 speaking nobody is driving into a garage. No one
16 is going to go into a garage to get a cup of
17 coffee. They'll find parking elsewhere on the
18 street.

19 So I think it is important to take into
20 account as we go through this, as we go through
21 the approval process what the practical
22 implications are with regard to compact cars
23 versus large cars. I understand what the code
24 says, but I think we need to think about that.

25 MR. BLOOM: I'm not going to argue with

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1 you. I think you are absolutely correct.

2 MAYOR ROSEN: Are you able to tell us
3 as we sit here tonight, I think you said you had
4 110 spaces.

5 MR. BLOOM: No, I think we have 101.

6 MR. SCHIC: It's listed there.

7 MR. BELZITI: 109 I think you said.

8 MR. BLOOM: Based upon the parking
9 calculations under the code with respect to each
10 unit, be it a one one-bedroom or two-bedroom and
11 also for retail, I believe that we are required
12 to have a hundred.

13 MR. BELZITI: No, you were required to
14 have 109 and you have 110.

15 MAYOR ROSEN: That's what I thought.

16 How many, if you are able to tell us,
17 of the 110 spaces are based upon anticipated
18 retail use versus anticipated residential use?

19 MR. BLOOM: I think it's broken down on
20 the plan.

21 MR. SCHIC: It's listed on the plan.

22 MR. BLOOM: On the zoning analysis.

23 So, yes, I'm seeing it's 110. I stand corrected.
24 The retail is four per one thousand square feet,
25 15 spots.

Proceedings

1 MAYOR ROSEN: And the rest is
2 residential?

3 MR. BLOOM: The residential is 94.

4 MAYOR ROSEN: Members of the Board, any
5 other questions, comments?

6 At this time I'm going to open up the
7 floor for public comment.

8 Please put your hands down. Let me
9 explain the rules. When you speak I am going to
10 ask you to please stand, please address the
11 Board. We do not allow for cross discussion
12 between members of the public. Everything is
13 directed towards us.

14 Please identify yourself, your name and
15 address. And as I said before, because of the
16 number of people that we have here tonight we are
17 going to limit each person to two minutes.

18 At the end of two minutes, if people
19 approach that, I am going to ask our village
20 clerk to keep time.

21 Again, we're not going to have people
22 speak a second time until at least everybody gets
23 a chance to speak the first time.

24 MR. GABRIELE: Ted, can I say
25 something. I just want to emphasize again that

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1 there are going to be a lot of hearings related
2 to this application.

3 Even after this Board gets done with
4 what it gets done there is going to be a process
5 in front of the Zoning Board. And while it's in
6 front of this Board we're going to be conducting
7 an environmental review of the project as well.

8 So that's going to involve, as
9 Mr. Bloom acknowledged, getting a traffic study,
10 getting parking study and analysis, possibly
11 getting shadow study. So all of that is going to
12 be done before any decision is reached.

13 So it's important for the Board to hear
14 what your concerns are and what your comments
15 are, but this is only the very beginning of the
16 process.

17 MAYOR ROSEN: Okay, this lady over
18 here, please stand and tell us your name.

19 MS. DOMOFF: My name is Betsy Domoff,
20 D-O-M-O-F-F.

21 I have two comments, one specific the
22 other general. First comment concerns
23 buttresses, what Michael DeLuccia said concerning
24 the garage exit on Barstow Place. I think it's
25 poorly cited. It's right on the overpass.

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1 There's traffic whizzing around there all the
2 time coming around from the hotel and coming up
3 from the roundabout, and plus there are cars
4 stopping letting people off, getting people in
5 from the railroad tracks. Very, very poor
6 citing.

7 My second comment is general. The
8 village of Great Neck Plaza is the most densely
9 populated village in all of New York State. Why
10 are we even considering another apartment
11 building?

12 There are two more apartment buildings
13 under construction uptown, and a third one being
14 planned across the street from the square. Do we
15 really need another apartment building when there
16 are vacant apartments that are begging in
17 existing buildings. Thank you.

18 That was less than two minutes.

19 MAYOR ROSEN: Yes, it was. Thank you.

20 MS. GOLDFARB: Ruth Goldfarb,
21 G-O-L-D-F-A-R-B, 16 Canterbury Road. I address
22 this to the Board.

23 I am incredibly concerned about the
24 amount of traffic that will come on to Canterbury
25 Road and it's not even my section of Canterbury

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1 Road but it is between Linden Place and Grace
2 avenue. The traffic whizzes the wrong way now.

3 It is incredible to even ponder what it
4 will be like when there is more traffic there
5 because people unfortunately choose not to pay
6 attention to the laws as they are currently
7 stated.

8 Number two, I am wondering about the
9 green nature of this building. Is there a solar
10 panel roof? Is there anything that it's going to
11 be a lead building. What is its impact going to
12 be on the surrounding environment in terms of the
13 output of dirty air?

14 Next, those of us who live in this area
15 already subject to lots of flooding whenever it
16 rains because of how the streets are constructed.
17 I am wondering what plans you are making, I
18 address this to the board, what plans are being
19 made in order to deal with the flooding issues
20 given that this is on a hill? Although some of
21 the pictures do not seem to indicate that there
22 is a very steep hill there, so thank you.

23 MAYOR ROSEN: Thank you.

24 Yes, sir?

25 MR. WITTEN: Matt Witten, W-I-T-T-E-N,

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1 8 Barstow Road. Just two points.
2 Transit-oriented development would be great but
3 ridership on the LIRR is significantly less than
4 it was pre-pandemic, so we are going to have a
5 lot of cars. It is already the most congested
6 area of the village of Great Neck Plaza. And if
7 you've ever tried to get down South Station
8 Plaza, I live right there or get down North
9 Welwyn Road or the overpass on Barstow, it is
10 literal impossible. There is no enforcement.

11 As far as the retail space, people are
12 going to double park to run in and run out.

13 And the second point I make, if
14 Mr. Bloom had done his homework he would know
15 that the wychwood predates the zoning that's why
16 our building is significantly higher than the
17 rest of the buildings there. Thank you.

18 MAYOR ROSEN: Yes, this lady right
19 here.

20 MS. WINER: Rebecca Winer, W-I-N-E-R,
21 46 Grace Avenue.

22 I would like the Board to be aware from
23 our building we've had -- it might be the same
24 person -- who has twice been hit walking home
25 from the train to 46 Grace. And she's going

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1 around the rotary and getting off the train, and
2 cars don't look.

3 Having this new building there would
4 make things worse. And I think the Board should
5 be mindful of how many hit and runs I've
6 actually -- my car has been hit and a car pulled
7 away in the rotary. People are getting hit in
8 the rotary. I think this is going to be a
9 detriment to the community and I think the Board
10 should be looking into how many hits people,
11 humans are being hit by cars in this exact area
12 where this building is intending to be built.

13 Also I agree with the concept of having
14 a parking garage is irrelevant if there is retail
15 that people are going -- people won't go there to
16 do anything because it's a building that they
17 have to go and park. It's not going to be used.

18 So if their service is critical to the
19 building being built than -- I mean as the people
20 have already said there's empty stores in Great
21 Neck. And I think part of the problem -- I have
22 asked at different meetings where the village of
23 Great Neck allows the landlords to keep raising
24 the rent and that's why people leave all the
25 time. The renters leave because the landlords

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1 keep raising the rent and then people can't
2 afford to keep their stores.

3 MAYOR ROSEN: Yes, sir?

4 DR. REICH: I'm Dr. David Reich,
5 R-E-I-C-H. I live at 8 Barstow, the Wychwood.
6 I'm not going to reiterate everything that
7 everyone said which I agree with.

8 I'm going to just quickly address,
9 number one, do you have any idea how many
10 accidents I have personally run out of my
11 apartment to help with before the EMTs can get
12 there because the traffic is so bad that the EMTs
13 can't even get there?

14 Tom's family knows better than most.
15 They just can't get there. I have to run out and
16 help at all hours of the day and night.

17 I would like to also address, how is
18 this going to affect the nursing home and the
19 residents there? Not just one the building is
20 already built, but the entire construction time.

21 Nursing homes are built in quiet places
22 for a reason. Nursing homes are built in places
23 where ambulances can get there easily for a
24 reason. During the construction time no
25 ambulance is going to get in or out and people

Proceedings

1 are going to die. That is my biggest concern,
2 nevermind that the residents of the nursing home
3 can't get help. Thank you.

4 MAYOR ROSEN: In the back.

5 MS. MUELLER: Suzanne, S-U-Z-A-N-N-E,
6 Mueller, M-U-E-L-L-E-R. I live at 30 Grace
7 Avenue.

8 First of all, those renderings
9 completely ignored the hotel and restaurant that
10 are on the corner of North Station Plaza and
11 Barstow. Thanks to our traffic calming, quote
12 unquote, elements there, you can't get through
13 half the time because they're blocking the road
14 and they double park. So you're now going to add
15 that on the other side and create an even bigger
16 hazard. It is a recipe for disaster.

17 Frankly the building as shown in the
18 rendering looks like a motel. This does not look
19 like an elegant building of any kind. We already
20 have a monstrosity over on Grace Avenue now, we
21 don't need another one.

22 MAYOR ROSEN: All the way in the back.

23 MS. DANICO: Debbie Danico, 15
24 Canterbury.

25 where is all the traffic going to go?

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1 I am only here about six months. The reason I
2 moved here is because of the charm of Great Neck.
3 It's charming and now we're going to have -- sir,
4 maybe you can look at me. Your building is ugly.
5 Maybe you can do it to maybe like a New England
6 feel and less apartments.

7 One question. Is this affordable
8 apartments or is it co-ops? Like what type of,
9 you know, no one ever said like the rent.

10 MAYOR ROSEN: Under applicable law
11 there will be a portion of the residential units
12 that must be for affordable units.

13 Under the applicable laws a portion of
14 the -- a number of the residential units based
15 upon the number, total number of residential
16 units must be affordable housing.

17 MS. DANICO: What is the rent for
18 affordable, anywhere from \$3,000 to --

19 MAYOR ROSEN: It's a complex formula.
20 It's based on the median income on Long Island.

21 Affordable housing is something, not
22 low income housing. We have affordable housing
23 units in various places in the village and we are
24 required under the law to provide that, and the
25 applicant knows that.

Proceedings

1 I believe if they have say 50 units, I
2 believe it's five units that have to be
3 affordable.

4 MS. DANICO: All I can is it's going to
5 be a disaster. I am only here six months and I
6 have witnessed an accident a week.

7 The building is very ugly. If you are
8 going to be putting -- he is not even looking.
9 He is so rude that he has his back towards us.
10 You are the architect, you can face us.

11 MS. SANCHEZ: Eileen Sanchez, 5 Schenck
12 Avenue. First of all is the building a rental or
13 a co-op? Which is it going to be?

14 TRUSTEE DeLUCCIA: It's a rental.

15 MS. SANCHEZ: And also Mr. Bloom said
16 about removing that divider at the corner of
17 Linden and Barstow where you would go up Linden.

18 DEPUTY MAYOR MARKSHEID: No, I don't
19 think so. And they couldn't do that anyway.
20 That's ours.

21 MS. SANCHEZ: I thought he did say
22 that.

23 MAYOR ROSEN: Thank you.

24 MS. TABERNULL: I just have a question.

25 MAYOR ROSEN: Your name and address,

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1 please.

2 MS. TABERNULL: Marcia Tabernull. I
3 live at 8 Welwyn.

4 would this fulfill Governor Hochul's
5 plan that we have to have something more in the
6 way of rentals, do you know?

7 MAYOR ROSEN: The plan is proposed and
8 substantially changed. And basically it's, as I
9 understand it, this is local determination,
10 whatever we determine.

11 Yes, sir?

12 MR. FLOOD: Tom Flood, Richland
13 Management.

14 I think the issues here that we are
15 going to talk about for the next, at a minimum,
16 six months, probably 18 months are going to be
17 very standard. It's going to be about height,
18 it's going to be about bulk, it's going to be
19 about the size of the property and how it fits
20 into the community.

21 I think I've heard some
22 mischaracterizations of the community. I know
23 it's in a commercial business district. I know
24 what that means, but if you go to Canterbury, to
25 Chapel, to Barstow and you look south from those

Proceedings

1 streets, it's very different than if you stand in
2 the municipal lot and look into the building.

3 It's the same exact issue we had when
4 we were talking about the building on Bond and
5 Park Place except it's in a more densely
6 residential area than that building was. And I
7 think that's something that the Board is going to
8 have to deal with.

9 I think you are really talking about a
10 six-story facade facing the municipal lot on
11 South Station. That's the reality of it.

12 If it's four stories on the top of the
13 hill 20 feet above, then it's really a six foot
14 facing the rest of the village. It will upset me
15 when I go for my Dunkin Donuts in the morning.
16 So I think we need to look at that and see where
17 that goes.

18 I also -- there were some other things
19 I put down. There's been a lot of mystery about
20 the building and I realize that we are early in
21 the process. I think it would be helpful if the
22 village and the developer could publicize their
23 plans, publicize what they are putting out there,
24 publicize it on the web, make it accessible to
25 us.

Proceedings

1 It will make it much easier for us in
2 coming to the meeting and having a basic
3 understanding and save everybody a lot of time.
4 we'll be able to see the same things you guys are
5 seeing. We'll see the renderings. We won't be
6 coming in here at the last time hearing
7 references about documents and meetings that we
8 know nothing about. I think that will be very
9 helpful as we move forward.

10 The last thing I have a consideration
11 about is there was a lot of talk about coffee
12 shops and might be a nice retail store. In the
13 22 years that I have been working at Richland
14 here are the things that I have heard about going
15 into the site. Colbeh Catering, Shop Delight
16 Catering and, you know, I'm not sure if that is
17 really part of what's going on here.

18 I know that the village had previous
19 discussions with perhaps previous owners of the
20 site or earlier iterations of the plan to really
21 make this more of a catering location than a
22 residential building.

23 What I was expecting until two or three
24 weeks ago was that we were going to talk about a
25 catering hall with like 12 apartments up top.

Proceedings

1 Now we are talking about a massive building. And
2 I heard different numbers, maybe 4,000 square
3 feet of commercial space.

4 MAYOR ROSEN: Thank you, Tom.

5 Yes, sir?

6 MR. JIANG: Andy Jiang, JIANG, 30
7 Barstow Road.

8 So I am actually not here to speak on
9 behalf of the realtor or anybody here, but I
10 think we need to think about alternatives, right.
11 That building has been vacant. New York Sports
12 Club left the town. So the space -- they have a
13 huge vacancy over there. If we don't have that
14 vacancy, if it is occupied, whether it's real
15 estate or commercial business or not, then the
16 realtors would not even be here. The real estate
17 developer wouldn't be here.

18 I think as a community we need to start
19 thinking about what are we going to do with the
20 empty space as an alternative or else we won't be
21 sitting here having this kind of discussion. I
22 think we should take ownership on that.

23 We are serving the community who live
24 here. That's all I have to say. Let's start
25 thinking about this instead of sitting here

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1 talking about traffic.

2 we all know the issue. I think the
3 developer is going to follow the building code,
4 the housing code whether it's four floors, three
5 floors. It is all going to fit into the code no
6 matter how you look at it.

7 MAYOR ROSEN: Yes, ma'am?

8 MS. GORDON: Nina Gordon, 200 South
9 Middle Neck Road. I have a couple of questions.

10 Is the applicant the owner? Are the
11 owner and developer the same?

12 MAYOR ROSEN: Mr. Bloom, you represent
13 the owners of the proper too?

14 MR. BLOOM: The applicant and the owner
15 is the same and they have been for years.

16 MS. GORDON: If it's presently zoned
17 for commercial is that going to be one of the
18 variances that they're requesting to make it
19 residential?

20 MR. GABRIELE: It's in a business
21 district which allows primarily retail. The only
22 way that residential is allowed in a business
23 district if it's a mixed-use building which
24 contains both retail and residential, otherwise
25 it's only a commercial district.

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1 MS. GORDON: And it seems to me that
2 there are a lot of vacant apartments in the
3 village and there is a lot of opposition to this.
4 So I would just encourage you to listen to the
5 people here.

6 It seems -- you know, I agree with one
7 of the things the attorney said, that the people
8 are not shopping. We're not going to see the
9 same type of dress stores, but we do have a need
10 in this town for an entertainment venue. We have
11 a need in this town for childcare.

12 We will have a need for more schools
13 because over the years we have demolished schools
14 and people are moving in. And we see time and
15 again apartment buildings go up and people say
16 oh, but they're going to be retirees and there
17 are not going to be any children.

18 Look at the Avalon. There is a school
19 bus in front of the Avalon on East Shore Road
20 creating a traffic jam, and that was supposed to
21 be no kids.

22 I think you need to look at all of the
23 effects this will have on the infrastructure on
24 the town before you go ahead and approve it.

25 MAYOR ROSEN: Any other questions?

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1 MR. WOLF: Mark Wolf. I think I am the
2 only one here who doesn't live in the village. I
3 live at 18 Warwick Road, Great Neck.

4 I want to know if the builders have
5 enough financing to take care of this project and
6 they're not going to start asking for tax
7 abatements. I think it's a very important thing.
8 I think everybody should pay there fair taxes. I
9 do, and so that's a very important thing.

10 MAYOR ROSEN: Any other questions,
11 other comments?

12 Yes?

13 MR. HUANG: Henry Huang, H-U-A-N-G. I
14 live in 8 Barstow Road.

15 I just have a simple question myself.
16 This side is going to be near the train station,
17 so if we have a big construction there, is there
18 any damage to the railroad? I mean I don't know
19 the construction stuff, but is there any damage
20 on that?

21 MAYOR ROSEN: Any construction will be
22 done under the supervision of engineering in
23 conjunction with the Long Island Railroad people
24 and their engineers.

25 whatever happens the applicant, the

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1 construction companies will have to work with the
2 Long Island railroad to ensure that there is
3 safety.

4 Yes?

5 MS. EMANUEL: Linda Emanuel, 36
6 Barstow.

7 I walk there all the time. I just want
8 to emphasize coffee shop or any retail there,
9 it's a difficult corner with that center -- there
10 are a lot of crosses that people already make
11 there, you know. You cross to the gym and then
12 there is -- I'm not sure, there is another
13 crosswalk to that little parking under the
14 building there, and then I think there is another
15 crosswalk to get back to the hotel.

16 So there's a lot of crossing going on
17 there now. If anybody were to go into a coffee
18 shop it is just going to make the whole corner
19 worse.

20 It's dangerous now. I think you call
21 it a traffic calming or whatever it is, but we
22 won't -- we all know because I drive as well,
23 that it's awkward when you come there because
24 it's unusual to have that extra stop sign there.
25 So it's awkward now. I can't -- any coffee shop

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1 in particular or anybody crossing to go to the
2 other side there seems to me to make it even more
3 dangerous.

4 MAYOR ROSEN: Thank you.

5 Yes, ma'am?

6 MS. GREENWALD: Rachael Greenwald, 19
7 Barstow Road.

8 When we turn the clocks back in
9 November and it gets very dark and people coming
10 home on the railroad, you get very privileged
11 people who want to pick up their loved ones right
12 there, God forbid they should walk anywhere. We
13 need police people there constantly.

14 I used to have a dog, unfortunately he
15 died in September, but I would walk always by
16 there and problems constantly. This would just
17 exasperate it.

18 MAYOR ROSEN: Yes. Please tell us your
19 name.

20 MS. TRAIN: Fay Train, I live on Grace
21 Avenue.

22 I just want to make a comment that we
23 keep adding buildings, we keep adding new things
24 to Great Neck, but we don't change our street,
25 the way the streets are designed.

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1 A hundred years ago -- I wasn't there a
2 hundred years ago, but 40, 50 years ago we are
3 still going -- the roads need to accommodate
4 these new buildings, new businesses. Everything
5 is adding new things, but you have to accommodate
6 roads, accommodate schooling. Roads are number
7 one, then school, the hospitals which they are
8 building for us.

9 That's something that we need, a
10 traffic engineer who can redo these streets so
11 the traffic just doesn't build up and adds to
12 more traffic and more accidents and more
13 pollution.

14 This is I think something that needs to
15 be addressed for anybody who wants to build new
16 things and keep adding new residents. New
17 residents require roads.

18 MAYOR ROSEN: This village has had a
19 long history of addressing traffic concerns.
20 People mention traffic calming. My predecessor
21 Mayor Celender worked hard in various projects,
22 the rotary.

23 People have issues with the rotary now,
24 but those of you who remember how it was before
25 then realize it is a substantial improvement.

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1 Great Neck Road was redone largely through the
2 efforts of this village led by Mayor Celender.

3 The county will be undertaking a major
4 safety renovation of Cutter Mill Road in the
5 fall, in July.

6 I might as well give you advance
7 notice, we are going to renovate the sidewalk on
8 Barstow Road because we have to. I will tell
9 you, that's the good news. The bad news is the
10 sidewalk on Barstow Road and the roadway on
11 Barstow Road will be closed starting in July for
12 a couple of weeks. That's the way it has to be
13 done.

14 Just last week myself and my
15 colleagues, some of my colleagues in the village
16 walked around parts of the village. We are
17 working with a traffic engineer for site specific
18 improvements that he is going to be working with
19 the county on to improve traffic safety.

20 We are working with our county
21 legislator. We are going to be purchasing, I
22 believe, about a dozen speed awareness signs.
23 You have seen them in the old village. The
24 county is going to reimburse us.

25 we are also going to be purchasing

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1 flashing red stop signs to put in at certain
2 locations. Again, the county will reimburse us.

3 In a perfect world I would sit down
4 with my team of engineers and redo the roads in
5 Great Neck Plaza, but this is not a perfect
6 world. That is something that we just cannot do.
7 I appreciate what you are saying.

8 Yes, sir?

9 MR. ZIELENZIGER: My name is David
10 Zielenziger, Z-I-E-L-E-N-Z-I-G-E-R, 15 Beach
11 Road.

12 One thing that hasn't been mentioned
13 that I think the Board of Trustees needs to
14 consider, there's a funeral home right nextdoor,
15 the Riverside Nassau North Funeral Home.

16 It has absolutely no parking for people
17 who are attending funerals. So as a result a
18 hearse and certain limousines back up on North
19 Station Plaza and the mourners and others are
20 usually directed into the Long Island Railroad
21 parking lot.

22 That place isn't -- is used six days a
23 week. Let's call it permanent temporary traffic
24 jams, you see what I am getting at. It needs to
25 be considered. It's only going to add to

Proceedings

1 congestion at that site.

2 MAYOR ROSEN: Thank you.

3 MS. WOLEN: Janice Wolen, 25

4 Canterbury.

5 On the upper part of this building is
6 there going to be an open parking lot at all or
7 no?

8 TRUSTEE DeLUCCIA: All underground.

9 MS. WOLEN: So my question is, just
10 living in the community here for 20 years now,
11 every single day there is Verizon trucks, there's
12 Amazon trucks, there's gardeners. Where are your
13 people who are going to service the building?
14 Are they all going to be double-parked on that
15 little road? Where are your people? Where are
16 those trucks going to be? Anybody who orders
17 Instacart.

18 There are so many trucks and vans, so
19 where would that go? Would they all be
20 double-parked on that road?

21 MAYOR ROSEN: That is something that
22 will be addressed when we go through the traffic
23 study. That will be addressed. I don't have the
24 answer to that.

25 Any other questions?

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1 Yes, ma'am?

2 MS. WALLSMAN: Marcia Wallsman.

3 Is there going to be a restaurant in
4 this building?

5 MAYOR ROSEN: That was not decided yet.
6 The attorney just said.

7 MS. WALLSMAN: I know it could be, or
8 even a coffee shop. There's no valet parking, is
9 that correct, in our plaza?

10 MAYOR ROSEN: Well, the applicant is
11 not asking for valet parking.

12 As a matter of practice this Board does
13 not grant permission to commercial establishments
14 to engage in valet parking because we have had a
15 history of valet parking which we do not consider
16 to be in the interest of safety.

17 MS. WALLSMAN: Where would restaurant
18 consumers park?

19 MAYOR ROSEN: That is something that
20 would have to be decided in some space
21 allocated -- please no cross conversations.

22 Any other questions?

23 Anybody who hasn't spoken yet?

24 MR. KAISER: Mitchell Kaiser. I live
25 at 15 Canterbury Road.

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1 I want to emphasize also, it would be
2 nice, but the building does not look that pretty
3 at all. It's going to take away from -- 15
4 Canterbury Road is a brick building, there is a
5 building across that's brick also. It would be
6 nice if the area looked good and it seems like
7 it's not.

8 Shadows, there could be shadows on 15
9 Canterbury Road. Those pictures don't show 15
10 Canterbury Road or I would not be surprised if
11 there's going to be shadows that we will see
12 towards the south side of Canterbury Road.

13 I'm wondering how much higher it's
14 going to be compared to how it is now. I'm
15 probably going to be looking at a new
16 ugly-looking building from Canterbury Road.

17 And also just in general, the traffic.
18 Just today, I mean I know at least three people,
19 elderly people, that have gotten hit. Just this
20 morning walking at 8:30 in the morning, walking
21 on Grace Avenue and Canterbury Road towards 15
22 Canterbury Road I had a green light and the car
23 coming north had a green light and I start --
24 first of all, I start crossing and a car moving
25 east goes by the red light. Then the car that's

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1 facing me intentionally speeded up around me
2 actually.

3 MAYOR ROSEN: Thank you.

4 Gentleman in the back?

5 MR. OVED: My name Oved, O-V-E-D, from
6 15 Canterbury Road.

7 I understand it's commercial zoning. I
8 think it's a big building. I think it's going to
9 affect our property value, and I think if it's a
10 commercial zoning, why don't you allow them to do
11 commercial. If you want a few apartments on top,
12 but to build 57 units in a very, very small
13 commercial -- I think it is taking advantage of
14 the zoning.

15 MAYOR ROSEN: Any other questions?

16 MR. LENGA: Kirk, K-I-R-K, Lenga,
17 L-E-N-G-A, at 22 Canterbury Road.

18 First of all, Mr. Mayor, I want to
19 thank you for letting us all know that we are
20 going to be shut down and locked in for the next
21 six months.

22 MAYOR ROSEN: Well, it's not six
23 months. We have to repair the sidewalk and our
24 engineers and our building inspector have
25 determined that the road has to be closed down

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1 during the renovation.

2 MR. LENGA: So that same consideration
3 is going to be needed when everybody double parks
4 along that building over there because there's
5 not going to be any way to get through when you
6 build these coffee shops and these commercial
7 retail centers that the owner is planning on
8 building and adding to the site because it's
9 going to create a tremendous amount of more
10 traffic than has already been established.

11 It's going to create a lot of problems
12 for the rest of the residents in this area. I
13 just want that to be clear when he keeps his head
14 down.

15 MAYOR ROSEN: Thank you.

16 People that have not spoken yet.

17 The gentleman in the back.

18 MR. CHULA: Vincent Chula, 30 Grace
19 Avenue.

20 I think we should also consider like
21 myself, I am on a waitlist in my building and now
22 we are going to be competing.

23 MAYOR ROSEN: Waitlist for parking
24 space?

25 MR. CHULA: Yes. So now we are going

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1 to be competing with all these people, guests
2 that are going to be looking for spots as well.

3 Honestly I think if you add five more
4 people looking for a spot it's not going to work
5 out.

6 MAYOR ROSEN: A couple more comments.
7 This lady over here.

8 MS. EVANS: Joan Evans, 46 Grace.

9 I just want to mention -- he mentioned
10 about the parking. At 8 Barstow they have no
11 parking. At 46 Grace which is right across the
12 street from 15 Canterbury has a waitlist and 30
13 Grace has a waitlist.

14 As it is more people have two cars.
15 Even if you have one spot it's very hard to find
16 parking. This is going to make it impossible,
17 especially if there is a restaurant or catering
18 event there.

19 So I think the problem that these
20 buildings have already with the parking, the
21 value of their resales as a result is a big
22 consideration.

23 MAYOR ROSEN: Yes?

24 MR. STANGU: Alan Stangu, S-T-A-N-G-U,
25 21 Barstow Road.

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1 My question is, when these apartments
2 will be rented will they be rented with a parking
3 spot or will there be an option to rent a parking
4 spot? Because on 15 Bond I believe, if I am not
5 mistaken, the price is somewhere in the \$200
6 range. So people elect to park on the street or
7 get municipal parking rather than pay that
8 amount.

9 I wonder if you pay \$5,000 for a
10 two-bedroom apartment does it come with a parking
11 spot or do you have the option to rent that out?

12 MAYOR ROSEN: I don't know that the
13 applicant can answer that question right now.

14 MR. WITTEY: Matt Wittey, W-I-T-T-E-Y.

15 Just, Mayor Rosen, to you and the Board
16 of Trustees, we don't want to be these people.
17 We want smart development, transit-oriented
18 development. We are doing this piecemeal.

19 Have you ever considered sort of
20 engaging an urban planning consultant or come up
21 with some master plan for the Village of Great
22 Neck Plaza and send out RFPs for sites and say,
23 this would be a great residential spot here.

24 I mean we are doing each site comes
25 from a conditional -- we are doing it piecemeal.

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1 We want development, just smart development.

2 That's all.

3 MAYOR ROSEN: We have not considered
4 that in recent years. Years ago there was some
5 consideration of that.

6 MR. WITTEY: It just would be nice
7 instead of a piecemeal approach, that's all.

8 MS. WALTON: My name is Gilda Walton.
9 I live at 18 Warwick Road.

10 I'm sitting here and listening to
11 everything. There is one thing that nobody has
12 mentioned. I do a lot of walking. I walk
13 through town all the time. You might have seen
14 me. I am walking all the time.

15 What nobody mentioned is the air and
16 the open space. If you put a building that looks
17 like that up you are taking up all the air that's
18 near that area, and you have building upon
19 building and that's not what we want in Great
20 Neck.

21 I find that to be very discouraging as
22 far as I am concerned. I was very appalled when
23 I saw the size of that building. I'm used to the
24 building that was there because I used to go to
25 the gym. It has a setback. It had spots in the

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1 front and it was kind of graded up and it wasn't
2 that at all.

3 That's a monster. Do you really want
4 that taking up your air space? And if you go
5 down into the village, the other buildings that
6 are going up have the same big space, and I don't
7 think that's something that you want in town.

8 MAYOR ROSEN: Okay, thank you.

9 well, thank you all for your comments.
10 We are listening and considering everything that
11 was said.

12 Mr. Gabriele, can you tell us briefly
13 where we go from here?

14 MR. GABRIELE: Yes.

15 As I said we have to do a building
16 environmental review. And I think it makes sense
17 for the village to do a coordinated review which
18 means that the environmental review process is
19 centered at this Board, even though the applicant
20 is going to have to get approvals from other
21 governmental agencies such as Nassau County
22 Planning Commission, Village Zoning Board
23 probably the County Building Department.

24 We have to do this coordinated review
25 and we have to notify others involved and

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1 interested agencies about what their plans are.
2 We have to send them copies of the environmental
3 assessment form.

4 So I think that, Paul, I would suggest
5 that we put it over as a control adjourned date
6 to the first or second meeting in July.

7 Do you have any preference as to that?

8 MR. BLOOM: I think the second meeting
9 would be fine. Do you intend to declare
10 yourselves the lead agency?

11 MR. GABRIELE: Yes, we will.

12 Second question is, we are going to
13 have to send out copies of the plans and the EAF
14 to all the other involved and interested
15 agencies. I expect probably we will need 15
16 copies of those.

17 MR. BLOOM: Not a problem.

18 MR. GABRIELE: When can you get those
19 to us by?

20 MR. BLOOM: Hopefully before the end of
21 the week.

22 MR. GABRIELE: And then so we will
23 start that coordinated review process with the
24 other agencies.

25 We will put it over to the second

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1 meeting in July which is what, July 19th?

2 MS. O'BYRNE: Yes.

3 MR. GABRIELE: You should check with
4 the village to make sure it is going forward on
5 that date. It could possibly get adjourned
6 depending on what's been done.

7 It is pretty clear that the Board is
8 going to want a parking study and a traffic
9 study. I don't know if you want to get started
10 on that now, Paul, or if you want to wait until
11 there is input from other agencies.

12 MR. BLOOM: I will discuss it with the
13 client. It is my suggestion that the study be
14 prepared or at least ordered now and work begun.

15 The problem with the parking or a
16 traffic study is very, very difficult at this
17 time of year for it to be valid and accurate.
18 You do not want to conduct a study when in fact
19 schools are closed and vacation time is around.

20 Most traffic engineers will not do a
21 traffic study at this time of year. We could try
22 to do something between now and within the next
23 two to three weeks. I would say that's rushing
24 it.

25 My feeling is, though, I will get back

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1 to the village to inform you is that a traffic
2 study will not be conducted until sometime in the
3 fall.

4 MR. GABRIELE: I think that makes sense
5 because that will allow some other agencies if
6 they have any input, you can factor that in and I
7 think probably maybe after hearing comments
8 tonight and speaking with the Building Department
9 we would be able to focus more particularly on
10 what the issues are in terms of the traffic
11 study.

12 MAYOR ROSEN: Ma'am, you were not
13 called upon.

14 MR. GABRIELE: The fact that the
15 schools won't be in effect in the summer is
16 probably more significant.

17 We will work out the timing, but those
18 are both issues and you don't want it done when
19 there is no school in session and you don't want
20 it done when people have left for Florida.

21 MAYOR ROSEN: You also referred to a
22 shadow study.

23 MR. BLOOM: We will prepare the shadow
24 study. We have an entire package of
25 environmental issues to be prepared, studies to

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1 be prepared. Shadow study can be done relatively
2 quickly.

3 TRUSTEE DeLUCCIA: I also think it
4 would be helpful if the renderings were a little
5 bit more accurate and we can see how it's going
6 to affect all sides of the property. That's my
7 request.

8 MR. BLOOM: I believe, and Dan can
9 respond to this, what you are looking at in the
10 rendering is in fact accurate as it relates to
11 proportion and scale. And so when you are
12 looking at Linden, be it in east or a west
13 direction, and you are seeing a building on the
14 opposite side of the street, what you are looking
15 at is an accurate scale of what the building
16 height is on one side and what the building
17 height is on the other side.

18 TRUSTEE DeLUCCIA: What I'm saying is,
19 this here does not exist. I don't know what this
20 is. And the first picture it's sort of -- there
21 is an office building there, but further down by
22 the train station. That's not accurate.

23 Also on the second drawing that we have
24 there is a brick wall where the bridge is. I
25 don't think -- there is no brick wall up there.

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1 So I think we just need to have a more
2 accurate rendering. This brick wall does not
3 exist. This is where the bridge is that crosses
4 Barstow, correct? This is the train tracks under
5 here.

6 MR. BLOOM: Are you talking about what
7 looks like a white brick wall?

8 TRUSTEE DeLUCCIA: No, it's a red brick
9 wall.

10 DEPUTY MAYOR MARKSHEID: That's where
11 the roundabout is.

12 MR. BLOOM: I understand your comment.
13 I believe that was an attempt to show the
14 telephone building on the south side, but it is a
15 terrible depiction of the telephone building on
16 the south side. We will correct that.

17 MAYOR ROSEN: The gentleman in the back
18 who had his hand up?

19 MR. LOU: Julian Lou from 21 Barstow.
20 Are the developers paying for the
21 traffic study? Shouldn't that be done by the
22 village?

23 MAYOR ROSEN: No.

24 MR. GABRIELE: The village will likely
25 hire it's own SEQRA consultant and they'll review

Proceedings

1 what is submitted by the applicant, and if there
2 are any issues or problems with it we'll have
3 input to that.

4 MAYOR ROSEN: Yes, sir?

5 MR. WONG: Henry Wong, I live in 8
6 Barstow Road.

7 We don't have a parking place in our
8 building, right, and I have car, I have child,
9 right. I think after hearing this and I think
10 the parking issue, the traffic issue are top
11 issues here, right. And I wonder how this
12 parking study and the traffic study is going to
13 be conducted.

14 Is there any plan which is going to
15 come out on the website or any detailed
16 methodology of that, if any?

17 MAYOR ROSEN: The applicant will hire a
18 traffic engineer. Perhaps he will do the traffic
19 study and the parking study or it might be
20 another consultant with respect to parking.

21 When the report is ready at a future
22 meeting they will present it to the Board. It
23 will be a public meeting. People will have the
24 opportunity to look at it and question it and if
25 they agree with it, state their agreement or if

Proceedings

1 they disagree with it or want to criticize it
2 they will have the opportunity to do that.
3 That's all to be done.

4 Mr. Gabriele.

5 MR. GABRIELE: Let me read the SEQRA
6 declaration into the record.

7 It says, the Board of Trustees of the
8 Incorporated Village of Great Neck Plaza hereby
9 finds as follows:

10 with respect to an application by JS
11 Barstow, LLC, ES Barstow, LLC and Elgrand
12 Barstow, LLC, the applicants, for site plan
13 approval for a conditional use permit and for a
14 permit of compliance with respect to a proposed
15 mixed use multi-story building with 57 rental
16 units plus retail space to be located at 15
17 Barstow Road, also known as 16 Linden Place,
18 Section 2, Block 83, Lots 17, 19, 20 and 22
19 herein after referred to as the proposed action.

20 Number one, the proposed action is an
21 unlisted action pursuant to the State
22 Environmental Quality Review Act, 6 NYCRR Part
23 617, and Chapter 107 of the Village Code.

24 Number two, since there are other
25 involved/interested agencies that may be required

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1 to grant approvals in connection with the
2 proposed action, including but not limited to the
3 Village Board of Zoning and Appeals, the Board
4 shall conduct a coordinated review of the
5 proposed action, in accordance with the
6 procedures set forth in 6 NYCRR Part 617, upon
7 receipt of an Environment Assessment Form from
8 the applicants.

9 Three, the Board shall be the lead
10 agency for the proposed action unless during the
11 coordinated review process another lead agency is
12 designated.

13 It should be signed, voted on and
14 signed by all the trustees.

15 TRUSTEE DeLUCCIA: Should we tell
16 everybody they have to stay for the rest of the
17 meeting?

18 MAYOR ROSEN: I make a motion that we
19 adopt the SEQRA resolution as you read it.

20 DEPUTY MAYOR MARKSHEID: I second it.

21 MAYOR ROSEN: Deputy Mayor Marksheid
22 seconds it.

23 All those in favor?

24 (Whereupon, all Board members stated,
25 "Aye.")

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1 MAYOR ROSEN: Any opposed?

2 SEQRA resolution as read by

3 Mr. Gabriele is adopted.

4 Anything further, Mr. Gabriele?

5 MR. GABRIELE: No, that should be it.

6 MAYOR ROSEN: Not seeing any other
7 hands, Mr. Bloom, I have a matter to raise with
8 you. I will not ask you to respond. At the next
9 meeting I would ask that you on behalf of your
10 client respond.

11 There was an incident back in December
12 of 2022 where this space, December 6th, was
13 rented by the owners to a group that conducted
14 some type of public assembly in that premises.
15 The village issued a summons because that was --
16 there was no permit obtained from the village,
17 and I dare say that building had been vacant for
18 some time before that.

19 I was very unhappy to find out that
20 that assembly was taking place. We issued a
21 summons. The summons was resolved on grounds
22 other than the merits.

23 So I am not going to put you on the
24 spot now, but when you come back I would like you
25 to report to us what your client's position was

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1 with respect to this. Why did they do this,
2 issue a license to some organization to come in
3 and hold public assembly right in this very
4 building, actually where the equipment was for
5 the former sports club there.

6 I think you have copies of the legal
7 papers. I am not asking you to respond now, but
8 when we come back in July I would like to hear
9 from you.

10 MR. BLOOM: Very good. Thank you for
11 your consideration.

12 MAYOR ROSEN: Thank you for coming
13 tonight.

14 Let's take a five-minute recess.
15 (Whereupon, a recess was held.)

16 * * * *

17 MAYOR ROSEN: Let's go back on the
18 record.

19 The next item on the agenda is to
20 consider a local law amending Chapter 114 of the
21 village Code, (Fire Prevention and Protection)
22 and Chapter 185 of the Village Code (Streets and
23 sidewalks) to incorporate provisions prohibiting
24 on public streets, sidewalks and adjacent areas
25 certain uses which increase fire risk, impede