

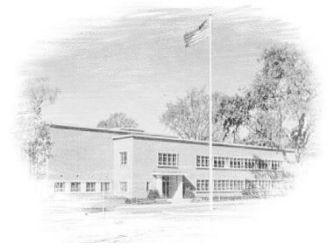


PLANNING COMMISSION BOARD

INCORPORATED VILLAGE OF GARDEN CITY

MEETING MINUTES

WEDNESDAY, APRIL 6, 2022



PRESENT: H. Bradford Gustavson, Chairman
Keith Galanti
Craig Biscione
Allison Murray
Gregory Senken
Patrick J. Ward
Scott Brandeweide

Absent: Lauren Fonseca

Also present: Giuseppe Giovanniello, Superintendent Building Dept.

Meeting commenced at 6:00 p.m.

I. APPROVAL OF MINUTES:

The Minutes of the August 4, 2021 meeting were approved.

II. SKETCH PLAN REVIEW:

1. 1200 FRANKLIN AVENUE –Proposed conversion of 145,000 sq. ft. department store (formerly Lord & Taylor) to office use on the second floor, with 6,432 sq. ft. proposed outdoor accessory dining, on the first floor North roof; a non-occupancy build out of the first floor for future tenancy; exterior alterations and landscaping plan including; 119.0' of 4.5' high wood and steel fence, screening outdoor seating, in the Franklin Avenue front; 2,988 sq. ft. of 6' wide raised walk, with a 383 sq. ft. 604 sq. ft. and 400 sq. ft. platforms, and two 138 sq. ft. accessible ramps and parking; 3400 sq. ft. of plantings and retaining wall, at the West side on Village owned property, at the plot known as 1200 Franklin Avenue (Map of Garden City Central, Lots 12-1, Block 3048, C-B District).

Present on behalf of the Applicant:

Phil Butler, Esq.- Farrell Fritz PC

Diego Villareale, PE from JMC Development

Brian Dunn, DDA Design & Architects

John Imbriano, RLA

Justin Paulos, owner

Phillip Butler presented the application representing Lt Garden City LLC owner of Lord & Taylor joined by Justin Poulos, Brian Sun, John Imbriano, landscape designer, to talk about the proposed landscaping and the reduction in parking. The owner received Board of Trustee approval for parking in the adjacent parking field. The project was also approved by the Architectural Design Review Board. This will include window and fenestration work being done to build out to the property line, add some amenity space, to improve the façade and increase some additional seating areas.

The proposal includes encroachment on Village property and will go to the Board of Trustees for this encroachment to provide for outdoor seating. Also, this area exceeds the allowable height restriction and will go before the Zoning Board of Appeals. The building will be more attractive for walkability on Franklin Avenue and the owner is looking for a favorable outcome. The plan is to convert from retail to office/retail and will be a mixed-use building. The application is for site plan, handicapped parking, and plan to maintain required number of parking spaces- 40 spaces.

The Board inquired as to the plan for charging stations. Mr. Paulos inquired as the number permitted and whether there is a specific provider. The Chairman suggested to discuss it with the Building Department.

Mr. Biscone inquired as to whether the ground floor is in leasing mode for retail space and what the plan is if that remains in limbo. Mr. Poulos stated in that case it could be offices. The Chairman inquired if restaurants will be considered, and Mr. Poulos stated it is not. Mr. Senken questioned the plan for the 'white box' and whether there will be public outdoor dining. Mr. Poulos stated that outdoor dining is not being proposed and no food will be served, just seating areas. The lower level and the second floor are mainly for mechanical equipment. Mr. Poulos stated no adverse impact is being proposed.

Mr. Villareale presented an aerial view of the building showing the back side which is more centralized and came up with the design looking west which is symmetrical. He came up with the design for three staircases for ADA accessibility and spreading them out with no decrease in parking. The project description indicates the conversion of offices on the second floor with outdoor accessory dining. Mr. Poulos discussed that the roof terrace for Morgan Stanley for the tenants themselves with no public access and it had to be called rooftop dining since the parking is still less than what is required for the space. Mr. Poulos stated it is outdoor patio seating for the tenants and no public access.

The Chairman inquired as to who will be using the outdoor seating area and the response was that area will be used by the first-floor tenants. The Chairman confirmed that the seating area on Franklin Avenue and the Village property area will be discussed with the Board of Trustees which they understand cannot extend beyond the border and also stated he is in favor of the landscaping plan. On Franklin Avenue, the seating is not to exceed 20 seats nothing over the top and can be used by the tenants as a place that they can bring their lunch outside, if they want. There will be doors on Franklin Avenue, which is shown in the elevation plan. Mr. Senken inquired if there is lighting proposed on Franklin Ave and it was stated that side benches are proposed with lighting, nothing beyond that.

Mr. Butler stated there will be changes to the side of the building. Mr. Poulos mentioned it is not a place you would spend a lot of time in, only for a cup of coffee or a sandwich outside and nothing more. Ms. Murray inquired as to the purpose of the fence on Franklin

Avenue and Mr. Butler stated it is to provide some aesthetics in the area since Franklin Avenue is a noisy road and the fence is only 4 feet and provides a break from the road. It was questioned if you can see through the fence and Mr. Poulos stated you can, in fact, see through it.

At the presentation before the Architectural Design Review Board, as shown on the last page, the Board felt that the fencing looked too much like a wall and they settled on more spacing with vines going up and greenery for a buffer. Mr. Biscone commented on the construction fence. Mr. Imbriano referred to the cross-section plan and mentioned that one of the things they were working with ADRB and stepped back the fencing for a baffle that goes back and forth 1'9" from the property line. Mr. Biscone tried to get a visual and the fence will be behind the bluestone wall which will be re-classified, and the fence will be just behind it. The sidewalk is to remain. They are going to the Zoning Board of Appeals for the north, south and west side of the property.

The Chairman inquired about proposed lighting, and they referred to the landscape lighting which was previously approved by the Architectural Design Review Board. It was also stated that the existing loading bays will remain as is and no refuse containers are shown. The Board referred to the Zoning Compliance Table and the existing FAR and felt that there is a disconnect between the numbers. Mr. Dunn referred to a rendering to show the Board. He discussed that as to parking C010 which shows the number of parking spaces within 300' of the building not the property line and Mr. Butler stated they will revisit it to make sure the numbers are correct.

It was also stated that any improvement on Village property will be the responsibility of the tenants for maintenance. Mr. Poulos stated they met with the Village Department of Public Works, and they have their blessing. The 6500 sq. ft. terrace is the open terrace as shown on the plan presented. Mr. Biscone mentioned if they did get restaurants as tenants, they would want outdoor tables and would have to obtain Village approval for that and whether they would be able to utilize the area. The total square footage for the area is 82000 SF including the loading area and Mr. Poulos stated he would prefer one tenant. Delivery date for the second-floor tenant is October 1, 2022, and they will move quickly and plan to deliver the space to them by that date. They recently walked the site, and the ceiling height will be amazing.

The Commission motioned to APPROVE, and all was in favor of the Application.

The meeting concluded at 7:45 p.m.

The next meeting of the PLANNING COMMISSION is scheduled for May 11, 2022.

